EH

# EDEN HOUSE

ZA'ABEEL

A DEVELOPMENT BY H&H



Eden House Za’abeel is an architectural vision revealing an exceptional collection of residences and a lifestyle balanced between the dynamism of DIFC and Za’abeel’s serenity.

CONTENTS


4

Overview

8

Eden House

11

Neighborhood

14

Design

22

Residences

31

Lifestyle

OVERVIEW

# A Rare Perspective

Eden House Za’abeel embodies a striking balance—where a sculptural, concrete form reveals unexpected warmth, mirroring the dynamic interplay between DIFC’s energy and Za’abeel’s refined calm.





Eden House Za’abeel



# A place where nature frames Dubai’s magnetic duality.

Designed by DXB Lab with interiors by Tristan Auer, 252 exquisite private homes rest within this residential sanctuary. Throughout, verdant courtyards serve as natural spaces dedicated to well-being and social connection.

World-class amenities and intuitive services ensure residents have everything they need at their fingertips. Beyond home, the neighborhood is an appealing contrast of city and stillness.



EDEN HOUSE

# More Than Home



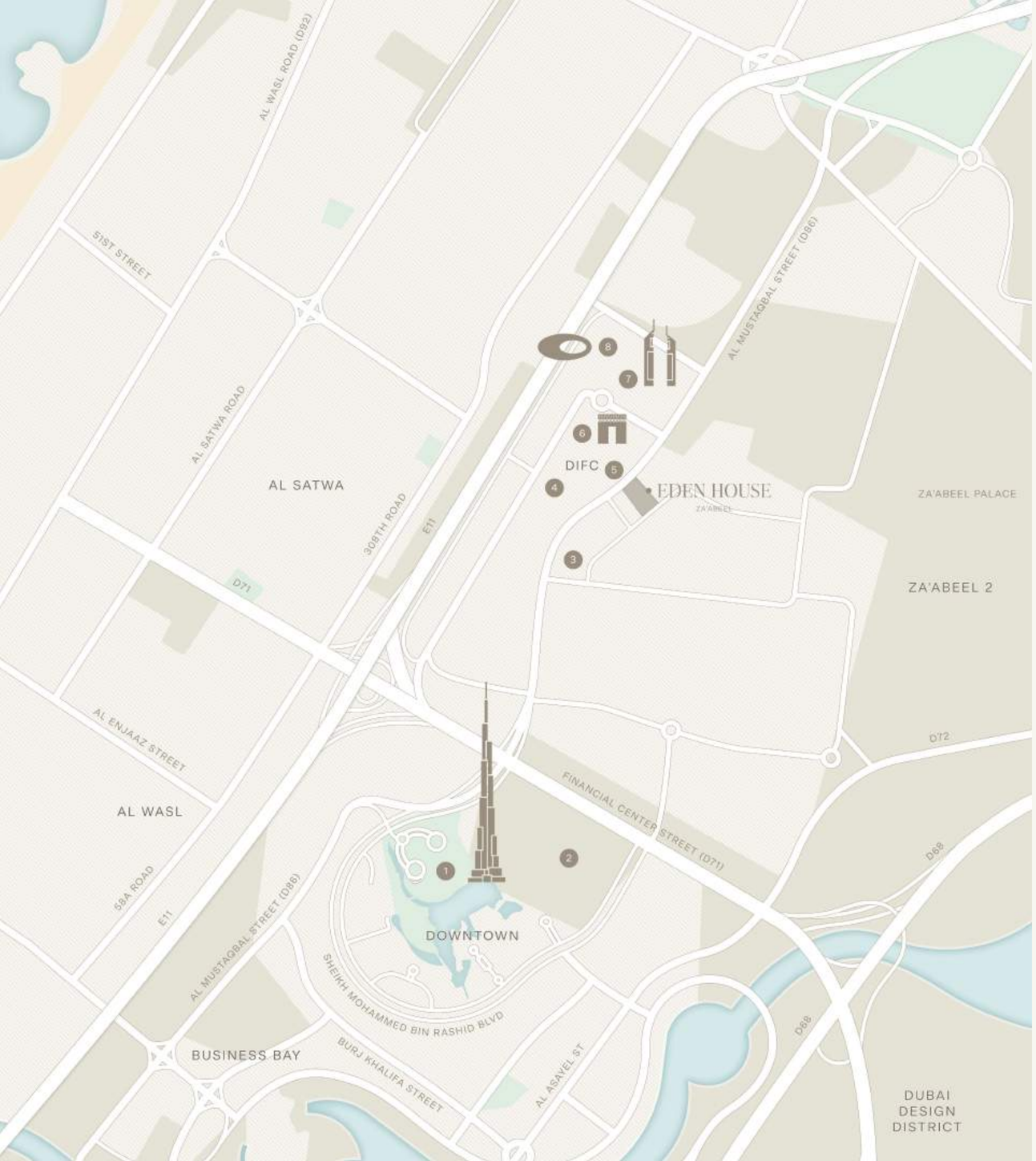
Eden House is more than just a place to call home; it’s an embodiment of a community-driven lifestyle where residents experience the highest standards of style, comfort, amenities, and attentiveness.

Envisioned and created by H&H, Eden House offers a unique collection of branded residences, cultivating vibrant communities where a sense of belonging unfolds organically and daily life flows with effortless ease.



NEIGHBORHOOD

# Between Stillness and City




LOCATIONS

1. Burj Khalifa
2. Dubai Mall
3. Janu Dubai
4. ICD Brookfield Place
5. Four Seasons DIFC
6. DIFC Gate Village
7. Emirates Towers
8. Museum of the Future

Eden House Za'abeel stands at the threshold of two distinct energies—the refined calm of Za'abeel and the dynamic pulse of DIFC, placing it close to the city's vitality while able to establish its own serene cadence. Within only minutes, Dubai's most coveted destinations are within reach.

Residences facing DIFC, Dubai's financial epicenter, offer sweeping skyline views, whereas from a vantage point above Za'abeel, the low-lying cityscape unfolds into boundless horizons.

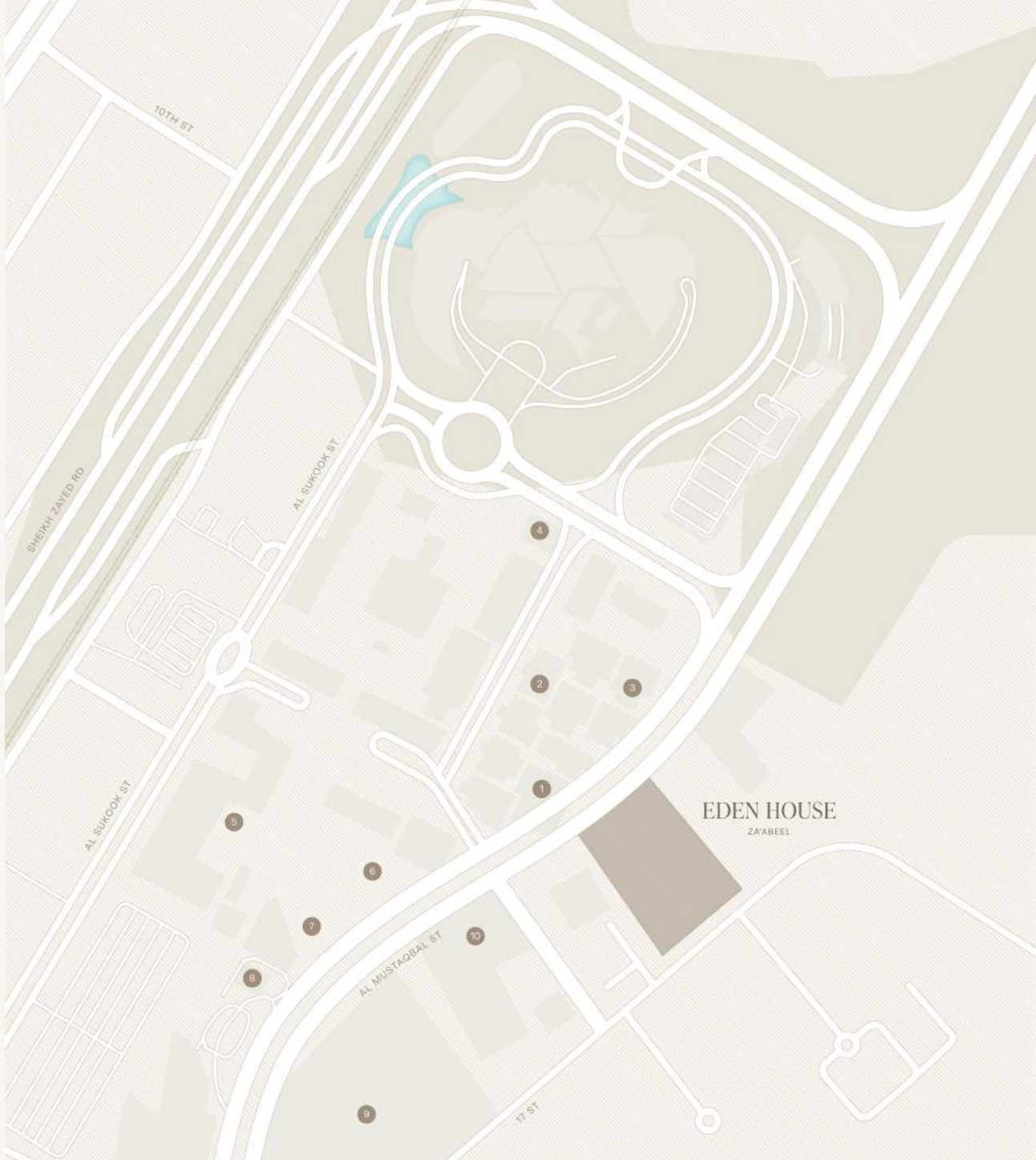
The arrival at Eden House Za’abeel is an exclusive experience. Intentionally positioned on the peaceful Za’abeel side, it offers a private escape from the flow of urban traffic. Here, residents are greeted by verdant landscaping and thoughtfully designed spaces that immediately make it feel like a calm escape from Dubai’s energy.

Interconnected courtyards then unfold, each with a distinct purpose. The Za’abeel-facing courtyard is a tranquil sanctuary exclusively for residents, offering wellness, pools, and serene spaces. In contrast, the DIFC-facing courtyard mirrors the vibrant energy of the surrounding area, providing exclusive social dining and resident amenities—a taste of DIFC life reserved for Eden House residents.

Spanning 110 hectares in the heart of Dubai, DIFC is a global financial hub, where elevated lifestyle offerings foster a lively synergy of work and play. Renowned art galleries and exceptional restaurants add layers of culture and culinary sophistication to its buzzing atmosphere.

LOCATIONS

1. Four Seasons Hotel DIFC
2. DIFC Gate Village
3. Zuma Dubai
4. Amazonico
5. The Ritz-Carlton DIFC
6. Arts Club Dubai
7. ICD Brookfield Place
8. Four Seasons Private Residences DIFC
9. Janu Dubai
10. Waldorf Astoria DIFC



DESIGN

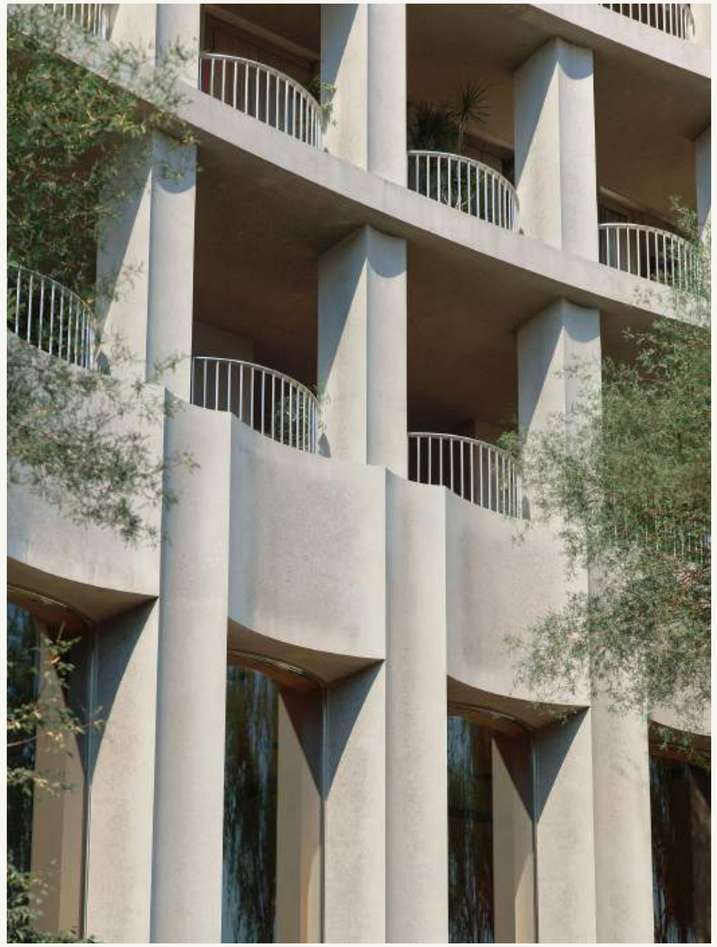
# A Sculptural Presence

Resembling a beautifully carved sculpture, Eden House Za’abeel embodies design with both clarity and conviction, commanding attention through its inherent simplicity and quiet certainty.





Eden House Za'abeel



This architectural vision, conceived by DXB Lab, manifests in a concrete form, its materiality unexpectedly revealing warmth and softness. The rhythmic grid of balconies, adorned with curved handrails and lush vegetation, frames an identity that feels both striking and grounded.

Interiors continue this material dialogue through Tristan Auer’s disciplined palette, where monochromatic tones complement natural stone, marble, and warm woods. Reflective and matte surfaces interact with the day’s changing light, with organic shapes, stone mosaics and timber details bringing refined, tactile interest.



Each home is a sanctuary reflecting the equilibrium of the site—the fine balance between city and nature, seclusion and social connection.

# Architecture by DXB Lab

Inspired by the serene Ghaf groves that once graced its site, DXB Lab envisioned Eden House Za'abeel as a masterful blend between architectural innovation and nature. Their design unfolds as a series of graceful, curvilinear gestures, allowing the building to harmonize seamlessly with its surroundings. The textured concrete façade, cascading greenery, and rhythmic grid of balconies create a striking balance between urban sophistication and organic elegance.

The design emphasizes the concept of a vertical community, integrating lush communal green spaces across multiple levels to foster social connection and well-being. DXB Lab's approach also prioritizes views, orienting the building to showcase key landmarks such as the DIFC skyline, Emirates Towers, Za'abeel district, and downtown Dubai. This thoughtful integration of nature and urbanity makes Eden House Za'abeel a unique and harmonious addition to Dubai's architectural landscape.





# Interior Design by Tristan Auer

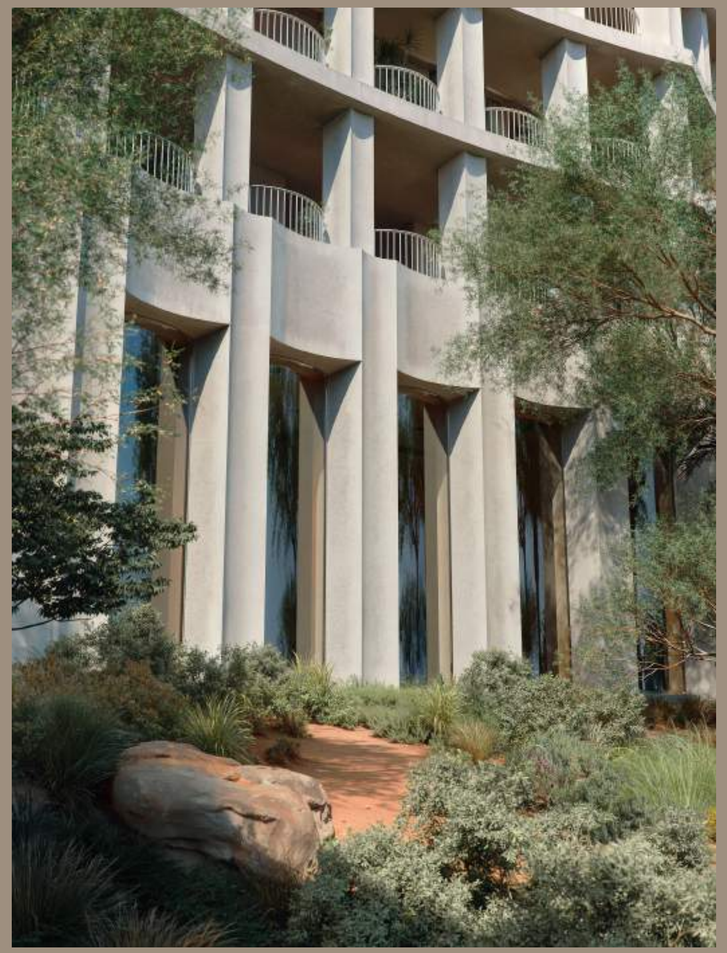
The interiors reflect an exquisite synergy of design and nature, envisioned by Tristan Auer. Serving as an extension of the building's surroundings, interior spaces harmonize bold monolithic geometry with softer, ornamental details. This creates the cinematic yet tranquil ambience of a serene oasis—one that redefines modern luxury in harmony with the site's contemplative nature.

A monochromatic palette enhances the interplay of light and shadow, while textures—ranging from textured plaster to exotic timbers—introduce warmth and richness. Sculptural furniture with organic forms and thoughtful materials like stone mosaics and marble lend depth and tactility. Arched doorways and fluted panels add a subtle rhythm, balancing contemporary elegance with timeless refinement.

# Landscaping by Vladimir Djurovic

Eden House Za'abeel showcases a peaceful beauty in its landscape, crafted by the renowned Vladimir Djurovic Landscape Architecture. Drawing inspiration from the desert's resilient Ghaf groves that once thrived here, the design aims to celebrate and revive this ecosystem.

Native trees and plants have been planted to form a self-sustaining habitat, boosting biodiversity. Water features, thoughtfully sourced from the building's cooling system condensate, offer calming spaces and attract native fauna. This thoughtful integration of nature and design creates a serene retreat, shaded and peaceful, allowing residents to embrace the simple luxury of living in close connection with nature.





RESIDENCES

# Defined by Balanced Contrasts



# Eden House Za’abeel is home to an exclusive collection of 252 exquisite residences.

This collection of residences reflects the same continuous balance between opposing elements—raw character with softness, monolithic structure with intricate detail, urban proximity with residential sanctuary—that defines the entire development.

With remarkably high ceilings creating a sense of expansive openness, the light-filled residences include apartments with one, two and three bedrooms. Each masterfully crafted home features free-flowing interiors that merge into wraparound terraces offering panoramic views.



Eden House Za’abeel







LIFESTYLE

# The Art of Effortless Balance

Rooted in Za’abeel’s quieter character, yet open to moments from the energy of DIFC, life here feels both private and connected. Within these spaces—from the courtyards to the rooftop terrace—community flourishes organically, designed for moments of reflection and shared experiences.



Eden House Za’abeel



# Resident courtyards

At the heart of Eden House's philosophy lies community and belonging. This core essence is beautifully cultivated within its signature courtyards, found in every Eden House property. Here at Eden House Za'abeel, multiple resident courtyards are thoughtfully designed as natural gathering spots that also offer serene pockets for quiet moments.

At the podium level, these courtyards gently unfold, becoming vibrant with dining venues and social hubs. Meanwhile, the inner courtyards offer tranquil escapes into nature, where you can simply breathe. The Za'abeel-facing courtyard in particular, provides a calming sanctuary with its soothing greenery and the gentle murmur of water.

Ascending to the rooftop, the terrace and its striking outdoor pool offer a unique blend of expansive city views and intimate desert-inspired planting.

# Thoughtfully crafted amenities

The lifestyle here is enhanced by a carefully selected array of amenities, designed to support well-being and foster community for residents of all ages. Imagine vibrant spaces for work and social gatherings, alongside peaceful retreats for relaxation. This includes dynamic work environments, welcoming dining areas, a tranquil movement studio for exercise and mindfulness, and a stunning indoor swimming pool, uniquely sculpted from stone. Every amenity has been chosen to create a harmonious and fulfilling living experience.

COMMUNITY

- Resident lounge
- Multiple resident courtyards
- Food and beverage venues
- Residents' café
- Outdoor and indoor swimming pools
- Children's playroom
- Business suite

WELLNESS

- Wellness courtyard
- Indoor wellness lounge
- Fitness facility
- Movement studio
- Spa suite
- Changing rooms with sauna and steam room



# Intentional, attuned, precise.

At Eden House Za'abeel, service is an extension of the home itself—intentional, present, and tailored to those who value discernment. Service is not about routine nor excess, but about understanding, anticipating, and responding with warmth and precision to ensure residents can spend their time on what truly matters to them.

A dedicated team of experts take care of daily essentials via signature services, enabling life to unfold friction-free, with complete assurance. These services are complemented by a broad spectrum of à la carte offerings—from in-house butlers and private chefs to plant care and personal training.

## SIGNATURE SERVICES

- Day to day operations and residence management
- Dedicated Eden House team of seasoned experts
- 24-hour manned security with comprehensive CCTV coverage
- 24-hour on-property maintenance support
- Residents and guest valet parking
- Mail and package delivery and collection
- Vacant home care program
- Pool lifeguard
- Common area maintenance and cleaning
- High-speed WiFi in common areas



## À LA CARTE SERVICES

- Technical and repair services
- Housekeeping services
- Pressing, laundry, and dry-cleaning services
- Vacant home care program
- Personal in-house butler
- Chauffeur services
- Childcare
- Spa services with Eden House Wellness
- In-fitness or in-residence personal training
- Sport group classes
- Plant care and florist services
- Private chef
- Personal shopping
- Car care services

TEAM

# Building a Legacy

## 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 Aman, Rosewood and Eden House, also exhibit H&H's commitment to excellence in development.

www.h-h.ae

## DXB Lab

Architecture

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.

https://dxb-lab.com

## Tristan Auer

Interior Design

Tristan Auer is a renowned master of interior and emotional architecture, known 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

## Vladimir Djurovic Landscape Architecture

Landscape Design

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

DISCLAIMER

All dimensions are in imperial and metric, and measured from finish to finish excluding construction tolerances. 2. All materials, dimensions, and drawings are approximate only. 3. Information is subject to change without notice, at developer's absolute discretion. 4. Actual area may vary from the stated area. 5. Drawings not to scale. 6. All images used are for illustrative purposes only and do not represent the actual size, features, specifications, fittings, and furnishings. 7. The developer reserves the right to make revisions/alterations, at its absolute discretion, without any liability whatsoever.


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