



EDEN HILLS

A DEVELOPMENT BY





A collection of elegant villas set around a Wadi
and lush green parkland beside Dubai Hills,
in perfect proximity to the city's vibrant heart

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01. DEVELOPER

H&H Development

H&H Development crafts extraordinary living experiences that redefine excellence, setting a new benchmark in design. Each project is a blend of modern elegance and timeless sophistication, creating spaces that do more than captivate; they elevate.

Every H&H project represents an impeccably tailored journey—from vision to completion, driven by a devotion to the finest details. Specializing in comprehensive, fully realized solutions, H&H merges pioneering design with an uncompromising commitment to excellence. Through each endeavor, H&H transforms the art of modern living, delivering spaces where refined aesthetics and exceptional craftsmanship are more than aspirations; they are a promise fulfilled.

List of Projects:

- Four Seasons Hotel Dubai DIFC
- Four Seasons Resort Dubai at Jumeirah Beach
- Four Seasons Private Private Residences Dubai at Jumeirah
- Eden House





02. LOCATION



Travel Times:

5 minutes to Dubai Hills Golf Club
10-12 minutes to Dubai Hills Mall
10-12 minutes to Dubai Hills Park

20-25 minutes to Jumeirah Beach
20-25 minutes to Dubai Downtown
25-30 minutes to Dubai Marina
35-40 minutes to International Airport



03. THE VILLAS

Set in thoughtfully designed surroundings, the villas has been designed to complement the natural beauty of the green landscape. Available with five and six bedrooms, they sit in harmony with the trees and lush planting.

With large expanses of glass and free-flowing interiors, there is an organic simplicity to each villa; exquisitely designed, beautifully crafted and precisely constructed. The villas also come with generous outdoor spaces, perfect for recreation and entertaining.

The background of the entire image consists of several thin, light-colored wavy lines that flow across the frame, creating a sense of movement and organic form. These lines are set against a light beige, textured background that resembles recycled paper or a fine-grained stone.

LUNA

6 Bedroom - Type A

Front View



Back View



Entrance











Master Bathroom







MIRA

5 Bedroom Plus - Type B

Front View



EDEN HILLS

Back View



Entrance Staircase







Master Bedroom



Master Bathroom





Powder Room



VERA

5 Bedroom Plus - Type B

Front View



Back View



Entrance Staircase











Powder Room



The background of the entire image consists of several thin, light-colored wavy lines that flow across the frame, creating a sense of movement and organic form. These lines are set against a light beige or cream-colored background.

MAIA

5 Bedroom - Type C

Front View



Back View



Entrance Staircase











Powder Room



BELLA

5 Bedroom - Type C

Front View



Back View



Entrance Staircase













Powder Room



04. AMENITIES



A strong sense of community has been designed into every aspect of life at Eden Hills. Here, residents have so many opportunities to relax and enjoy the beautiful landscaping and activities including walking trails and shady gathering spaces.

Close to the gated entrance lies a welcoming community center where residents can enjoy shopping and dining as well as club recreation facilities.



Amenities

Community Center

- Casual lounge area
- Meeting and dining rooms
- Gym
- Flexible working space
- Show kitchen

Retail & Dining

- Shopping mall
- Restaurants
- Health center
- Supermarket

Recreation

- Central Wadi
- Linear park
- Running track
- Dog park
- Children's play area

05. PRICING

Unit Mix Summary

Beds	Name	Area SQFT	Area SQM	Price (Min) in AED	Price (Max) in AED
5	Maia	7,674	713	18.0m	20.3m
5	Bella	7,445	691	17.5m	22.9m
5 +	Mira	8,424	782	20.3m	25.0m
5 +	Vera	8,046	747	20.2m	24.9m
6	Luna	24,155	2,244	63.3m	97.0m

Payment Plan

On Booking	On SPA	6 Months After SPA	12 Months After SPA	18 Months After SPA	24 Months After SPA	On Handover
10%	10%	10%	10%	10%	10%	40%

