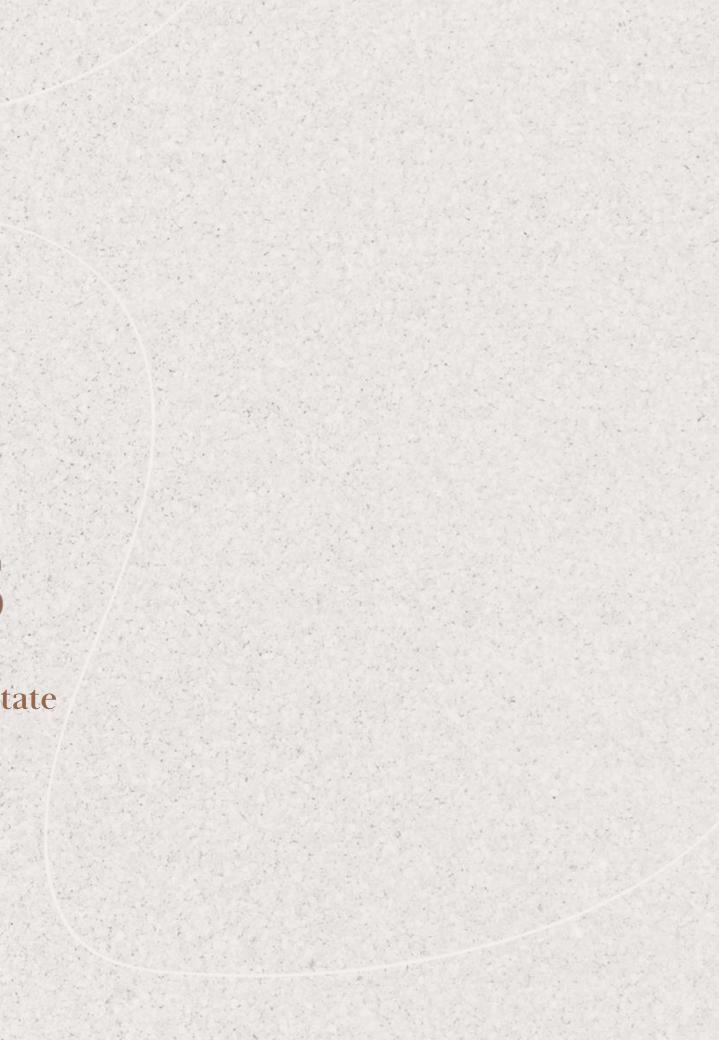


# EDEN HILLS

presented by Canaletto Sky Real Estate

A DEVELOPMENT BY

&



### **IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI !**

### ERWERBEN SIE PROVISIONSFREI DIREKT VOM BAUTRÄGER





CANALETTO SKY REAL ESTATE

### RECHTSBERATUNG IN DUBAI ! OM BAUTRÄGER

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

# 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:

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





MALL OF THE EMIRATES

## **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 Beach20-25 minutes to Dubai Downtown25-30 minutes to Dubai Marina35-40 minutes to International Airport

#### DUBAI HILLS

DUBAI HILLS GOLF CLUB

KING'S COLLEGE HOSPITAL LONDON









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.



# 04. THE VILLAS

Set in thoughtfully designed surroundings, the villas has been designed to complement the natural beauty of the green landscape. Available with five, five plus 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.



#### Ame ni ti es

#### **Community Center**

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

#### **Retail & Dining**

- Shopping mall
- R esta ura nts
- Health center
- S uperm a rket

#### Recreation

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





#### **Front View**



#### **Back View**



#### Entrance



#### Living Room



#### Dining Room



Kit c hen



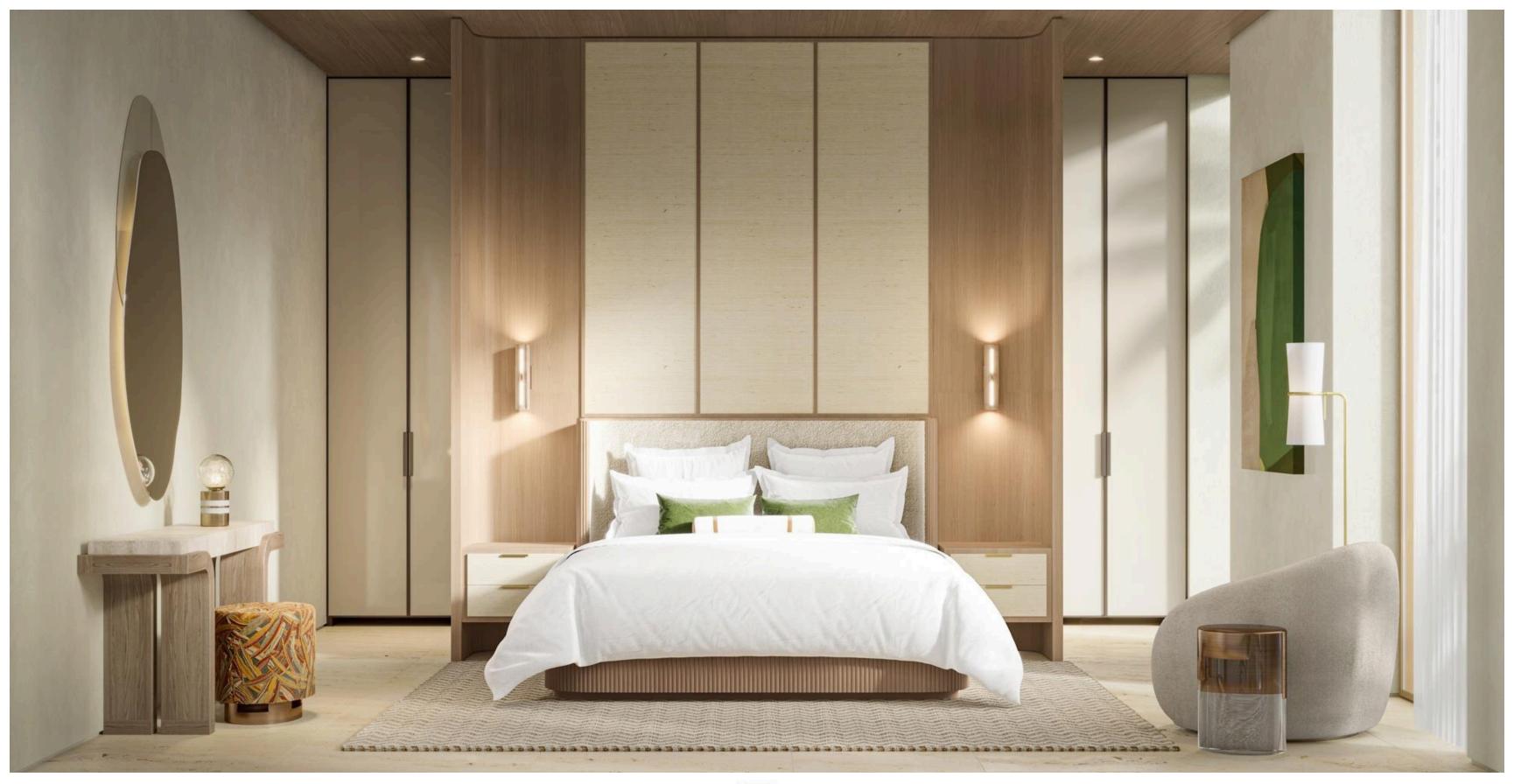
#### Master Bedroom



#### Master Bathroom



#### **Guest Bedroom**



#### **Guest Bathroom**







#### **Front View**



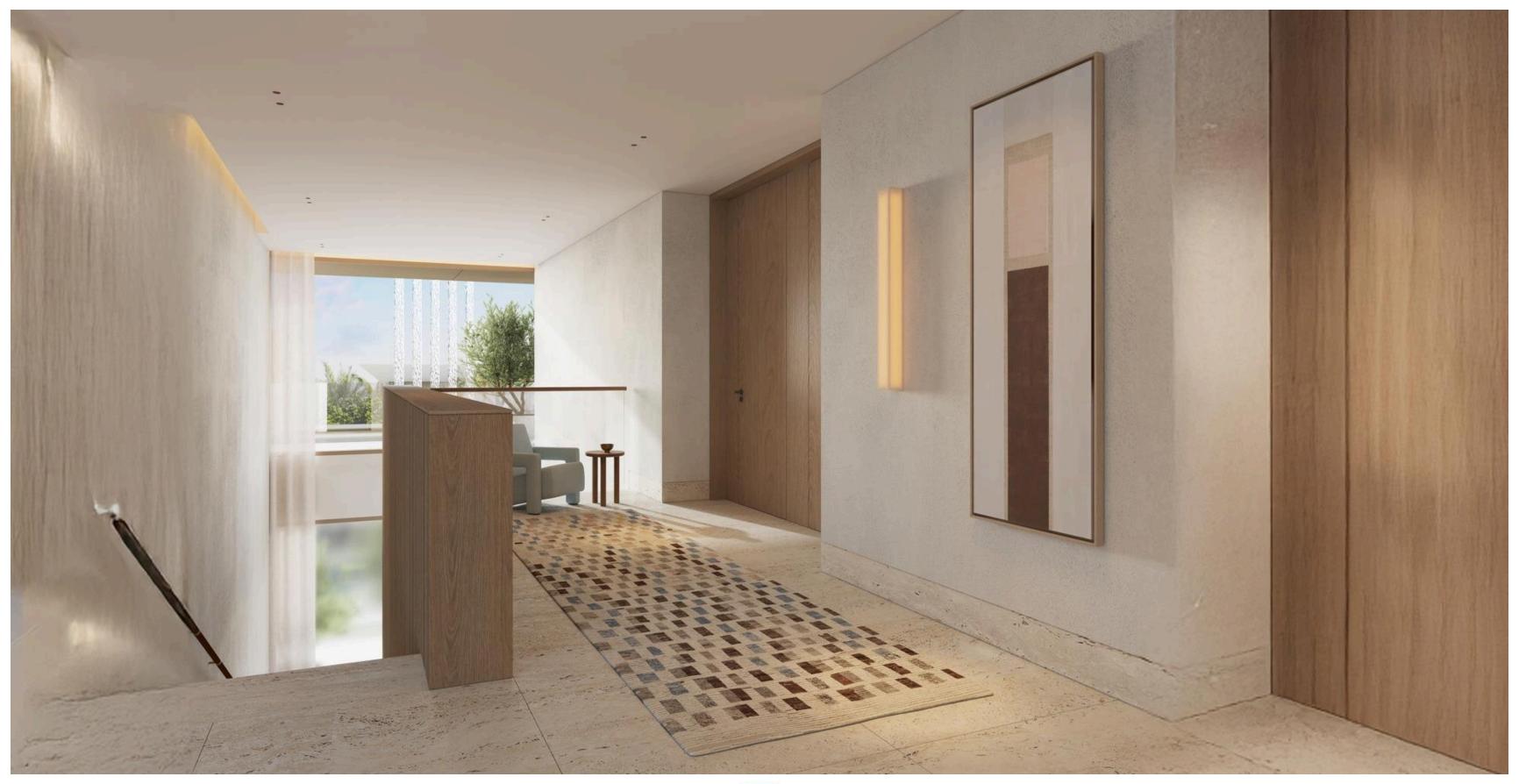
#### **Back View**



#### Family Kitchen



#### **First Floor**



#### Master Bedroom



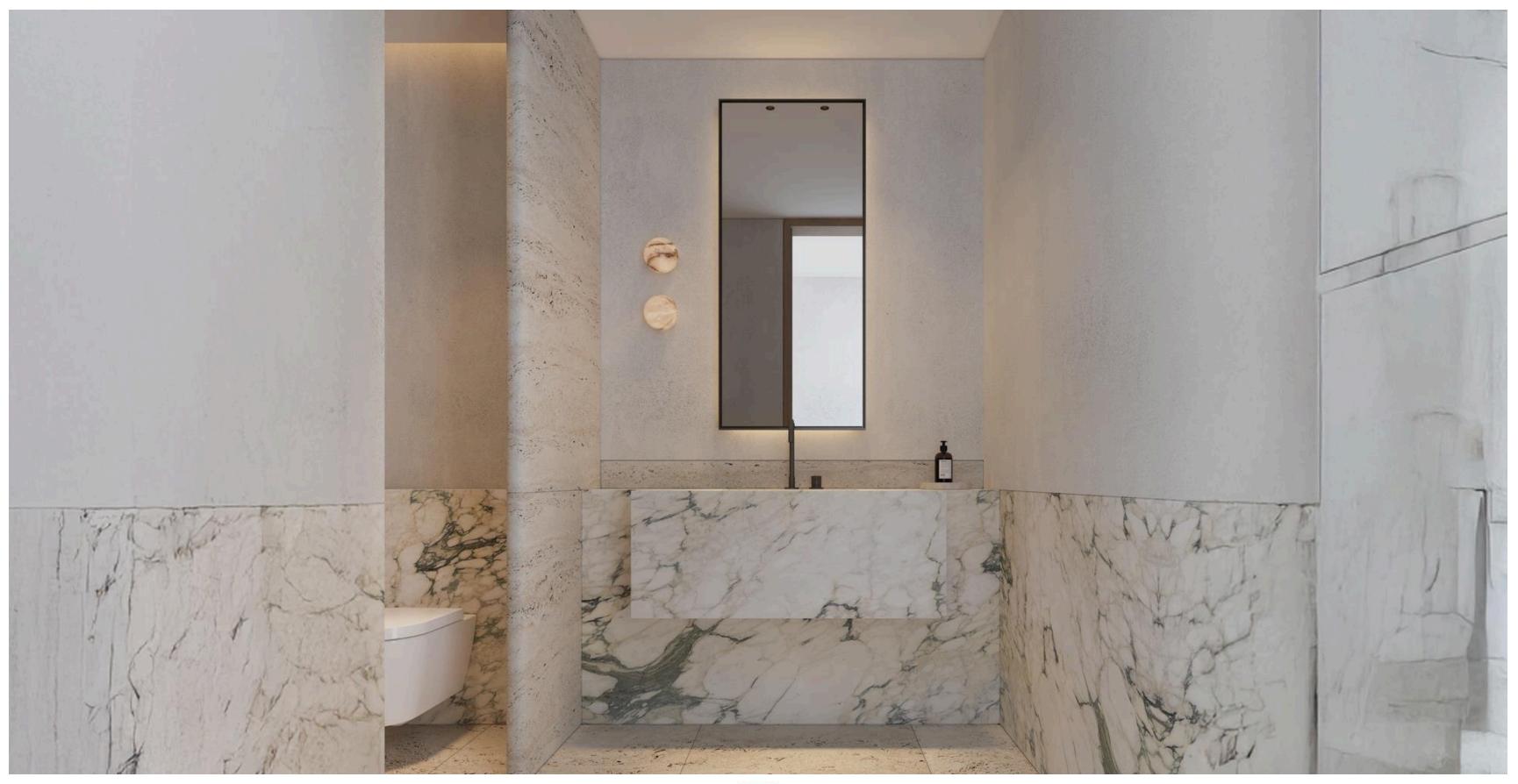
#### Master Bathroom



#### Master Dressing



#### Powder Room







#### **Front View**



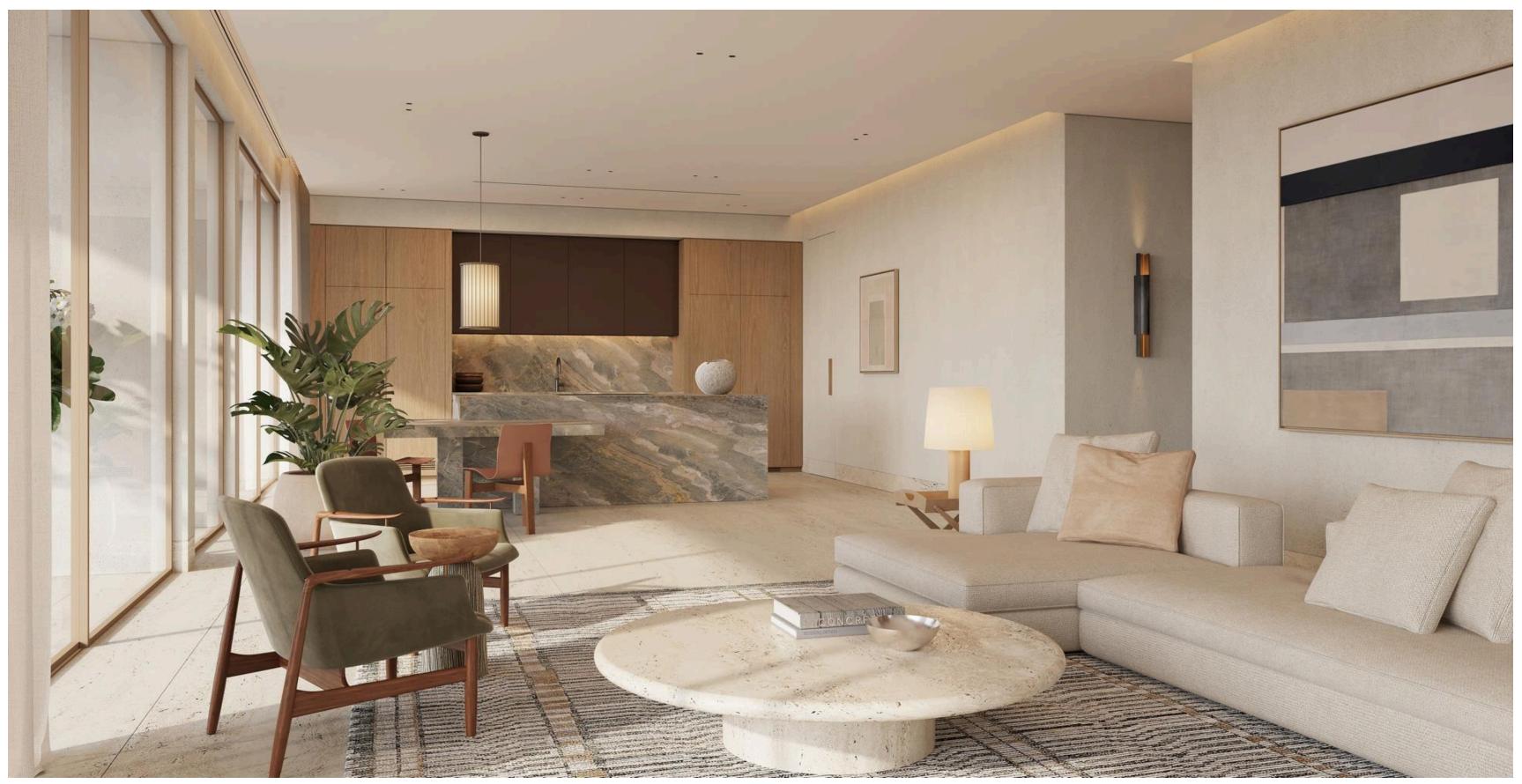
**Back View** 



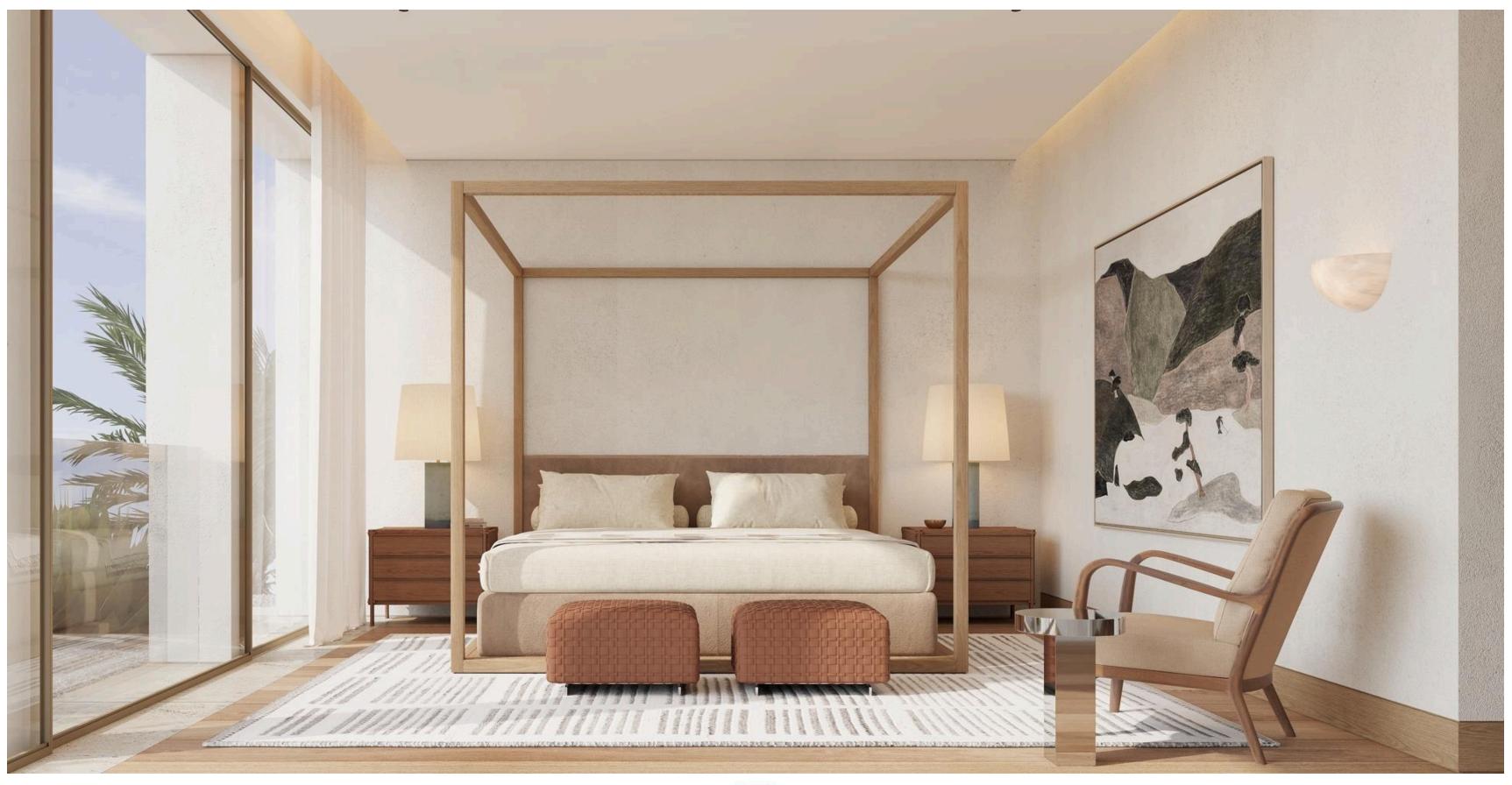
#### **Entrance Staircase**



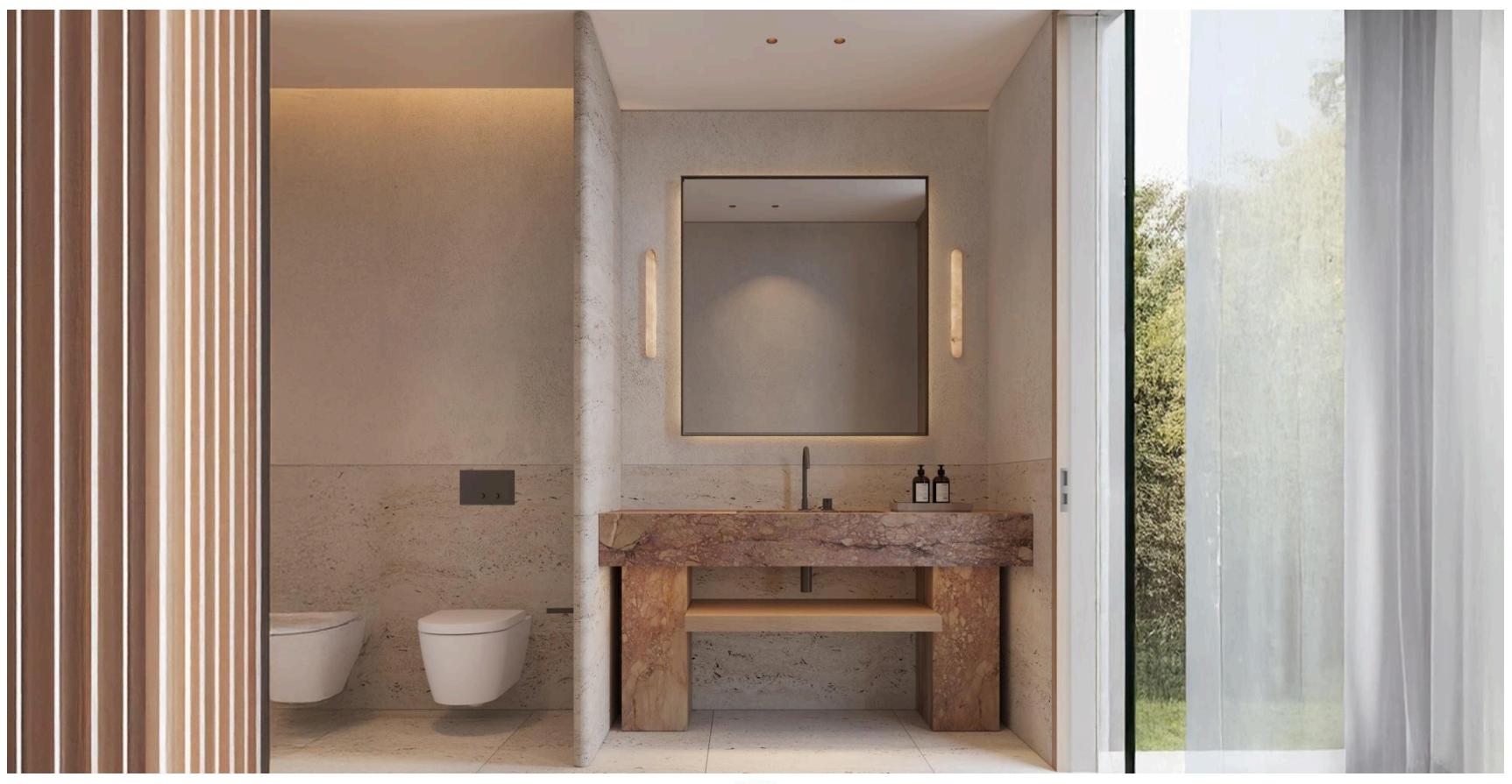
#### Family Kitchen



#### Master Bedroom



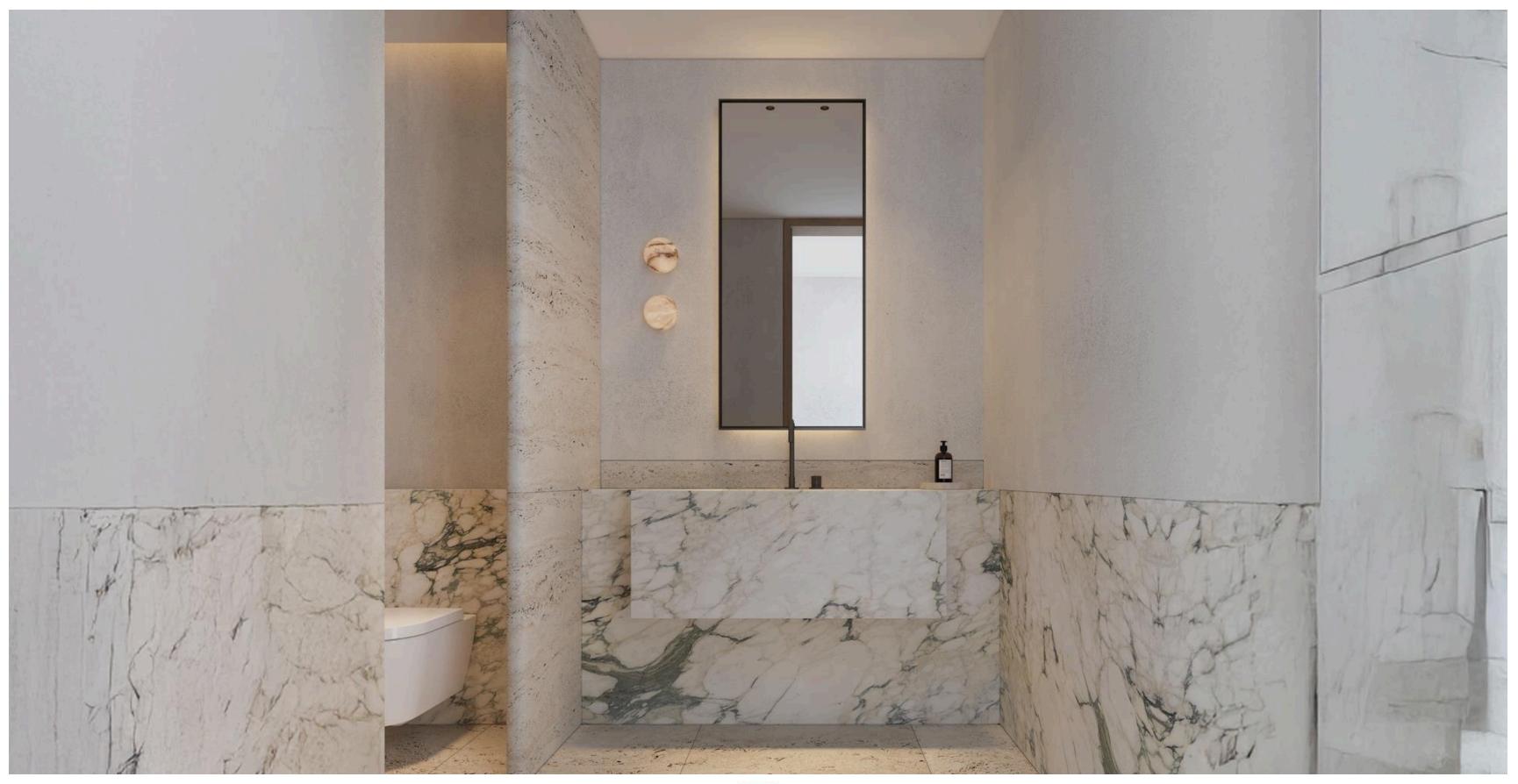
#### Master Bathroom



#### Master Dressing



#### Powder Room







#### **Front View**



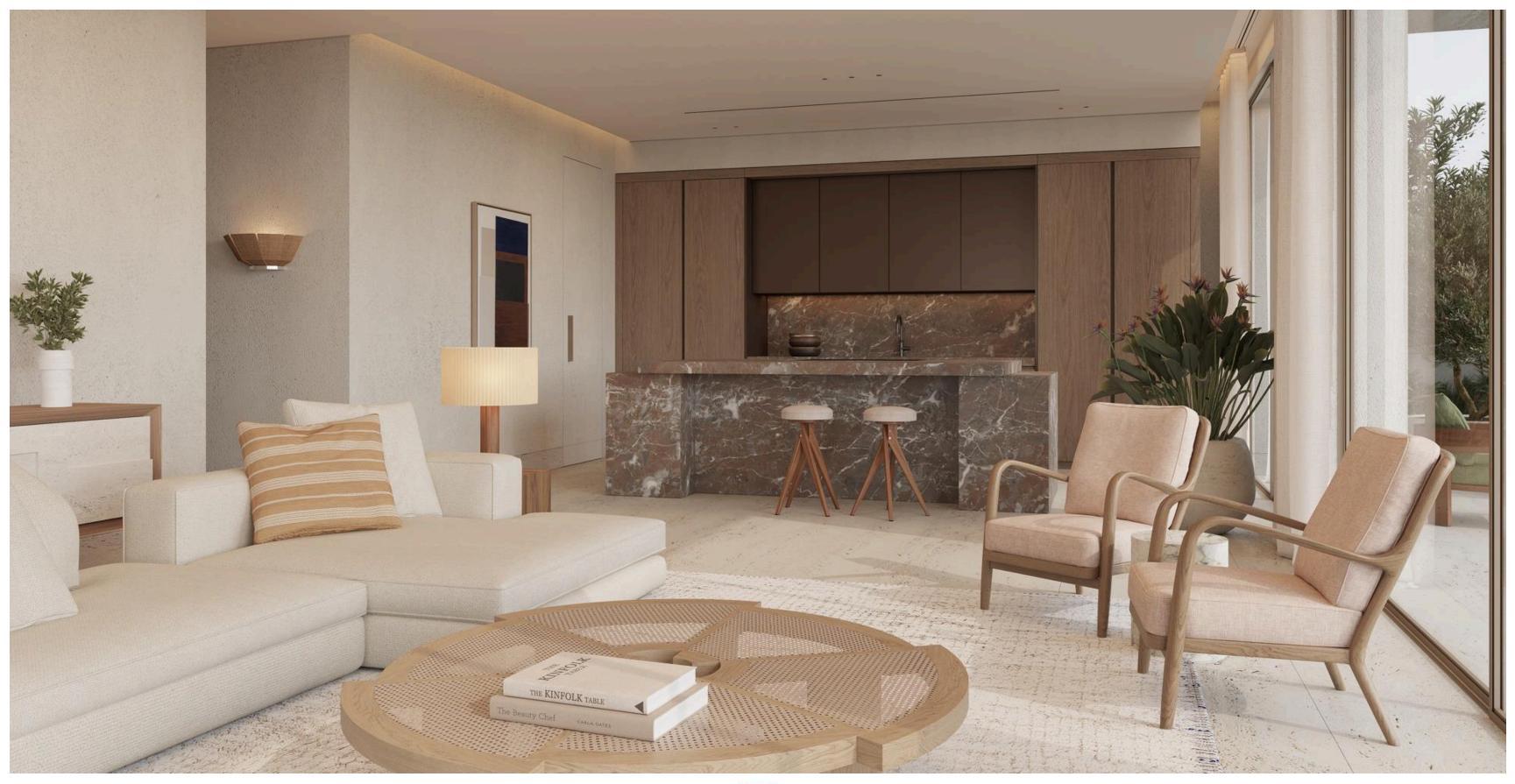
#### **Back View**



#### **Entrance Staircase**



### Family Kitchen



#### Master Bedroom

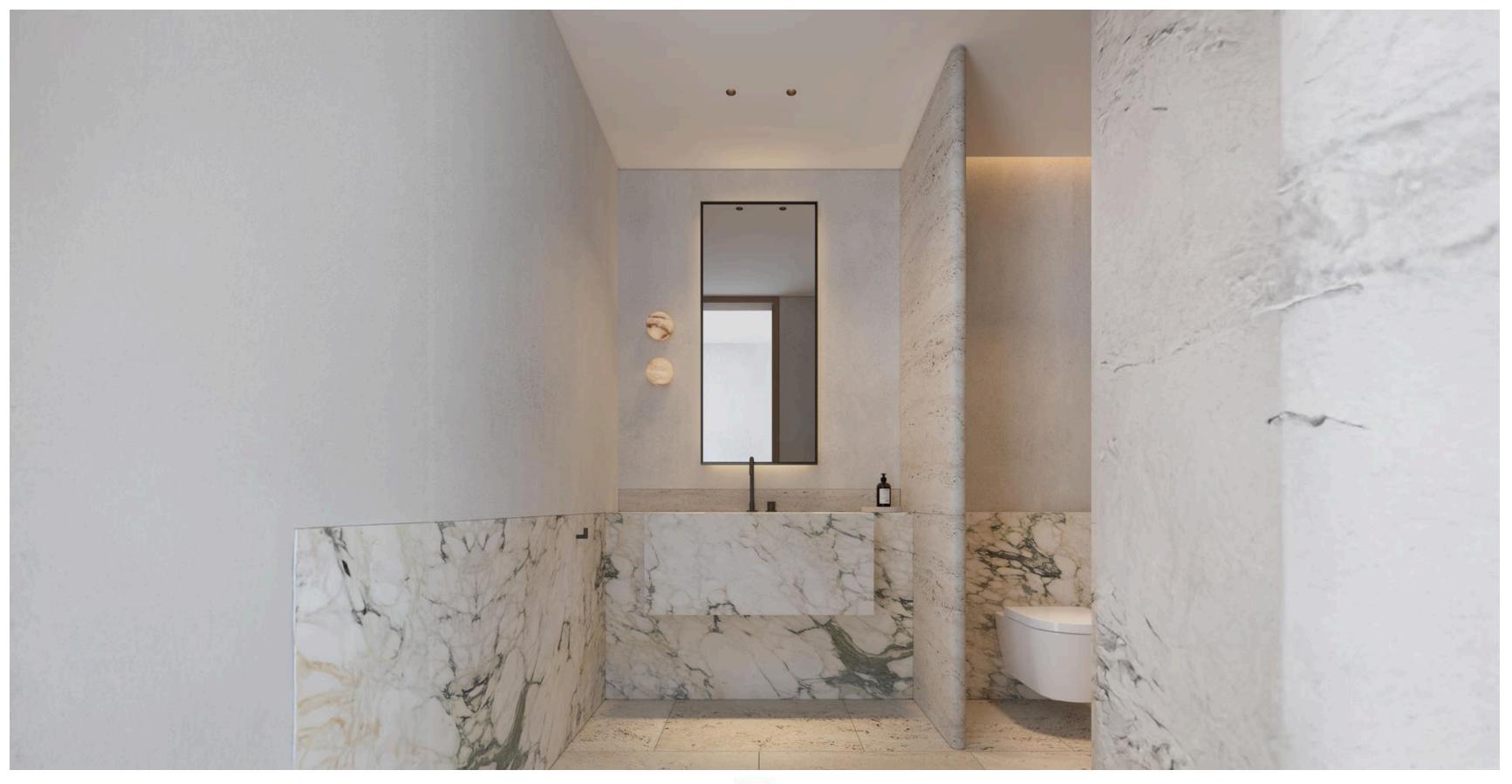


#### Master Bathroom



#### Master Dressing









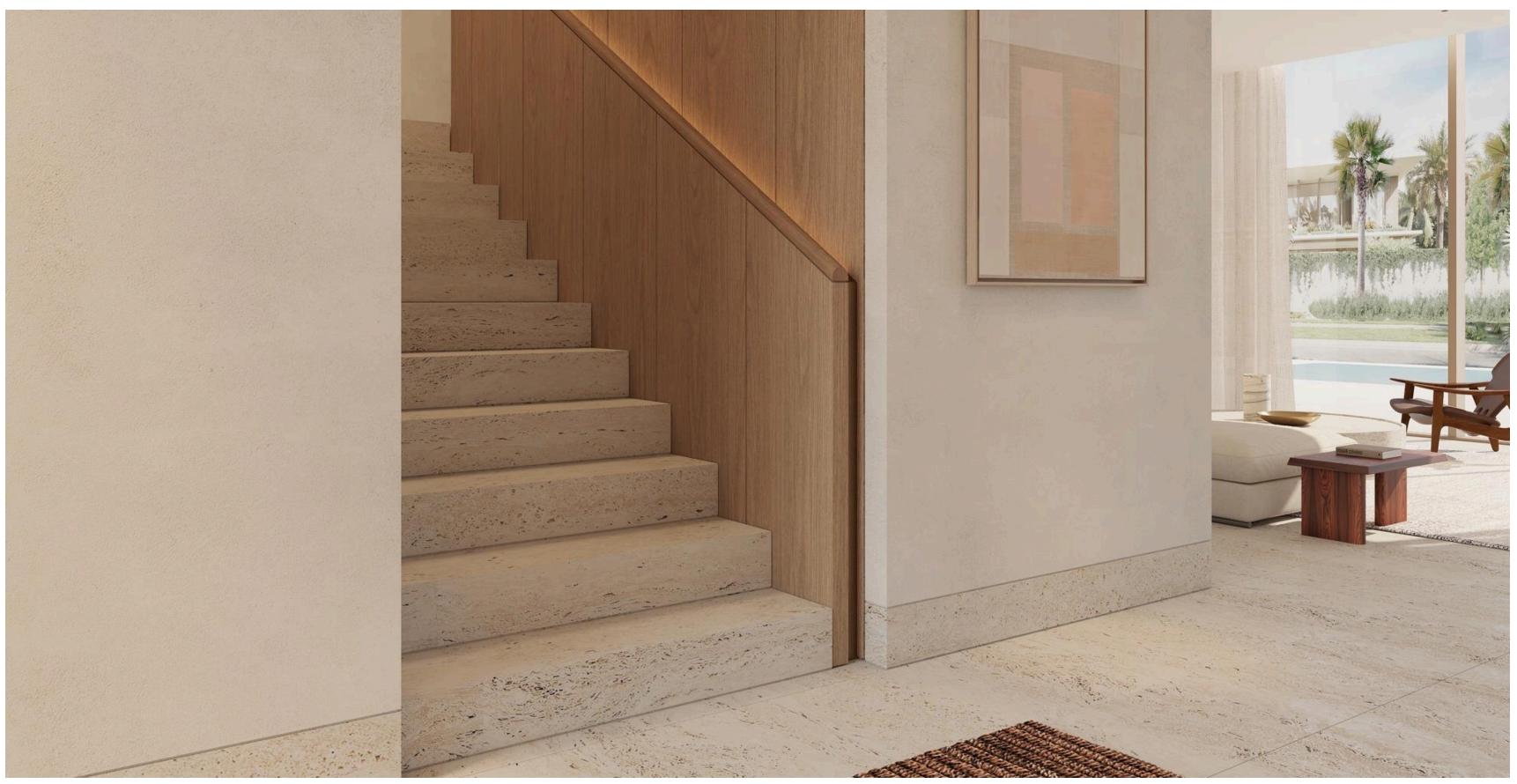
#### **Front View**



#### **Back View**



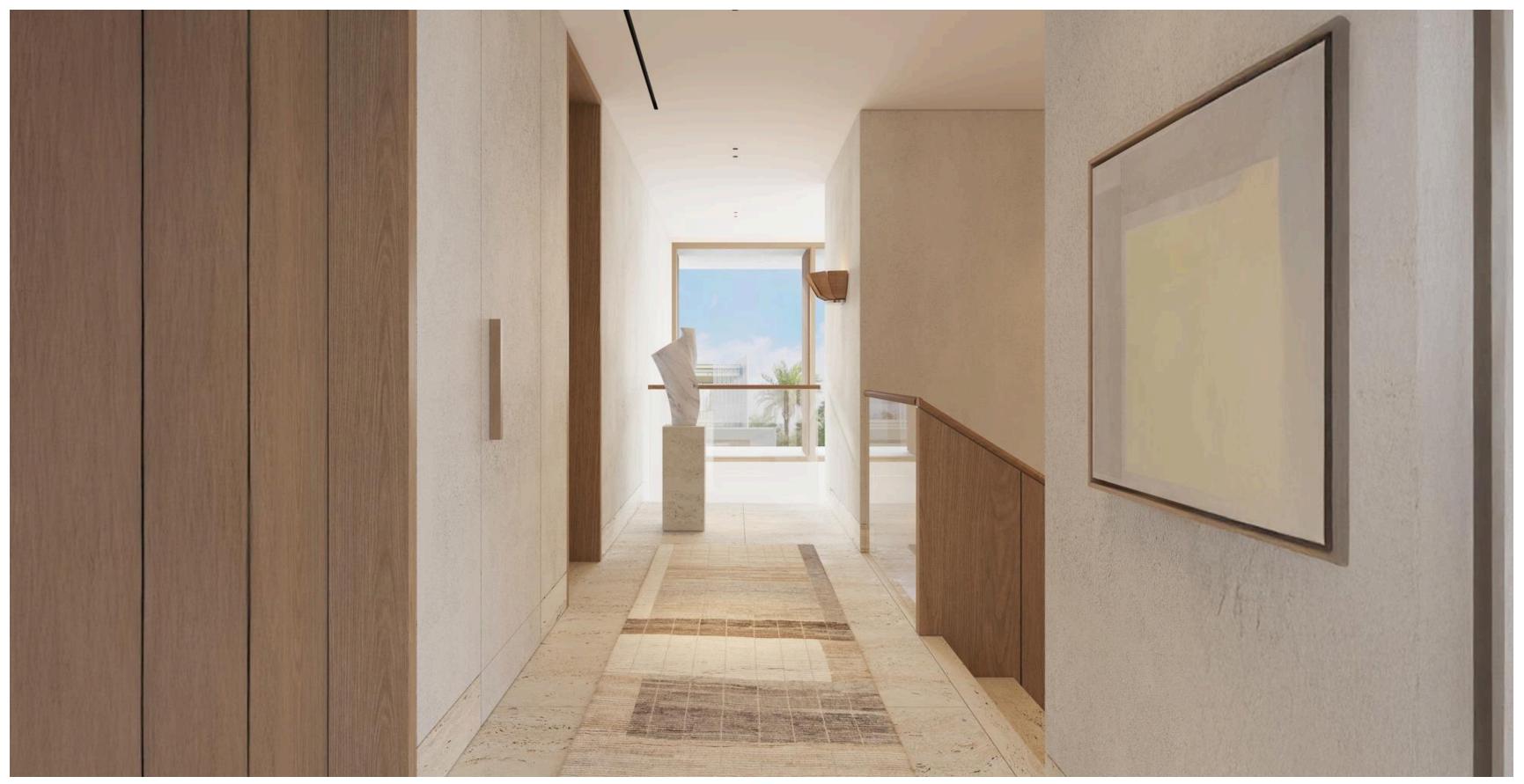
#### **Entrance Staircase**



### Family Kitchen



#### **First Floor**



#### Master Bedroom



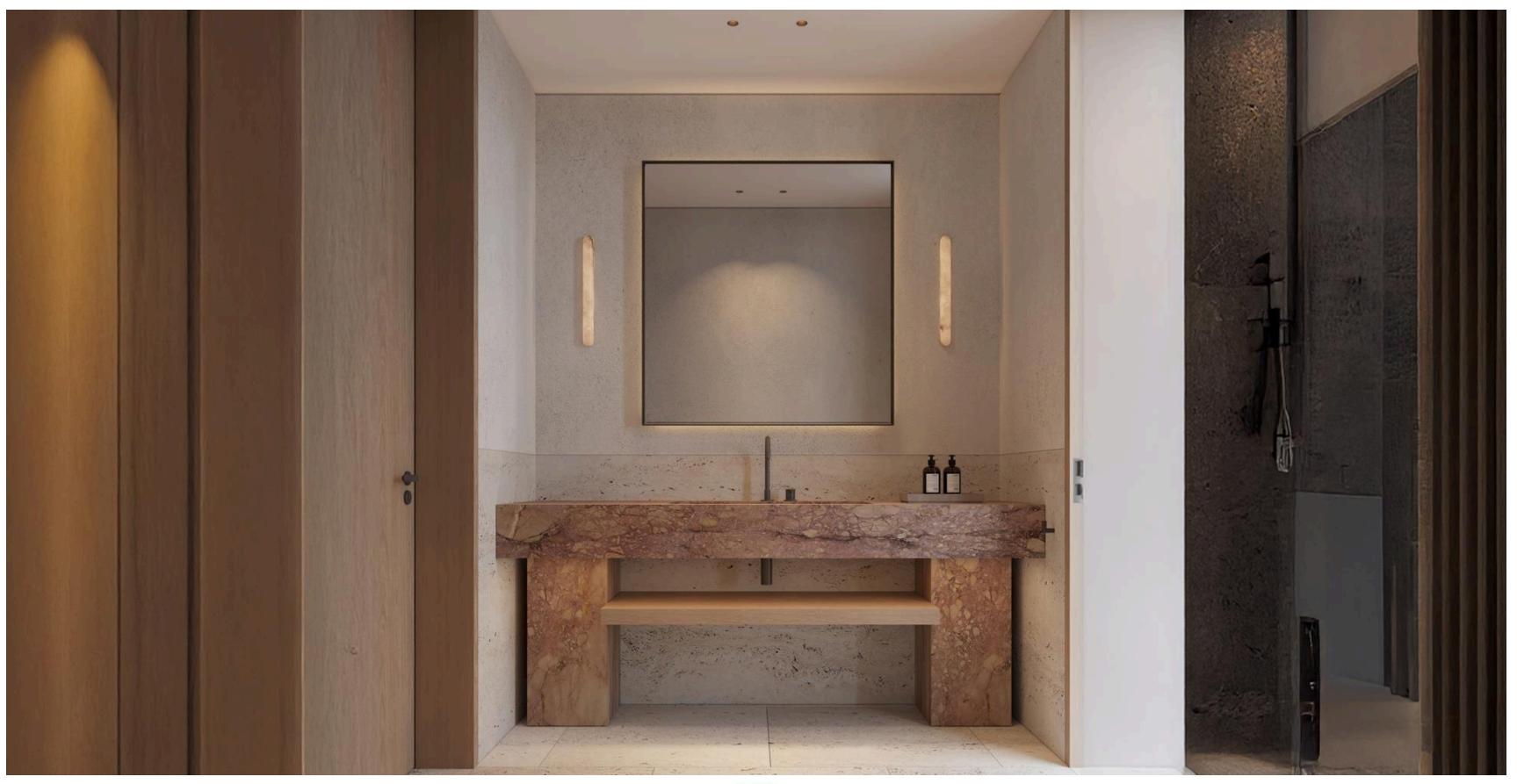
#### Master Bathroom



#### **Master Dressing**



#### Powder Room



# 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 5 Plus	Bella	7,445	691	17.5m	22.9m
5 Plus	Mira	8,424	782	20.3m	25.0m
6	Vera	8,046	747	20.2m	24.9m
	Luna	24,155	2,244	63.3m	97.0m

Payment	On Booking	On Signing SPA	12 Months After SPA	18 Months After SPA	24 Months After SPA	Co m pletio n
Plan	10%	10% + 4%	10%	10%	10%	50%
		Registration Fees				



#### **TSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI** IHR DEU



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin: **KOSTENLOSES ERSTGESPRÄCH** 



Hier geht's zu unserer Webseite: **CANALETTO SKY REAL ESATE LLC** 

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