



EDEN HOUSE

ZA'ABEEL

Eden House Za'abeel
Its Where You Belong

Crafted to anticipate the needs of a busy, proactive community in a global financial centre, Eden House Za'abeel embodies ambition and aspiration in equal measure, with exceptional lifestyle services, bold interiors, and verdant multi-level green spaces.

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01. EDEN HOUSE

The Brand

A signature brand by H&H Development, Eden House is a lifestyle-focused residential concept that combines architectural excellence with balanced, upscale living. Featuring impeccably crafted homes and exceptional lifestyle services, each Eden House development fosters a true sense of home in Dubai's most prestigious locations. Notable projects in the portfolio include Eden House The Park—Dubai's first branded community—along with Eden House Al Satwa, Eden House The Canal, Eden House Dubai Hills, and Eden House Marasi.



02. 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.

Eden House Portfolio

- Eden House Al Satwa
- Eden House The Canal
- Eden House Dubai Hills
- Eden House The Park
- Eden House Marasi

03. ARCHITECTS

DXB LAB

Founded in 2000 by award-winning architect Khalid Al Najjar, dxb.lab is a pioneering Dubai-based architectural practice celebrated for structures that infuse regional heritage with contemporary innovation. The company's diverse portfolio spans private residences, commercial spaces, cultural landmarks, and hospitality projects, each reflecting a commitment to thoughtful functionality and artistic refinement.

As a key contributor to the Eden House portfolio, dxb.lab has brought its visionary expertise to projects such as Eden House The Park and Eden House The Canal, crafting spaces that embody both architectural excellence and elevated living.





04. LOCATION



Travel Times:

- 1. 6 minutes to Museum of the Future
- 2. 10 minutes to Dubai Mall
- 3. 12 minutes to Dubai Downtown
- 4. 15 minutes to Jumeirah Beach
- 5. 15 minutes to International Airport
- 6. 25 minutes to Dubai Marina

05. WHERE PURPOSE MEETS POSSIBILITY

An embodiment of urban high society, Dubai International Financial Centre (DIFC) strikes an ideal balance between high-pulse city energy and understated sophistication. A global hub of finance, art, and innovation, it is home to renowned restaurants, world-class institutions, and elegant business centers. Here, work and leisure come together effortlessly, offering a lifestyle that is both indulgent and fulfilling.



06. A CONTEMPORARY TOWER WHERE NATURE FINDS ITS BREATH

Eden House Za'abeel reimagines the spirit of Dubai with artisan craftsmanship, rising gracefully above the skyline with its clean, linear form and textured concrete façade.

The tower's impressive 235m silhouette is softened by cascading greenery, multi-layered courtyards, and sweeping terraces, offering a leafy, quiet escape from the buzz of the city. A refined material palette of exposed stone aggregate and titanium stands as a contrast to the surrounding steel structures within DIFC, adorned with vertical gardens that evoke refreshing manmade wadi conditions.

The retail area faces Al Mustaqbal Street and DIFC Gate Building, with its own landscaped courtyard and entry. The residential area offers greater exclusivity with a private entrance to the community from the Za'abeel side. These areas are interconnected by expansive courtyards, landscaped by world renowned Vladimir Djurovic to create a cohesive, harmonious city living space. Throughout, an abundance of local ghaf trees pay homage to Emirati heritage, nurturing a natural ecosystem within the development.



07. INVITING LIVING SPACES

An ideal base for urban sophisticates, city professionals, and entrepreneurs, homes in Eden House Za'abeel range from one to three bedrooms, crowned with two 4,000 sq. ft. penthouses.

Crafted by renowned interior designer Tristan Auer, who also designed the interiors at Eden House, Al Satwa. His work strike an intelligent balance between raw simplicity and refined elegance. Darker tones and strong concrete textures are softened by elegant design elements including full-height windows and wrap-around terraces.

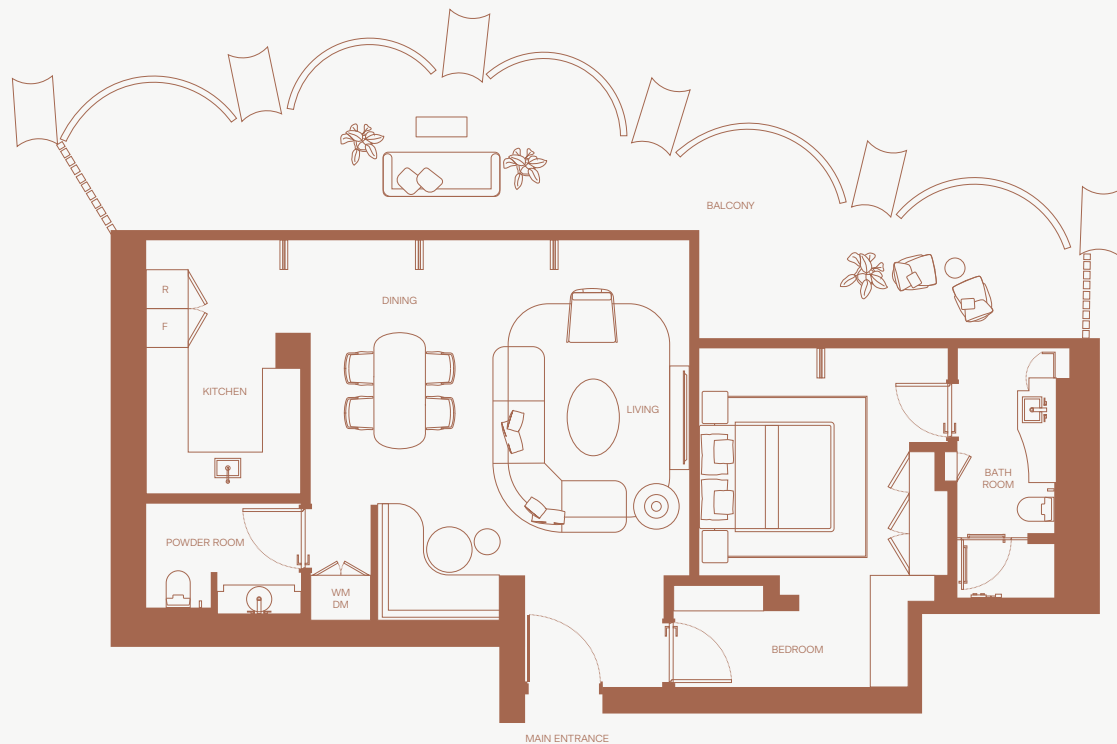


1 Bedroom Floorplan

Internal Area
947 sq ft

External Area
237 - 409 sq ft

Total Area
1,184 - 1,356 sq ft



2 Bedroom Floorplan

Internal Area

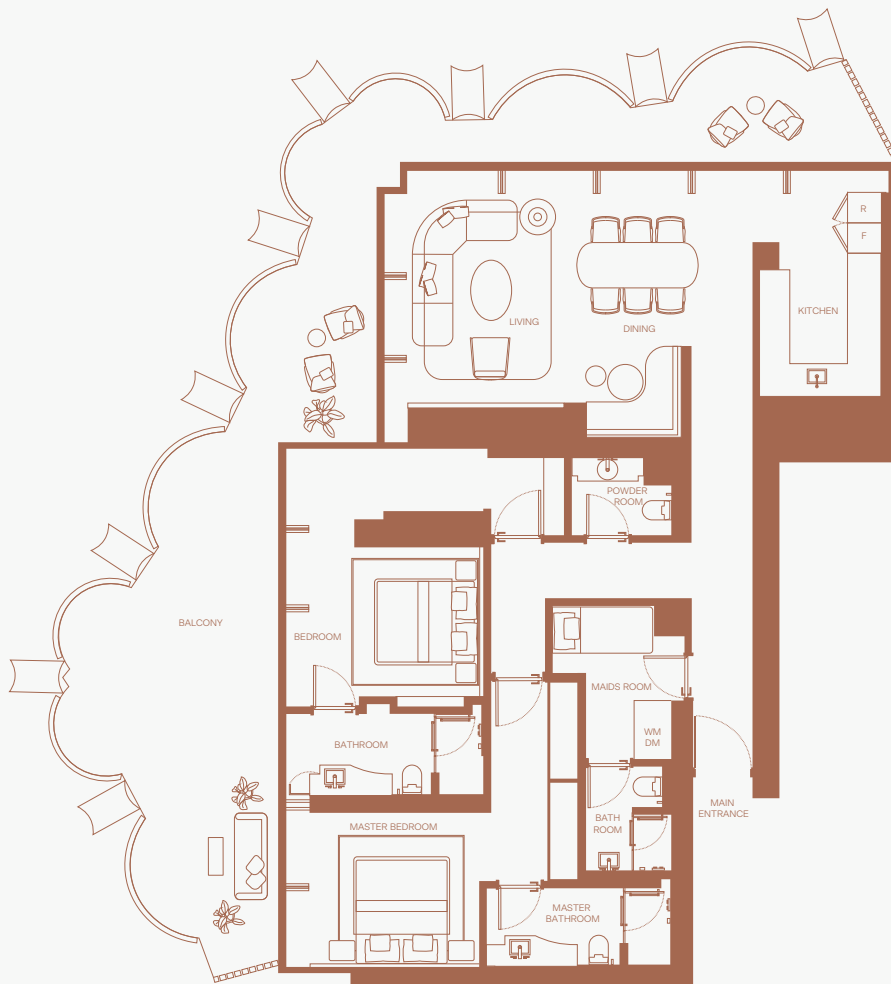
1,259 – 1,711 sq ft

External Area

420 - 689 sq ft

Total Area

1,679 – 2,303 sq ft



3 Bedroom Floorplan

Internal Area

1,948 – 1,991 sq ft

External Area

861 – 990 sq ft

Total Area

2,809 – 2,982 sq ft





08. WHERE WORK AND WELLNESS FIND BALANCE

Amenities

Wellness

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

Common Areas

- Reception lobby
- Resident lounge
- Business suite
- Outdoor swimming pool
- Indoor swimming pool
- Children's playroom

Community

- Lobby lounge
- Multiple residents' courtyards
- Food and beverage venues
- Retail spaces

EDEN HOUSE WELLNESS

Guided by the philosophy that wellness is the foundation of fulfillment, residents at Eden House Za'abeel can access the world-class Eden House Wellness suite, featuring a state-of-the-art gym, indoor wellness lounge, multipurpose spa, and changing rooms with sauna and steam rooms.

EDEN HOUSE ZA'ABEEL





09. SERVICES

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 WiFi

A 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



10. PRICING

Unit Mix Summary

<i>Beds</i>	<i>Area SQFT</i>	<i>Area SQM</i>	<i>Price (Min) in AED</i>	<i>Price (Max) in AED</i>
1	1,292	120	4.95M	6.60M
2	2,191	204	6.46M	11.68M
3	2,917	271	10.19M	14.75M

Payment Plan

<i>On Booking</i>	<i>On Signing SPA</i>	<i>6 Months After SPA</i>	<i>12 Months After SPA</i>	<i>18 Months After SPA</i>	<i>Completion</i>
10%	10% + 5% Registration Fees	10%	10%	10%	50%