



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



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



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





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EDEN HILLS

EH
EDEN HILLS

Masterplan

03. 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.





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

LUNA

6 Bedroom - Type A

Front View



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Back View



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Entrance



Living Room



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Dining Room



Kit c hen



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Master Bedroom



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Master Bathroom



Guest Bedroom



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Guest Bathroom



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MIRA

5 Bedroom Plus - Type B

Front View



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Back View



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Family Kitchen





Master Bedroom



Master Bathroom



Master Dressing



Powder Room



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VERA

5 Bedroom Plus - Type B

Front View



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Back View



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Entrance Staircase



Family Kitchen



Master Bedroom



Master Bathroom



Master Dressing



Powder Room



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MAIA

5 Bedroom - Type C

Front View



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Back View



EDEN HILLS



Entrance Staircase



Family Kitchen



Master Bedroom



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Master Bathroom



Master Dressing



Powder Room



BELLA

5 Bedroom - Type C

Front View



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Back View



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Entrance Staircase



Family Kitchen



First Floor



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Master Bedroom



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Master Bathroom



Master Dressing



Powder Room



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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 Plus	Mira	8,424	782	20.3m	25.0m
5 Plus	Vera	8,046	747	20.2m	24.9m
6	Luna	24,155	2,244	63.3m	97.0m

Payment Plan

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

IHR DEUTSCHER IMMOBILIENMARKLER INKLUSIVE RECHTSBERATUNG IN DUBAI



Für ein Beratungsgespräch buchen Sie sich jetzt Ihren Termin:

KOSTENLOSES ERSTGESPRÄCH



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