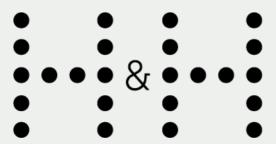
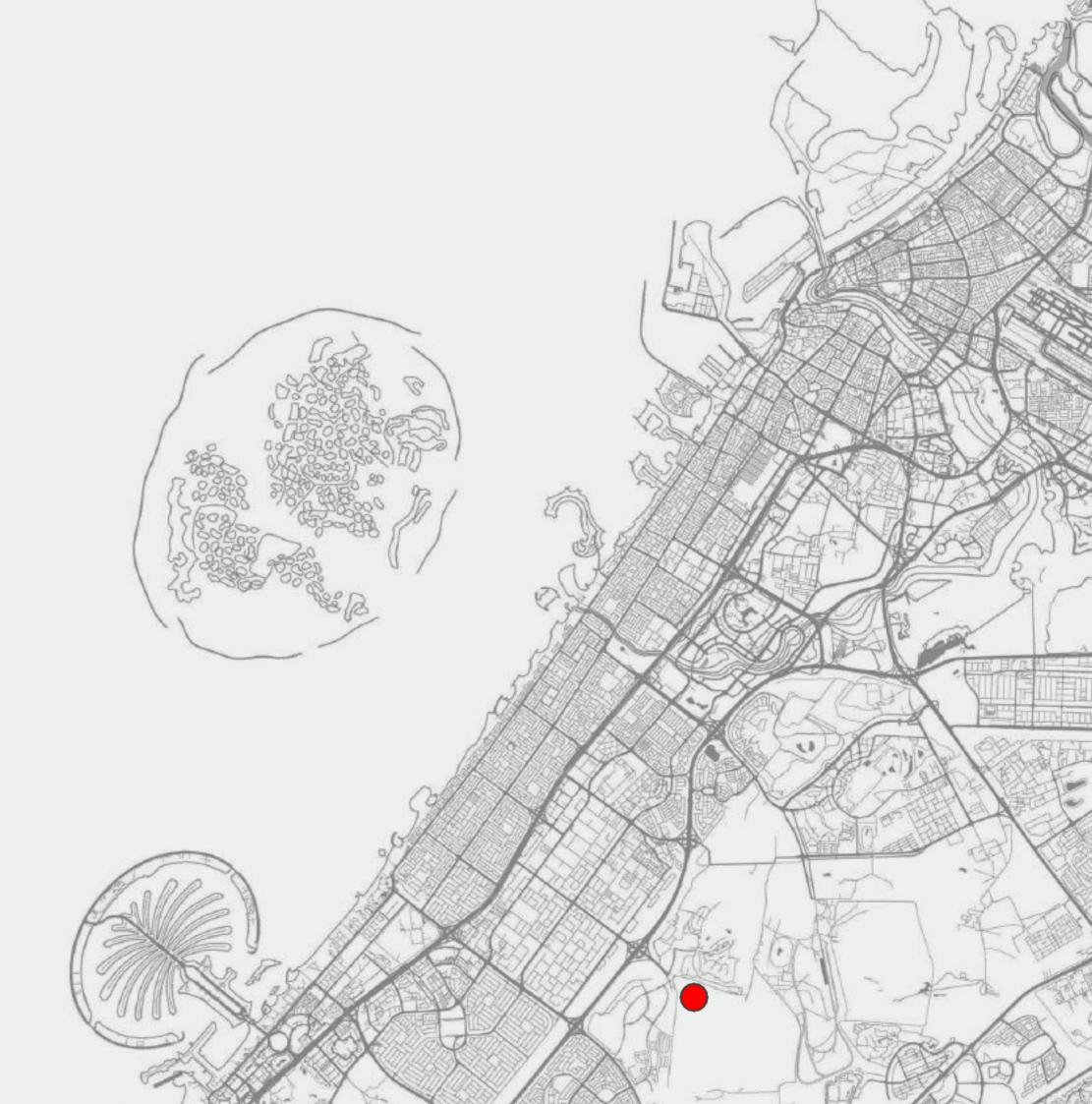






Developed by





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

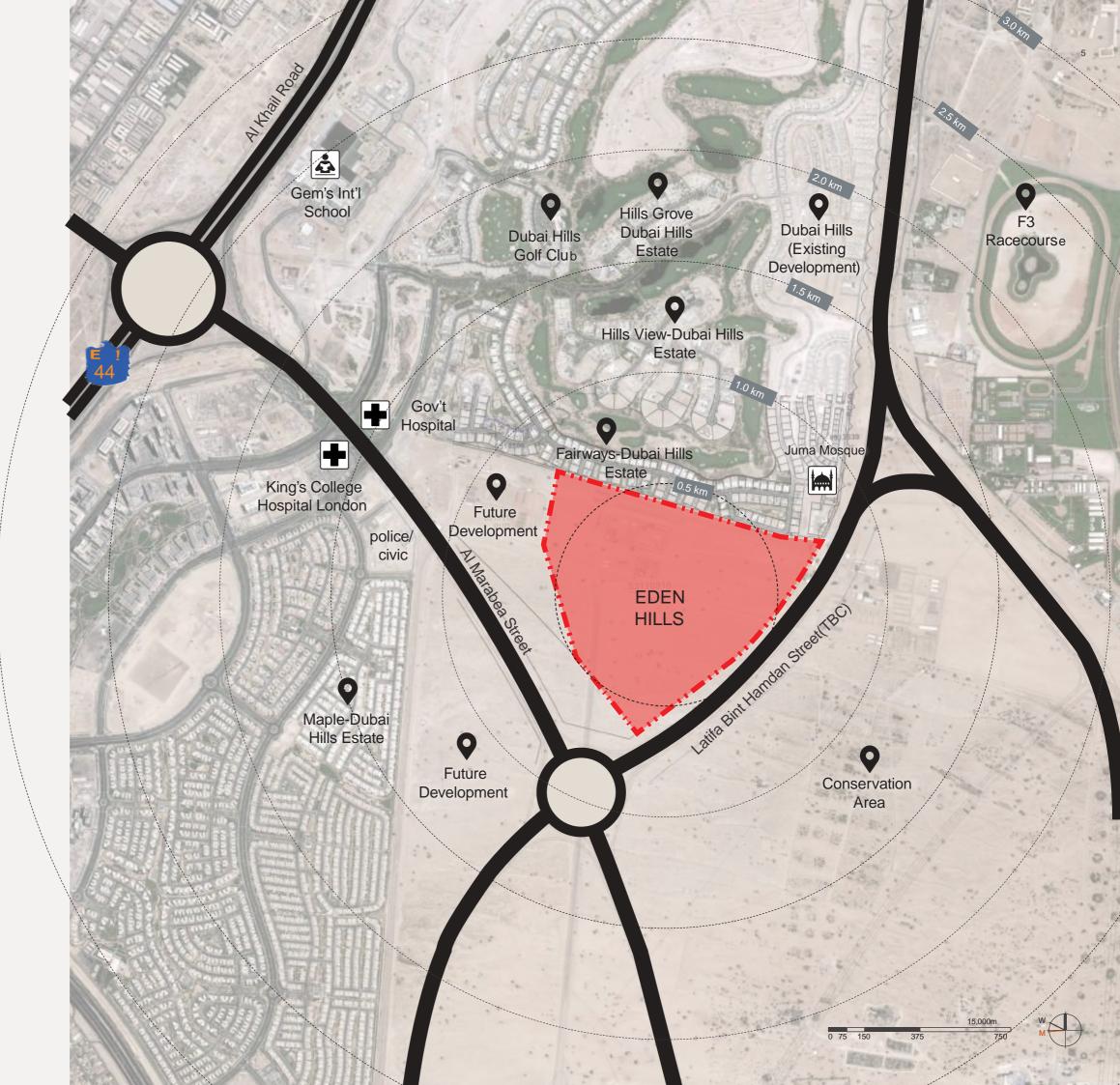


Schools Mosques

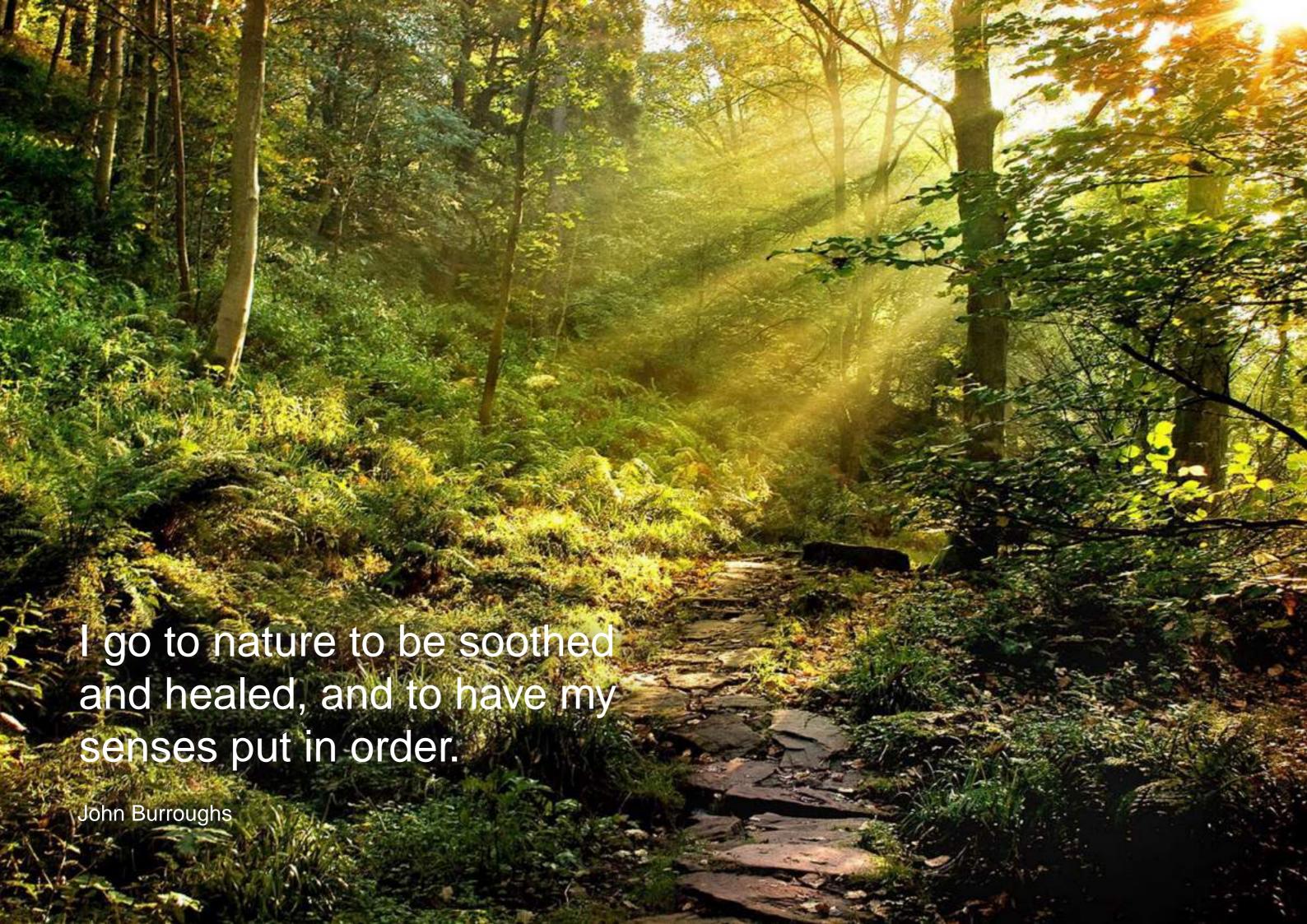


Hospital

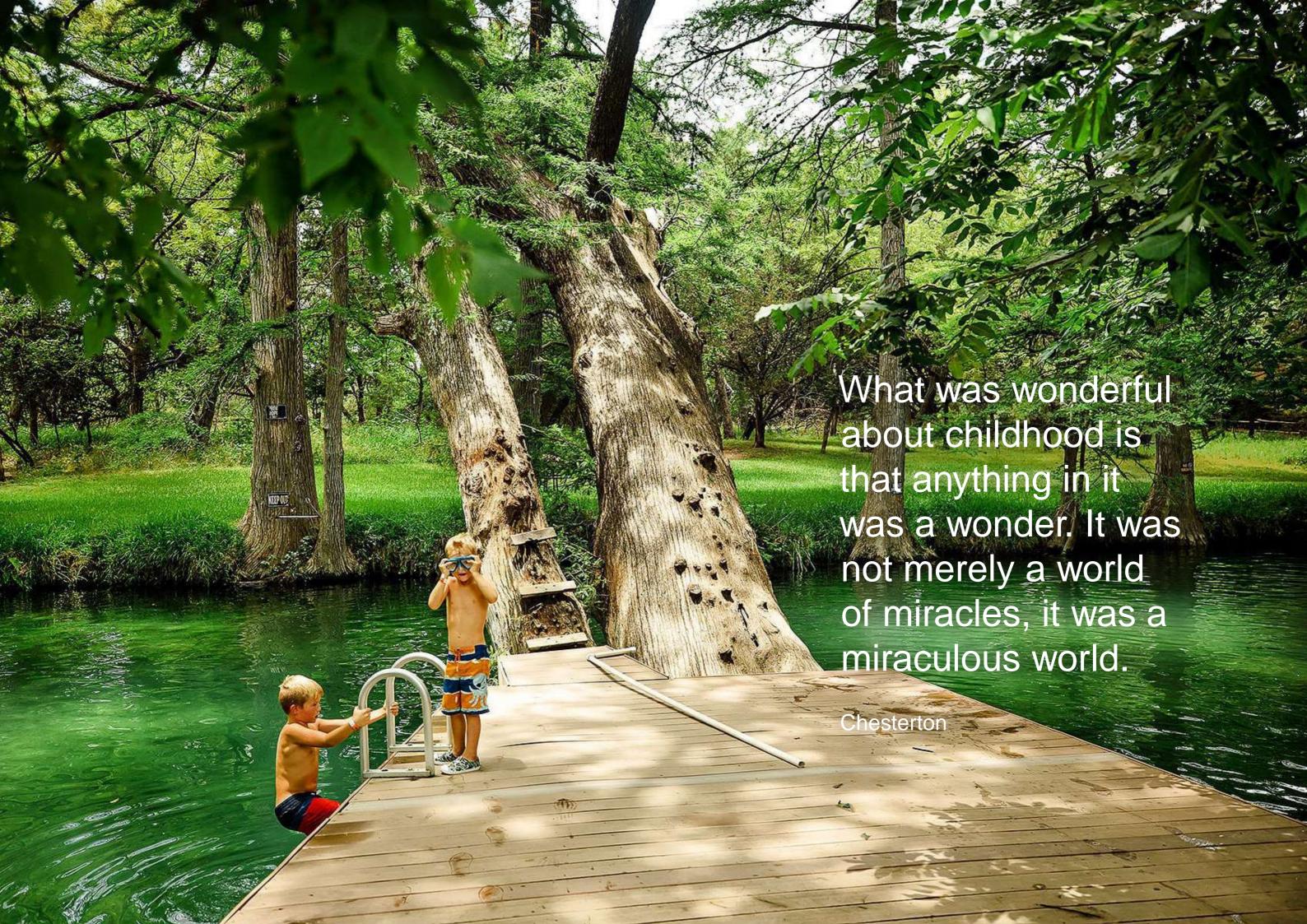






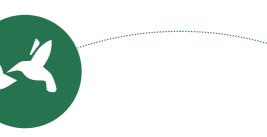






NATURE, WILDLIFE, BIRDS, **SERENITY**

Create a central open space system that provides a serene, green environment for the residents and a natural habitat that will attract wildlife.





Create interesting landforms through land sculpting to enhance the community character

SENSITIVE USE OF WATER **FEATURE**

Use of water and water features as an amenity shall be purposeful, sensible ERH IJ # GMIRX



GUIDING DESIGN PRINCIPLES



LUXURY VILLA DEVELOPMENT



SPACE FOR OUTDOOR **SPORTS**

Provide amenities for outdoor and indoor activities within easy walking distance to the neighborhoods



SAFETY, GATED COMMUNITY

Allow for secure entrance to the residential community apart from the public retail center.

PROVISION OF A PREMIER LOCAL RETAIL DESTINATION

Provide neighborhood shopping and services at a convenient location to serve both the residents and visitors



3-4 DISTINCT NEIGHBORHOOD **CHARACTERS**

Create three to four distinct neighborhoods providing residential homes for different lifestyle choices



WALKABLE, NARROW STREETS, **CLEAR ORIENTATION**

Create a clear hierarchy of circulation and easy [E] ‡ R H M R K J S V Q S F M P M X] [M X L M R X L I G S Q Q Y R I

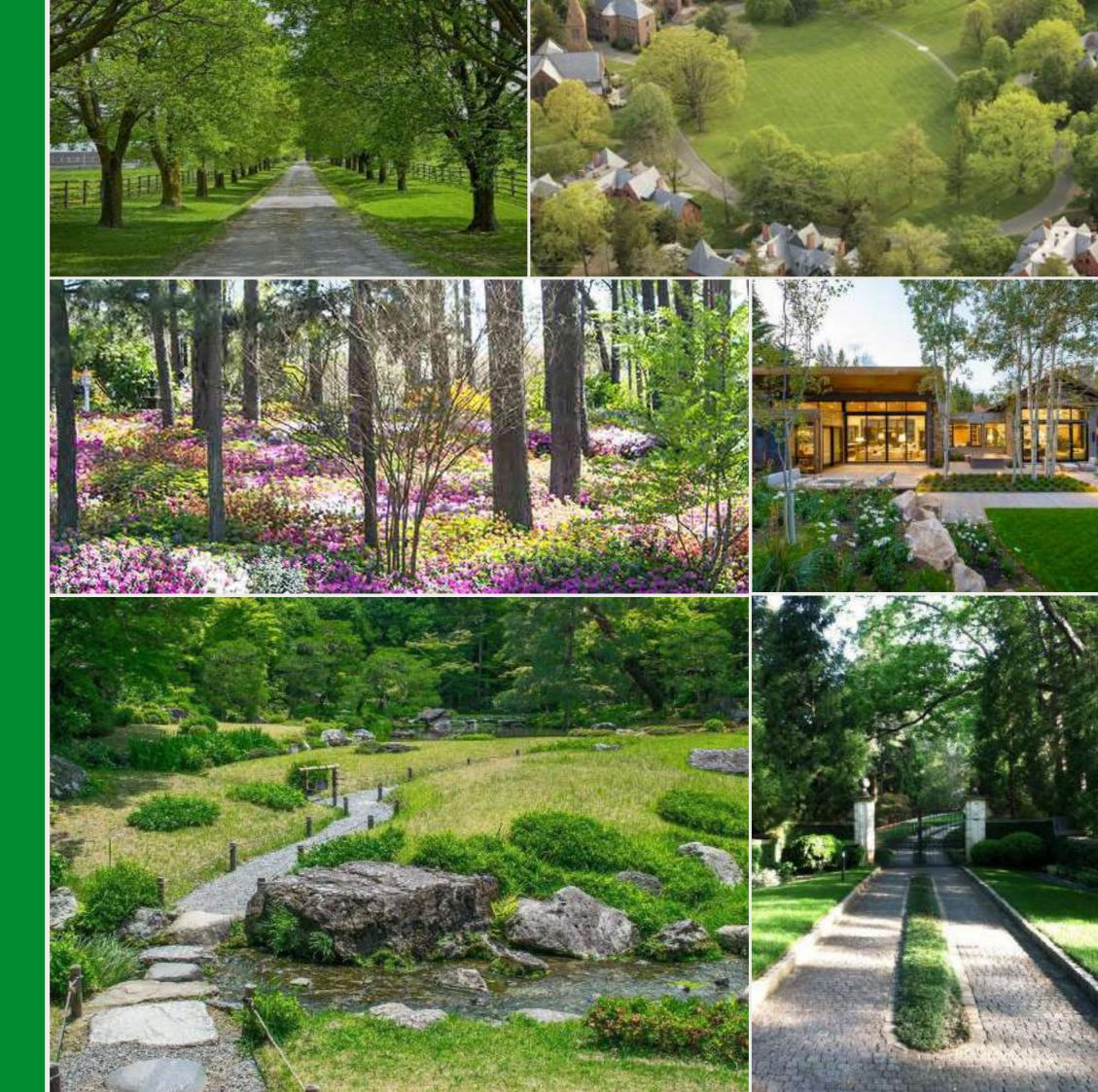
Neighborhood streets shall be narrow, intimate and walkable

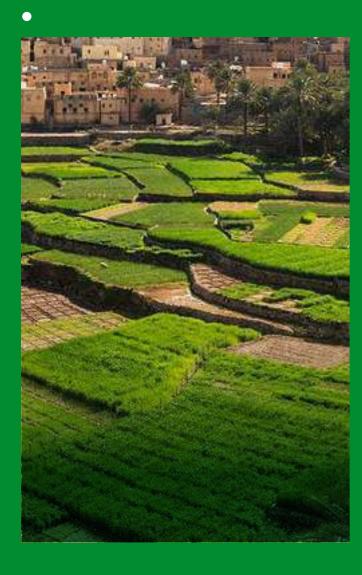


KEY CHARACTERS



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





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















KEY CHARACTERS



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



















CHARACTER IMAGERY

WATG













CHARACTER IMAGERY

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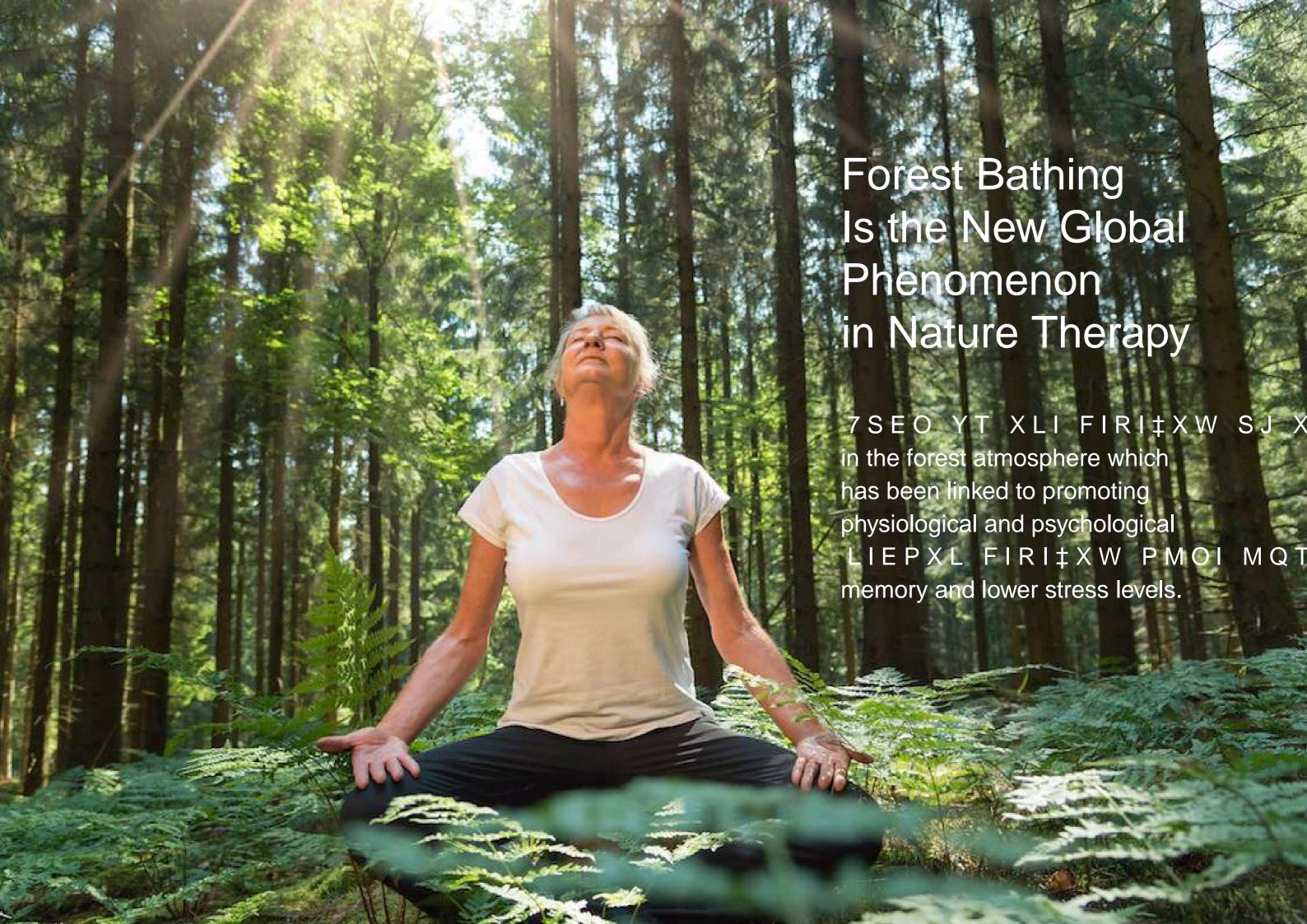








CHARACTER IMAGERY





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Legend

- 1 Property Access
- 2 Entry Guard Gate
- 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





ILLUSTRATIVE PLAN

1:2000





○ 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

OPEN SPACE & PARKS

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.
- 'ER]SR 4EVO [MPP FI MHIRXM‡IH [MXL GPIEV WMKREKI ERH [E]‡RHMRK EX IEGL IR meeting the loop road, and to guide pedestrians through the trail network highlighting the different activities within the canyon.

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
 GSRRIGXMSRW XS 'ER]SR 4EVO [MXL ETTVSTVMEXI WMKREKI ERH [E] RHMRK
- 3TTSVXYRMXMIW JSV TYFPMG EVX EX WMKRM‡GERX PSGTXMS RIEVXLI QEMR IRXVERGI and canyon entrances.

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







The existing site is very developable, with easy

^S[MRK XSTSKVETL] GEYWIH F] KIRXPI VSPPMRK V

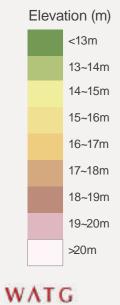
existing site site falls between 12m and

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

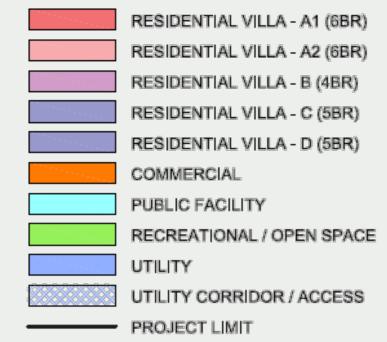












PLOT NO	Unit Type	Land Area (sq.ft.)	GFA (sq.ft.)	HEIGHT	FAR
EH-V-302	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-305	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-308	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-301	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-303	D-5BR (30*40)	12,624.02	9,468.00	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 Paym	ent Plan
On Booking	25% + 4%
SPA Signing (With	in 30 Days)
6 Months After SPA	25%
12 Months After SPA	25%
On Handover	25%



