

EDEN HILLS

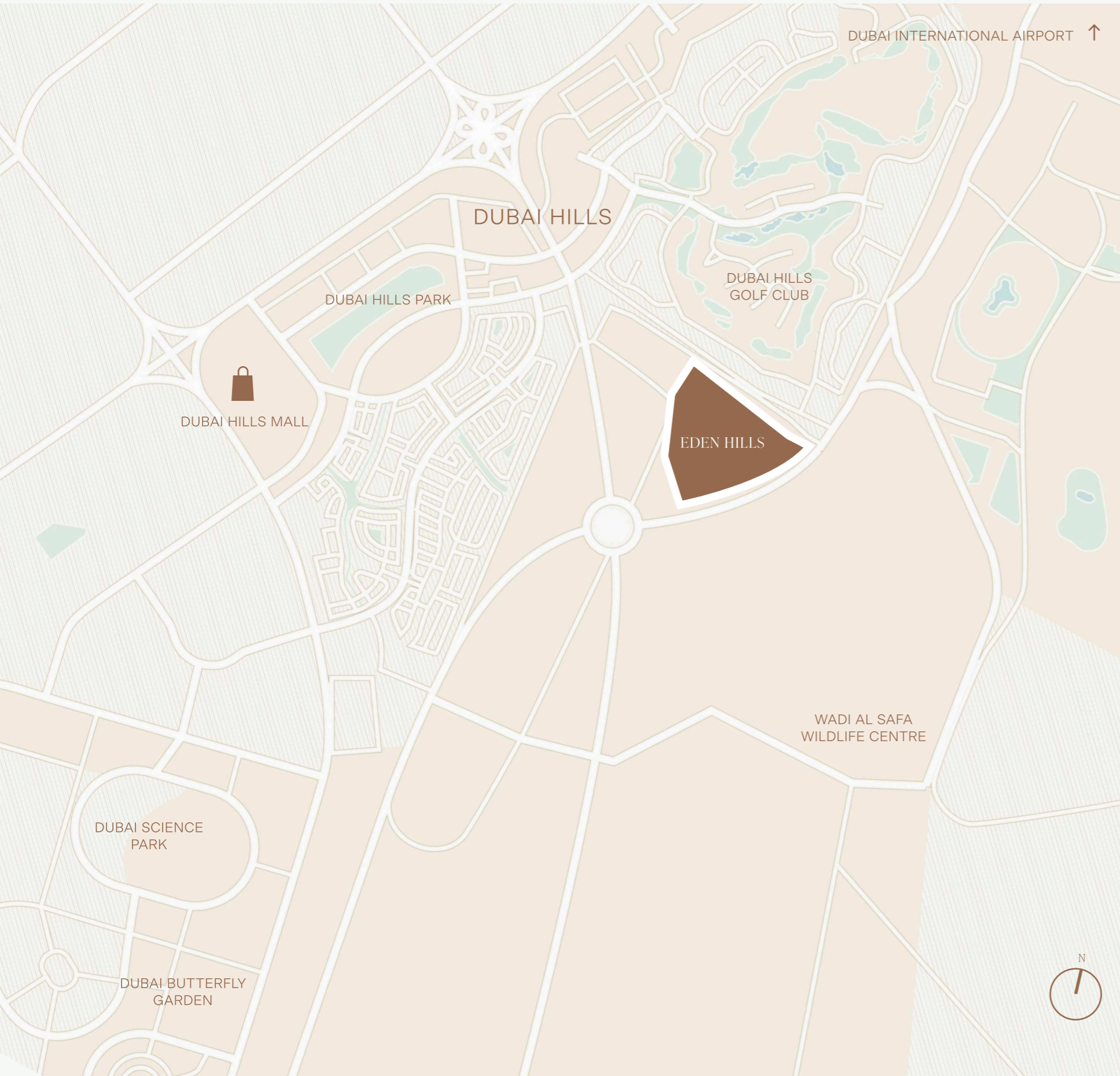
MIRA PLUS VILLA
EH-V-330

A DEVELOPMENT BY H&H

A NATURAL PLACE TO CALL HOME

Offering a harmonious blend of privacy and tranquility amid spectacular natural surroundings, Eden Hills is an exceptional community of beautifully crafted villas. Each five- and six-bedroom residence is thoughtfully positioned along a gracefully curving signature landscaped boulevard. Designed with contemporary elegance and set within generous neighborhood parks, every villa is a true masterpiece of modern living.





LOCATION

TRAVEL TIMES

5 MINUTES
to Dubai Hills Golf Club

6 MINUTES
to Dubai Hills Mall

6 MINUTES
to Dubai Hills Park

15 MINUTES
to Jumeirah Beach

15 MINUTES
to Dubai Downtown

15 MINUTES
to Dubai Marina

20 MINUTES
to Dubai International Airport

Google Maps directions to drive from Eden Hills. Retrieved from Google Maps, May 2025.

MASTERPLAN

LEGEND

	LUNA VILLA (6 BEDROOM)
	EDRA VILLA (6 BEDROOM)
	AVRA AND AURORA (5 BEDROOM PLUS)
	MIRA AND VERA (5 BEDROOM PLUS)
	MAIA AND BELLA (5 BEDROOM)
	COMMERCIAL
	PUBLIC FACILITY
	RECREATIONAL / OPEN SPACE
	UTILITY
	PLOTS FOR SALE (29)

A community shaped by its natural setting, Eden Hills has been landscaped by global design firm, WATG.

Prioritizing sustainability and biodiversity, native plants and water features have been incorporated to create a harmonious environment attracting butterflies and birds.

A masterclass in blending natural beauty with purposeful design, the landscaping not only enhances each villa's privacy, but determines its placement, ensuring each home is perfectly integrated into its lush surroundings.





“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.”

MIRA PLUS VILLA



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First floor gallery



Master bedroom



Master bathroom

MIRA PLUS VILLA



Entrance stairwell



Family Kitchen

MIRA PLUS VILLA

GROUND FLOOR
5 BEDROOM PLUS

FEATURES

- ---

Entrance
- ---

Entrance lobby
- ---

Family lobby
- ---

Living room
- ---

Family kitchen
- ---

Dining room
- ---

Study
- ---

Guest bedroom
- ---

Guest bathroom
- ---

Service kitchen
- ---

Powder room
- ---

Maid's bedroom
- ---

Maid's bathroom
- ---

Driver's bedroom
- ---

Driver's bathroom
- ---

Garage
- ---

Terrace
- ---

Lift
- ---

Pool

AREAS (AS PER DM)

TOTAL VILLA AREA
874 m² / 9,404 ft²

INTERNAL FLOOR AREA
280 m² / 3,010 ft²

EXTERNAL FLOOR AREA
176 m² / 1,900 ft²

TOTAL FLOOR AREA
456 m² / 4,910 ft²



MIRA PLUS VILLA

FIRST FLOOR
5 BEDROOM PLUS

FEATURES

Master bedroom

Master dressing

Master bathroom

Family lounge

Bedroom 2

Bathroom 2

Bedroom 3

Bathroom 3

Bedroom 4

Bathroom 4

Staircase

Terrace

Lift

AREAS (AS PER DM)

TOTAL VILLA AREA
874 m² / 9,404 ft²

INTERNAL FLOOR AREA
254 m² / 2,737 ft²

EXTERNAL FLOOR AREA
77 m² / 827 ft²

TOTAL FLOOR AREA
331 m² / 3,564 ft²



MIRA PLUS VILLA

BASEMENT
5 BEDROOM PLUS

FEATURES

Stai Lobby

Boiler room

Mechanical room

Store room

Laundry room

Water tank

Lift

AREAS (AS PER DM)

TOTAL VILLA AREA
874 m² / 9,404 ft²

TOTAL FLOOR AREA
86 m² / 931 ft²



VILLA 330 (MIRA PLUS) UNIT INFORMATION

5 BEDROOM PLUS | G+1

TOTAL PLOT AREA (AS PER DM): 11,625 FT²

TOTAL BUA (AS PER DM): 9,404 FT²

TOTAL ASKING PRICE

AED 32,300,000 (AED 32.3M)

PAYMENT	AMOUNT (%)	AMOUNT (AED)
BOOKING	10%	3,230,000
SPA SIGNING + 4% DLD	10%	2,230,000
12 MONTHS	10%	3,230,000
18 MONTHS	10%	3,230,000
24 MONTHS	10%	3,230,000
UPON HANDOVER DEC 2027	50%	16,150,000





