



BELLA

5 Bedroom Villa



ARABIAN GULF

THE PALM JUMEIRAH

BURJ AL ARAB

UMM SUQEIM

JUMEIRAH BEACH

JUMEIRAH 3

AL SAFA

FOUR SEASONS PRIVATE RESIDENCES
DUBAI AT JUMEIRAH

GALLERIA MALL AL WASL

EDEN HOUSE THE CANAL

FOUR SEASONS RESORT DUBAI
AT JUMEIRAH BEACH

JUMEIRAH 2

FOUR SEASONS HOTEL
DUBAI DIFC
DIFC

BURJ KHALIFA

DOWNTOWN

BUSINESS BAY

AL QUOZ POND PARK

AL QUOZ

AL KHAIL ROAD

MALL OF THE EMIRATES



GALLERIA MALL AL BARSHA



DUBAI MARINA

EMIRATES GOLF CLUB

EMIRATES HILLS

DUBAI HILLS

DUBAI HILLS
GOLF CLUB

KING'S COLLEGE
HOSPITAL LONDON

DUBAI HILLS PARK

DUBAI HILLS MALL



KINGS' SCHOOL

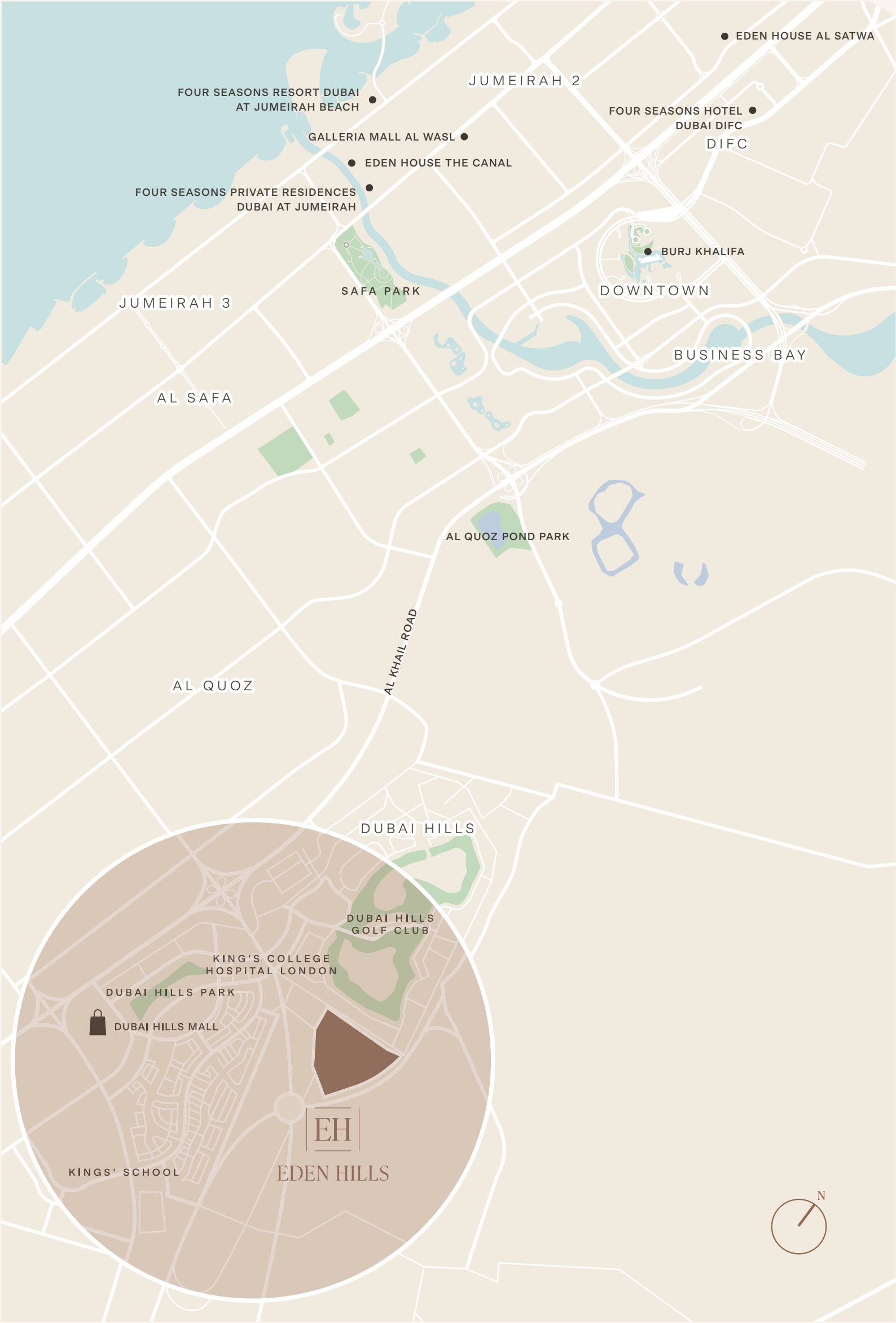
EH
EDEN HILLS



TRAVEL TIMES

- 5 minutes to Dubai Hills Golf Club
- 10 minutes to Dubai Hills Mall
- 10 minutes to Dubai Hills Park
- 20 minutes to Jumeirah Beach
- 20 minutes to Dubai Downtown
- 25 minutes to Dubai Marina
- 35 minutes to Dubai International Airport

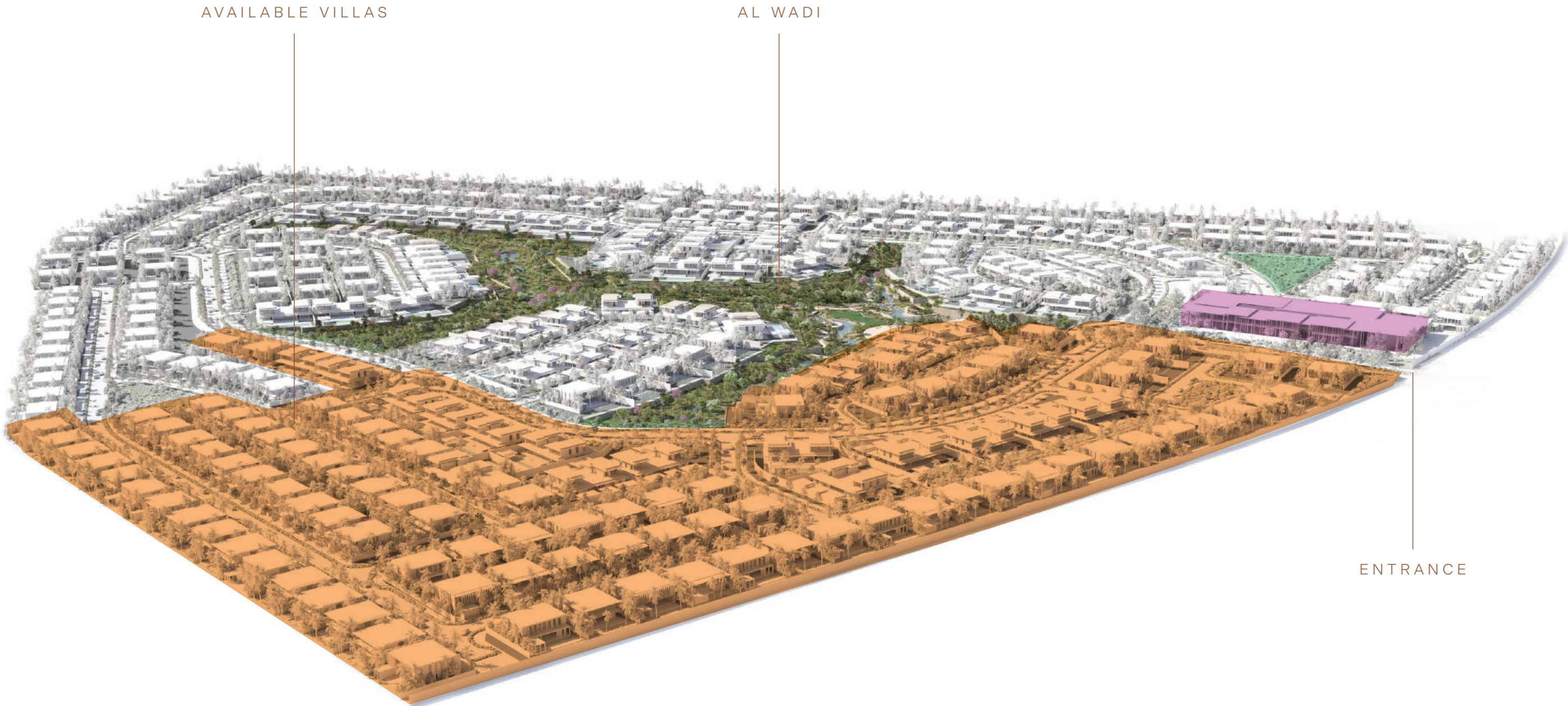
EDEN HILLS





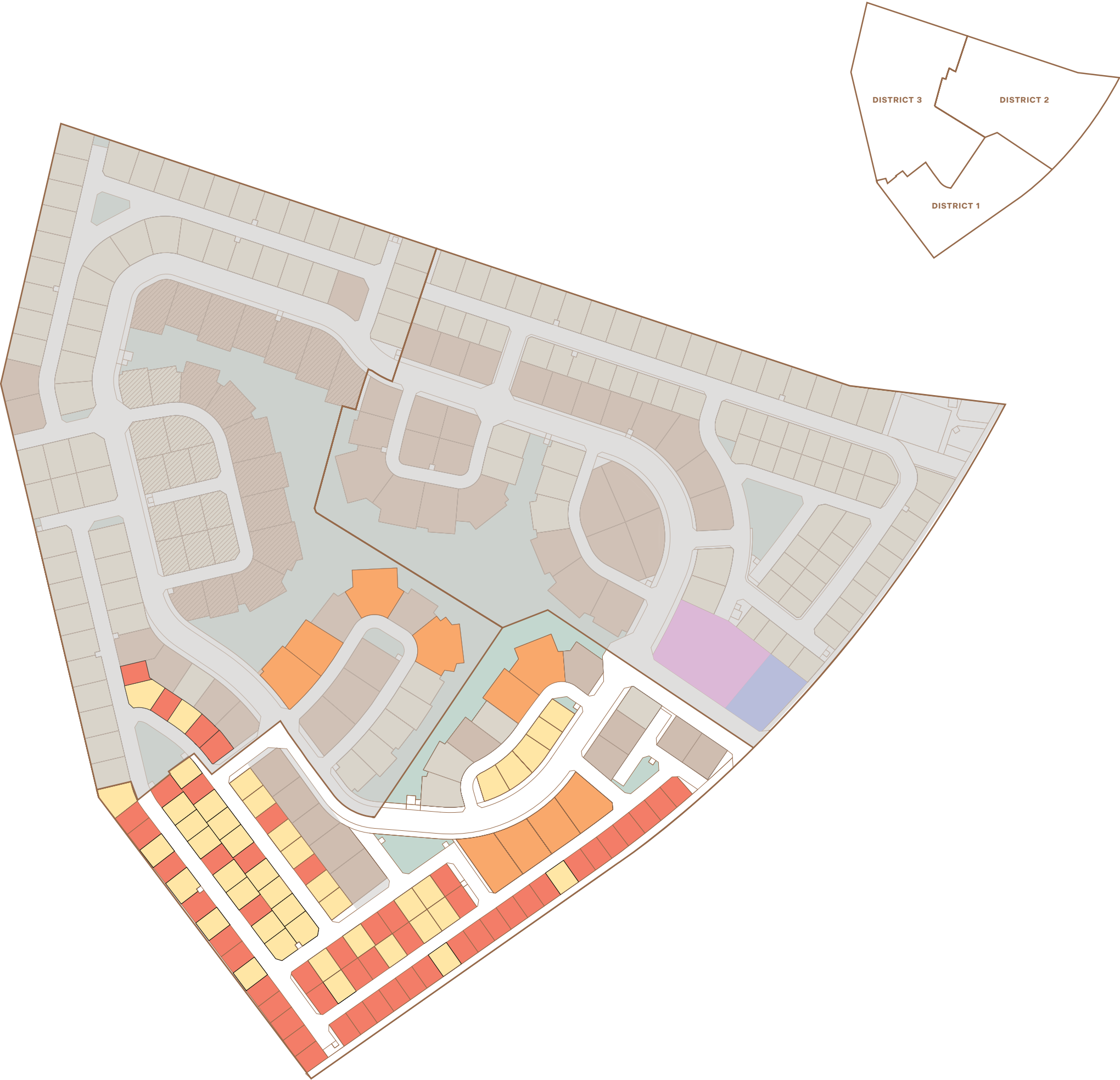
LEGEND

- Available Villas for Sale
- Shopping Mall
- Recreational Space



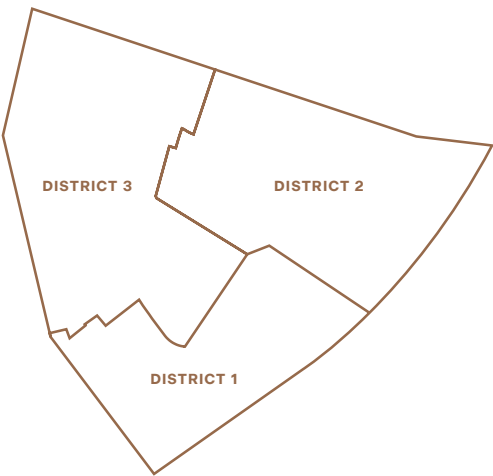
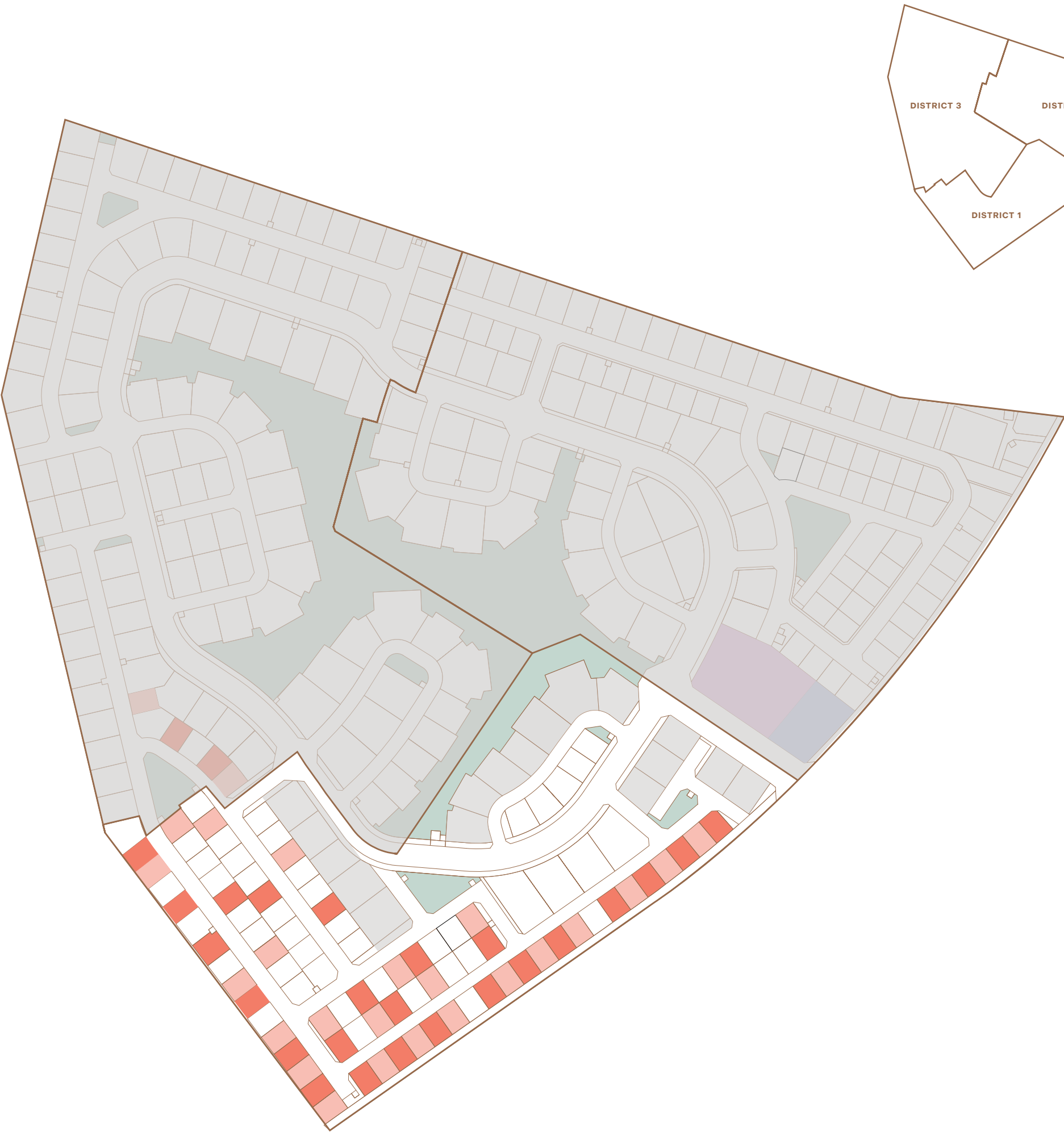
MASTERPLAN

- 6 Bedroom Villas
- 5 Bedroom Plus Villas
- 5 Bedroom Villas
- Plots
- Shopping Mall
- Recreational Space



5 BEDROOM VILLAS

- BELLA - Type C
- MAIA - Type C



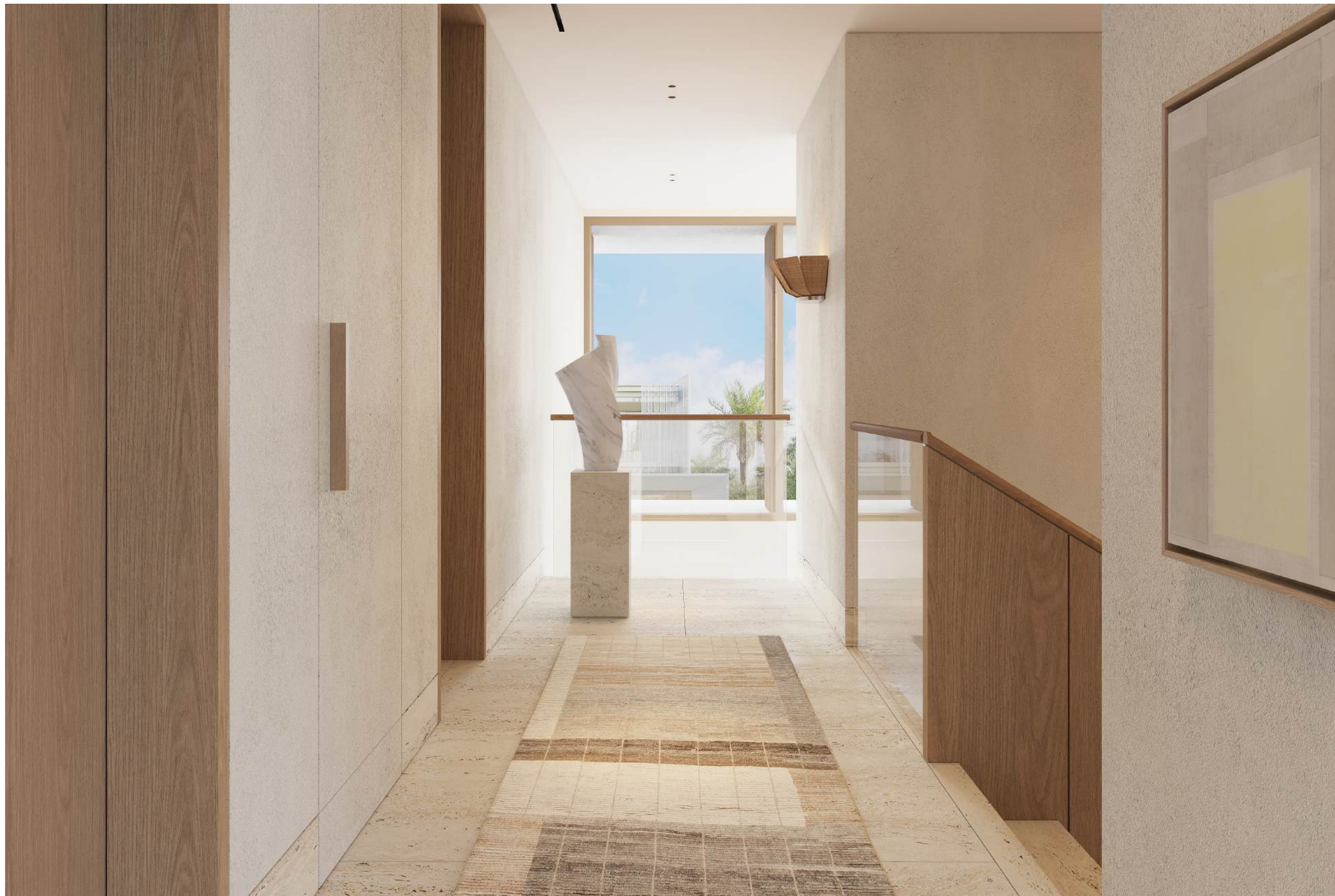








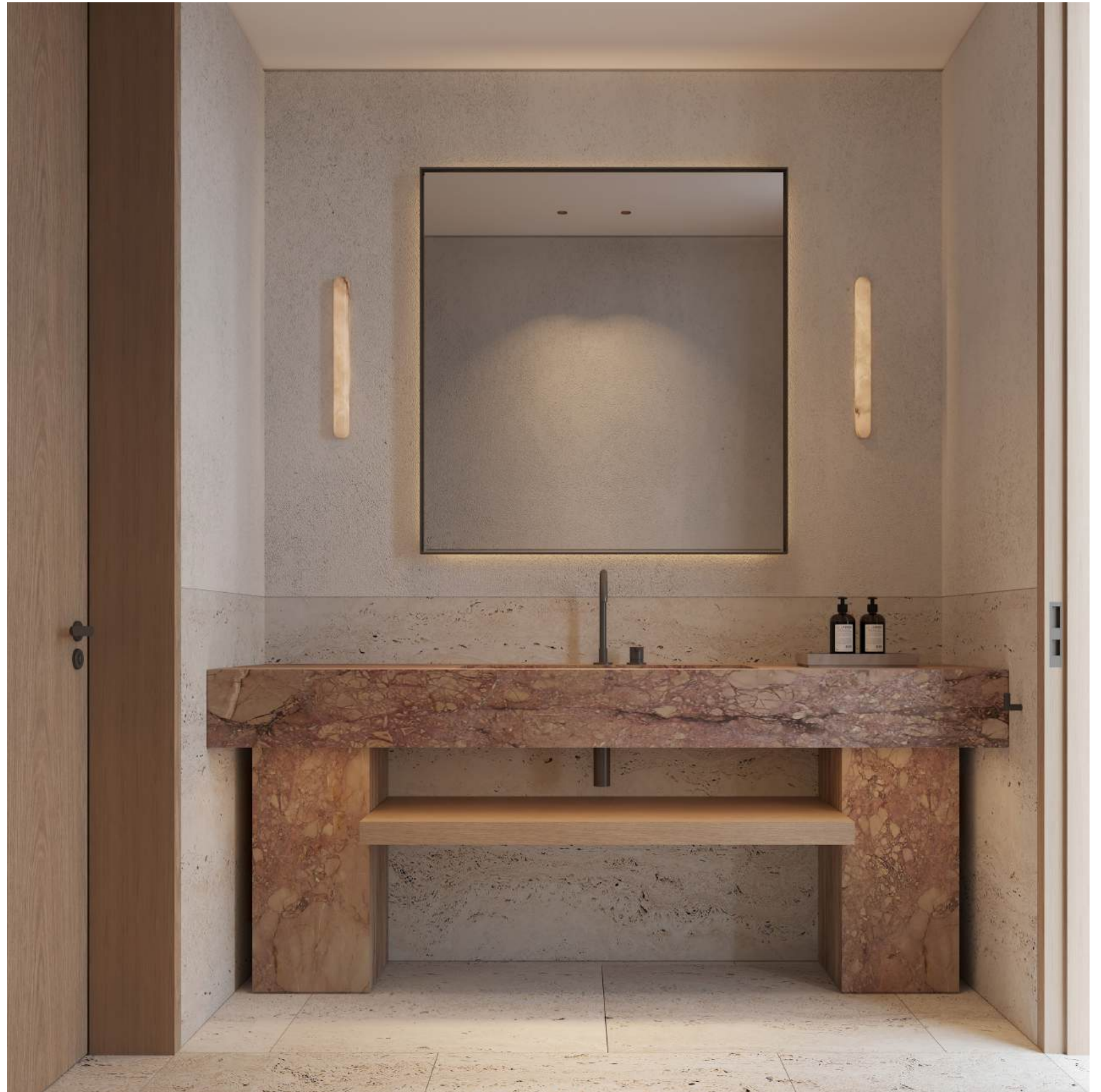












BELLA

5 Bedroom Villa
Type C

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
233 m² / 2,509 ft²

COVERED TERRACES
91 m² / 975 ft²

GARAGE & SERVICES
47 m² / 509 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²



BELLA

5 Bedroom Villa
Type C

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
223 m² / 2,403 ft²

COVERED TERRACES
12 m² / 126 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²



BELLA

5 Bedroom Villa
Type C

Basement

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
86 m² / 923 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²



 Plots



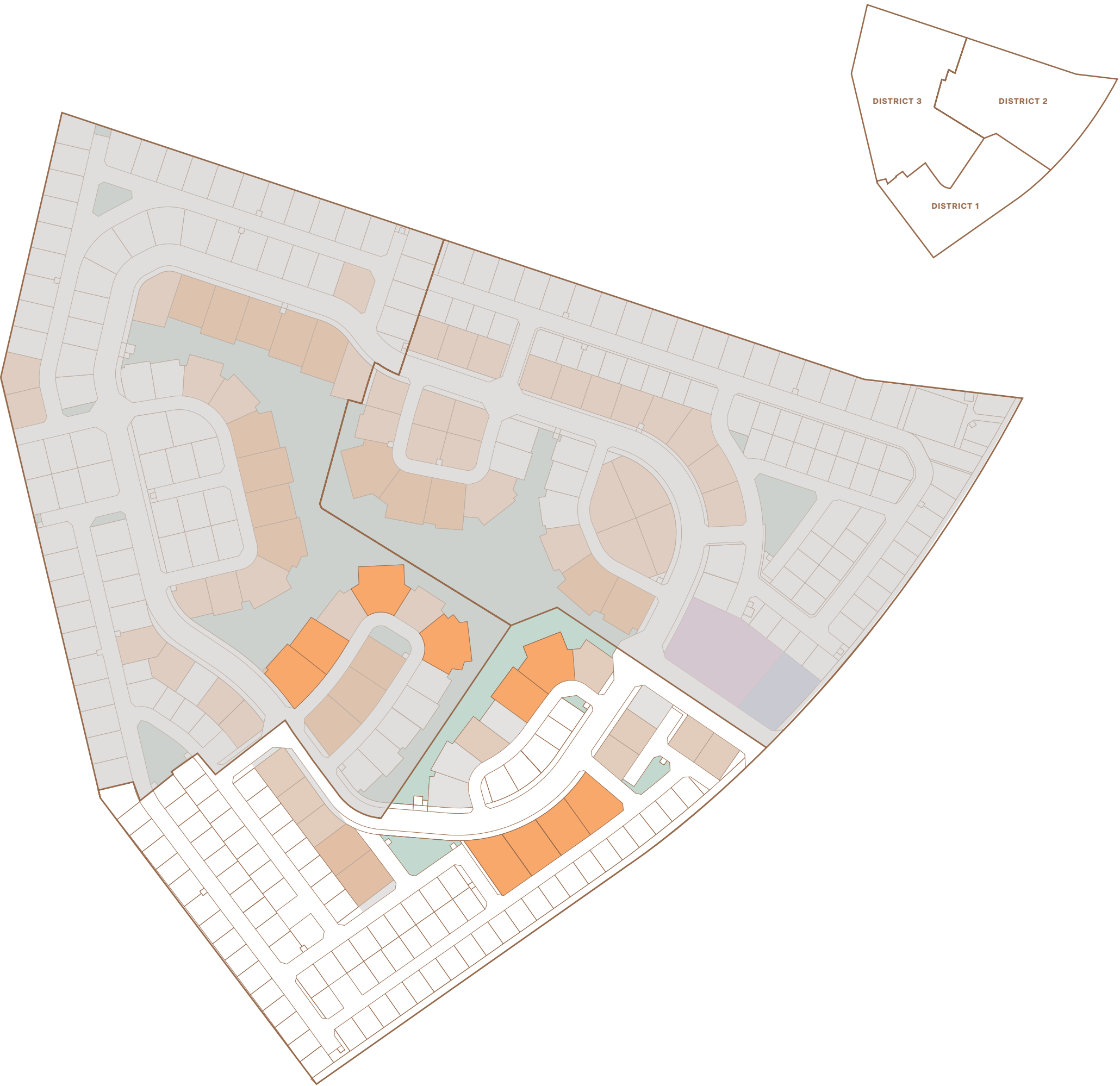




LUNA

6 Bedroom Villa

 LUNA - Type A













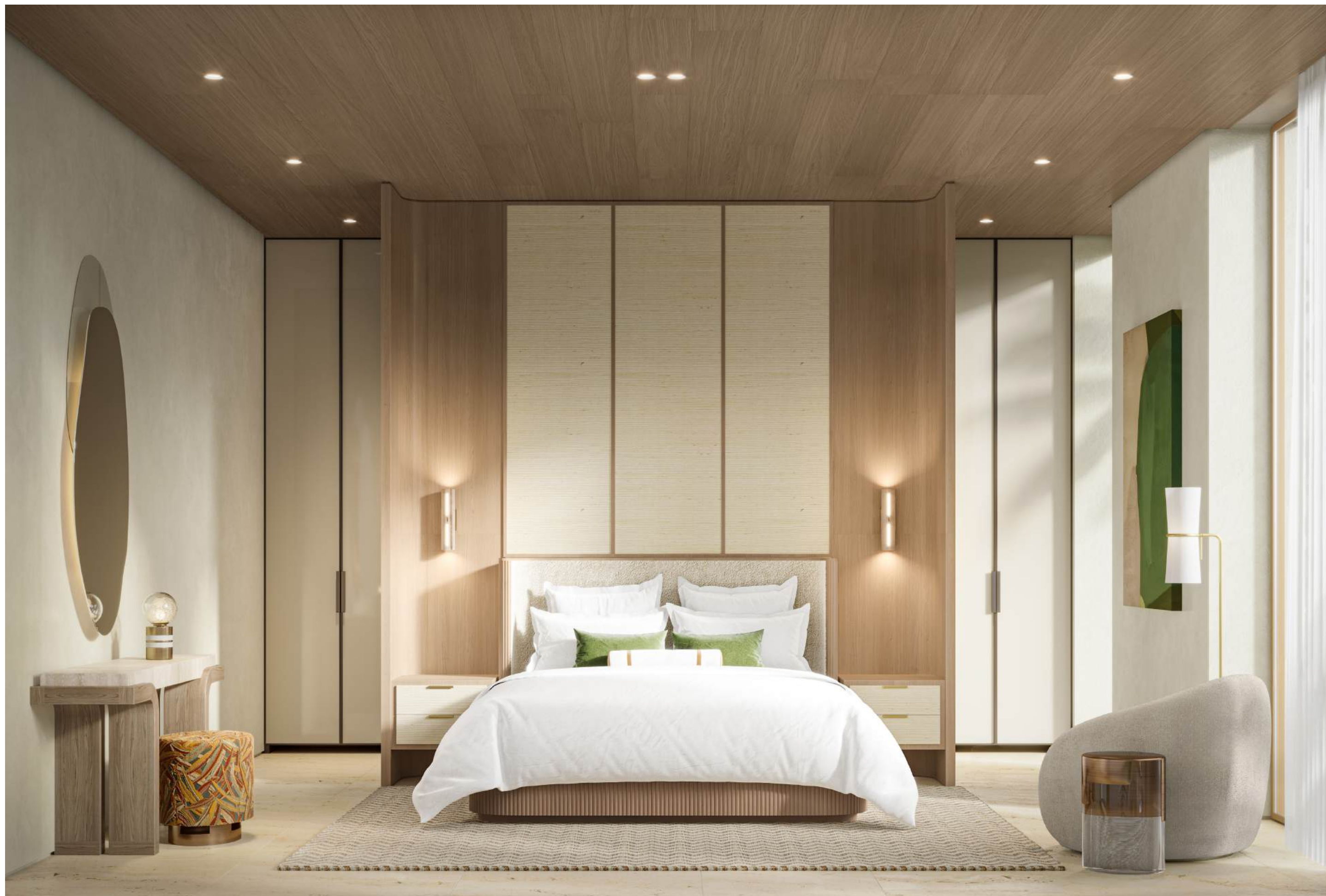














Ground Floor

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



LUNA
6 Bedroom Villa
Type A

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
2,244 m² / 24,155 ft²

INTERNAL AREA
239 m² / 2,567 ft²

COVERED TERRACES
175 m² / 1,881 ft²

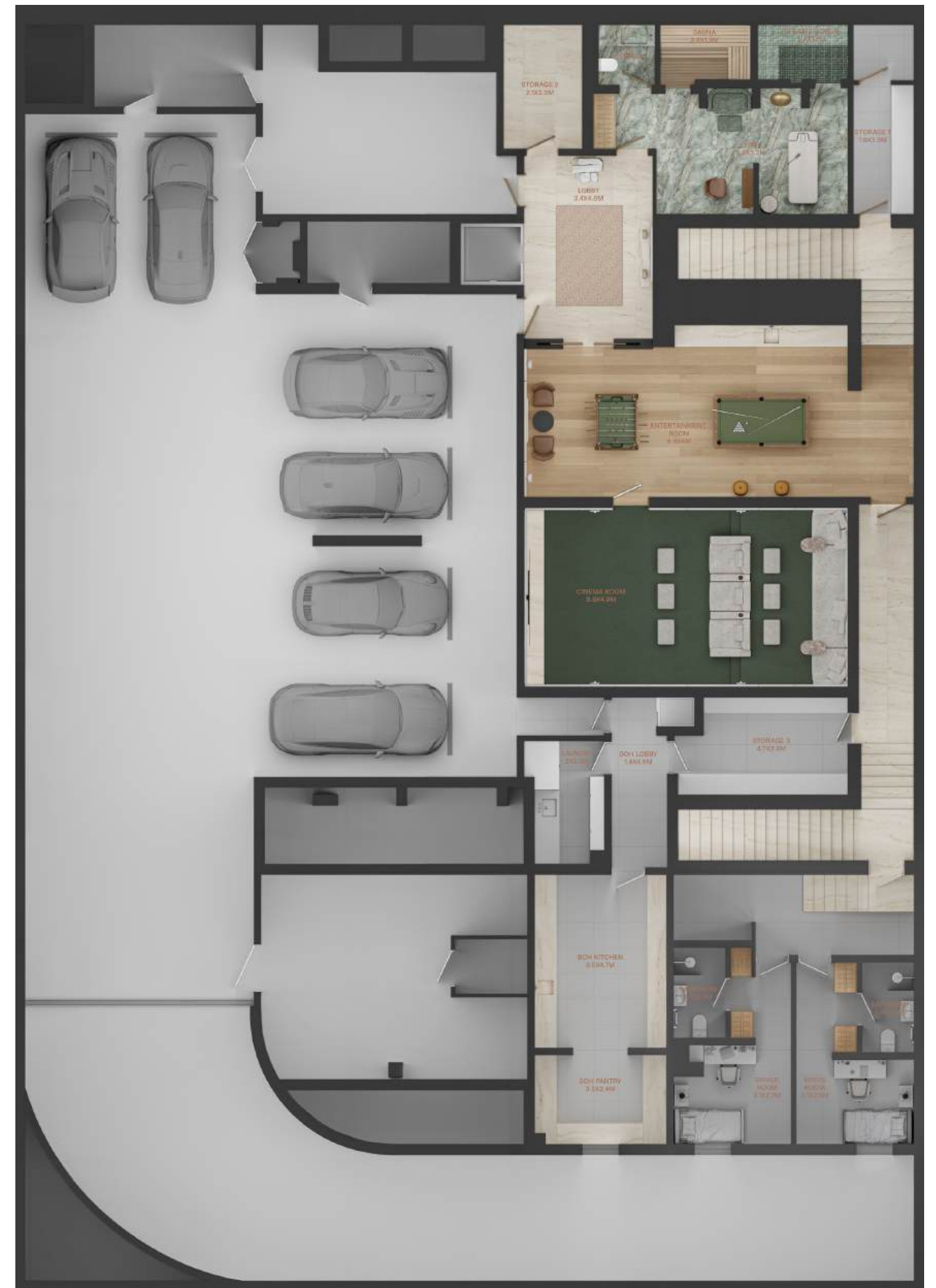
AS PER DLD

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



Basement

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



 Plots



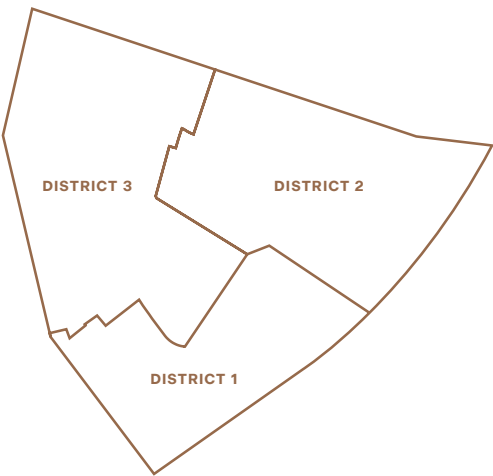
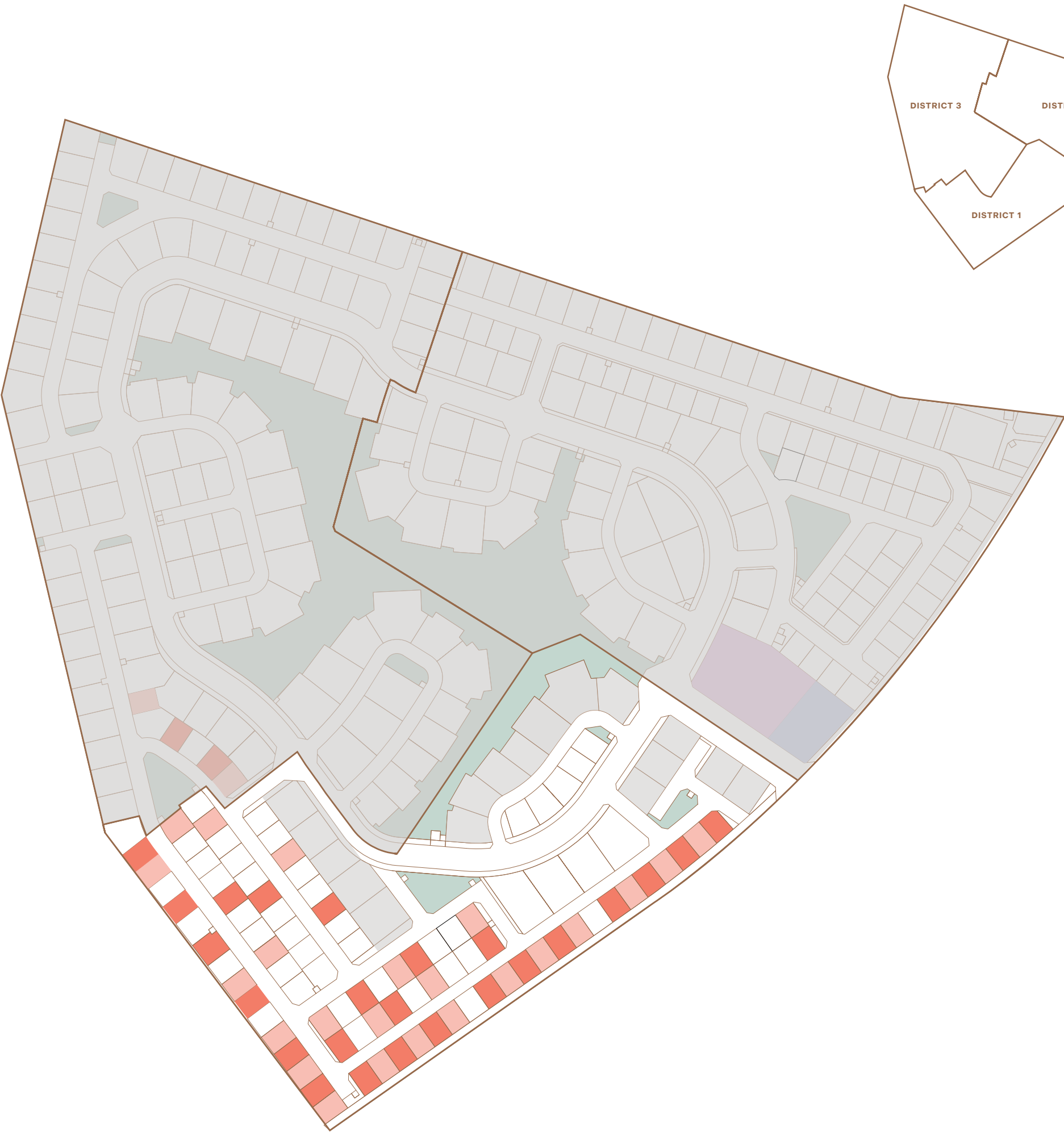


MAIA

5 Bedroom Villa

5 BEDROOM VILLAS

- BELLA - Type C
- MAIA - Type C





















MAIA

5 Bedroom Villa
Type C

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
256 m² / 2,760 ft²

COVERED TERRACES
105 m² / 1,133 ft²

GARAGE & SERVICES
54 m² / 579 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²



MAIA

5 Bedroom Villa
Type C

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
219 m² / 2,355 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²



MAIA

5 Bedroom Villa
Type C

Basement

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
79 m² / 848 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²



 Plots



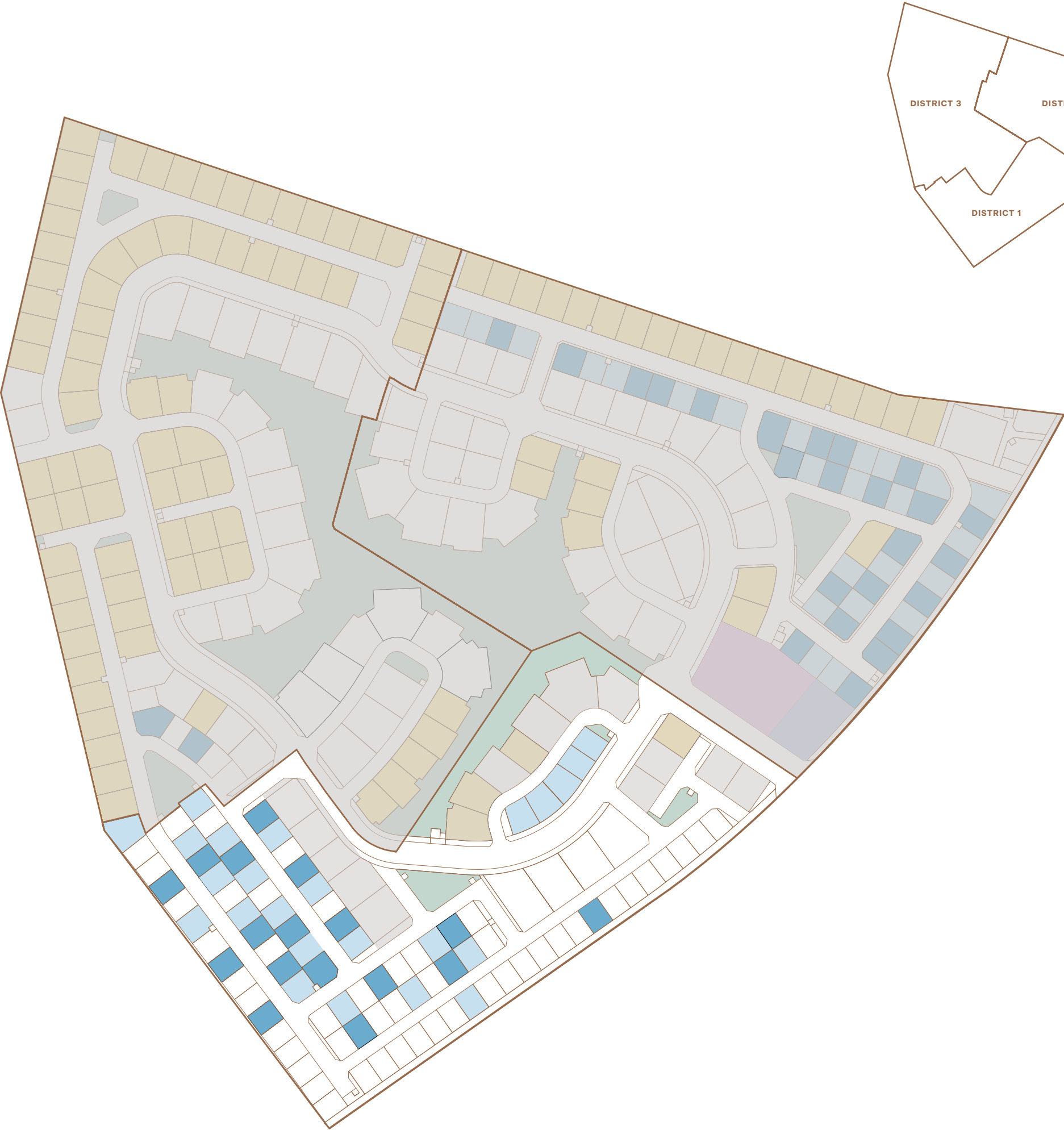
The background is a light beige or cream color with a subtle, fine-grained texture. Overlaid on this are several thin, elegant, wavy lines in a slightly darker shade of beige. These lines flow across the page, creating a sense of movement and organic form. One large, sweeping curve starts from the top left and arcs towards the bottom right. Another line starts near the top center and curves more gently towards the right. A third, more vertical line is on the right side, curving slightly inwards.

MIRA

5 Bedroom Plus Villa

5 BEDROOM PLUS VILLAS

- MIRA - Type B
- VERA - Type B











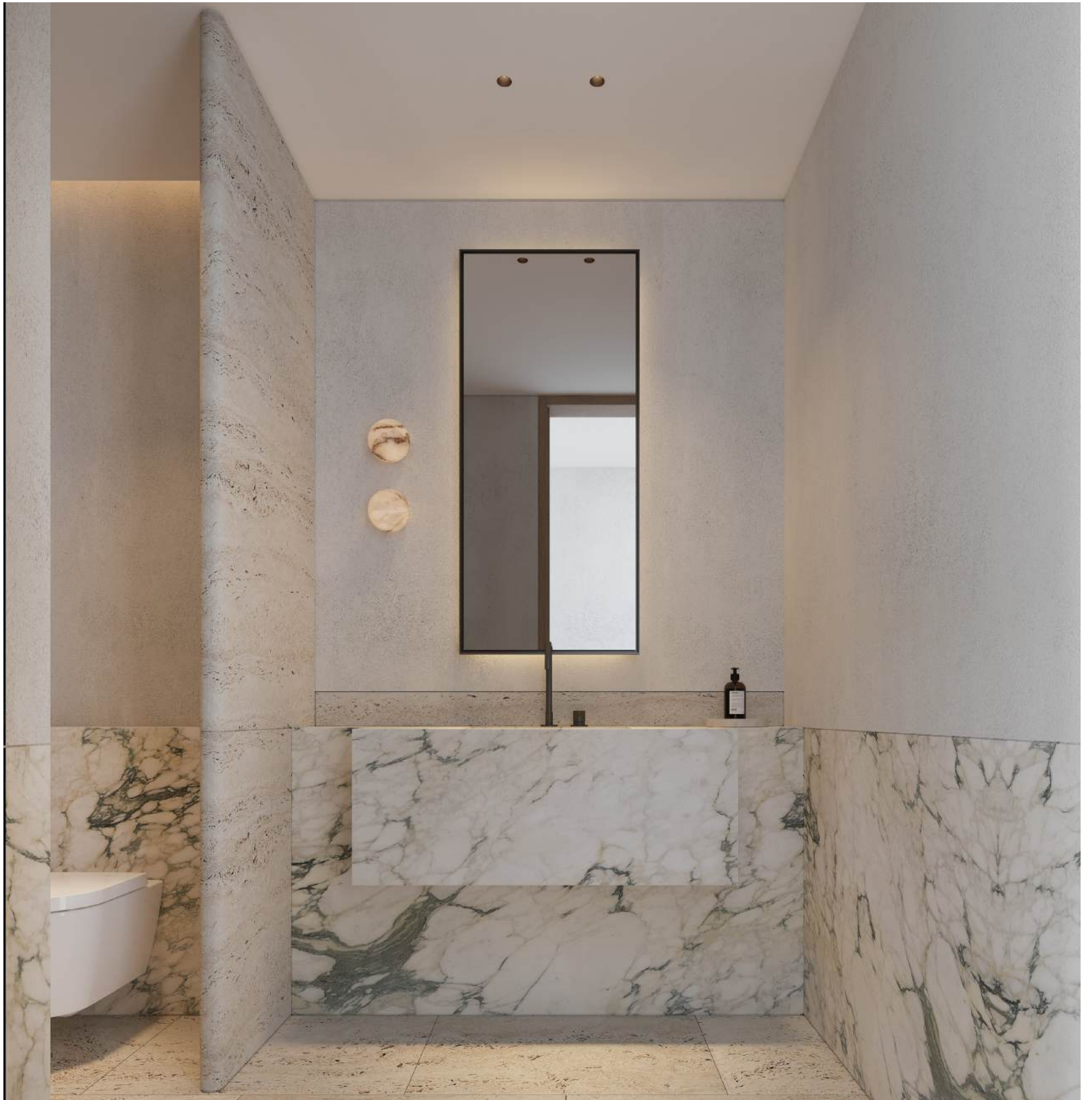












MIRA

5 Bedroom Plus Villa
Type B

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
783 m² / 8,424 ft²

INTERNAL AREA
286 m² / 3,081 ft²

COVERED TERRACES
50 m² / 541 ft²

GARAGE & SERVICES
56 m² / 599 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
786 m² / 8,460 ft²



MIRA

5 Bedroom Plus Villa
Type B

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
783 m² / 8,424 ft²

INTERNAL AREA
257 m² / 2,768 ft²

COVERED TERRACES
50 m² / 536 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
786 m² / 8,460 ft²



MIRA

5 Bedroom Plus Villa

Type B

Basement

AS PER DM

TOTAL OVERALL VILLA BUA

783 m² / 8,424 ft²

INTERNAL AREA

84 m² / 899 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA

786 m² / 8,460 ft²



 Plots



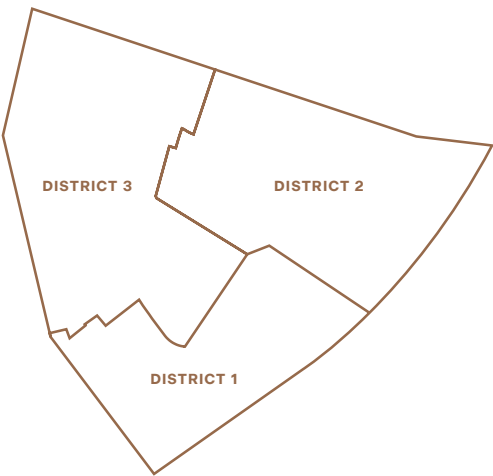
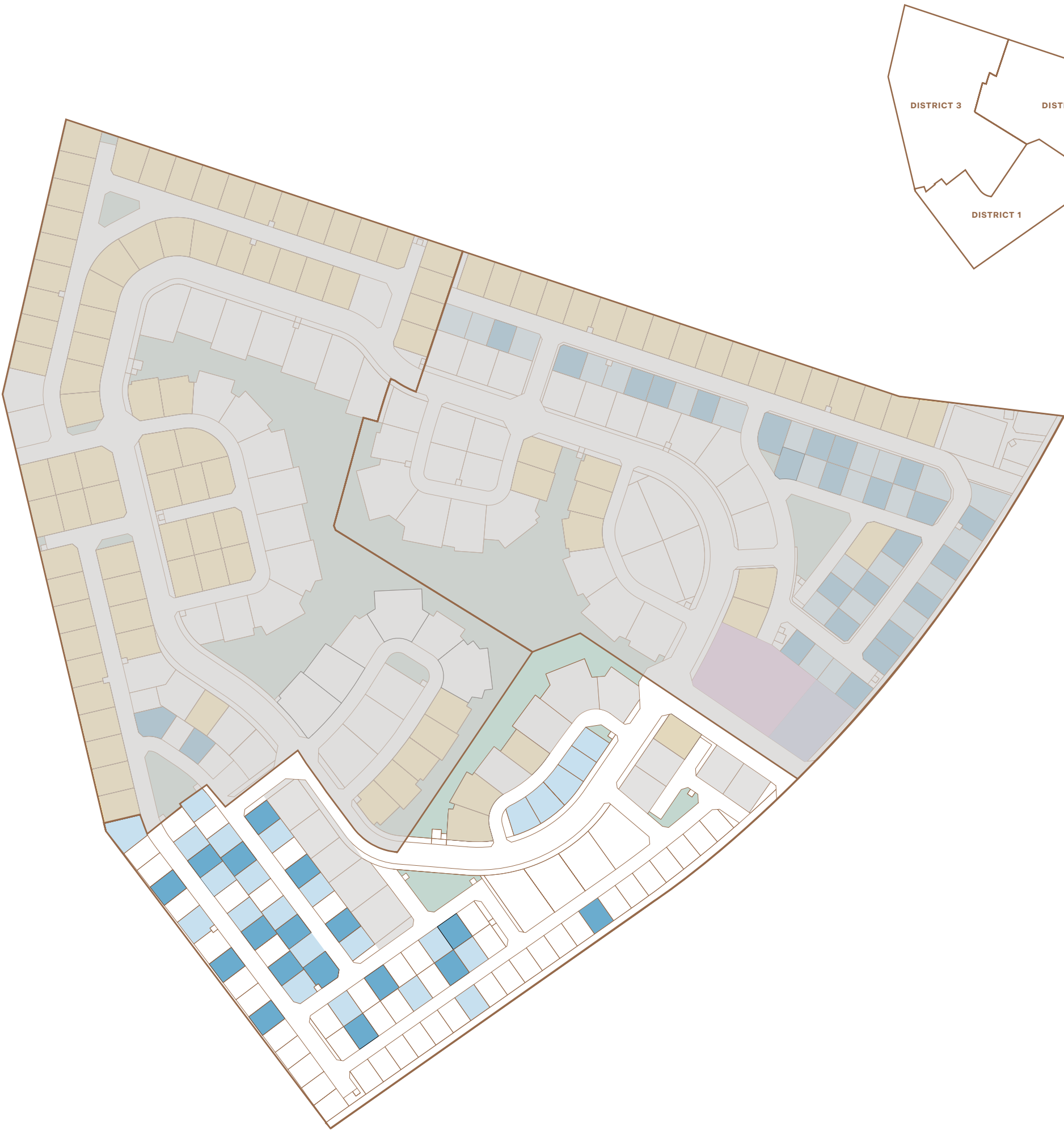
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VERA

5 Bedroom Plus Villa

5 BEDROOM PLUS VILLAS

- MIRA - Type B
- VERA - Type B









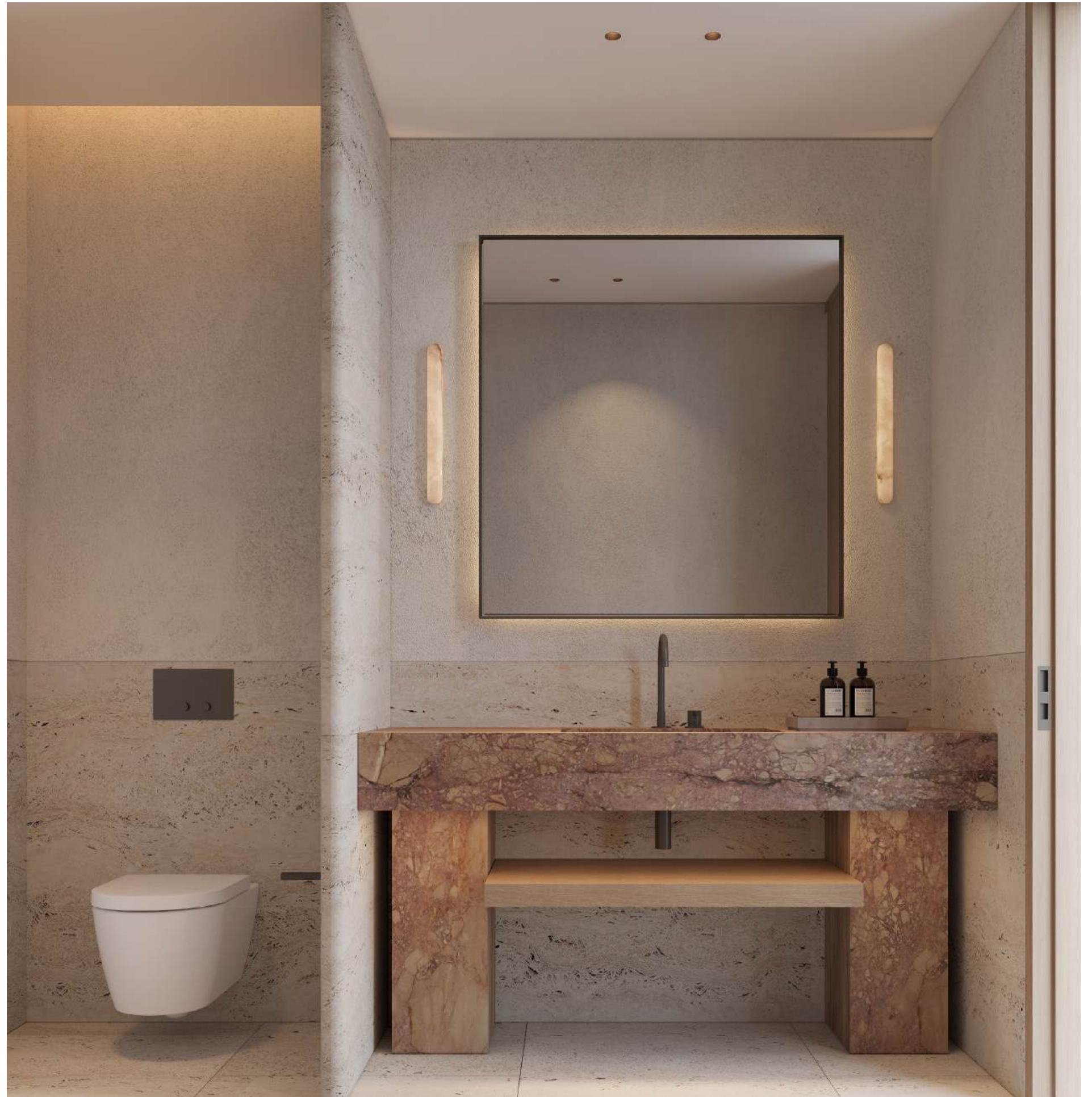












VERA

5 Bedroom Plus Villa
Type B

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
748 m² / 8,047 ft²

INTERNAL AREA
278 m² / 2,987 ft²

COVERED TERRACES
62 m² / 666 ft²

GARAGE & SERVICES
60 m² / 645 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
774 m² / 8,334 ft²



VERA

5 Bedroom Plus Villa

Type B

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
748 m² / 8,047 ft²

INTERNAL AREA
261 m² / 2,805 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
774 m² / 8,334 ft²



VERA

5 Bedroom Plus Villa

Type B

Basement

AS PER DM

TOTAL OVERALL VILLA BUA

748 m² / 8,047 ft²

INTERNAL AREA

88 m² / 943 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA

774 m² / 8,334 ft²



 Plots



