EDEN HOUSE

ZA'ABEEL

A DEVELOPMENT BY H&H

Refined Living in DIFC





In the heart of DIFC, discover the address where you belong.

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

Designed by dxb lab with interiors by Tristan Auer, the residences are defined by architectural clarity, tactile detail, and raw materiality. Courtyards and rich landscaping offer space for pause and gathering, shaping a lifestyle both private and connected.
With service that anticipates needs with warmth and precision, and a neighborhood offering an appealing contrast of residential calm and urban dynamism, life here moves with quiet rhythm and ease.



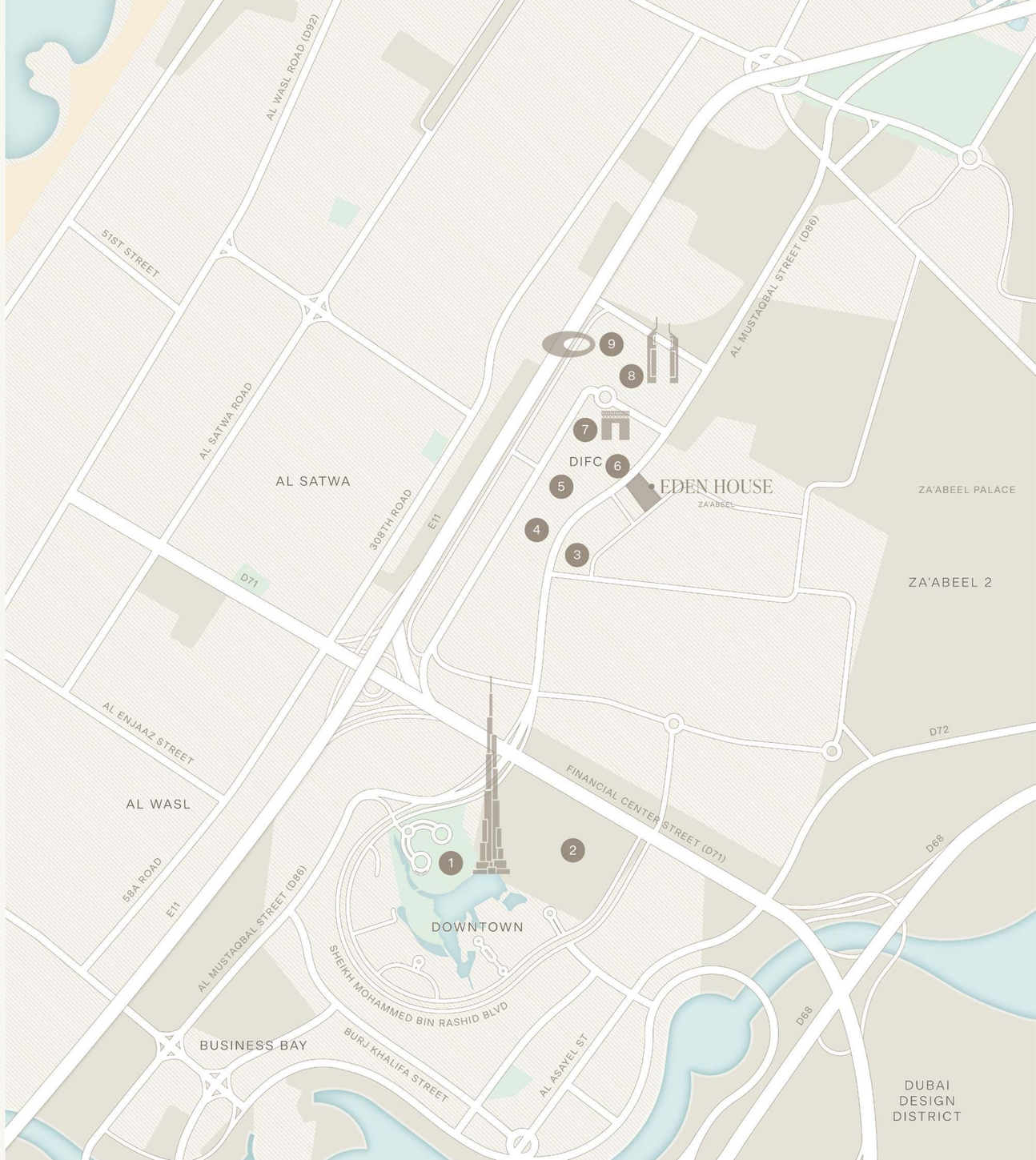
Location

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. In only minutes, Dubai’s most coveted destinations are within reach.

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 via 17th Street.

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





Design

ARCHITECTURAL VISION

Eden House Za’abeel presents a striking architectural statement, resembling a beautifully carved sculpture that commands attention through its inherent simplicity and quiet certainty. Conceived by dxb lab, the building’s concrete form unexpectedly reveals warmth and softness in its materiality. Inspired by the site’s original Ghaf groves, the design unfolds with graceful, curvilinear gestures that harmonize with the surroundings. This is evident in the textured concrete façade, cascading greenery, and rhythmic grid of balconies with curved handrails, creating a striking balance between urban sophistication and organic elegance. dxb lab’s vision emphasizes a community, integrating lush communal green spaces across multiple levels and thoughtfully orienting the building to showcase breathtaking city views.

INTERIOR AND LANDSCAPE

The interiors, envisioned by Tristan Auer, continue this dialogue between design and nature, harmonizing bold forms with softer, ornamental details. A disciplined monochromatic palette complements natural stone, marble, and warm woods, while the interplay of reflective and matte surfaces enhances the changing light. Organic shapes, stone mosaics, and timber details introduce refined, tactile interest. The landscape design by Vladimir Djurovic Landscape Architecture further integrates nature, drawing inspiration from the site’s Ghaf groves to reintroduce native species and create a self-sustaining habitat. Water elements, thoughtfully curated, seamlessly blending nature and design to offer residents a tranquil and connected living experience.



Residences

This collection of 245 exquisite 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 high ceilings creating a sense of expansive openness, the light-filled residences include apartments with one, two and three bedrooms, as well as very exclusive four-bedroom penthouses. Each masterfully crafted home features free-flowing interiors that merge into full-length terraces offering panoramic views.




MARLE/BERNHOFT
ARCHITYPE

Unit Mix

FLOOR	UNIT TYPE	UNIT	APARTMENT TYPE	VIEWS	INTERNAL AREA (m^2)	EXTERNAL AREA (m^2)	TOTAL (m^2)	INTERNAL AREA (ft^2)	EXTERNAL AREA (ft^2)	TOTAL (ft^2)
PENTHOUSE LEVEL 45	01	4501	5-BEDROOM	BURJ KHALIFA, DIFC & ZA'ABEEL	603	363	966	6,492	3,902	10,394
	02	4502	3-BEDROOM	ZA'ABEEL	432	209	642	4,654	2,254	6,908
	03	4503	4-BEDROOM	DIFC & EMIRATES TOWERS	514	255	769	5,534	2,742	8,276
UPPER LEVELS 40–43	01	4001-4301	3-BEDROOM	DIFC & BURJ KHALIFA	230	102	331	2,473	1,093	3,566
	02	4002-4302	3-BEDROOM	BURJ KHALIFA & ZA'ABEEL	177	84	261	1,901	904	2,805
	03	4003-4303	1-BEDROOM	ZA'ABEEL	75	36	111	811	386	1,197
	04	4004-4304	3-BEDROOM	ZA'ABEEL & EMIRATES TOWERS	175	99	274	1,888	1,064	2,953
	05	4005-4305	2-BEDROOM	DIFC & EMIRATES TOWERS	142	67	210	1,533	724	2,257
UPPER LEVEL 39	01	3901	2-BEDROOM	DIFC & BURJ KHALIFA	147	72	219	1,583	773	2,359
	02	3902	3-BEDROOM	BURJ KHALIFA & ZA'ABEEL	176	85	261	1,893	912	2,805
	03	3903	1-BEDROOM	ZA'ABEEL	75	36	111	811	386	1,197
	04	3904	3-BEDROOM	ZA'ABEEL & EMIRATES TOWERS	175	99	274	1,887	1,067	2,954
	05	3905	2-BEDROOM	DIFC & EMIRATES TOWERS	142	68	210	1,529	736	2,265

Unit Mix

FLOOR	UNIT TYPE	UNIT	APARTMENT TYPE	VIEWS	INTERNAL AREA (m^2)	EXTERNAL AREA (m^2)	TOTAL (m^2)	INTERNAL AREA (ft^2)	EXTERNAL AREA (ft^2)	TOTAL (ft^2)
UPPER LEVEL 38	01	3801	2-BEDROOM	DIFC & BURJ KHALIFA	147	72	219	1,586	773	2,360
	02	3802	3-BEDROOM	BURJ KHALIFA & ZA'ABEEL	176	85	261	1,893	912	2,805
	03	3803	1-BEDROOM	ZA'ABEEL	75	36	111	811	386	1,197
	04	3804	3-BEDROOM	ZA'ABEEL & EMIRATES TOWERS	176	99	274	1,890	1064	2,954
	05	3805	2-BEDROOM	DIFC & EMIRATES TOWERS	142	68	210	1,532	734	2,265
MID LEVELS 19–37	01	1901-3701	1-BEDROOM	DIFC	83	31	113	888	329	1,217
	02	1902-3702	2-BEDROOM	DIFC & BURJ KHALIFA	147	71	218	1,586	765	2,351
	03	1903-3703	3-BEDROOM	BURJ KHALIFA & ZA'ABEEL	176	85	261	1,893	912	2,805
	04	1904-3704	1-BEDROOM	ZA'ABEEL	75	36	111	811	386	1,197
	05	1905-3705	3-BEDROOM	ZA'ABEEL & EMIRATES TOWERS	176	99	274	1,890	1,064	2,954
	06	1906-3706	2-BEDROOM	DIFC & EMIRATES TOWERS	142	67	210	1,532	724	2,256
LOWER LEVELS 2–17	01	201-1701	2-BEDROOM	DIFC	112	44	156	1,203	472	1,675
	02	202-1702	2-BEDROOM	DIFC & BURJ KHALIFA	147	71	218	1,583	766	2,349
	03	203-1703	3-BEDROOM	ZA'ABEEL & BURJ KHALIFA	175	85	260	1,887	912	2,800
	04	204-1704	1-BEDROOM	ZA'ABEEL	75	36	111	809	386	1,195
	05	205-1705	2-BEDROOM	ZA'ABEEL	141	69	210	1,521	741	2,262
	06	206-1706	2-BEDROOM	DIFC & EMIRATES TOWERS	146	84	229	1,567	903	2,469





Unit Specifications

AREA	FINISHES	FIXTURES	APPLIANCES
LIVING ROOM DINING ROOM HALLWAYS	FLOOR Engineered timber flooring/natural oak wood	DOORS Bespoke handle and ironmongery by Olivari/Assa Abloy or equivalent	Not applicable
	WALLS Plaster with white stone skirting		
	DOORS Painted doors and painted door frames with base in timber matching stone skirting		
	JOINERY WORKS Plaster doors with marble skirting, interior shelving and drawers in timber veneer and soft-closing high-grade stainless-steel hardware		
	CEILING Textured paint		
KITCHEN LAUNDRY STORE	FLOOR Engineered sanded white travertine	DOORS Bespoke handle and ironmongery by Olivari/Assa Abloy or equivalent	INTEGRATED ELECTRIC APPLIANCES By Miele or equivalent: full-height fridge (60cm), full-height freezer (60cm), hob (60/90cm), hood/ extractor fan, oven, dishwasher, washing machine, dryer
	WALLS Moisture-proof plaster with white travertine marble skirting	KITCHEN SINK Under-mounted high-grade stainless steel single-basin or double-basin	
	CEILING Moisture-proof paint	HARDWARE All soft-closing high-grade stainless steel	
	KITCHEN TOP AND BACKSPLASH Natural stone/marble or similar		
	KITCHEN JOINERY Timber finish for drawers and cabinets with metal inserts		
	LAUNDRY JOINERY Painted doors, interior shelving and drawers in timber veneer and soft-closing high-grade stainless-steel hardware		KITCHEN FAUCET Deck mounted pull-out

Unit Specifications

BATHROOM POWDER ROOM	FLOOR Marazzi flooring and natural stone floor in the shower area	DOORS Bespoke handle and ironmongery by Olivari/Assa Abloy or equivalent	Not applicable
	POWDER ROOM WALLS Moisture-proof plaster with white travertine marble skirting and silver travertine wall features	SANITARY AquaClean by Gessi or equivalent	
	BATHROOM WALLS Waterproof plaster with white travertine marble skirting and white travertine wall features	BATHROOM MIXERS AND ACCESSORIES By Axor or equivalent	
	MASTER BATHROOM WALLS White travertine marble with silver travertine wall features	FLOOR DRAIN Inset stone finish floor drain	
	CEILING Moisture-proof paint		
	DOORS Painted doors and painted door frames		
	SHOWER PARTITIONS 12mm thick, tempered low-iron super clear glass		
	VANITY COUNTERS White travertine		
	UNDER-COUNTER UNITS Inox with timber veneer inside drawers and cabinets		
BEDROOMS	FLOOR Engineered timber flooring/natural oak wood	DOORS Bespoke handle and ironmongery by Olivari/Assa Abloy or equivalent	Not applicable
	WALLS Plaster with white travertine marble skirting		
	DOORS Painted doors and painted door frames with base in timber matching stone skirting		
	CEILING Textured paint		
	JOINERY/BUILT-IN WARDROBES Plaster doors with marble skirting, interior shelving and drawers in timber veneer and soft-closing high-grade stainless-steel hardware		



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.

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

COMMUNITY

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



Services

At Eden House, service is an extension of the home itself—intentional, present, and tailored to those who value discernment. A dedicated team of professionals take care of daily essentials via signature services, enabling life to unfold friction-free, with complete assurance.

SIGNATURE SERVICES

- Residence management
- Eden House dedicated team
- 24-hour manned security with comprehensive CCTV coverage
- 24-hour on-property maintenance support
- Resident and guest valet parking
- Mail and parcel delivery and collection
- Vacant home care program
- Pool lifeguard
- Common areas maintenance, cleaning, and landscaping
- Pesticide control and cleaning
- Exterior window cleaning
- Quarterly airconditioning inspections and filter change
- High-speed Wi-Fi in common areas

A LA CARTE SERVICES

- Deep cleaning services
- Housekeeping services
- Pressing, laundry and dry-cleaning services
- Vacant home program
- In-residence butler
- Chauffeur services
- Children 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 and catering
- Personal shopping
- Car care services



Eden House

Service and Management

Eden House is a home-grown residential hospitality brand offering curated living experience. Independent from hotel operators, Eden House delivers 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.

Eden House portfolio spans across 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, Eden House Dubai Hills slated for completion in 2027 and 2029 and more projects to be announced soon.

www.edenhouse.ae

H&H

Development

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.

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.

www.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

1. 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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