EH

EDEN HILLS

A DEVELOPMENT BY H&H



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.


EH
N HILLS

A NATURAL PLACE TO CALL HOME

Eden Hills is an exceptional new community of 327 villas and plots, designed with a sense of serenity and privacy. Arranged across three distinct districts, linked by a signature looping boulevard, each five and six bedroom villa is an exquisite expression of contemporary design set in generous grounds. The walkable streets, open spaces and large green Wadi make Eden Hills an active place to live for families, with easy connections to Dubai’s major attractions.



VIEW OVERLOOKING THE WADI

TRANQUILITY, SAFETY AND EASY ACCESS

Eden Hills is thoughtfully placed in a location that balances peace and quiet with easy connections to Downtown Dubai, leisure attractions, daily conveniences, and much more. This peaceful new neighborhood is nestled close to Dubai Hills and Dubai's highway network that allows residents to quickly access everything that the city has to offer.

ARABIAN GULF

EDEN HOUSE AL SATWA

JUMEIRAH 2

FOUR SEASONS RESORT DUBAI AT JUMEIRAH BEACH

FOUR SEASONS HOTEL DUBAI DIFC

DIFC

GALLERIA MALL AL WASL

EDEN HOUSE THE CANAL

FOUR SEASONS PRIVATE RESIDENCES DUBAI AT JUMEIRAH

BURJ KHALIFA

SAFA PARK

DOWNTOWN

JUMEIRAH 3

BUSINESS BAY

JUMEIRAH BEACH

AL SAFA

THE PALM JUMEIRAH

UMM SUQEIM

BURJ AL ARAB

AL QUOZ POND PARK

AL KHAIL ROAD

AL QUOZ

MALL OF THE EMIRATES

DUBAI HILLS

DUBAI HILLS GOLF CLUB

GALLERIA MALL AL BARSHA

KING'S COLLEGE HOSPITAL LONDON

DUBAI MARINA

DUBAI HILLS PARK

EMIRATES GOLF CLUB

DUBAI HILLS MALL

AL KHAIL ROAD

KINGS' SCHOOL

EH

EDEN HILLS

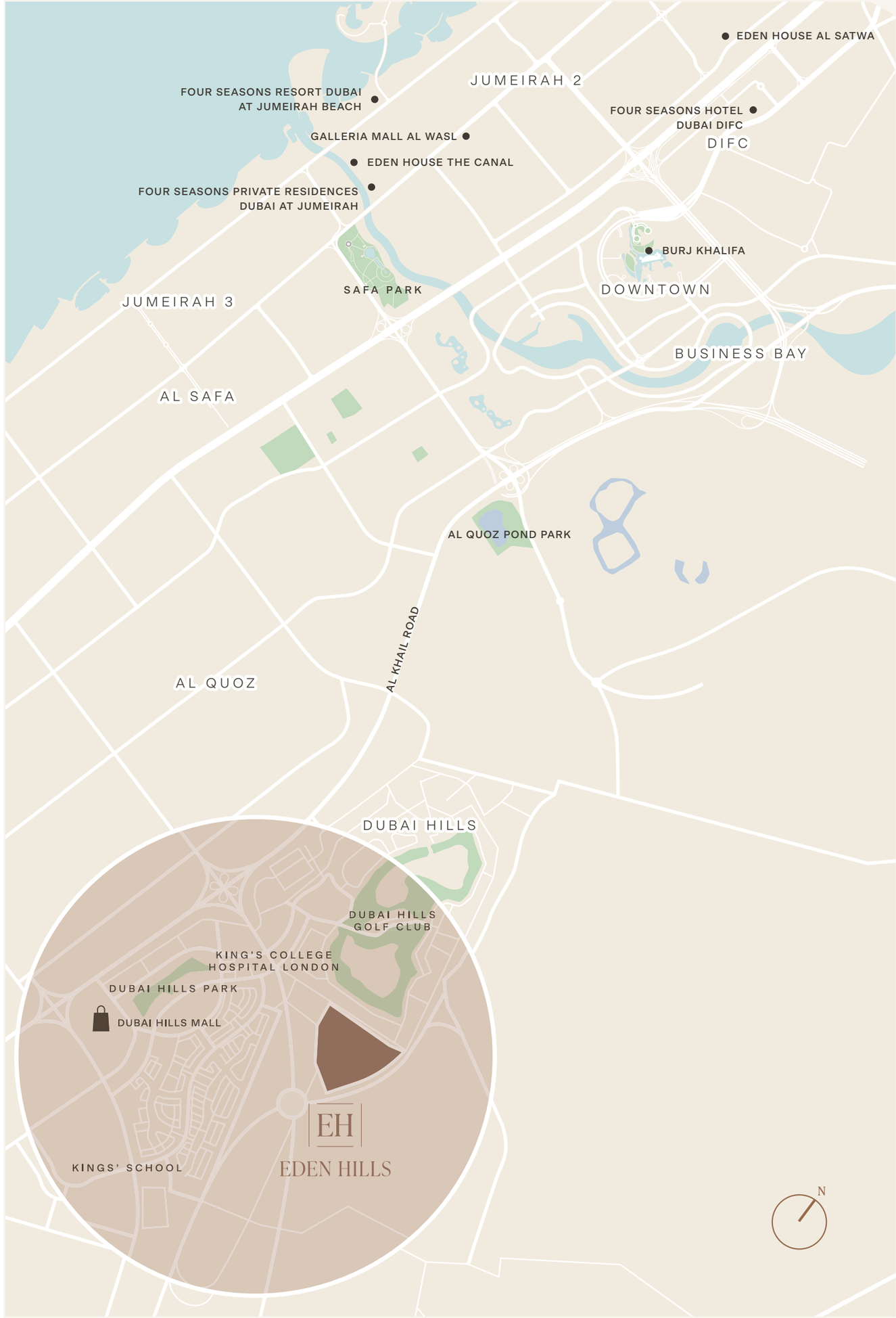
EMIRATES HILLS

N

TRAVEL TIMES

– 5 minutes to Dubai Hills Golf Club
– 10 minutes to Dubai Hills Mall
– 10 minutes to Dubai Hills Park
– 20 minutes to Jumeirah Beach
– 20 minutes to Dubai Downtown
– 25 minutes to Dubai Marina
– 35 minutes to Dubai International Airport

EDEN HILLS



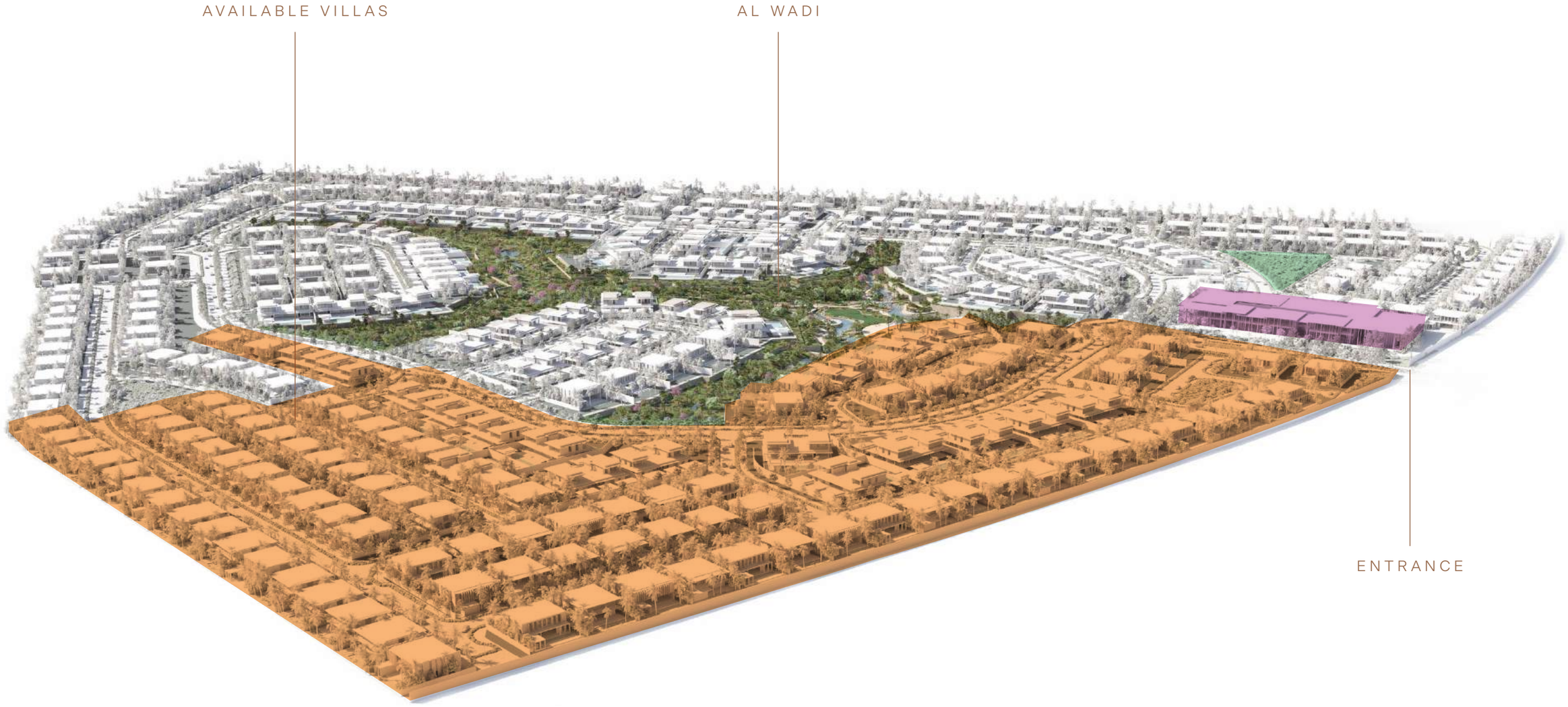
A PEACEFUL HAVEN WITH BEAUTIFUL AMENITIES

With a sense of natural belonging, each of the three districts of Eden Hills is home to a range of villa styles within a broad design concept that focuses on light, space and simplicity.
A graceful tree-lined boulevard sweeps from a grand gateway around Eden Hills offering convenient access across the neighborhoods, leading back to the beautiful Wadi that forms the heart of Eden Hills.



LEGEND

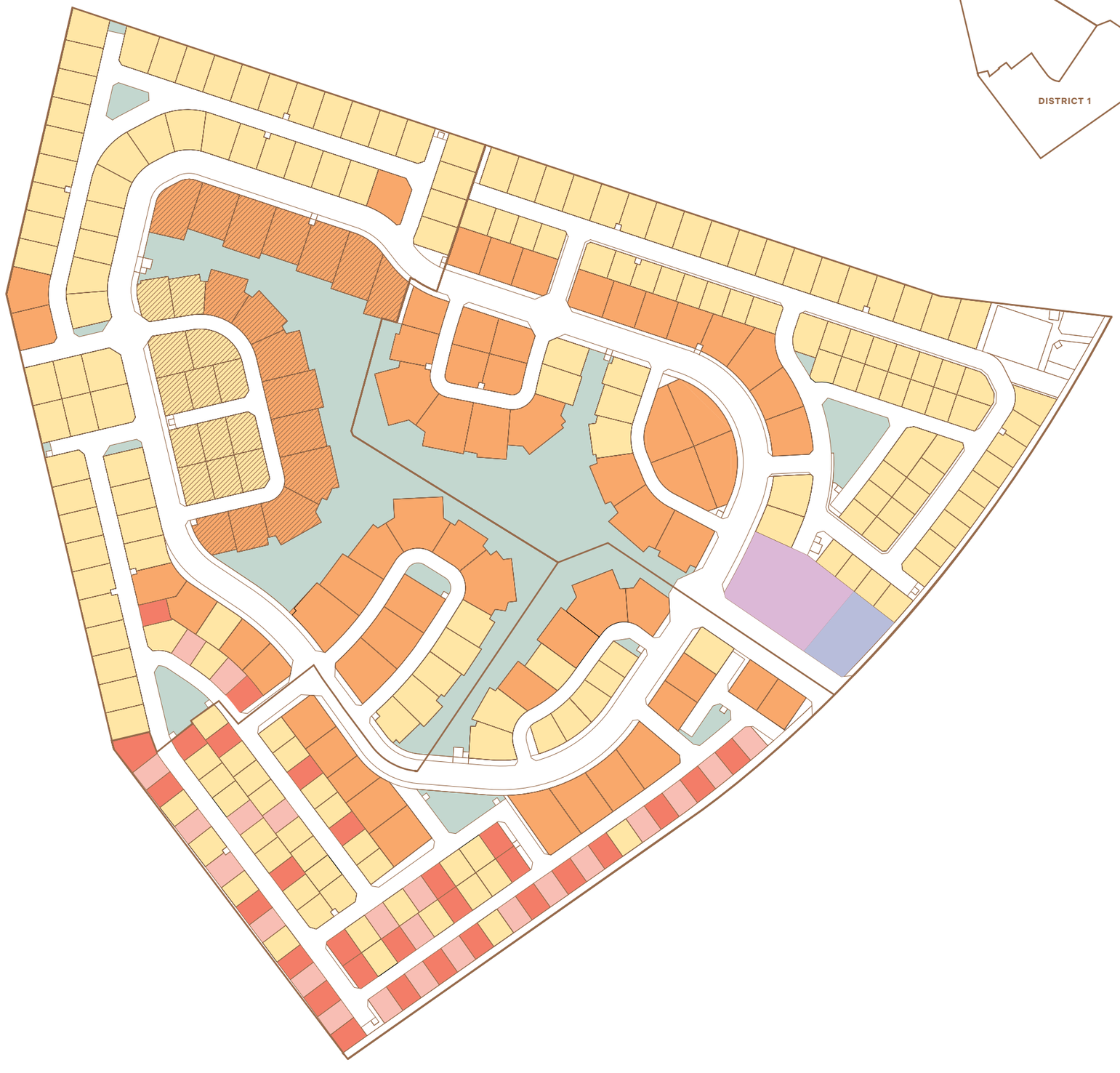
- Available Villas for Sale
- Shopping Mall
- Recreational Space

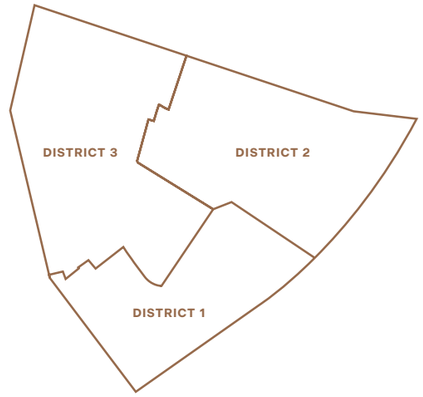


N

MASTERPLAN

- 6 Bedroom Villas
- 5 Bedroom Plus Villas
- 5 Bedroom Villas
- Plots
- Shopping Mall
- Recreational Space





N

EXQUISITE CONTEMPORARY HOMES SURROUNDED BY NATURE

In these thoughtful surroundings, each villa has been designed to complement the natural beauty of the green landscape. Available with five and six bedrooms, they sit in harmony with the 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.

AURORA

5 Bedroom Plus Villa

AVRA and AURORA





AURORA, 5 BEDROOM PLUS VILLA, STREET VIEW

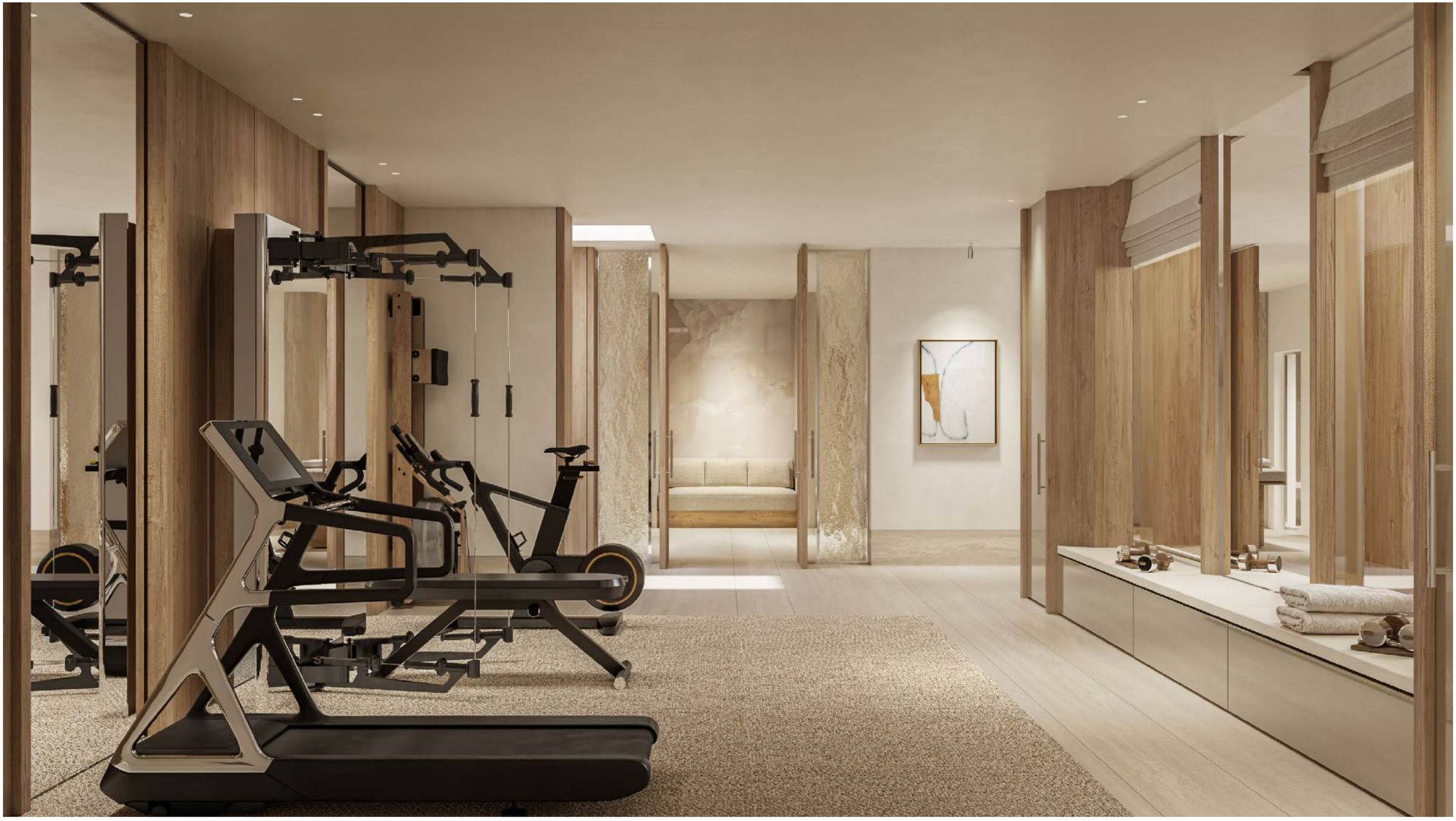







LES PLAISIRS
CHANEL







BUILDING A NEW NEIGHBORHOOD



Eden Hills has been designed to help nurture a strong sense of community among residents. The verdant landscape offers endless opportunities to bond with like-minded neighbors at walking trails and shaded gathering spaces. Close to the gated entrance lies a welcoming Community Center, which serves as a hub of togetherness and a place to feel connected to the wider Eden Hills community beyond each individual home.

“Eden Hills is a place of serenity and simplicity. The beautiful design, with its green spaces, sparkling water and elegant boulevards, has a timeless sophistication that feels entirely natural.”

H&H MANAGEMENT

COMMUNITY CENTER

At the heart of the shopping mall lies our Community Center, a hub of togetherness and connectivity. Designed to foster community spirit, it features inviting gathering areas, communal spaces, and an array of amenities to encourage social interaction. Flexible spaces adapt effortlessly to host various activities and events, catering to all, from family gatherings to educational workshops. It’s a space to relax and unwind while fostering a sense of belonging and creativity at every turn.

COMMUNITY CENTER INCLUDES

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



A COMMUNITY DESIGNED FOR MODERN LIVING

From first light to sundown, residents can spend their time enjoying a wealth of activities in Eden Hills. Whether it’s a morning stroll along shaded paths with the kids or a light lunch in a local restaurant or an afternoon’s shopping, Eden Hills is a place of effortless belonging. The central Wadi is a delightful place to spend time; a running track, fully equipped gym and other recreational facilities will help keep residents fit and healthy.

RECREATIONAL AMENITIES INCLUDES

– Central Wadi
– Linear park
– Running track
– Dog park
– Children’s play area
– Shopping mall
– Restaurants
– Health center
– Supermarket



The shopping mall will meet residents' everyday needs, offering shopping and dining experiences and the benefit of a health clinic at their doorstep. Residents can easily navigate daily life while embracing the walkability and open spaces of Eden Hills.

Home Bakery KITCHEN

tashas®

المستشفى الأمريكي AMERICAN HOSPITAL

WAITROSE & PARTNERS

EDEN HILLS

AMENITIES





H&H Development, founded in 2007, has since evolved into a prominent developer, asset manager, and investor in Dubai's real estate market with a rapidly expanding portfolio. The company specializes in offering customized, comprehensive turnkey developments, with a vision to transform modern living through projects that adhere to the highest standards of quality, backed by cutting-edge design.

The development of the Four Seasons Hotel, Dubai DIFC, and the Four Seasons Resort Dubai at Jumeirah Beach, two premium landmarks in the city's hospitality sector, exemplifies H&H's approach to crafting opulent experiences. The company's further projects, including Alia Developments DIFC and Eden House, also exhibit H&H's commitment to excellence in development.

www.h-h.ae

EH

EH

EDEN HILLS

A DEVELOPMENT BY H&H



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.


EH
N HILLS

A NATURAL PLACE TO CALL HOME

Eden Hills is an exceptional new community of 327 villas and plots, designed with a sense of serenity and privacy. Arranged across three distinct districts, linked by a signature looping boulevard, each five and six bedroom villa is an exquisite expression of contemporary design set in generous grounds. The walkable streets, open spaces and large green Wadi make Eden Hills an active place to live for families, with easy connections to Dubai’s major attractions.



VIEW OVERLOOKING THE WADI

TRANQUILITY, SAFETY AND EASY ACCESS

Eden Hills is thoughtfully placed in a location that balances peace and quiet with easy connections to Downtown Dubai, leisure attractions, daily conveniences, and much more. This peaceful new neighborhood is nestled close to Dubai Hills and Dubai's highway network that allows residents to quickly access everything that the city has to offer.

ARABIAN GULF

EDEN HOUSE AL SATWA

JUMEIRAH 2

FOUR SEASONS RESORT DUBAI AT JUMEIRAH BEACH

FOUR SEASONS HOTEL DUBAI DIFC

DIFC

GALLERIA MALL AL WASL

EDEN HOUSE THE CANAL

FOUR SEASONS PRIVATE RESIDENCES DUBAI AT JUMEIRAH

BURJ KHALIFA

SAFA PARK

DOWNTOWN

JUMEIRAH 3

BUSINESS BAY

JUMEIRAH BEACH

AL SAFA

THE PALM JUMEIRAH

UMM SUQEIM

BURJ AL ARAB

AL QUOZ POND PARK

AL KHAIL ROAD

AL QUOZ

MALL OF THE EMIRATES

DUBAI HILLS

DUBAI HILLS GOLF CLUB

GALLERIA MALL AL BARSHA

KING'S COLLEGE HOSPITAL LONDON

DUBAI MARINA

DUBAI HILLS PARK

EMIRATES GOLF CLUB

DUBAI HILLS MALL

AL KHAIL ROAD

KINGS' SCHOOL

EH

EDEN HILLS

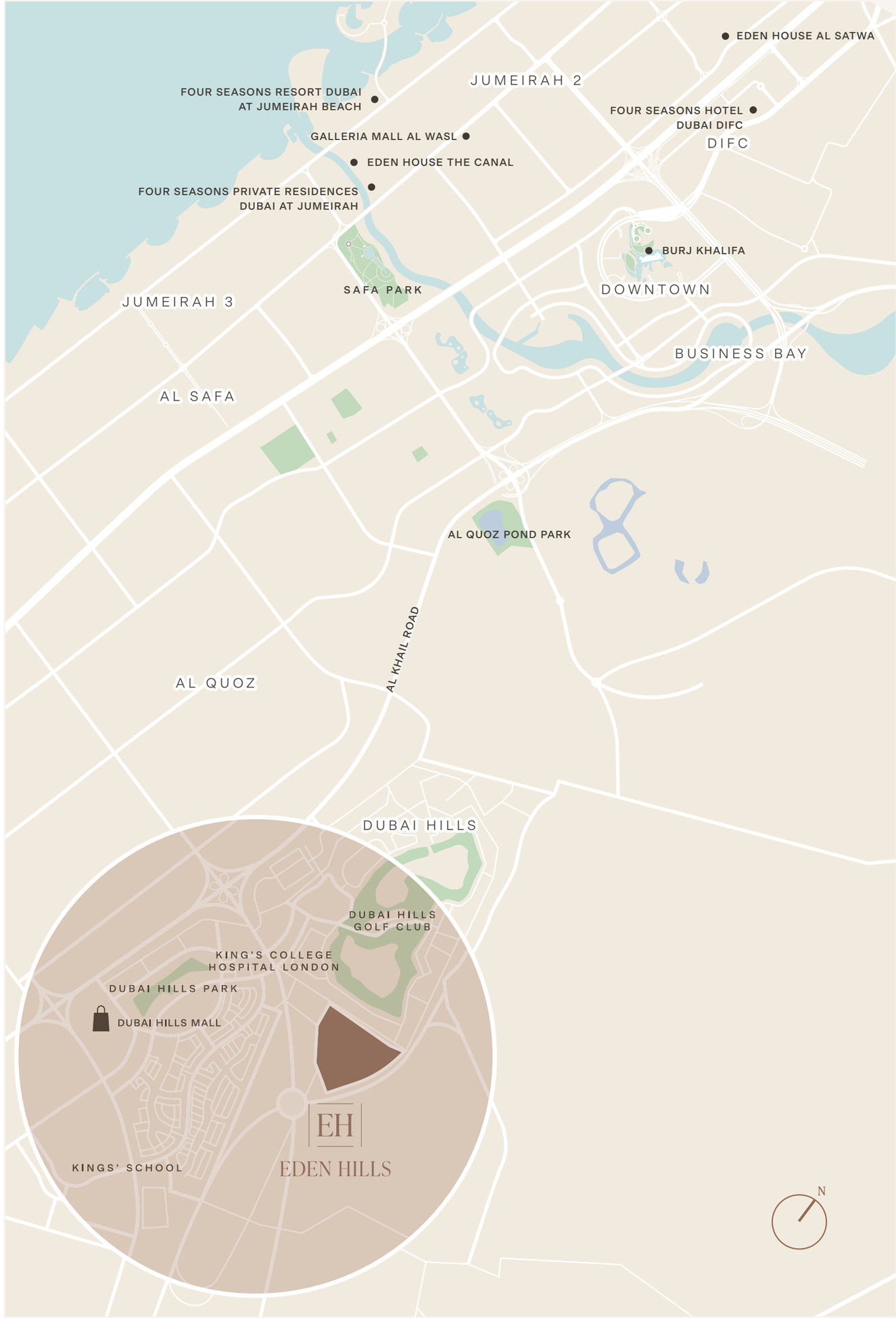
EMIRATES HILLS

N

TRAVEL TIMES

– 5 minutes to Dubai Hills Golf Club
– 10 minutes to Dubai Hills Mall
– 10 minutes to Dubai Hills Park
– 20 minutes to Jumeirah Beach
– 20 minutes to Dubai Downtown
– 25 minutes to Dubai Marina
– 35 minutes to Dubai International Airport

EDEN HILLS



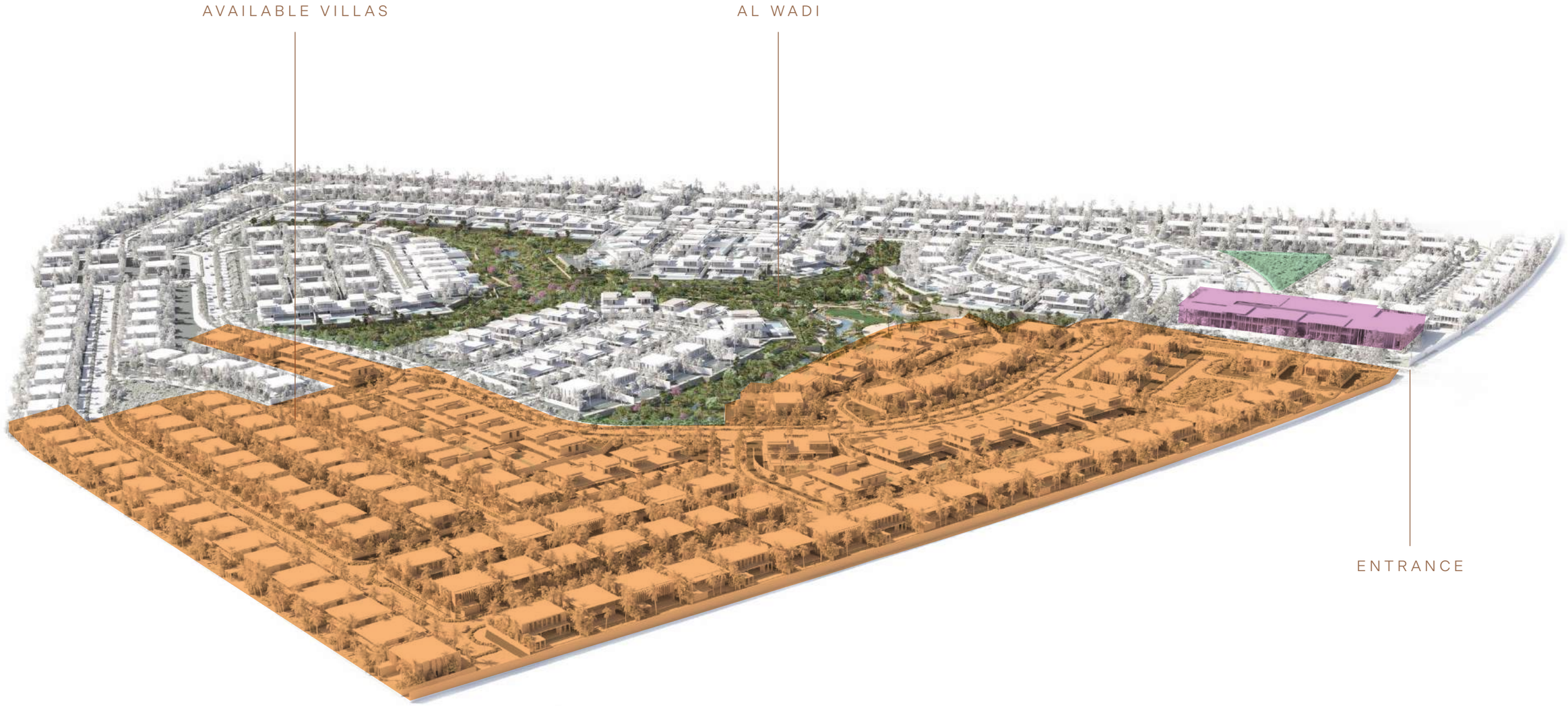
A PEACEFUL HAVEN WITH BEAUTIFUL AMENITIES

With a sense of natural belonging, each of the three districts of Eden Hills is home to a range of villa styles within a broad design concept that focuses on light, space and simplicity.
A graceful tree-lined boulevard sweeps from a grand gateway around Eden Hills offering convenient access across the neighborhoods, leading back to the beautiful Wadi that forms the heart of Eden Hills.



LEGEND

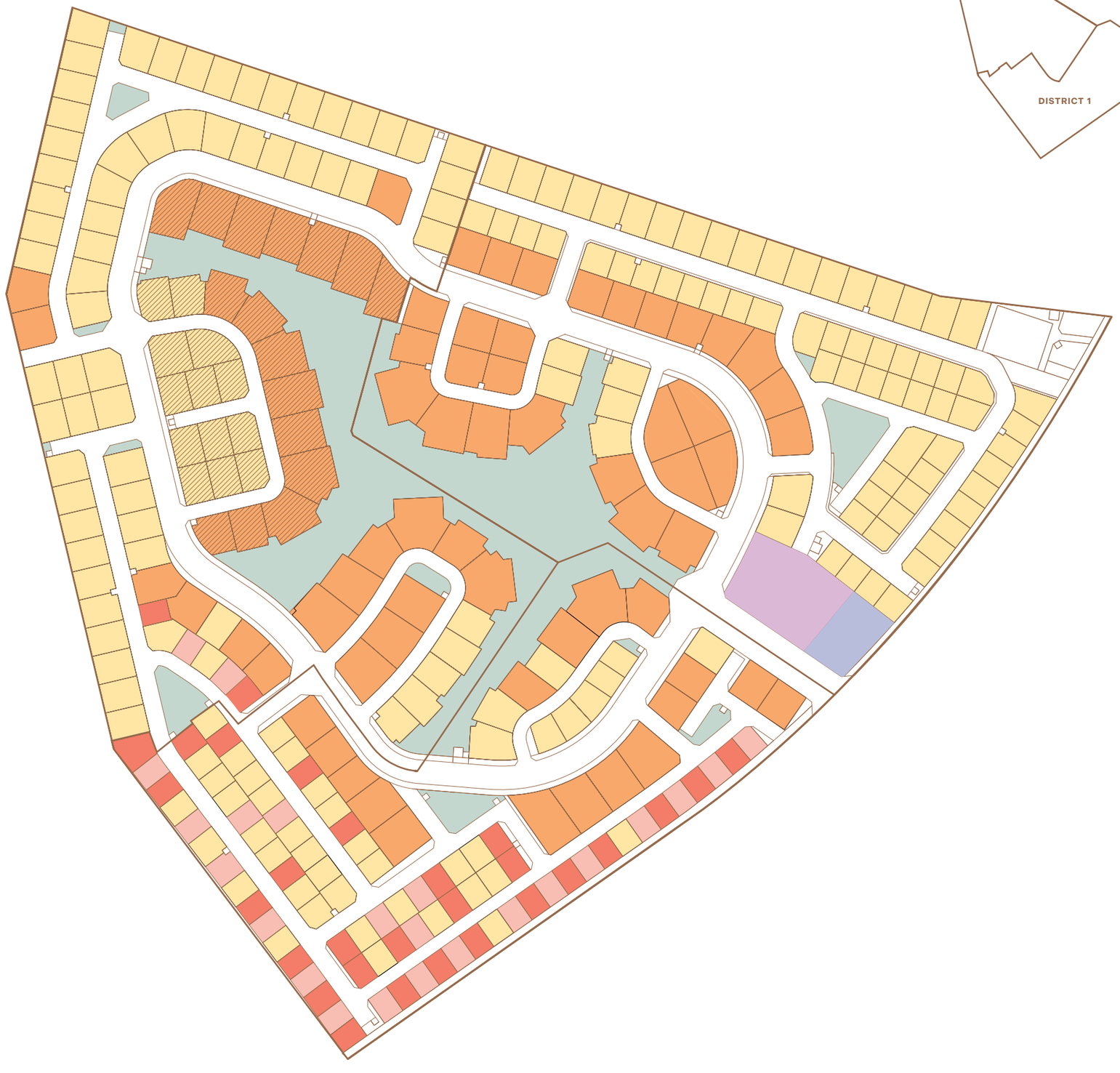
- Available Villas for Sale
- Shopping Mall
- Recreational Space

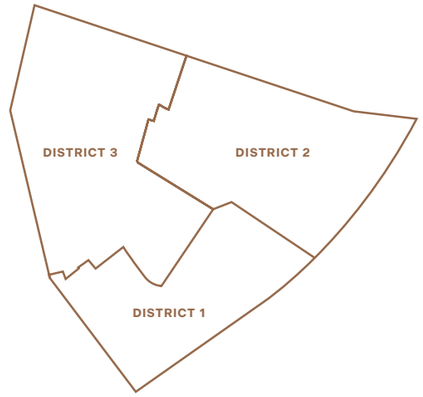


N

MASTERPLAN

- 6 Bedroom Villas
- 5 Bedroom Plus Villas
- 5 Bedroom Villas
- Plots
- Shopping Mall
- Recreational Space





N

EXQUISITE CONTEMPORARY HOMES SURROUNDED BY NATURE

In these thoughtful surroundings, each villa has been designed to complement the natural beauty of the green landscape. Available with five and six bedrooms, they sit in harmony with the 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.

AVRA

5 Bedroom Plus Villa

5 BEDROOM PLUS VILLAS

AVRA and AURORA



N

















BUILDING A NEW NEIGHBORHOOD



Eden Hills has been designed to help nurture a strong sense of community among residents. The verdant landscape offers endless opportunities to bond with like-minded neighbors at walking trails and shaded gathering spaces. Close to the gated entrance lies a welcoming Community Center, which serves as a hub of togetherness and a place to feel connected to the wider Eden Hills community beyond each individual home.

“Eden Hills is a place of serenity and simplicity. The beautiful design, with its green spaces, sparkling water and elegant boulevards, has a timeless sophistication that feels entirely natural.”

H&H MANAGEMENT

COMMUNITY CENTER

At the heart of the shopping mall lies our Community Center, a hub of togetherness and connectivity. Designed to foster community spirit, it features inviting gathering areas, communal spaces, and an array of amenities to encourage social interaction. Flexible spaces adapt effortlessly to host various activities and events, catering to all, from family gatherings to educational workshops. It’s a space to relax and unwind while fostering a sense of belonging and creativity at every turn.

COMMUNITY CENTER INCLUDES

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



A COMMUNITY DESIGNED FOR MODERN LIVING

From first light to sundown, residents can spend their time enjoying a wealth of activities in Eden Hills. Whether it’s a morning stroll along shaded paths with the kids or a light lunch in a local restaurant or an afternoon’s shopping, Eden Hills is a place of effortless belonging. The central Wadi is a delightful place to spend time; a running track, fully equipped gym and other recreational facilities will help keep residents fit and healthy.

RECREATIONAL AMENITIES INCLUDES

– Central Wadi
– Linear park
– Running track
– Dog park
– Children’s play area
– Shopping mall
– Restaurants
– Health center
– Supermarket



The shopping mall will meet residents' everyday needs, offering shopping and dining experiences and the benefit of a health clinic at their doorstep. Residents can easily navigate daily life while embracing the walkability and open spaces of Eden Hills.

Home Bakery KITCHEN

tashas®

المستشفى الأمريكي AMERICAN HOSPITAL

WAITROSE & PARTNERS

EDEN HILLS

AMENITIES





H&H Development, founded in 2007, has since evolved into a prominent developer, asset manager, and investor in Dubai's real estate market with a rapidly expanding portfolio. The company specializes in offering customized, comprehensive turnkey developments, with a vision to transform modern living through projects that adhere to the highest standards of quality, backed by cutting-edge design.

The development of the Four Seasons Hotel, Dubai DIFC, and the Four Seasons Resort Dubai at Jumeirah Beach, two premium landmarks in the city's hospitality sector, exemplifies H&H's approach to crafting opulent experiences. The company's further projects, including Alia Developments DIFC and Eden House, also exhibit H&H's commitment to excellence in development.

www.h-h.ae

EH