



EDEN HOUSE

ZA'ABEEL

A DEVELOPMENT BY H&H

A Rare Perspective



Overview

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.

Designed by DXB Lab with interiors by Tristan Auer, the residences are defined by architectural clarity, tactile detail, and raw materiality. Courtyards and verdant 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.



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 vertical 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.

Unit Mix

FLOOR	UNIT TYPE	UNIT	APARTMENT TYPE	VIEWS	INTERNAL AREA (m²)	EXTERNAL AREA (m²)	TOTAL (m²)	INTERNAL AREA (ft²)	EXTERNAL AREA (ft²)	TOTAL (ft²)
UPPER LEVELS 38 TO 39	01	3801-3901	2 BEDROOM	DIFC	147	70	217	1,585	756	2,341
	02	3802-3902	3 BEDROOM	BURJ KHALIFA	178	82	261	1,916	888	2,804
	03	3803-3903	1 BEDROOM	ZA’ABEEL	75	30	105	809	324	1,133
	04	3804-3904	3 BEDROOM	ZA’ABEEL	178	104	282	1,920	1,117	3,037
	05	3805-3905	2 BEDROOM	EMIRATES TOWERS & ZA’ABEEL	143	66	210	1,544	716	2,259
UPPER LEVELS 19 TO 37	01	1901-3701	1 BEDROOM	DIFC	82	30	112	884	318	1,202
	02	1902-3702	2 BEDROOM	DIFC	147	70	217	1,585	756	2,341
	03	1903-3703	3 BEDROOM	BURJ KHALIFA	178	82	261	1,916	888	2,804
	04	1904-3704	1 BEDROOM	ZA’ABEEL	75	30	105	809	324	1,133
	05	1905-3705	3 BEDROOM	ZA’ABEEL	178	104	282	1,920	1,117	3,037
	06	1906-3706	2 BEDROOM	EMIRATES TOWERS & ZA’ABEEL	143	66	210	1,544	716	2,259
LOWER LEVELS 2 TO 17	01	201-1701	2 BEDROOM	DIFC	113	43	156	1,221	462	1,683
	02	202-1702	2 BEDROOM	DIFC	147	70	217	1,580	756	2,336
	03	203-1703	3 BEDROOM	BURJ KHALIFA	178	83	260	1,911	889	2,800
	04	204-1704	1 BEDROOM	ZA’ABEEL	75	30	105	808	324	1,132
	05	205-1705	2 BEDROOM	ZA’ABEEL	144	74	218	1,548	799	2,347
	06	206-1706	2 BEDROOM	EMIRATES TOWERS & ZA’ABEEL	146	82	228	1,570	887	2,457

Unit Specifications

AREA	FINISHES	FIXTURES	APPLIANCES	ARCHITECTURAL LIGHTING
LIVING ROOM DINING ROOM HALLWAYS	FLOOR Engineered timber flooring/natural oak wood (not laminate)	DOORS Door ironmongery, lever handles and locksets by Olivari/Assa Abloy or equivalent	Not Applicable	By lighting consultant
	WALLS Ivory-colored smooth rendered plaster by Armourcoat or equivalent			
	JOINERY WORKS Doors and door frames in oak timber veneer	WIRING DEVICES By Vimar or equivalent		
	CEILING Fenomastic paint 9010 rich matte by Jotun or equivalent			
KITCHEN LAUNDRY STORE	FLOOR Rectified anti-slip R10 porcelain tiles by Marazzi or equivalent	DOORS Door ironmongery, lever handles and locksets by Olivari/Assa Abloy or equivalent	INTEGRATED ELECTRIC APPLIANCES By Smeg or equivalent: full-height fridge (60cm), full-height freezer (60cm), hob (60/90cm), hood/ extractor fan, oven, dishwasher, washing machine, dryer	By lighting consultant
	WALLS Moisture-proof fenomastic paint 9010 rich matte by Jotun or equivalent	WIRING DEVICES By Vimar or equivalent		
	CEILING Moisture-proof fenomastic paint 9010 rich matte by Jotun or equivalent	KITCHEN SINK Under-mounted high-grade stainless steel single-basin or double-basin		
	KITCHEN TOP AND BACKSPLASH Natural stone or granite by Volakas marble or equivalent	BUILT-IN CUPBOARDS (UPPER) Ivory-colored textured laminate		
	BUILT-IN CUPBOARDS (LOWER) Dark bronze-colored textured laminate	HARDWARE All soft-closing high-grade stainless steel by Blum or equivalent	KITCHEN FAUCET Deck mounted pull-out	
BATHROOM POWDER ROOM	WALLS, FLOORS, AND VANITY COUNTERS Natural marble by Sahara Blanc or equivalent	SANITARY WARES By Toto brand or equivalent	Not Applicable	By lighting consultant
	SHOWER PARTITIONS 12mm thick, tempered low-iron super clear glass	BATHROOM MIXERS AND ACCESSORIES By Axor/Toto brand or equivalent		
	UNDER-COUNTER STORAGE UNITS Light oak wood finish, sandblasted texture	FLOOR DRAINS Inset finish floor drain by Ostermeier or equivalent		
		WIRING DEVICES By Vimar or equivalent		
BEDROOMS	FLOOR Engineered timber flooring/natural oak wood (not laminate)	DOORS Door ironmongery, lever handles and locksets by Olivari/Assa Abloy or equivalent	Not Applicable	By lighting consultant
	WALLS Ivory-colored smooth rendered plaster by Armourcoat or equivalent			
	FEATURE TIMBER PANELS Light oak wood veneer, sandblasted finish			
	CEILING Moisture-proof fenomastic paint 9010 rich matte by Jotun or equivalent	WIRING DEVICES By Vimar or equivalent		
	BUILT-IN WARDROBES Shutters in wood-effect high-grade laminate (matching light oak wood finish), interior shelving and drawers in linen-effect high-grade laminate, and soft-closing high-grade stainless steel hardware by Blum or equivalent			

Residences

This collection of 252 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 remarkably 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 wrap-around terraces offering panoramic views.





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. 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.

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 |



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

Indoor wellness lounge

Fitness facility

Movement studio

Spa suite

Changing rooms with sauna and steam room

COMMUNITY

Resident lounge

Multiple resident courtyards

Food and beverage venues

Residents’ café

Outdoor and indoor swimming pools

Children’s playroom

Business suite

Services

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

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

Residence and guest valet parking

Mail & package delivery and collection

Vacant home care program

Pool lifeguard

Common areas maintenance and cleaning

High-speed Wi-Fi in common areas

A LA CARTE SERVICES

Technical and repair services

Housekeeping services

Pressing, laundry and dry-cleaning services

Vacant home program

Personal in-house 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

Personal shopping

Car care services



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

