



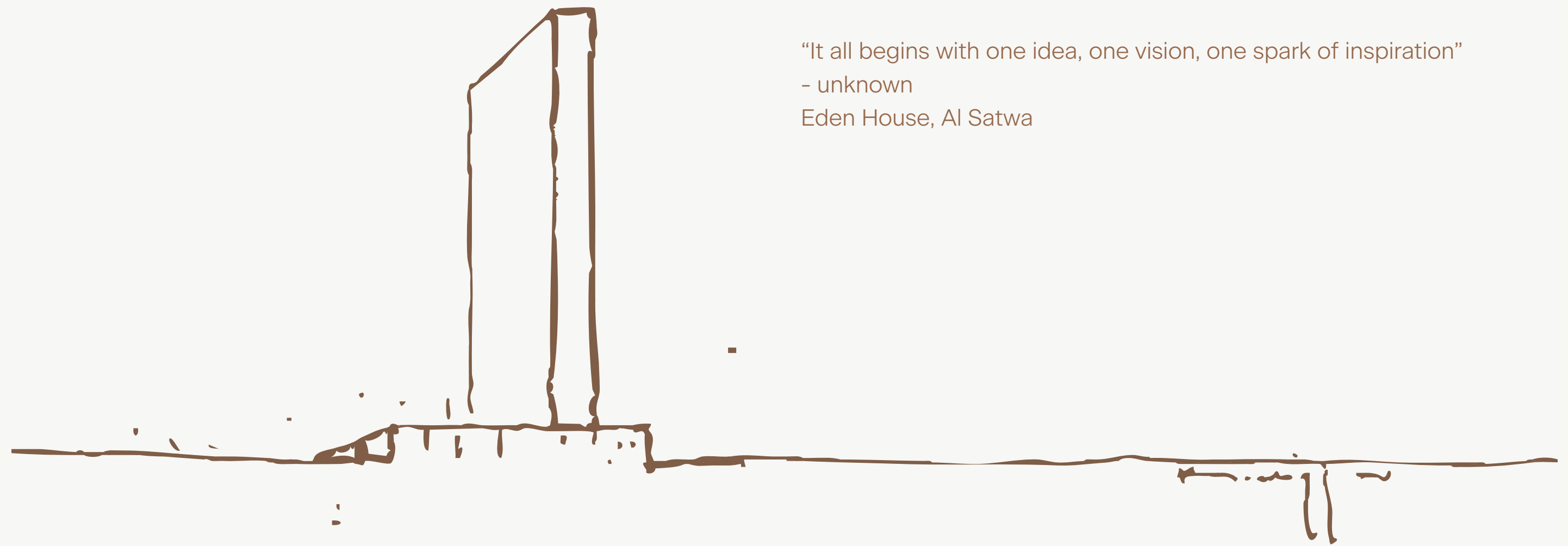
# EDEN HOUSE

ZA'ABEEL

A DEVELOPMENT BY H&H

At Eden House, we believe in inspiring connections. More than just residences, we craft urban havens where the city's vibrant pulse connects to natural tranquility. Crafting a new level of refined living, each detail is meticulously designed to enrich and empower.

The true meaning of home transcends physicality - it's the moments, bonds and fondness that create a home. Here, it's a world of comfort and sophistication, where every moment celebrates a life well-lived.



“It all begins with one idea, one vision, one spark of inspiration”

- unknown

Eden House, Al Satwa

# EDEN HOUSE ZA'ABEEL



# A new level of belonging

The moment you step into Eden House Za'abeel you know you've arrived at your own sanctuary in the heart of the city. A serene courtyard greets you as lush native flora captivates your senses. Elevating the Eden House vision of an urban enclave, this exclusive community of curated amenities, distinct dining options, and rejuvenating shared spaces feels like the home where you can truly belong.



SERENITY AWAITS  
IN THE HEART  
OF THE CITY



# A world apart, just next door

Set in a location where the possibilities of DIFC meet the serenity of Za'abeel, Eden House Za'abeel allows residents to fuse two worlds. Enjoy the tranquility of one of Dubai's most exclusive residential neighborhoods while being close to the city's thriving financial hub.



ARABIAN GULF

DUBAI INTERNATIONAL AIRPORT ●

DUBAI CREEK

AL GARHOUD

JUMEIRAH 1

AL SATWA

EDEN HOUSE AL SATWA ●

● MUSEUM OF THE FUTURE  
● EMIRATES TOWERS

FOUR SEASONS HOTEL DUBAI DIFC ●

**EH** EDEN HOUSE  
ZA'ABEEL  
ZA'ABEEL

CITY WALK ●

DIFC

JUMEIRAH 2

THE RESIDENCES PENINSULA DUBAI ●

EDEN HOUSE THE CANAL ●

JUMEIRAH BEACH ●

BURJ KHALIFA ●

● DUBAI MALL

DUBAI OPERA ●

● EDEN HOUSE MARASI

DOWNTOWN

● EDEN HOUSE THE PARK

JUMEIRAH 3

BUSINESS BAY

AL SAFA

UMM SUQEIM

● EDEN HOUSE DUBAI HILLS

AL QUOZ

● MALL OF THE EMIRATES



## TRAVEL TIMES

- 2 minutes to DIFC
- 8 minutes to Dubai Mall
- 4 minutes to Emirates Towers
- 4 minutes to Museum of the Future
- 10 minutes to Dubai Opera
- 9 minutes to Burj Khalifa
- 7 minutes to City Walk
- 12 minutes to Dubai International Airport
- 10 minutes to American Hospital Dubai
- 16 minutes to GEMS Wellington Academy Al Khail



WHERE LIFESTYLE  
ELEVATES  
TOGETHERNESS

# A new height in community living

Eden House Za'abeel is thoughtfully planned to nurture a sense of instant belonging among its residents. The podium, layered with well-appointed spaces and amenities, is a hub for shared experiences of this exclusive community. From meeting up for lunch to going shopping together, residents will savor opportunities to connect with like-minded neighbors.

Within walking distance from your home at Eden House Za'abeel, DIFC has some of the city's finest art galleries, gourmet restaurants, exclusive lounges and more, for you to explore and indulge.

DESIGNING  
A LEGACY FOR  
TOMORROW

## EXTERIOR DESIGN

*Crafted with elegance*

Eden House Za'abeel reimagines the metropolitan spirit of Dubai with artisan craftsmanship. Designed by the award-winning dxb.lab, the architecture is organically inspired by its immediate surroundings, blending bold dynamism with a touch of fluid elegance. Lofty light-filled living spaces seamlessly merge with expansive terraces that offer sweeping views all around.

The landscaping by the brilliant Vladimir Djurovic draws on the essence of Za'abeel, bringing native flora to the fore. Seamlessly layering into the architecture, the verdant landscaping creates inviting spaces to unwind and connect with neighbors.









## INTERIOR DESIGN

### *Minimalism embraces elegance*

The interiors are by the acclaimed Paris-based interior designer Tristan Auer, renowned for creating exquisitely captivating and distinctive spaces. Specializing in ultra-high-end residences, boutique hotels and retail environments, he lends his richly aesthetic vision to the exquisite homes at Eden House Za'abeel.

Crafted to evoke a sense of grounded sophistication, the interiors feature an understated color palette and organic material choices, harmonizing raw simplicity with refined elegance.

THE RESIDENCES:  
ENTER THE  
EXTRAORDINARY

# Refined living on every level

Eden House Za'abeel offers a collection of 242 exquisite private homes, giving owners the opportunity to be part of a distinguished community. The residences include apartments with one, two and three bedrooms in addition to two four-bedroom penthouses. Each meticulously crafted home features free-flowing interiors with generous 3.3-meter ceilings that merge into wrap-around terraces offering panoramic views.

# FLOORPLANS

# 1 Bedroom Apartment

Typical floorplan (lower floors)

## Areas

Internal area: 87 m<sup>2</sup> / 942 ft<sup>2</sup>

External area: 40 m<sup>2</sup> / 429 ft<sup>2</sup>

Total area: 127 m<sup>2</sup> / 1,371 ft<sup>2</sup>

## Features

Master bedroom with private bathroom

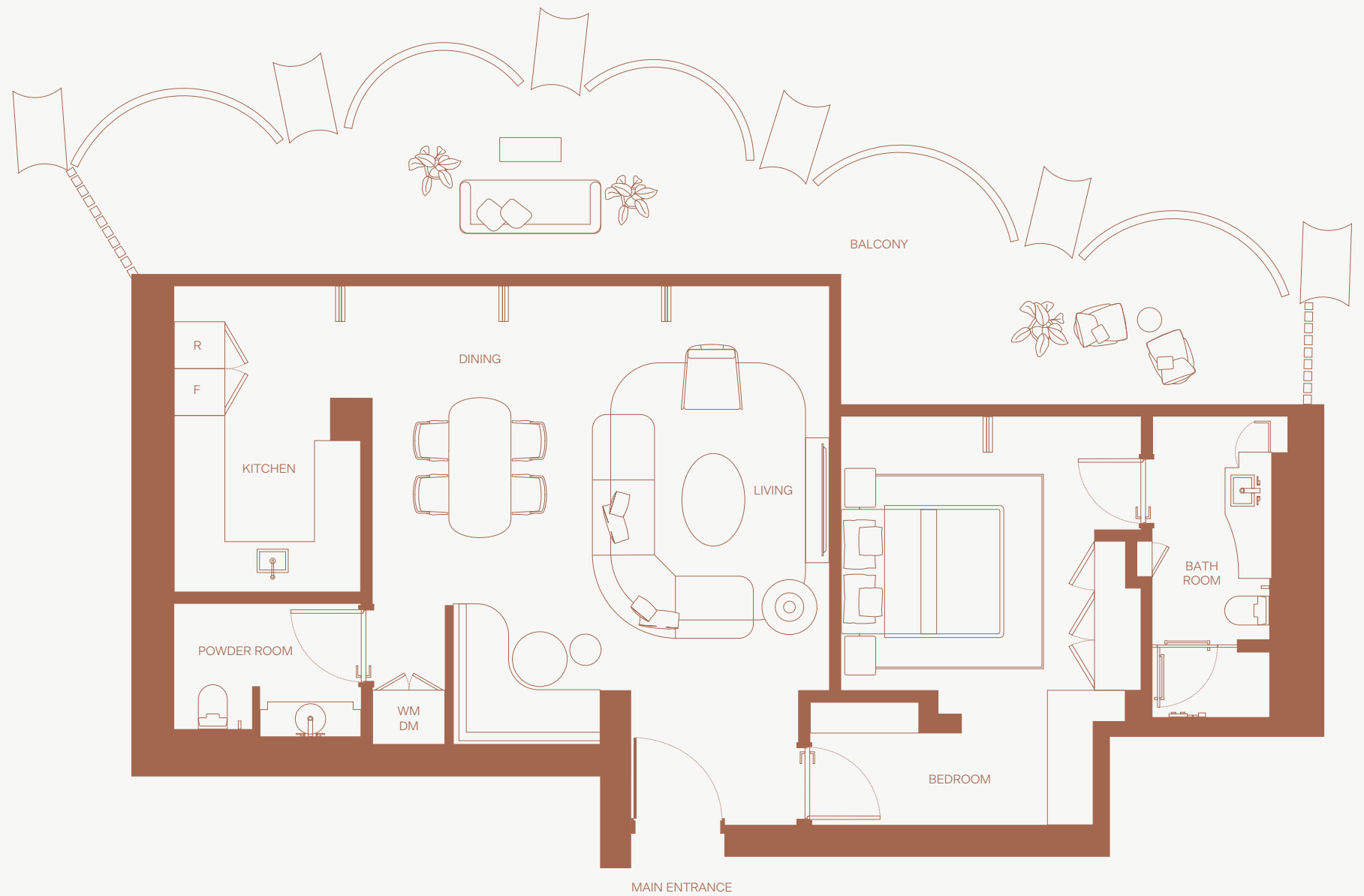
Living room

Dining area

Closed kitchen

Powder room

Balcony



# 2 Bedroom Apartment

Typical floorplan (lower floors)

## Areas

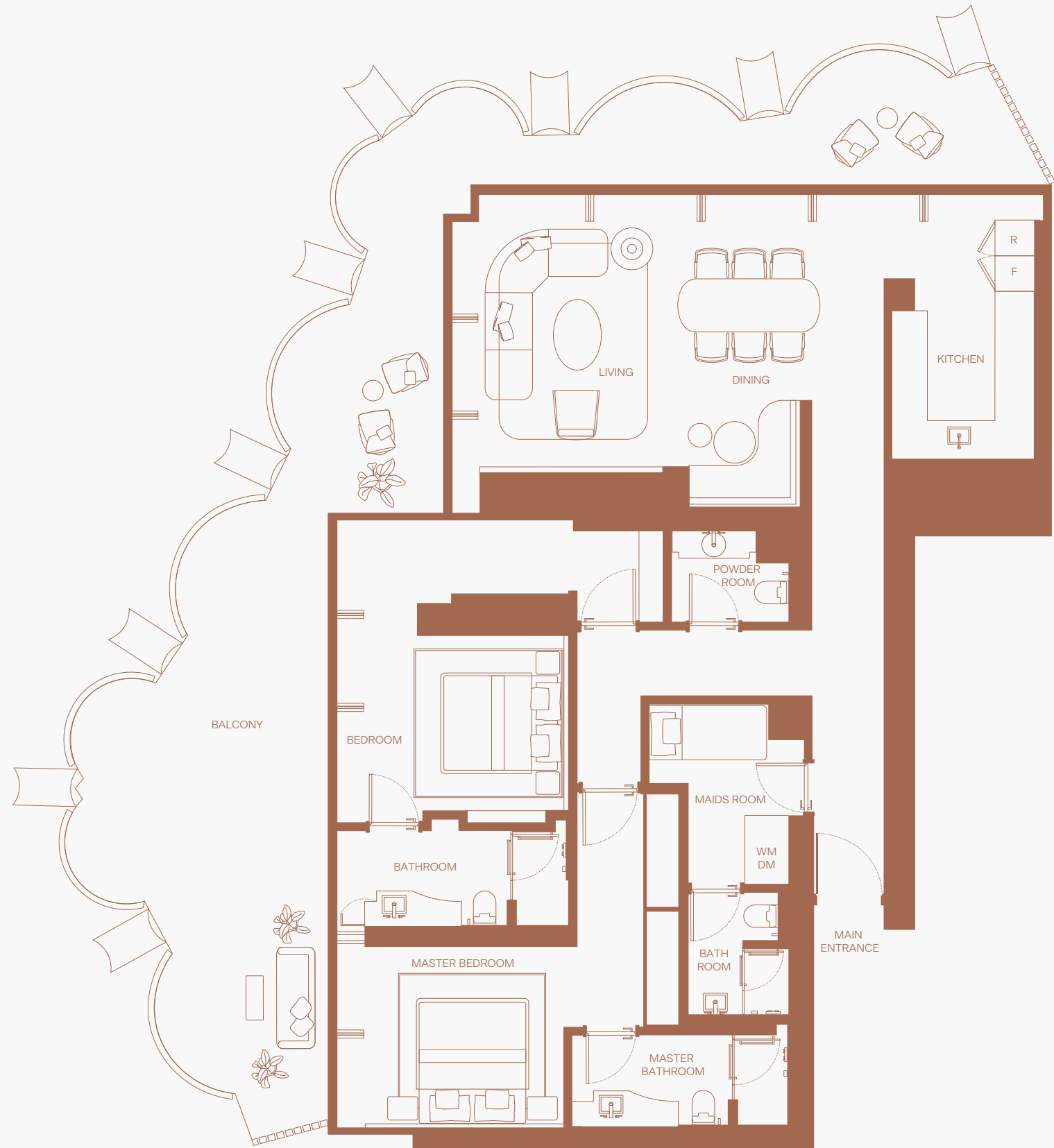
Internal area: 147 m<sup>2</sup> / 1,586 ft<sup>2</sup>

External area: 67 m<sup>2</sup> / 720 ft<sup>2</sup>

Total area: 214 m<sup>2</sup> / 2,306 ft<sup>2</sup>

## Features

- Master bedroom with private bathroom
- Secondary bedroom with private bathroom
- Living room
- Dining area
- Closed kitchen
- Powder room
- Maid's room
- Balcony





# 3 Bedroom Apartment

Typical floorplan (upper floors)

## Areas

Internal area: 177 m<sup>2</sup> / 1,904 ft<sup>2</sup>

External area: 83 m<sup>2</sup> / 896 ft<sup>2</sup>

Total area: 260 m<sup>2</sup> / 2,800 ft<sup>2</sup>

## Features

Master bedroom with private bathroom

2 Secondary bedrooms with private bathrooms

Living room

Dining area

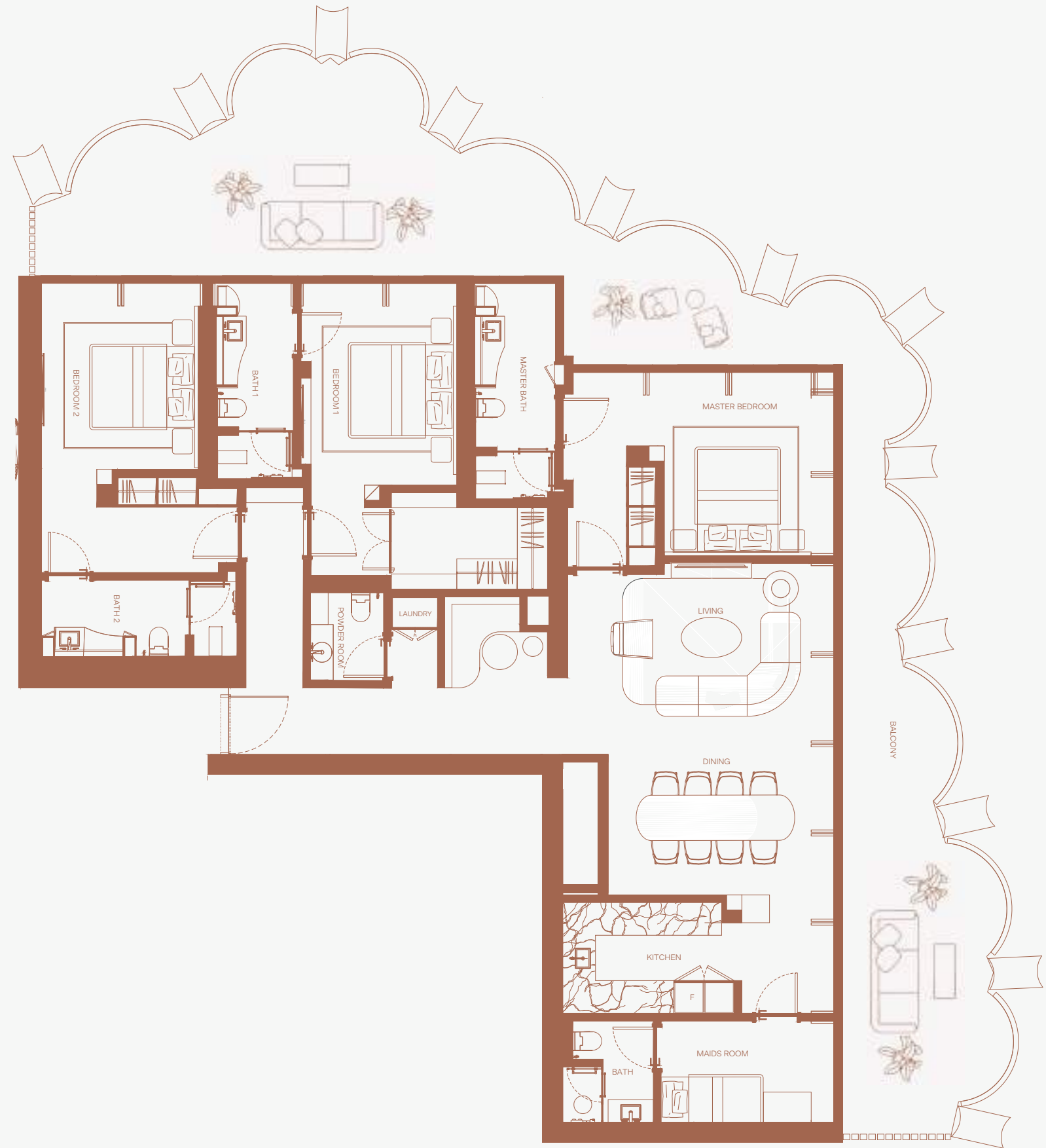
Closed kitchen

Powder room

Maid's room

Laundry room

Balcony



WELLNESS

# Experience a life of balance

Every element of life at Eden House Za'abeel nurtures a sense of belonging and holistic wellness within its community of residents. In the vibrant fitness areas, the shared energy drives workouts, while the wellness lounge offers serene rejuvenation. Balancing exhilaration and tranquility with curated wellness experiences, Eden House Wellness fosters both connection and introspection.

DESIGNED FOR WELL-BEING

- Indoor wellness lounge
- Fitness center
- Private movement studio
- Wellness suite with multipurpose spa or barber room
- Changing rooms with sauna and steam room





# AMENITIES

# A masterfully balanced retreat

Eden House Za'abeel offers its residents a comprehensive array of amenities tailored to enhance productivity and well-being. The shared spaces are designed to nurture a sense of togetherness among the residents of the community. From state-of-the-art resident-exclusive spaces to all-season swimming pools, every need is anticipated and flawlessly fulfilled.

## IMPECCABLE AMENITIES

- Reception lobby
- Resident lounge
- Business suite
- Outdoor swimming pool
- Indoor swimming pool
- Children's playroom
- Multiple residents' courtyards
- Sunken seating areas
- Food and beverage venues
- Retail spaces







BESPOKE  
SERVICES

# Tailored to enrich every day

Effortless living is at the heart of the Eden House experience, and it touches a whole new level at Eden House Za'abeel. Personalized services by a dedicated team of hospitality professionals anticipate every need of the residents, offering a lifestyle that mirrors their aspirations. Residents also enjoy greater exclusivity with a private entrance to the community from the Za'abeel side.

# Signature services

Day-to-day residence management

Private residential concierge

Bellman

24-hour security with comprehensive CCTV coverage

24-hour on-property general maintenance support

Resident and guest valet parking

Mail and package delivery/collection

High-speed Wi-Fi

# À la carte services

Housekeeping

Dry cleaning and laundry

Plant care and florist services

Technical and repair services

Vacant home care program

Personal in-residence butler

Childcare services

Private chef

Chauffeur services

Spa treatments with Eden House Wellness

Personal training

Personal shopping

Daily newspaper delivery

Carwash services

Pet care

# TEAM

## ARCHITECTURE

### DXB LAB

dxb.lab is an award-winning architecture practice based in Dubai, renowned across the Middle East for its integration of disciplined design principles, architectural innovation, and modern technologies. Rooted in its local heritage, dxb.lab respects regional customs and traditions, seamlessly weaving them into contemporary built environments.

Every project at dxb.lab is approached with meticulous rigor and creative enthusiasm, challenging conventional boundaries and fostering innovation. Through a thorough exploration of each project's potential, dxb.lab delivers progressive architecture that transcends standard design norms. Experimental and fluid, their work evolves from empirical observation and collaborative efforts, engaging specialists in building engineering, component manufacturing, and landscape design to craft holistic solutions.

[www.dxb-lab.com](http://www.dxb-lab.com)

## INTERIOR DESIGN

### TRISTAN AUER

Tristan Auer is a renowned master of interior and emotional architecture, renowned for creating exquisitely captivating and distinctive spaces. His richly aesthetic vision finds its ultimate expression in dynamic color palettes, masterful lighting, and a harmonious mix of eras.

Based in Paris, Auer established his studio, Izeu, in 2002. Specializing in ultra-high-end residences, boutique hotels, and retail environments, he is also celebrated for his bespoke furniture designs. Recognized for his contributions to design, Auer was named Maison & Objet Designer of the Year in 2017.

[www.tristanauer.com](http://www.tristanauer.com)

## LANDSCAPE ARCHITECTURE

### VLADIMIR DJUROVIC

Founded in 1995, Vladimir Djurovic Landscape Architecture is dedicated to creating timeless landscapes that celebrate the unique qualities of their environments. The firm's minimalist yet expressive approach allows nature to take center stage, delivering elegant and enduring designs.

The firm has gained national, regional, and global recognition for its innovative approach to landscape architecture. Vladimir Djurovic has lectured at esteemed institutions such as the Architectural Association of Ireland and Imperial College London. The firm has also won prestigious international competitions, including Freedom Park in South Africa and the Aga Khan Museum and Ismaili Centre Landscape Architectural Competition in Toronto.

Their accolades include the Cityscape Architectural Review Awards and the American Society of Landscape Architects (ASLA) Award of Excellence.

[www.vladimirdjurovic.com](http://www.vladimirdjurovic.com)

## ABOUT H&H DEVELOPMENT

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](http://www.h-h.ae)*

## CONTACT

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A Development by H&H

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