



Eden Hills Villas

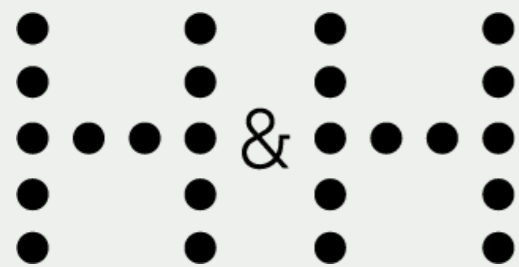




EDEN HILLS

EDEN HILLS VILLAS

Developed by



Local Context

Eden Hills is located within Mohammed Bin Rashid City, Dubai United Arab Emirates.





The site is bounded by a future development and Al Marabea Street to the west and across the Al Marabea street to the west is Maple-a Dubai Hills Estate. To the north-west of the site is unplanned future development (as of the date of this document).

To the north and north-east is an existing planned Dubai Hills Estate- Fairways and Hills View. To the south-east is a Dubai Municipality planned road perpendicular to Al Marabea Street. This road alignment would be a major factor in determining the main entry to this development. And to the south of this road is a conservation area.

It is close to GEMS Wellington Academy, King's college hospital London, F3 Race Course and Al Khail Road.



Legend

- Eden Hills Boundary
-  Schools
-  Mosques
-  Hospital
-  Roads

Mid-Level Rendering



A photograph of a forest path. The path is made of flat, grey stones and leads from the bottom center towards the middle ground. The forest is dense with green ferns and other plants on the left side. Tall trees with green leaves are on the right. Sunlight filters through the trees, creating a bright, hazy atmosphere. The overall color palette is dominated by greens and yellows from the sunlight.

**I go to nature to be soothed
and healed, and to have my
senses put in order.**

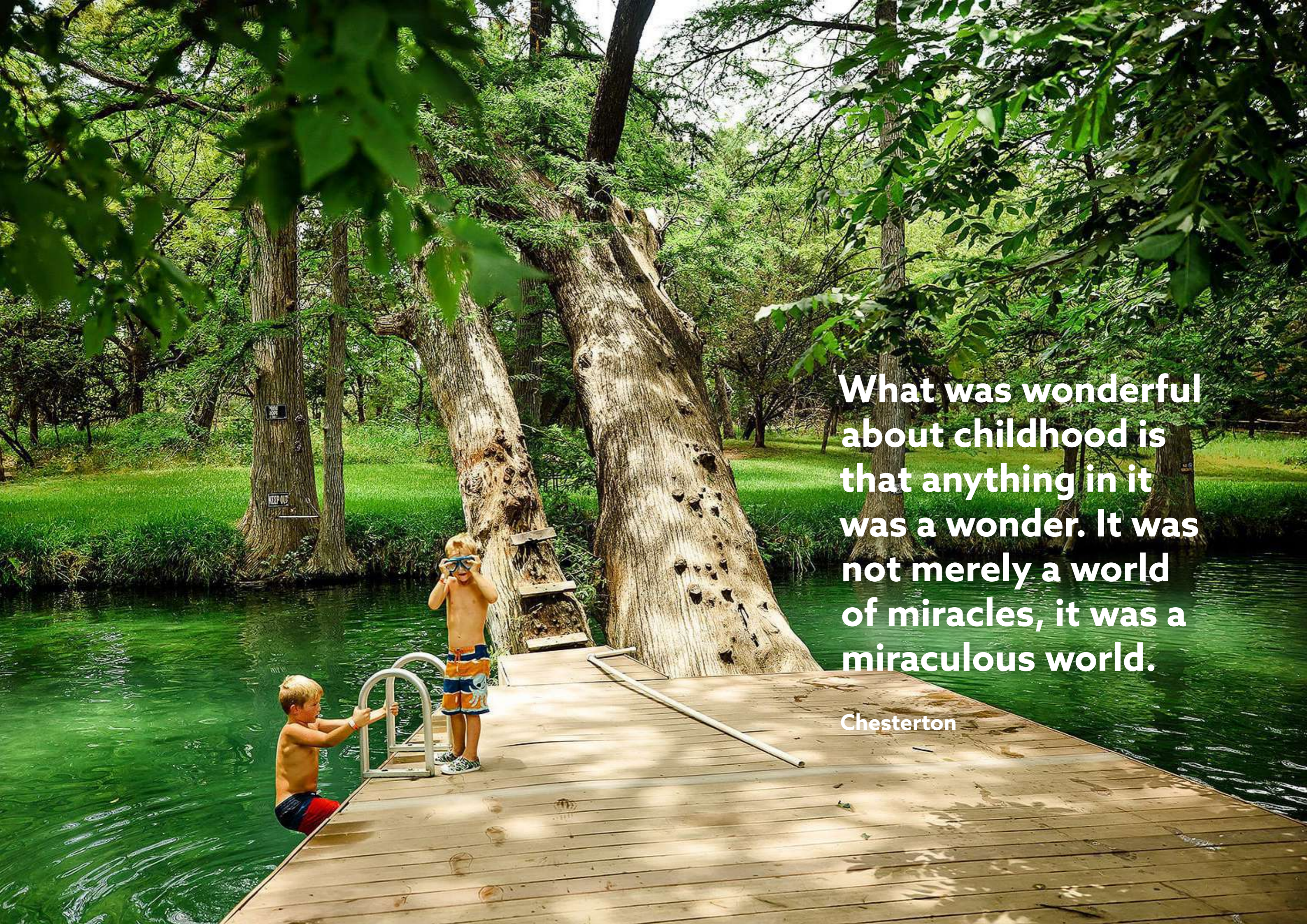
John Burroughs



I am convinced that there can be luxury
in simplicity.

Jil Sander





What was wonderful about childhood is that anything in it was a wonder. It was not merely a world of miracles, it was a miraculous world.

Chesterton

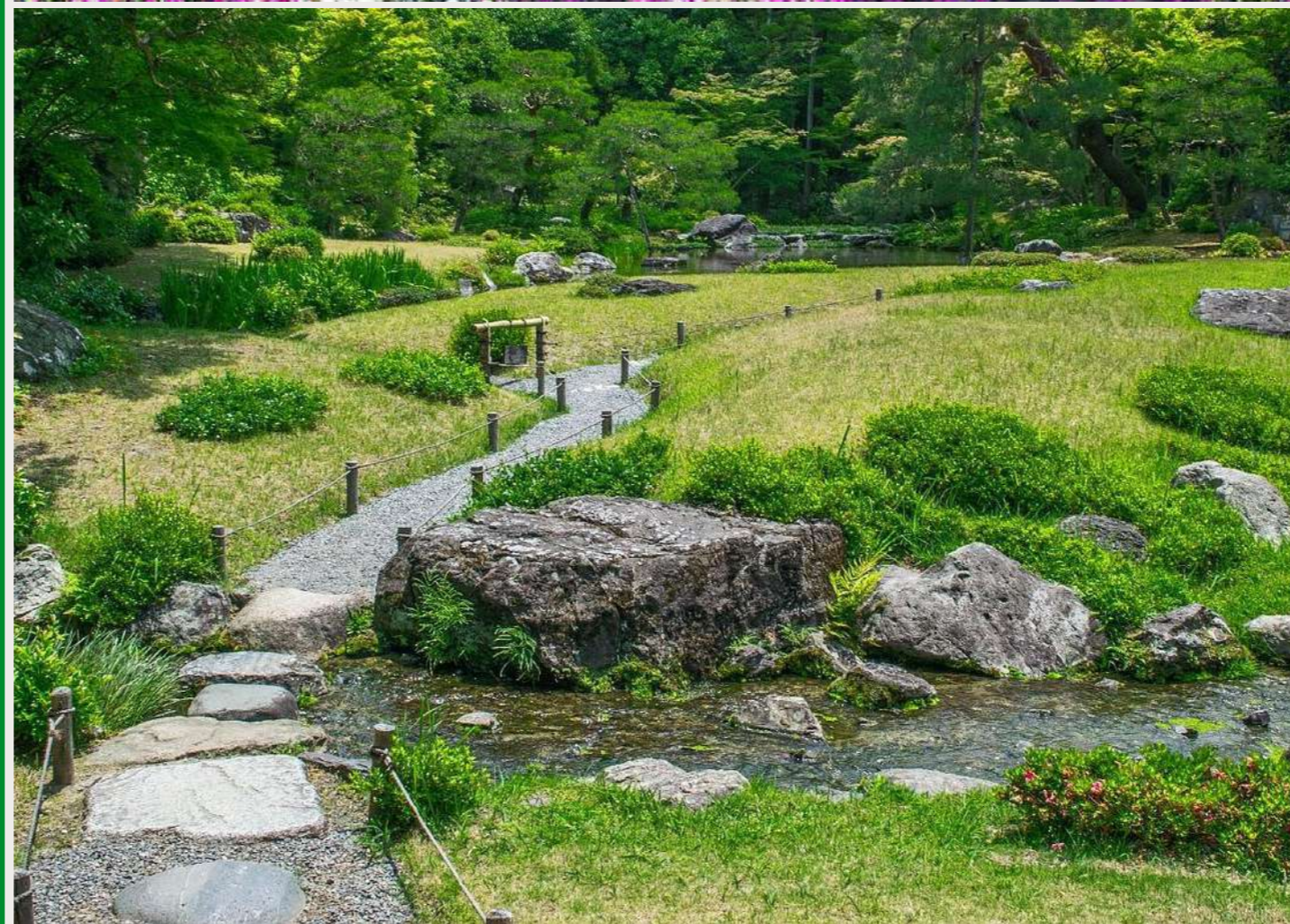


KEY CHARACTERS



Country Woodlands

- Rural Countryside Estates
- Gardens, Meadows and Woodlands
- Lush Landscape
- Organic, Scenic Roadways



Key Characters



Agrarian Ranch

- Rural agrarian plots
- Productive edible landscape
- Manicured, green landscape
- Orthogonal road form and patterning

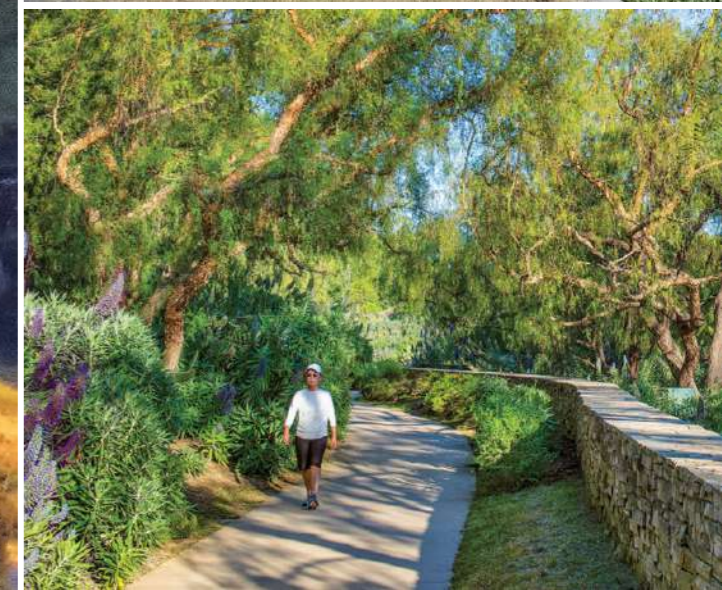


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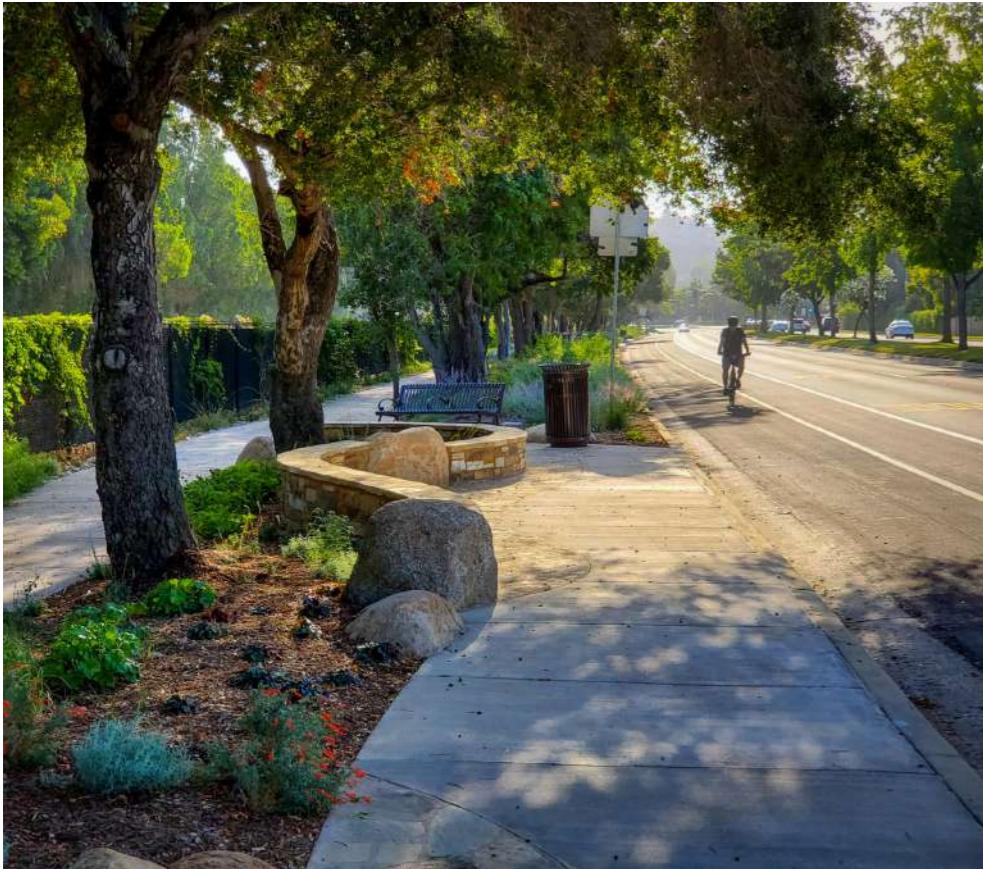


Shady Canyon

- Gentle Rolling Terrain
- Heavy Vegetation in Canyons and Ravines
- Native Landscape
- Winding Roadways following the land form

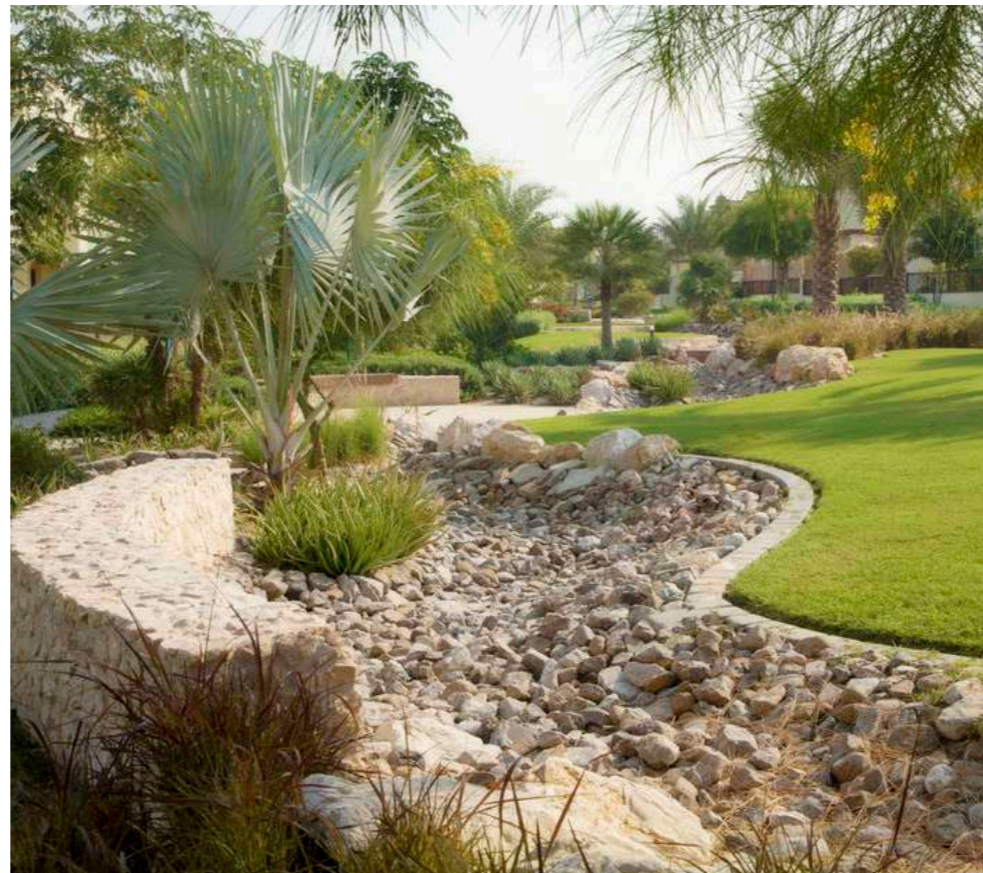


24.4m Loop Road Landscape



CHARACTER IMAGERY

Canyon Park Imagery



CHARACTER IMAGERY

Neighborhood Park Imagery



CHARACTER IMAGERY

WATG

A woman with short blonde hair is sitting in a meditative pose on a forest floor covered with ferns. She is wearing a white t-shirt and dark pants. Her eyes are closed, and she has a serene expression. Sunlight filters through the tall trees in the background, creating a peaceful atmosphere.

Forest Bathing Is the New Global Phenomenon in Nature Therapy

**Soak up the benefits of taking
in the forest atmosphere which
has been linked to promoting
physiological and psychological
health benefits like improved
memory and lower stress levels.**

Overall Rendering



Illustrative Plan

Legend

- ① Property Access
- ② Entry Guard Gate
- ③ Retail Parcel
- ④ Mosque
- ⑤ Central Canyon Park
- ⑥ Canyon Entry
- ⑦ Neighborhood Park
- ⑧ Linear Park
- ⑨ Primary Loop Road
- ⑩ Sikka
- ⑪ Gas Farm
- ⑫ Utility Plot



Canyon Park Illustrative



ENLARGEMENT 3

ENLARGEMENT 1

ENLARGEMENT 2

ILLUSTRATIVE PLAN

WATG



1:2000

Landscape Framework

1 STREETScape

- The arrival will consist of linear rows of date palms intermingled with large canopy trees as well as the opportunity for a public art setting
- The loop road will consist of a variety of canopy trees and groups of washingtonia palms which will accent the points of access into the canyon park
- Canopy trees both flowering and evergreen with planted understory along all neighborhood streets

2 OPEN SPACE & PARKS

2a CANYON PARK

- Vast trail system connecting pedestrian walkability throughout entire development. Seating areas will take on multiple forms, from stone outcroppings and terraced walls, to terraformed landscape and site furnishing.
- Variety of foliage color and texture among constant flowing streams and boulders.
- Flanked by the borders of adjacent properties and terracing retaining walls that drop down into the valley of the park.
- Canyon Park will be identified with clear signage and wayfinding at each entry meeting the loop road, and to guide pedestrians through the trail network - highlighting the different activities within the canyon.




2b LINEAR PARK

- A park pathway that winds through the lush landscape of dense tree canopies alongside the entire loop road.
- Seating areas along park route approximately every 50m & multiple connections to Canyon Park with appropriate signage and wayfinding.
- Opportunities for public art at significant locations near the main entrance and canyon entrances.

2c NEIGHBORHOOD PARKS

- Picnic shade pavilions
- Kids play structures
- Dog play area
- Open grass areas
- Layered planting and canopy shade trees

Legend

-  Trails
-  Vehicular Road
-  Open Space

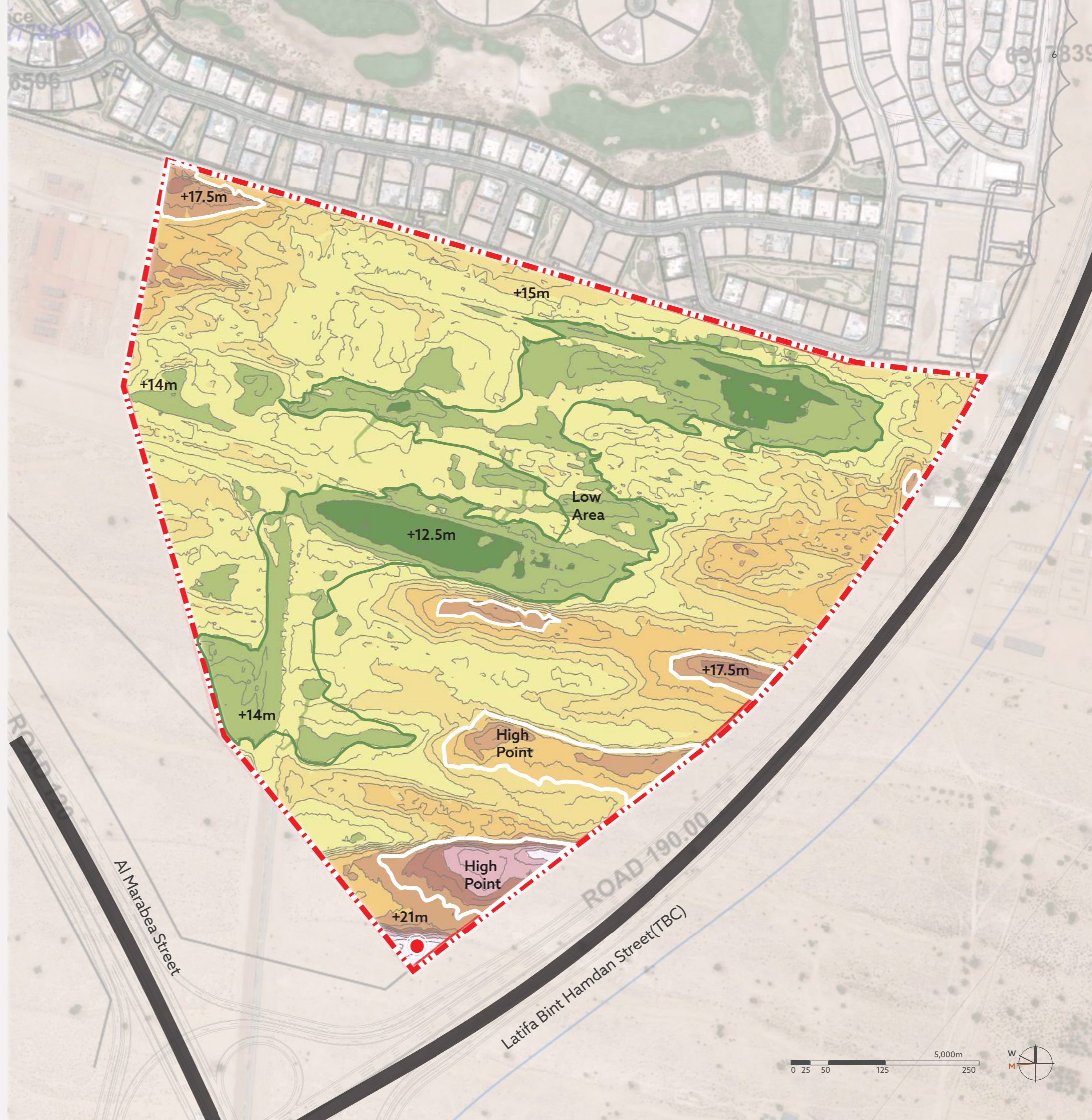
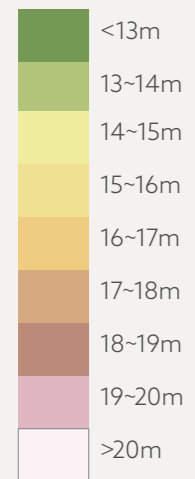


Elevation Analysis

The existing site is very developable, with easy flowing topography caused by gentle rolling sand dunes. The entire site falls between 12m and 22m. The highest point of the existing site sits in the southernmost corner at 21m. A 17.5m high point lies across the site at the northwest corner. A low area runs through the center of the site in a serpentine pattern from southwest to northeast. The lowest point falls near the center of the site at 12.5m.







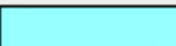
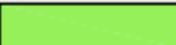


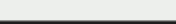
Legend

Elevation (m)



EDEN HILLS VILLAS



-  RESIDENTIAL VILLA - A1 (6BR)
-  RESIDENTIAL VILLA - A2 (6BR)
-  RESIDENTIAL VILLA - B (4BR)
-  RESIDENTIAL VILLA - C (5BR)
-  RESIDENTIAL VILLA - D (5BR)
-  COMMERCIAL
-  PUBLIC FACILITY
-  RECREATIONAL / OPEN SPACE
-  UTILITY
-  UTILITY CORRIDOR / ACCESS
-  PROJECT LIMIT

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EDEN HILLS VILLAS

PLOT NO	Unit Type	Land Area (sq.ft.)	GFA (sq.ft.)	HEIGHT	FAR
EH-V-302	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-305	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-308	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-301	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-303	D-5BR (30*40)	12,624.02	9,468.00	G+2	0.75
EH-V-304	D-5BR (30*40)	12,731.01	9,548.00	G+2	0.75
EH-V-306	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-307	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-309	D-5BR (30*40)	12,727.68	9,546.00	G+2	0.75
EH-V-310	D-5BR (30*40)	17,136.40	12,852.00	G+2	0.75
EH-V-311	D-5BR (30*40)	16,577.42	12,433.00	G+2	0.75
EH-V-290	D-5BR (30*40)	15,475.62	11,607.00	G+2	0.75
EH-V-291	D-5BR (30*40)	14,857.23	11,143.00	G+2	0.75
EH-V-292	A2-6BR (35*40)	20,194.88	17,166.00	G+2	0.85
EH-V-293	A2-6BR (35*40)	18,073.94	15,363.00	G+2	0.85
EH-V-295	A1-6BR (40*50)	21,528.00	18,299.00	G+2	0.85
EH-V-299	A2-6BR (35*40)	15,207.49	12,926.00	G+2	0.85
EH-V-300	A2-6BR (35*40)	15,086.39	12,823.00	G+2	0.85
EH-V-294	A1-6BR (40*50)	24,179.39	20,552.00	G+2	0.85
EH-V-296	A1-6BR (40*50)	21,705.61	18,450.00	G+2	0.85
EH-V-297	A1-6BR (40*50)	25,922.51	22,034.00	G+2	0.85
EH-V-298	A2-6BR (35*40)	23,979.93	20,383.00	G+2	0.85

EDEN HILLS

Eden Hills Payment Plan	
On Booking	25% + 4%
SPA Signing (Within 30 Days)	
6 Months After SPA	25%
12 Months After SPA	25%
On Handover	25%

A woman and a young child are crouching on the bank of a stream in a lush, green forest. The woman, with short brown hair and wearing a striped shirt, is pointing towards the water. The child, wearing a patterned shirt and grey pants, is looking intently at the water. The stream flows through the center of the frame, surrounded by vibrant green foliage and trees. The scene is peaceful and natural.

**You will find something
more in woods than
in books. Trees and
stones will teach you
that which you can never
learn from masters.**

Saint Bernard of Clairvaux