EH

EDEN HOUSE

ZA'ABEEL

A DEVELOPMENT BY H&H

An architectural vision revealing
exceptional residences infused with
DIFC's dynamism and Za'abeel's serenity.

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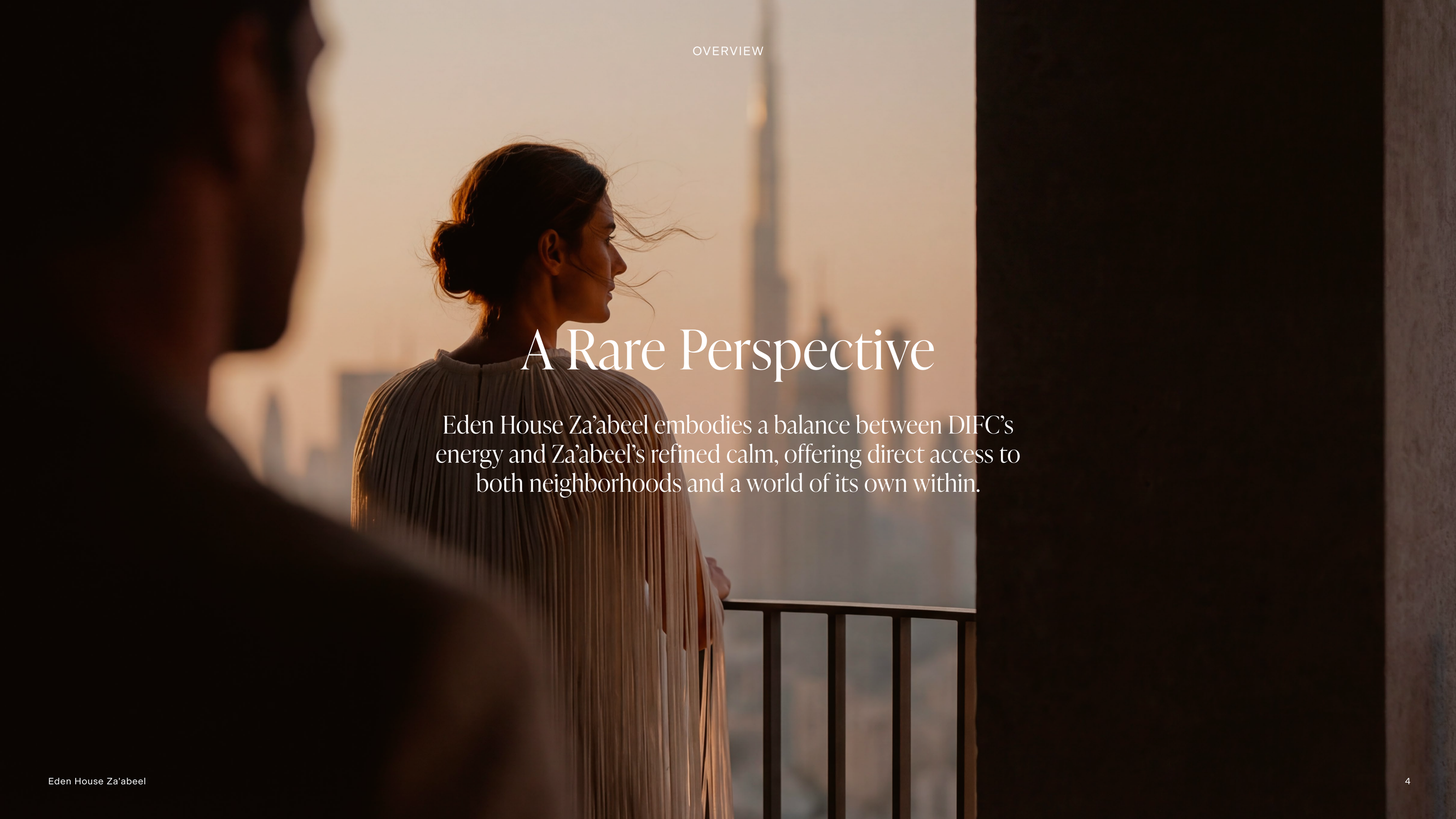
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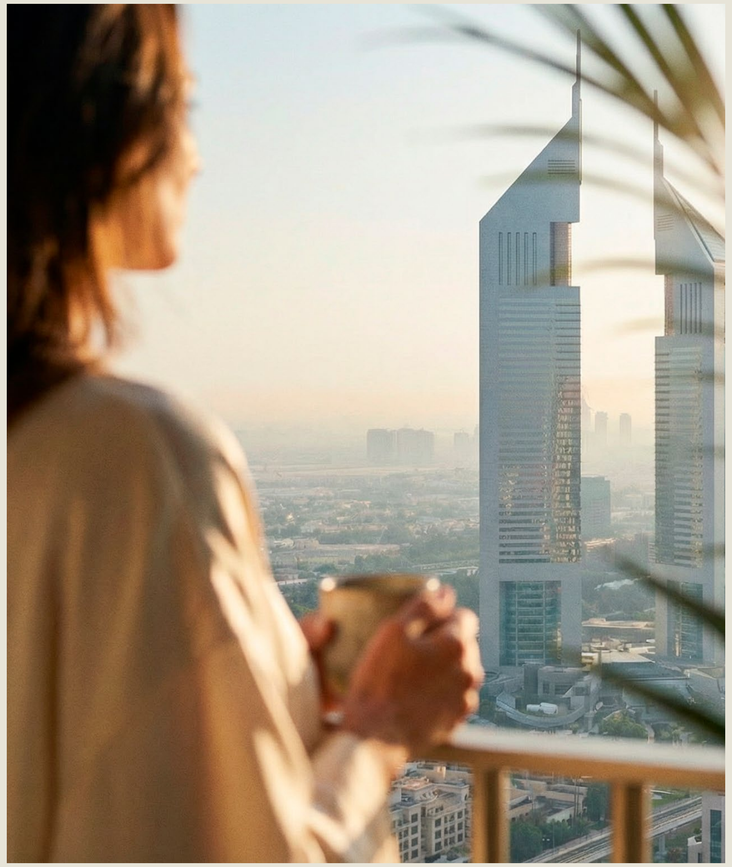


A Rare Perspective

Eden House Za’abeel embodies a balance between DIFC’s energy and Za’abeel’s refined calm, offering direct access to both neighborhoods and a world of its own within.

A New Expression of Life at DIFC

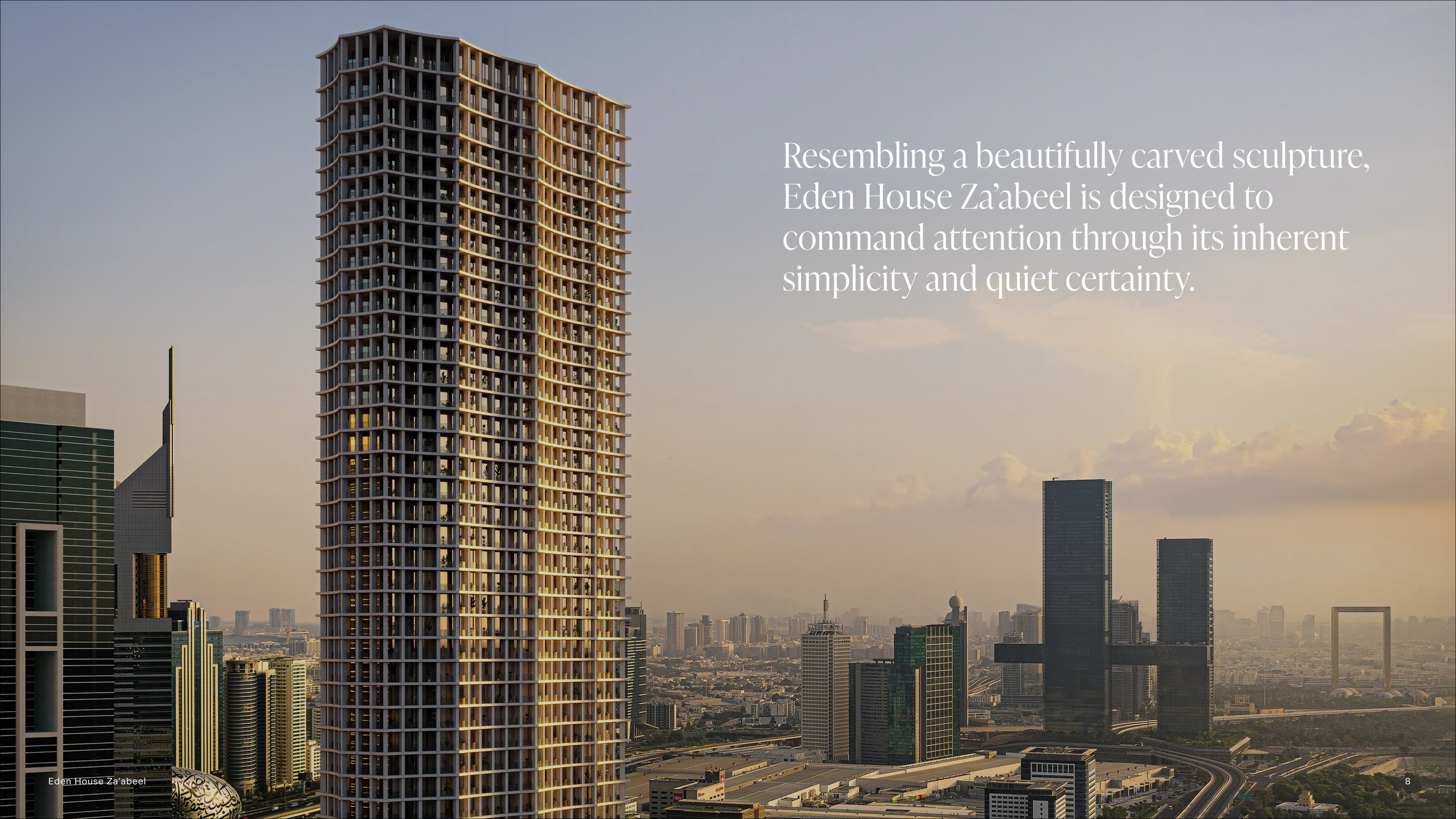
Designed by dxb lab with interiors by Tristan Auer, Eden House Za'abeel features 245 private residences with sweeping views across DIFC, Za'abeel, and Dubai's skyline. The building's sculptural, concrete form reveals unexpected warmth in lush courtyards, a rooftop pool, and intimate social spaces, while a comprehensive suite of world-class amenities ensures residents have everything they need at their fingertips.



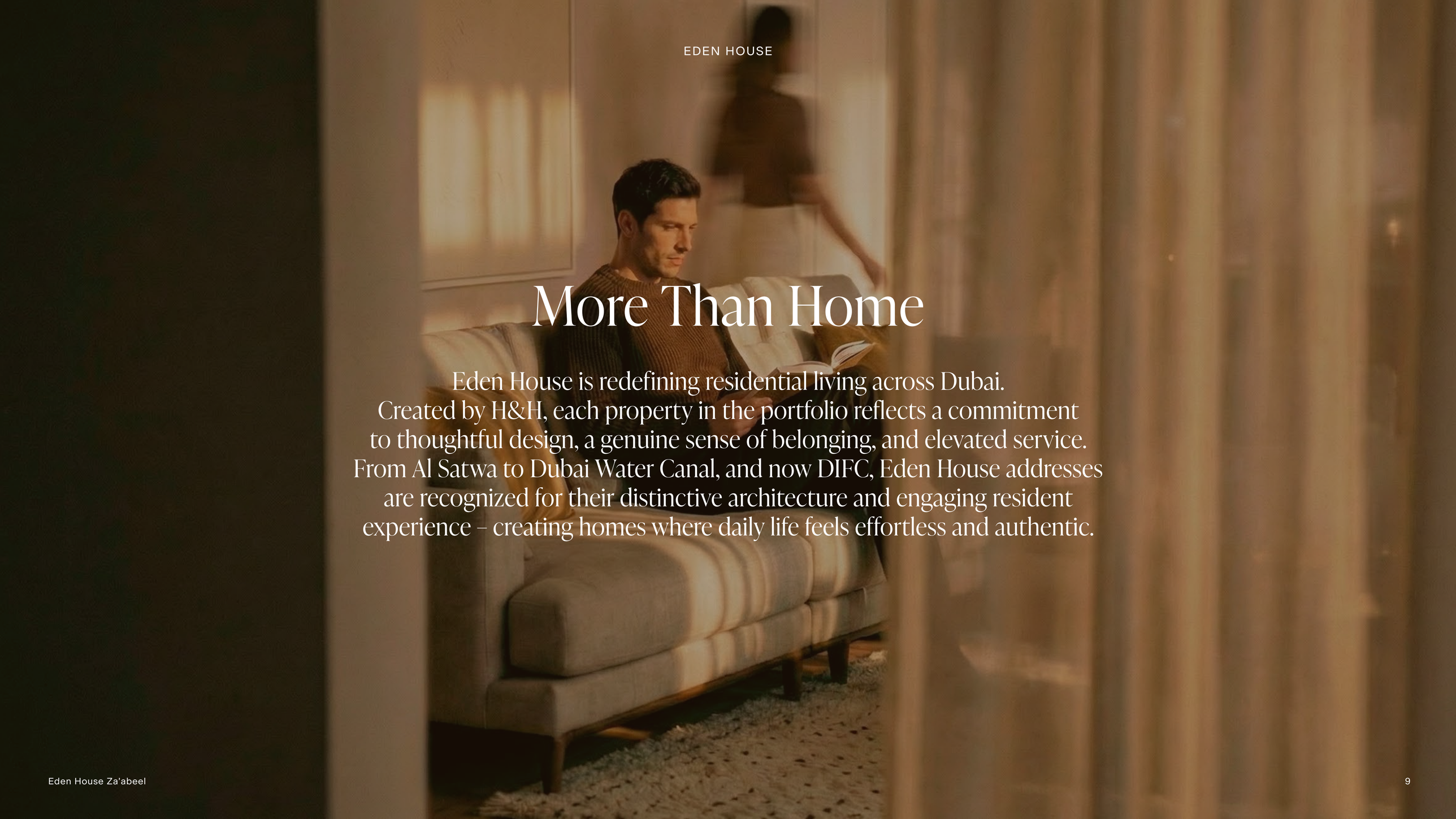




Main Lobby



Resembling a beautifully carved sculpture, Eden House Za’abeel is designed to command attention through its inherent simplicity and quiet certainty.



More Than Home

Eden House is redefining residential living across Dubai. Created by H&H, each property in the portfolio reflects a commitment to thoughtful design, a genuine sense of belonging, and elevated service. From Al Satwa to Dubai Water Canal, and now DIFC, Eden House addresses are recognized for their distinctive architecture and engaging resident experience – creating homes where daily life feels effortless and authentic.



Between Stillness & City

Eden House Za’abeel is defined by its duality; a composed retreat with immediate access to Dubai’s leading financial and social district, DIFC. Just steps away from their home, residents have access to the acclaimed dining, art, culture, and global possibilities that define this walkable urban enclave.

LIFESTYLE

On the Pulse

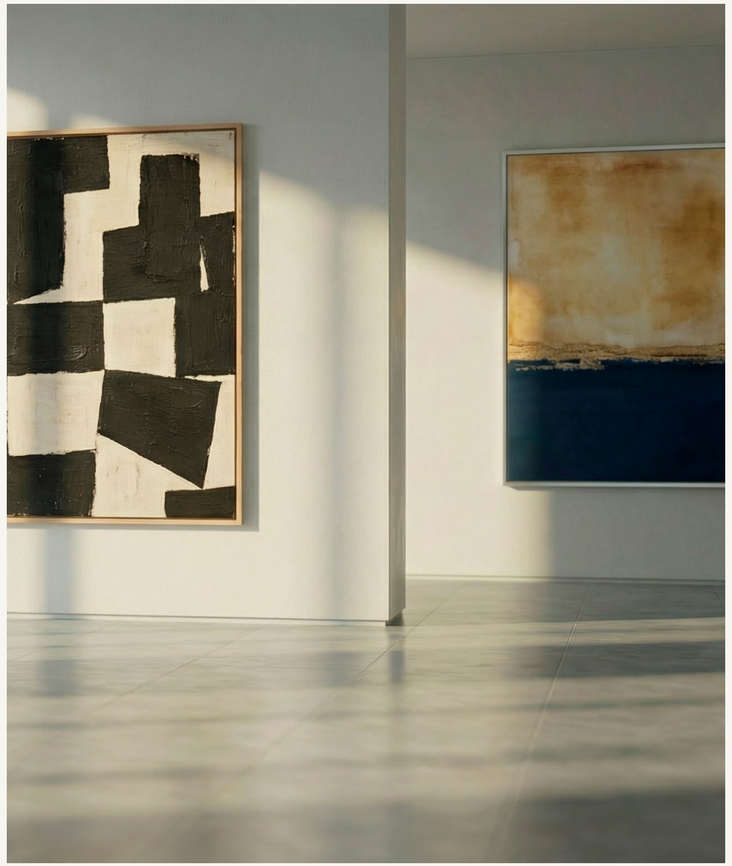
DIFC is the pulse of Dubai’s urban energy, and Eden House Za’abeel stands at its threshold. Residents can stroll into this cosmopolitan district, first passing through a private courtyard that functions as a lively social hub with vibrant places to meet, relax, and dine.

The arrival to the building is a striking counterpoint. Intentionally positioned on the serene Za’abeel side, it offers a private escape from urban traffic. Verdant landscaping frames the main entrance, easing the shift from the city’s energy to the calm of home.



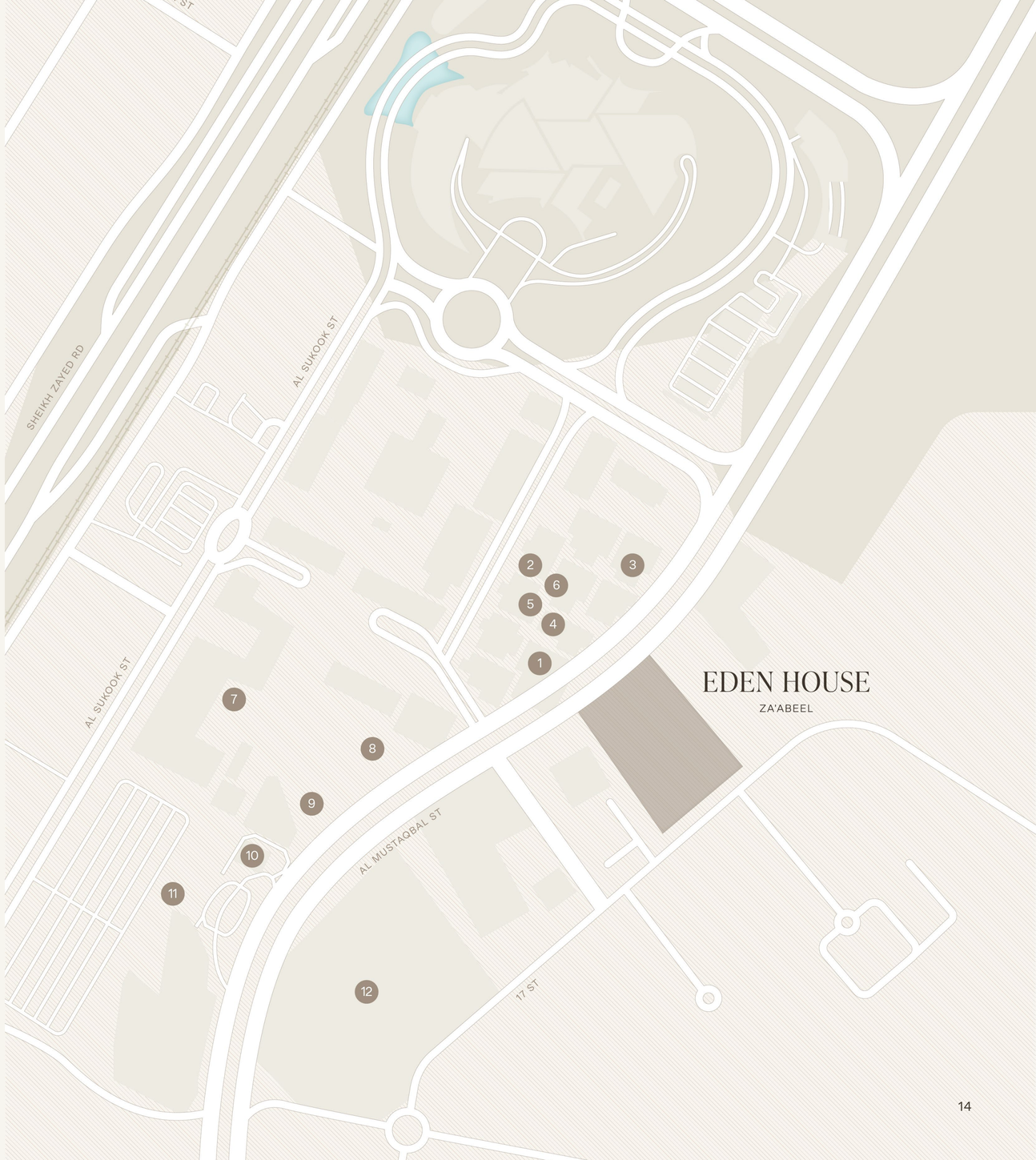


Life here feels both private *and connected.*



Locations

1. Four Seasons Hotel DIFC
2. DIFC Gate Village
3. Zuma Dubai
4. La Petite Maison
5. Perrotin Gallery
6. Opera Gallery Dubai
7. The Ritz-Carlton DIFC
8. Arts Club Dubai
9. ICD Brookfield Place
10. Four Seasons Private Residences DIFC
11. The Carlyle Dubai
12. Janu Dubai



A World of Choice

Morning at Reform Athletica



8-minute walk from Eden House Za’abeel

Business Lunch at LPM



10-minute walk

Afternoon at Opera Gallery



12-minute walk

Evening at The Arts Club



7-minute walk

Every day flows seamlessly from *business to leisure*, always within *easy reach of home.*



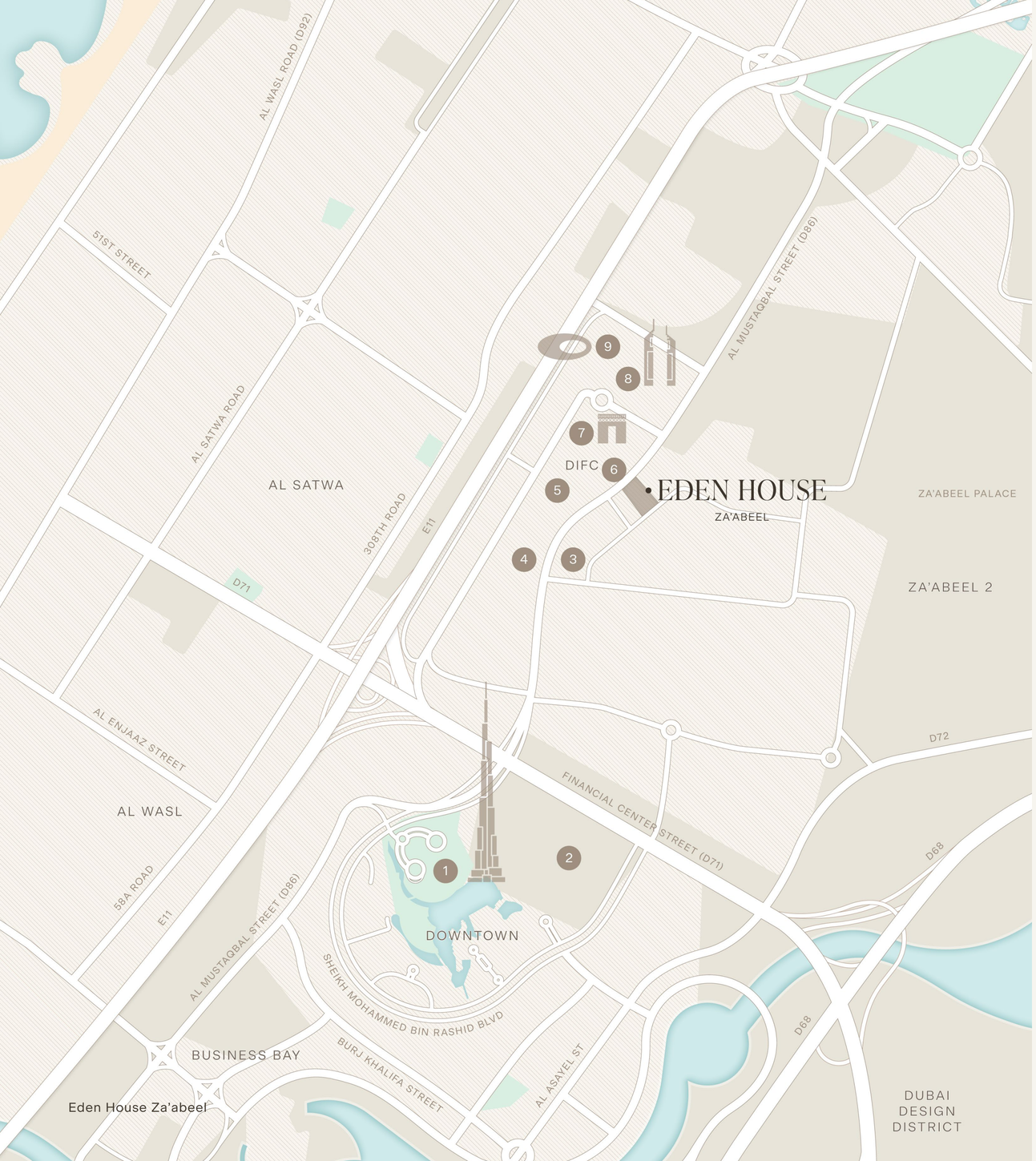




Eden House Za'abeel



DIFC after dark becomes *Dubai's social center.*



Eden House Za'abeel

Locations

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

A World Within

Beyond the endless choices of DIFC, Eden House Za’abeel is a sanctuary of refined calm and connection, offering a host of amenities that support every aspect of daily life. Social spaces invite gathering, while wellness facilities provide balance and restoration. From mornings in the gym to evenings on the rooftop beside the serene outdoor swimming pool, this is a private realm of tranquil retreat and vibrant community – one residents call home.



Outdoor Swimming Pool



Indoor Swimming Pool



Eden House Za'abeel





Gym & Movement Studio



A harmonious and *fulfilling* living experience.

Crafted for Thoughtful Balance



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 that feels carved by nature. Every amenity has been chosen to create a harmonious and fulfilling living experience.



Residents’ Lounge

Community

- Residents’ lounge
- Residents’ co-working and meeting room
- Residents’ courtyard
- Children’s playroom
- Children’s pool
- Café
- Beauty salon

Wellness

- Wellness courtyard
- Fully equipped gym
- Private movement studio
- Wellness suite
- Changing rooms with sauna, steam room, cold bath, and Jacuzzi
- Indoor swimming pool
- Outdoor swimming pool
- Indoor pool lounge

SERVICES

Signature Services

- Daily operations and residence management
- Dedicated Eden House team of 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





Eden House Za'abeel

SERVICES

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
- Children's care services
- 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

A Sculptural Presence

Eden House Za’abeel commands attention through bold architecture and disciplined design – a monolithic presence softened by curves, greenery, and natural materials.



The arrival experience sets the tone – refined, calm, and wrapped in natural materials that balance the building's striking concrete form.

Architecture by dxb lab

Conceived by dxb lab, Eden House Za’abeel rises as a confident architectural silhouette on DIFC’s skyline, its bold brutalist form commanding attention. The design draws inspiration from the Ghaf groves that once defined this landscape, translating their organic forms into a concrete structure with curvilinear gestures and a rhythmic grid of balconies. Natural stone provides weight and presence, while greenery cascades through the façade. Terraces and lush courtyards create layered outdoor environments that encourage movement, pause, and interaction. Every sightline is deliberate – framing views of DIFC’s towers, Emirates Towers, Za’abeel, and Downtown Dubai – resulting in architecture that balances the city’s energy with serene, livable spaces.

Eden House Za’abeel

Interior Design by Tristan Auer

Tristan Auer’s interiors combine geometric clarity with refined detailing, creating spaces that feel both contemporary and grounded.
A monochromatic palette allows light and texture to shape each room, while natural stone, exotic timbers, and artisanal plaster add warmth and tactile richness. Sculptural furniture and organic forms provide subtle visual interest, while stone mosaics, marble accents, and arched doorways guide movement naturally through each home. The interiors extend the building’s architectural language inward, framing views and landscape beyond, and creating an atmosphere that is composed yet animated.





Eden House Za'abeel

Landscaping by Vladimir Djurovic

Eden House Za'abeel reveals a natural elegance in its landscaping, crafted by Vladimir Djurovic Landscape Architecture. Inspired by the enduring Ghaf tree, whose sculptural branches and silvery foliage embody desert resilience, the design celebrates and reinterprets this iconic ecosystem. Native trees and plants create a self-sustaining habitat, weaving movement and biodiversity across terraces and courtyards. Water features, sustainably sourced from the building's condensate systems, enliven these spaces with gentle reflections and melodic sounds. Every pathway, terrace, and shaded enclave invites exploration and quiet pause, extending each residence into a living, sensory outdoor environment.

Designed For City Living

Defined by generous proportions, high ceilings, and full-height windows, each residence offers a considered balance of space, light, and materiality. Full-length terraces extend living spaces outward, while interiors feature wood flooring, built-in wardrobes, kitchens with stone detailing, and travertine-finished bathrooms.

3 Bedroom Apartments

Full-length terraces flow from every space, offering breathtaking views across DIFC, Za'abeel, and the wider Dubai skyline. Expansive, open-plan living and dining areas provide generous room for everyday life and effortless entertaining.

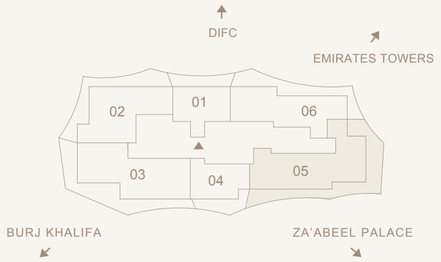


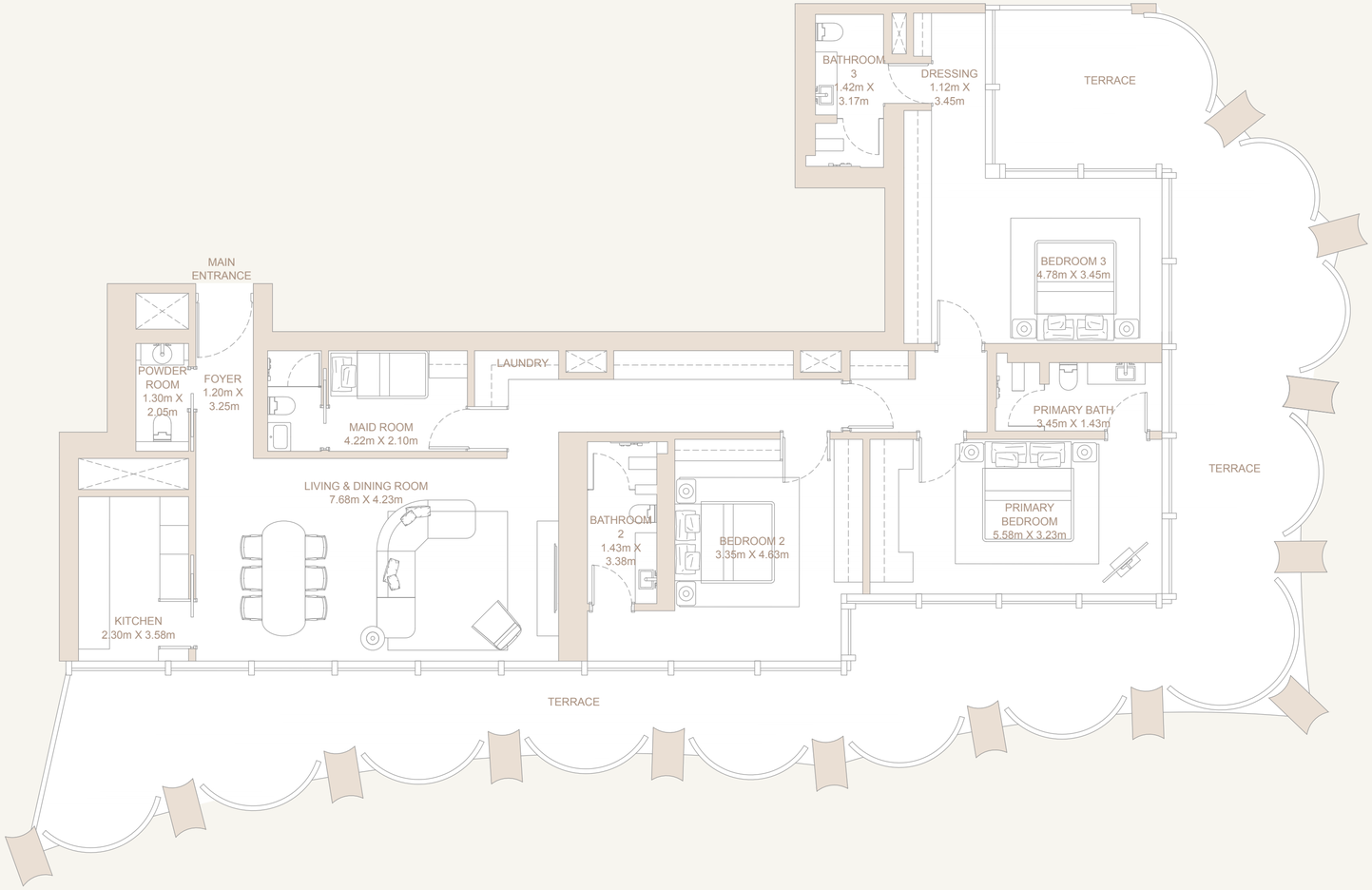
3 Bedroom Apartments

Area	m²	ft²
Internal	176	1,890
External	99	1,064
Total	274	2,954

Features

- Master bedroom with private bathroom
- 2 secondary bedrooms with private bathroom
- Living room
- Dining area
- Closed kitchen
- Powder room
- Maid’s room
- Laundry room
- Balcony










OTTOLENGHI SIMPLE



2 Bedroom Apartments

Balancing privacy and openness, living and dining areas are designed with an emphasis on space and flow, complemented by refined materiality throughout. Full-length terraces embrace sweeping views of DIFC, Za'abeel, or the city skyline.

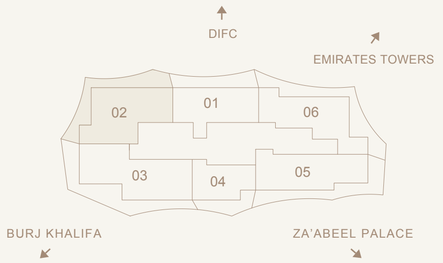


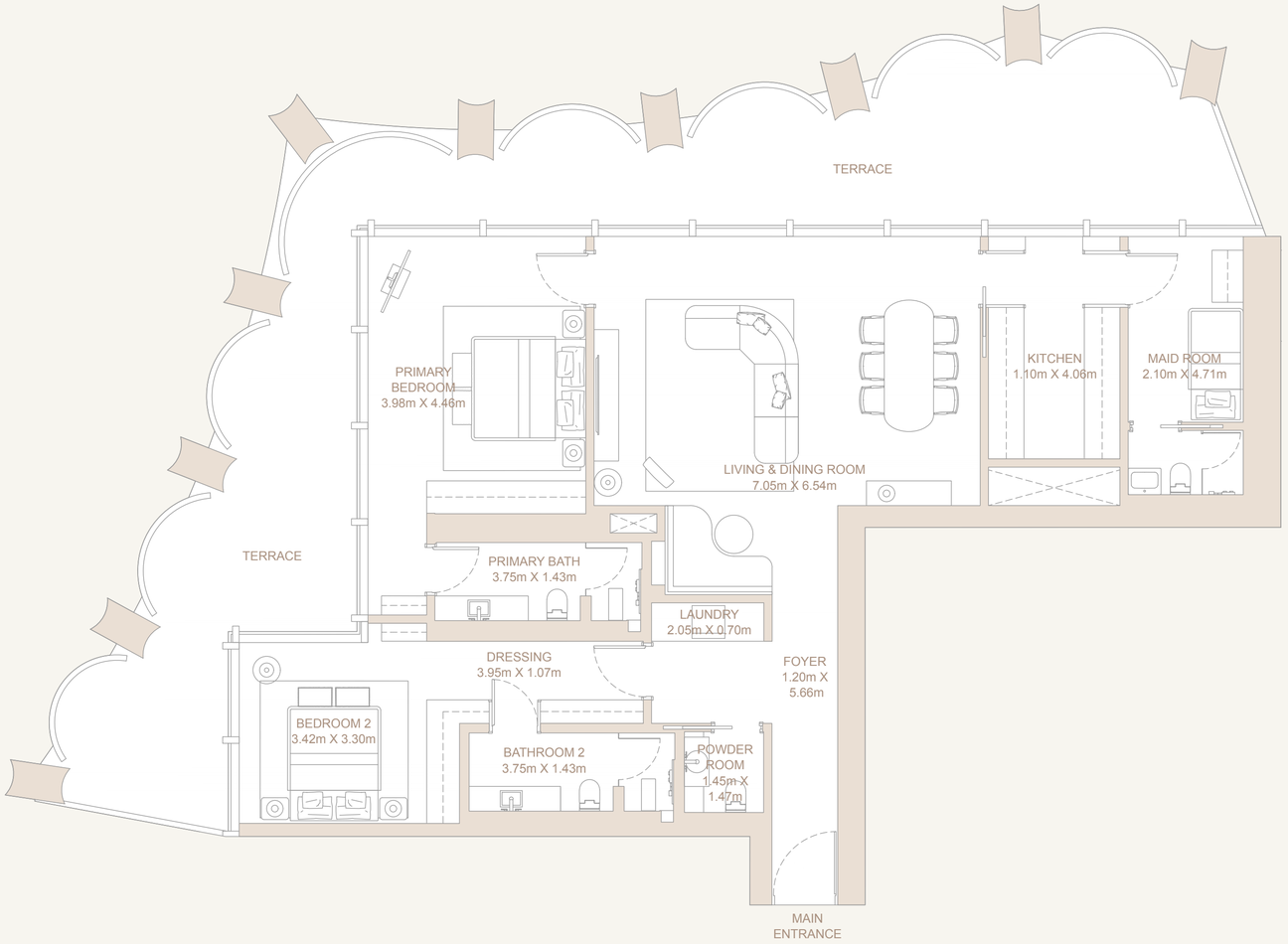
2 Bedroom Apartments

Area	m²	ft²
Internal	147	1,586
External	71	765
Total	218	2,351

Features

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











1 Bedroom Apartments

Pouring through via a full-length terrace overlooking DIFC or Za'abeel, natural light fills the living and dining areas as well as the bedroom and ensuite. Efficient planning creates a sense of spaciousness rarely found in one-bedroom homes.

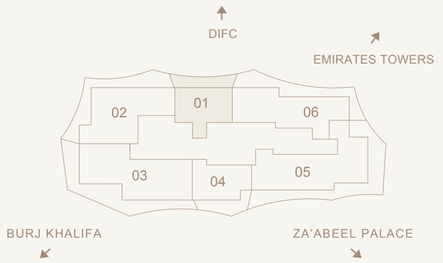


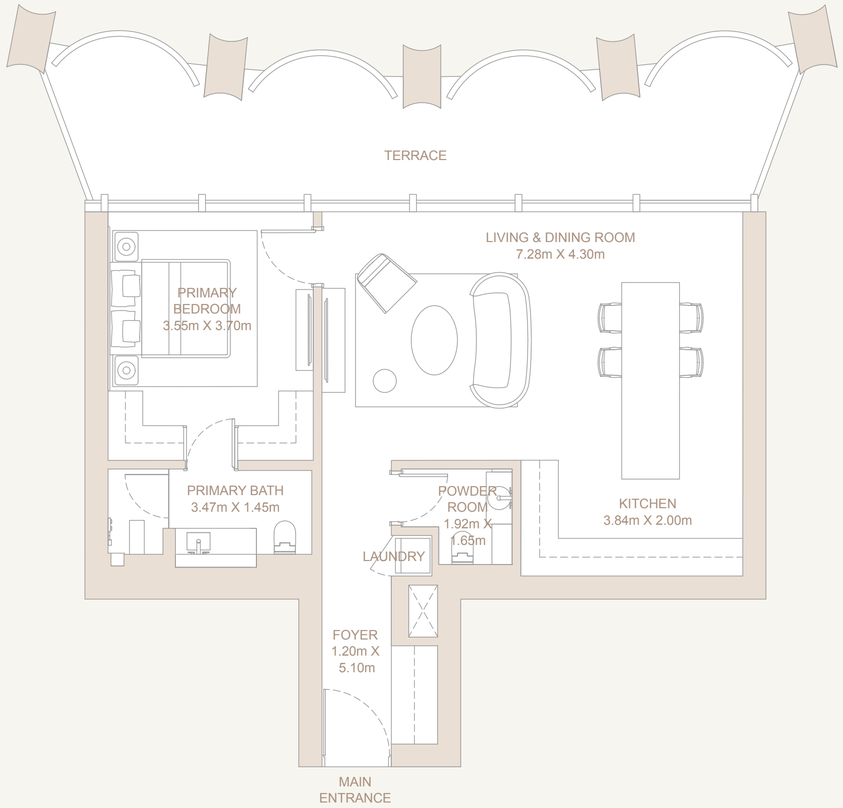
1 Bedroom Apartments

Area	m²	ft²
Internal	83	888
External	31	329
Total	113	1,217

Features

- Master bedroom with private bathroom
- Living room
- Dining area
- Kitchen
- Powder room
- Balcony





Eden House

Eden House is a homegrown residential hospitality brand offering curated living experience. Independent from hotel operators, Eden House delivers a discreet, hospitality-inspired lifestyle crafted exclusively for residents and supported by thoughtful services and amenities.

Developed by H&H since 2021, Eden House combines purposeful architecture, meaningful landscape design, and an intuitive, human-led approach to hospitality to create residences where community forms naturally and every detail serves a clear purpose.

Guided by a philosophy of privacy without isolation and a sense of belonging without formality, Eden House collaborates with leading architects and designers to deliver homes that are refined yet understated. The Eden House portfolio spans the most iconic locations in Dubai, offering residences for lease and ownership. The flagship property, Eden House Al Satwa, was opened in 2021 with Eden House The Canal handing over in December 2025. Eden House The Park, Eden House Za'abeel, and Eden House Dubai Hills are slated for completion in 2027 and 2029 with more projects to be announced soon.

edenhouse.ae

H&H

H&H is a Dubai-based developer and asset manager, pioneering the benchmark for curated, elevated developments. Since 2007, the company has built its reputation on design excellence, enduring value, and an unwavering standard of quality.

Its highly selective portfolio delivers impactful developments, guided by exceptional craftsmanship, prime locations, and meaningful partnerships. This includes introducing world-renowned brands like Four Seasons, Aman, and Rosewood to Dubai, as well as establishing its homegrown Eden House brand, aiming for a new standard of value-driven excellence in branded residences.

As Dubai progresses, H&H remains at the forefront, shaping the future with considered, impactful developments across its diverse portfolio, consistently raising industry standards for high-end developments.

h-h.ae

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.

dxb-lab.com

Tristan Auer

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.

tristanauer.com

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.

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

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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