EH

EDEN HOUSE

THE PARK

A DEVELOPMENT BY H&H

Life Grows at The Park

I

THE SEED OF NEW BEGINNINGS

On a rare location, by Dubai's grand canal and Al Safa Park

II

FORMS FOLLOWS NATURE

On architecture and interiors, designed in harmony with the environment

III

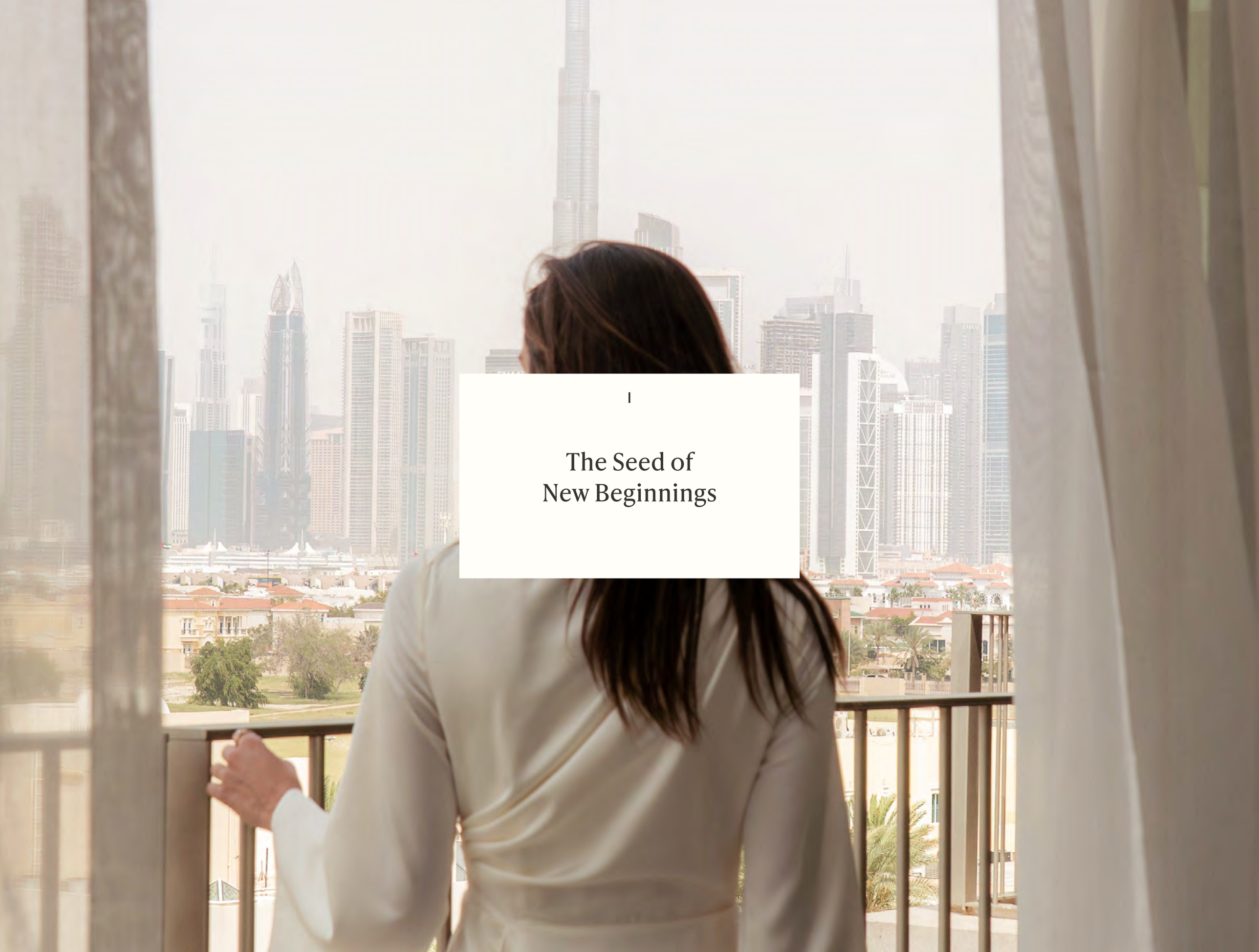
PLANTING SHARED ROOTS

On cultivating a community, restorative amenities, and spaces to gather

IV

THE ART OF WELL-BEING

On exceptional service, wellness, and a culture of care



I

The Seed of New Beginnings



Amid a sprawling green expanse in central Dubai, at the banks of the city's luminous canal, lies a rare sanctuary. Eden House The Park is a modern paradise, a place where low-rise architecture is nestled in wild, precious nature, and where growth effortlessly abounds.

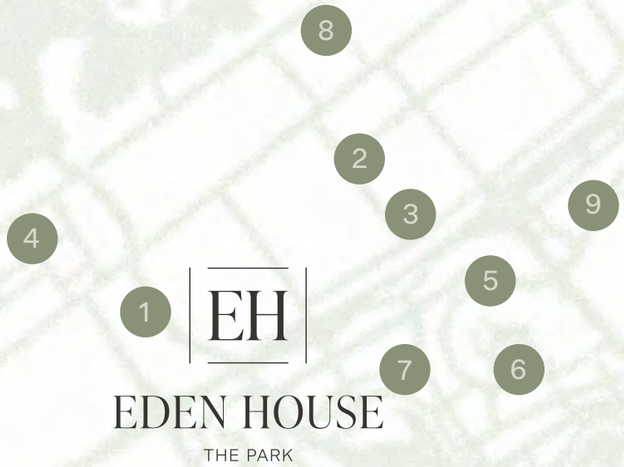
Developed by H&H with Global Partners, the location honors the original Al Safa Park, whose boundaries once extended here. Design Director Henry Tung of dxb lab says the vision was restorative: to rebuild a park condition along the canal and a community around it. “The goal is that every resident feels like they are living inside a park,” says Tung, “not just next to greenery, but immersed in it.”

Eden House The Park is a botanical haven, at once separate and connected to the world. By car, Downtown Dubai is a ten-minute drive and the Dubai International Financial Centre (DIFC) is fifteen minutes away. On foot, the entire property is walkable—with areas for rest, exploration, and play—as is the Dubai Canal’s waterfront boardwalk, which winds toward Jumeirah’s pedestrian-friendly streets.



Arrival at Eden House The Park, with the footbridge to Al Safa in view

Building C, with a movement studio, restaurant and children's playground



LOCATION

Eden House The Park offers effortless access to the best of Dubai. It’s moments from Al Safa Park, and a short drive to Jumeirah Beach, Downtown Dubai, and the financial hub of DIFC.

1. AL SAFA PARK (3 minutes)
2. GALLERIA MALL (5 minutes)
3. CITY WALK (8 minutes)
4. JUMEIRAH BEACH (8 minutes)
5. BURJ KHALIFA (10 minutes)
6. DUBAI MALL (10 minutes)
7. DUBAI OPERA (10 minutes)
8. J1 BEACH (13 minutes)
9. DIFC (16 minutes)
10. PALM JUMEIRAH (22 minutes)

(Travel times by car)

“A low-density, park-led community on the Dubai Water Canal is an extremely rare proposition this close to the center,” note the team at Global Partners. “The city’s next chapter will be measured not only in height, but in quality of life at ground level.”



II

Form Follows Nature



Close to Dubai’s high-speed core, Eden House The Park remains worlds away from it. Its seven buildings sit deliberately low to the ground, connected to their surroundings. The airy structures—with their soft, organic corners, curving balconies and glassy façades that beckon light—could have emerged from the landscape itself.

Much like nature, this architecture finds its elegance through fluid lines and geometric harmony. The curving outer shell of each structure echoes the soft arcs of the nearby canal. Inside are swathes of pale terrazzo, curved oak paneling, green serpentine stone, porcelain, and glass mosaic. These materials reference nature’s tactility and colors, or cleverly catch the light. “Natural materials have warmth, texture, and character,” says Shahab Lutfi, Chairman of H&H. “They become more beautiful with life, not less.”

All around, oversized windows frame the sky and views flow through the buildings: from Al Safa Park and the canal, to the private gardens, even Burj Khalifa. Outside, at ground level, a network of accessible pathways connects the entire community, ideal for daily walks or adventures with family. The vast, landscaped grounds abound with native trees, flowering shrubs, and hardy ornamental desert grasses. Whether indoors or out, the two are constantly in sync, flowing into one seamless landscape.





BUILDING A

Perched on the canal front with expansive view out to Jumeirah, Building A is the property's largest and westernmost building.

BUILDINGS B AND E

Set back from the canal, these twin buildings are perfectly placed between the city and the park.

BUILDINGS C, D AND F

Along the canalfront, this trio enjoy views of both the water and the parkside community.

BUILDING G

Extending from the canal promenade to the city streets behind (much like Building A), the structure beautifully connects both aspects.



As you step inside, every space is designed to decompress the mind. Serene receptions and clean-lined corridors lead to light-filled residences, unfolding with private balconies and floor-to-ceiling windows. They span generous studio layouts to four-bedroom homes.

Some homes offer breathtaking views of the canal, but the internal garden views are unexpected jewels: not only do they provide shade and cooler temperatures, they also reveal vistas of Dubai's skyline, Burj Khalifa and the canal.



Living and dining room



Kitchen

Living space with a view of the city

Master bathroom



Living and dining room with a view of the community

By maximizing light across the buildings, the architecture creates a calm, private enclave that's in constant conversation with the world. "You feel protected but not enclosed," says Design Director Henry Tung. "That balance creates comfort, and ultimately, a feeling of home."



Master bedroom



Master bedroom with a private balcony

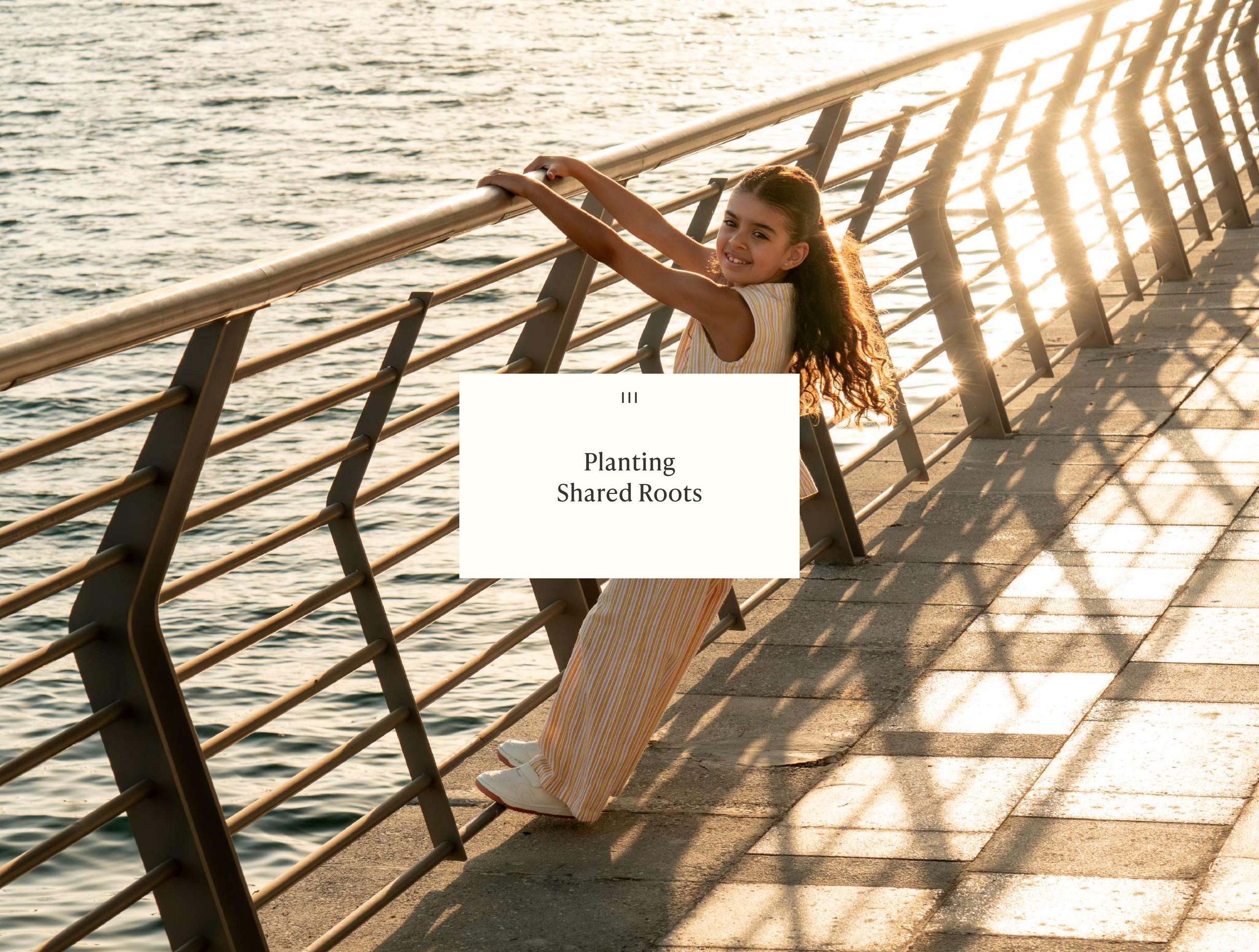


Living area, penthouse residence

The four-bedroom penthouse is palatial and sun-drenched, with a grand wraparound terrace. Generous in both scale and possibility, it’s a home designed to evolve in sync with its residents.



Living area, penthouse residence, with a view of the canal and the city



III

Planting Shared Roots

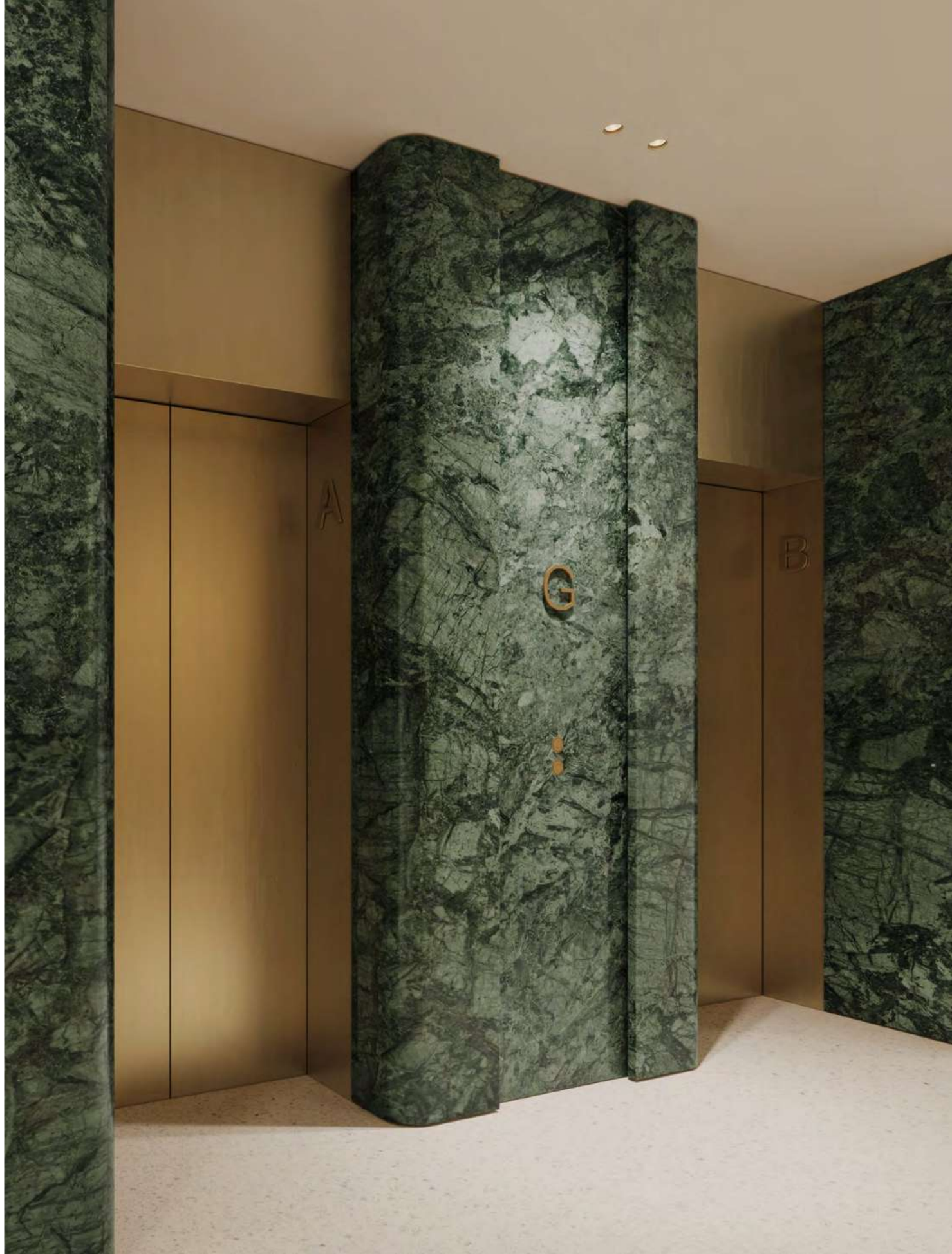


Building F reception area

In Dubai, a fast-paced, energizing metropolis, true luxury is finding a personal ecosystem—unearthing people, places, and rituals that can both ground and reawaken you. Eden House The Park is designed to help residents cultivate authentic community. Here, like-minded people naturally come together: ambitious professionals, cultural tastemakers, and growing families, drawn together by their reverence for nature and for a life driven by curiosity and adventure.

Low-impact and fertile, the development's layout encourages meaningful connection at every turn, from chance encounters with neighbours to moments of solitude and reset. It is, says Design Director Henry Tung, "a self-contained living environment," offering everything needed to seed an expansive life. "We've built multiple pools and gyms, dedicated children's areas, coworking spaces and spa and wellness facilities," he says. "You can spend your entire day within the development, or even your whole weekend."

Each of the seven buildings offers distinct advantages (based on lifestyle preference), allowing residents to calibrate the exact relationship they desire with their environs. Retreat into a discreet and quiet park sanctuary or plant yourself closer to the action—where premier retail and dining are just an elevator ride away. Whatever your preference, there's always room to entertain at home. Residences feature fluid, hosting-ready layouts, making it easy to gather your inner circle at a moment's notice.





Building B reception area



Children’s playground

A sunlit cafe below the footbridge to Al Safa

Canal-side retail spaces



There are world-class wellness spaces, including five swimming pools (two for children), padel courts, saunas, steam rooms, jacuzzis with cold plunge pools, and wellness suites, as well as integrated retail and dining. There are also informal spaces to gather, such as the lounge areas nestled within building entrances and resident-only lounges with shared working spaces. The full range of amenities is accessible to all who live here, cultivating an open community full of spontaneous, surprising connections.



Residence club and shared working space





Padel court

AMENITIES

Each building at Eden House The Park offers one-of-a-kind views and ways of living.

BUILDING A
- State-of-the-art gym
- Movement studio
- Adults’ and children’s swimming pools
- Plunge pools
- Jacuzzi
- Indoor pool lounge
- Sauna and steam room

BUILDING B
- Reception
- Shared working space
- State-of-the-art gym
- Wellness suite
- Adults’ swimming pool
- Indoor pool lounge
- Sauna and steam room

BUILDING C
- Residents’ lounge
- Children’s playroom

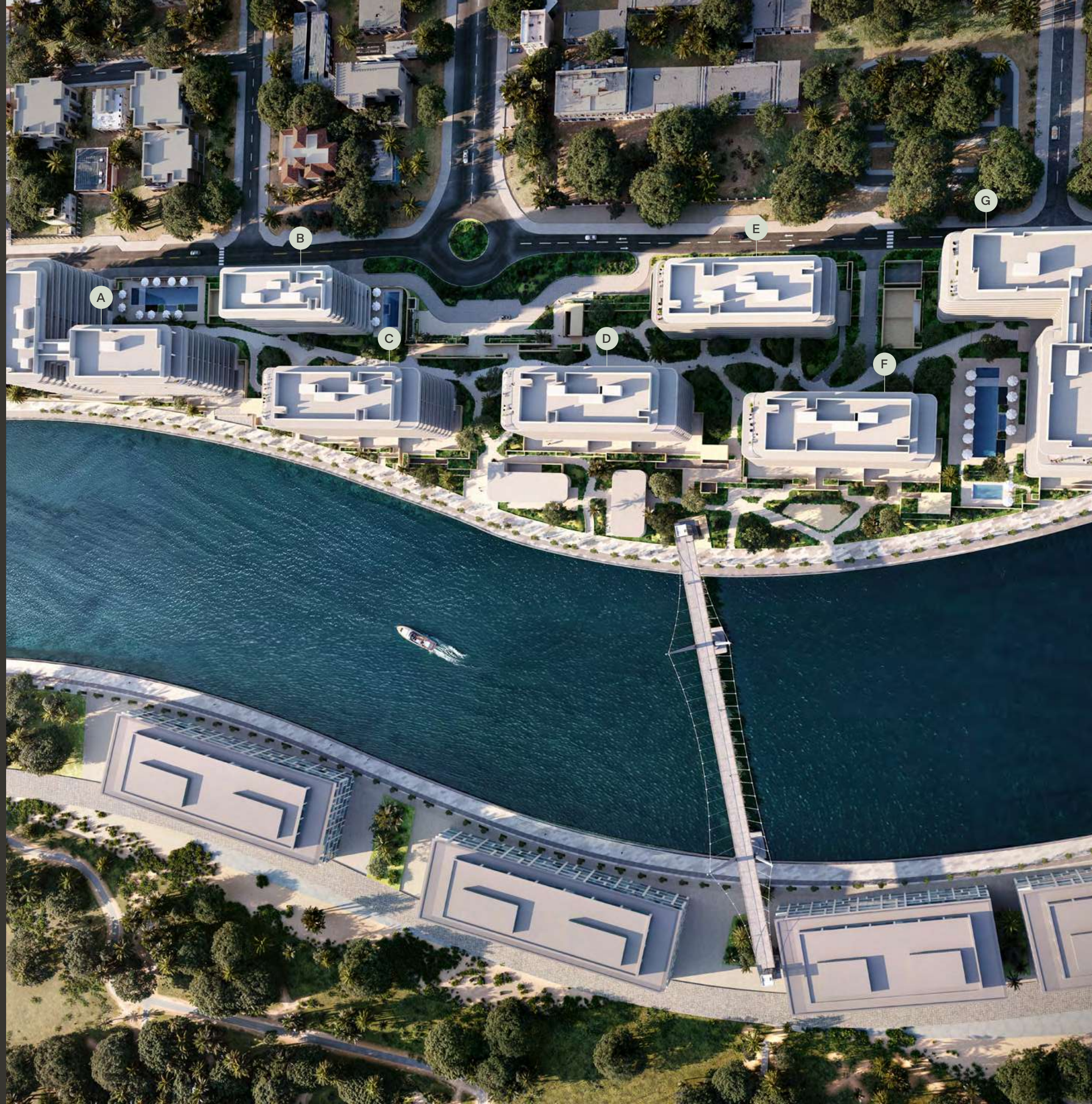
BUILDING D
- Reception
- Residents’ lounge
- Cafe

BUILDING E
- Retail offering

BUILDING F
- Residents’ lounge
- Children’s playroom

BUILDING G
- State-of-the-art gym
- Movement studio
- Wellness suite
- Adults’ and children’s swimming pools
- Plunge pools
- Jacuzzi
- Indoor pool lounge
- Sauna and steam room

PARK AREA
- Two padel courts
- Outdoor children’s playgrounds
- Two dining venues
- Shaded seating zones
- Bicycle rack
- Direct access to the canal promenade





IV

The Art of Well-Being

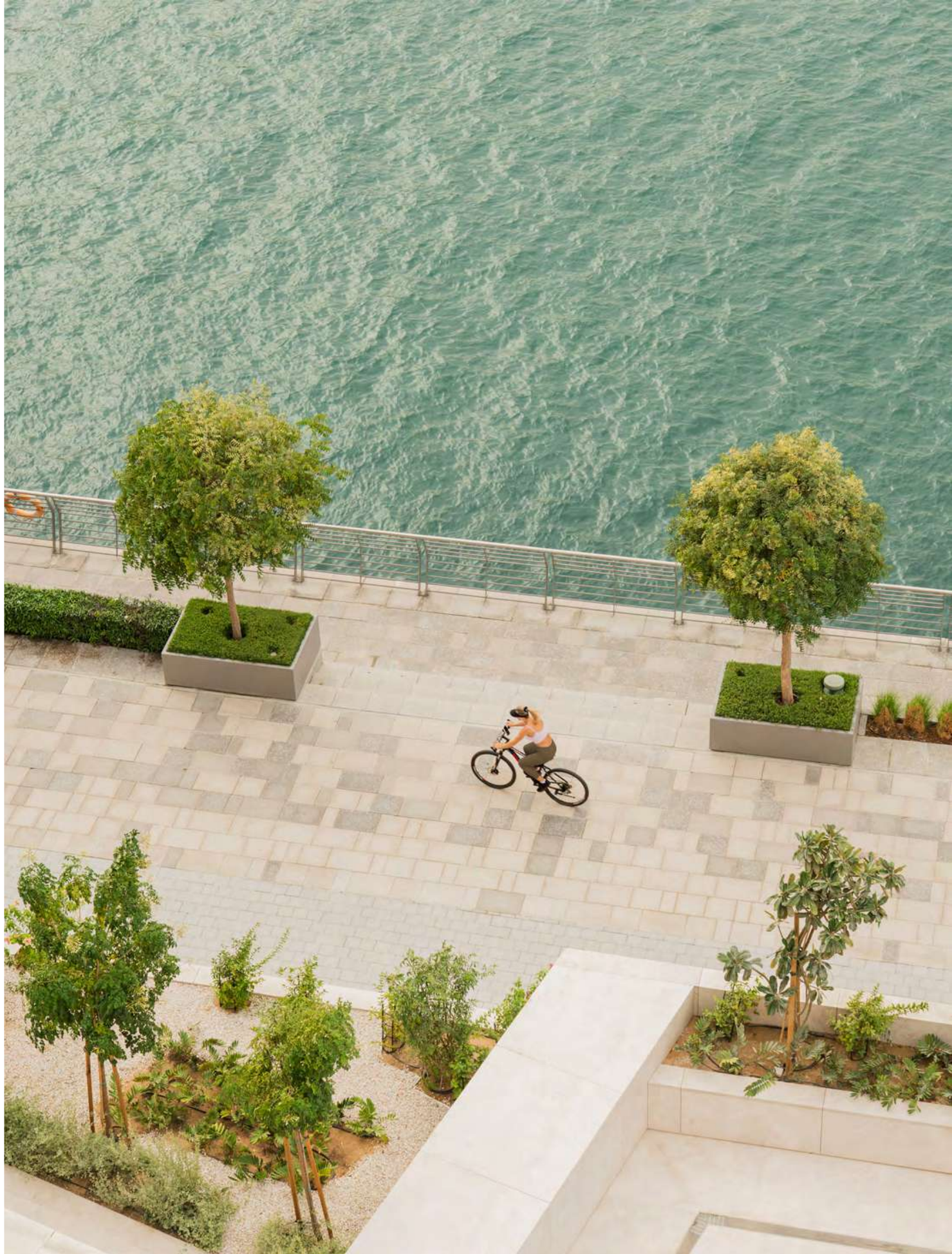


A life well-lived requires the space to invest in it: the mental, emotional and physical freedom to focus on what matters. Eden House creates ample space for residents through exceptional hospitality and a deep commitment to holistic care. Daily frictions are anticipated and handled with ease. Every abode has its own private concierge, as well as services to handle mail and administrative tasks. Security and maintenance support teams are on-hand 24/7. Valet parking makes arrival seamless for you—and your guests—no matter the hour or day. “It’s the standard of a world-class luxury hotel, delivered with a residential sustainability,” says Shahab Lutfi of H&H. “Our teams know each resident by name, and more importantly know their preferences, so the level of personalization is very high.”



Indoor pool lounge

Eden House's deep quality of care moves beyond the home, shaping the wider environment. A rich tapestry of native flora is lovingly tended to. On-site restaurants serve fresh, seasonal flavors, bringing ease to busy schedules. For every age and proclivity, there are ample spaces to physically unwind or re-energize oneself: multiple play areas for children, state-of-the-art gyms and movement studios (with personal trainers available); indoor pool lounges and five different indoor and outdoor pools. This abundance of water is not only physically restorative, but mentally healing. Closeness to bodies of water can help us reach meditative states, aiding in lowering heart rates and mental fatigue.





State-of-the-art gym

Outdoor pool overlooking Dubai's skyline

Two wellness suites offer spa therapies, alongside dedicated male and female sauna and steam rooms to relax muscles, improve circulation, hydrate skin, and ease tension in the body. Elsewhere, pools can be used to play, swim laps, or simply float beneath the blue sky.



Spa



At Eden House The Park, convenience is elevated to an art form, a seamless choreography managed by discreet professionals. Signature services bring day-to-day peace of mind, while custom à la carte options (such as childcare, an in-residence butler, or a private chef) adapt to your precise needs on demand.

SIGNATURE SERVICES

- On-property Eden House dedicated team
- Eden House mobile app (with digital key access, service requests, amenity reservations, and direct chat with the Eden House team)
- Concierge services
- 24-hour manned security with comprehensive CCTV coverage
- 24-hour on-property maintenance support
- Handyman services
- Resident and guest valet parking
- Mail and parcel delivery and collection
- Pool lifeguard
- Common area maintenance, cleaning and landscaping
- Common area pest control
- High-speed WiFi in common areas

A LA CARTE SERVICES

- Housekeeping services
- Laundry, and dry-cleaning services
- Maintenance services
- Vacant home care program
- Spa services with Eden House Wellness
- In-fitness or in-residence personal training
- Group sports classes
- Car care services
- Childcare services
- Plant care and florist services
- Private chef and catering services
- Personal shopping
- Pet care services
- Additional offerings tailored to your needs



H&H

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

Its selective portfolio delivers impactful developments, guided by exceptional craftsmanship, prime locations, and meaningful partnerships. This includes introducing world-renowned brands like Four Seasons, Aman, and Rosewood to Dubai, as well as establishing its homegrown Eden House brand, aiming for a new standard of value-driven excellence in branded residences.

As Dubai progresses, H&H remains at the forefront, shaping the city's future with considered, impactful developments across its diverse portfolio, consistently raising industry standards for high-end developments.

www.h-h.ae

DXB LAB

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.

www.dxb-lab.com

GLOBAL PARTNERS

Global Partners is an institutional fund manager which specializes in alternative investments. Based in the Dubai International Financial Centre and regulated by the Dubai Financial Services Authority, the company was founded by a team of seasoned global investment professionals and prominent family offices in the UAE. They share a common vision: to present exceptional alternative investment opportunities in the UAE to a broader global audience.

In only eighteen months, the firm has made significant strides, successfully closing its inaugural fund and raising USD 212 million from notable investors in Dubai, Europe, and North America. They have identified and acquired prime properties for development under this fund and secured a robust pipeline of land for future funds.

www.globalpartners-ltd.com

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