

EDEN HILLS

5 BEDROOM PLUS
AURORA VILLAS

AURORA FLOORPLAN

TOTAL OVERALL VILLA BUA
1,541.47 m² / 16,592.24 ft²

GROUND FLOOR

- _____
Entrance
- _____
Lift
- _____
Living room
- _____
Family kitchen
- _____
Dining room
- _____
Pantry
- _____
Powder room
- _____
Office
- _____
Guest bedroom en-suite
- _____
TV room
- _____
Pool
- _____
Pool powder room
- _____
Outdoor terraces

INTERNAL AREA
662.35 m² / 7,129.20 ft²

INTERNAL AREA
317.21 m² / 3,414.42 ft²

INTERNAL AREA
266.34 m² / 2,866.84 ft²

EXTERNAL AREA
143.39 m² / 1,543.44 ft²

EXTERNAL AREA
152.18 m² / 1,638.05 ft²



AURORA FLOORPLAN

TOTAL OVERALL VILLA BUA
1,541.47 m² / 16,592.24 ft²

FIRST FLOOR

- _____
- Lift
- _____
- Family room
- _____
- Master bedroom en suite his and her
- _____
- Master dressing his and her
- _____
- Bedrooms 2, 3, 4 en-suite
- _____
- Storage
- _____
- Outdoor terrace
- _____

INTERNAL AREA
662.35 m² / 7,129.20 ft²

INTERNAL AREA
317.21 m² / 3,414.42 ft²

INTERNAL AREA
266.34 m² / 2,866.84 ft²

EXTERNAL AREA
143.39 m² / 1,543.44 ft²

EXTERNAL AREA
152.18 m² / 1,638.05 ft²



BASEMENT

- Lift
- Multifunctional room
- Spa including sauna and hammam
- Gym
- Powder room
- Laundry
- Maid's room 1 en-suite
- Maid's room 2 en-suite
- Driver's room en-suite
- Technical rooms
- 2 storage rooms
- BOH kitchen
- Car parking

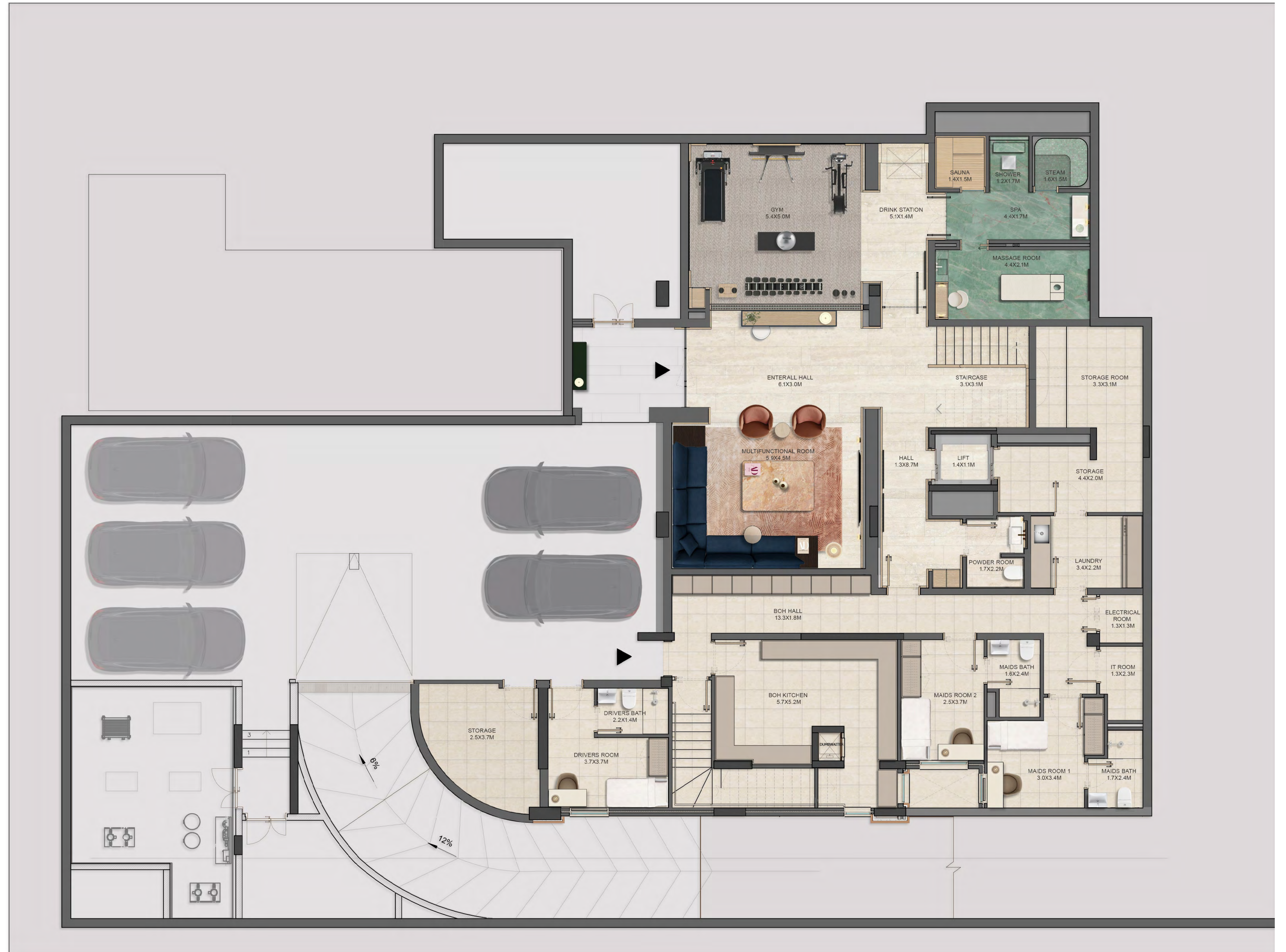
INTERNAL AREA
662.35 m² / 7,129.20 ft²

INTERNAL AREA
317.21 m² / 3,414.42 ft²

INTERNAL AREA
266.34 m² / 2,866.84 ft²

EXTERNAL AREA
143.39 m² / 1,543.44 ft²

EXTERNAL AREA
152.18 m² / 1,638.05 ft²



H&H

ABOUT H&H

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

H&H's highly selective portfolio delivers developments that make a discreet yet undeniable impact, guided by exceptional craftsmanship, prime locations, and meaningful partnerships. Every project is built with intention, reflecting a strategic curation that has introduced world-renowned brands like Four Seasons, Aman, and Rosewood to Dubai, while establishing its own industry-defining homegrown brand, Eden House, aiming to set a new standard for value-driven excellence in branded residences.

As Dubai progresses toward its 2050 vision, H&H remains at the forefront, shaping the future with considered, impactful developments. With a portfolio that includes private residences, commercial properties, and hospitality destinations, H&H operates with a long-term mindset. The company is committed to creating definitive urban benchmarks across the city, delivering unprecedented destinations and unparalleled lifestyle experiences. Through its forward-thinking and innovative approach, H&H consistently raises industry standards for high-end developments, building lasting value and contributing significantly to Dubai's evolving landscape.

For more information, visit h-h.ae

CAPRINI & PELLERIN

ARCHITECTURE

The design philosophy of Caprini & Pellerin shapes villas that are harmonious expressions of modern epicurean living. Rooted in the firm's Mediterranean heritage, their approach celebrates the art of living well, crafting spaces that feel authentic, immersive, and deeply connected to nature. Exemplifying architecture that 'breathes', large interconnected slabs – some landscaped, others accessible – create a dynamic interplay of mass and openness. Interiors continue the dialogue with nature, with layouts prioritizing both openness and intimacy, and light an architectural element in itself.

caprinipellerin.com

“Eden Hills is a place of serenity and simplicity. The beautiful design, with its green spaces, sparkling water, and elegant boulevards, has a timeless sophistication that feels entirely natural.”

EDEN HILLS

H&H Sales Gallery
at Eden House Al Satwa
Dubai, UAE

+971 4 597 6000
info@edenhills.ae

www.edenhills.ae

DISCLAIMER: ARTIST RENDERINGS

The artist representations and interior decorations, finishes, appliances, and furnishings are provided for illustrative purposes only. H&H Development LLC makes no representations or warranties except as set forth in the Offering Plan. H&H Development LLC reserves the right to substitute materials, appliances, equipment, fixtures, and other construction and design details specified herein with similar materials, appliances, equipment, and/or fixtures of substantially equal or better quality. H&H Development LLC reserves the right to make changes in accordance with the terms of the Offering Plan. The use of any designations, labels, or nomenclature is for marketing purposes only.

