



# EDEN HOUSE

THE CANAL

IMPECCABLY  
CRAFTED HOMES







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# 1

## INTRODUCTION

A Contemporary Residential Collection  
Located Alongside The Dubai Water Canal

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A unique living experience created by blending the exceptional comfort, convenience, and sophistication of a top-tier hotel with a distinctly residential design concept. One where each detail has been carefully crafted to respond to the needs of its guests and allows you to feel truly at home.

“It’s always good to come back home; nothing is better than being welcomed back to Eden House.”

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## ARCHITECTURE & DESIGN Sophistication, Brought To Life Through Function And Form

Drawing inspiration from its surroundings and extending the brand's celebrated architectural language, Eden House - The Canal forms a contemporary, low-rise silhouette that blends seamlessly into the Water Canal, finding harmony with the land, sea, and sky.

Elegantly crafted interiors feature sophisticated and richly tactile materials, refined colour palettes that inspire each home with warmth and balance, and floor-to-ceiling windows positioned to maximise and frame stunning views of the Arabian Gulf.

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## LOCATION

Elegant Waterfront Living, Just Moments Away  
From The Vibrant Heart Of Dubai

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Situated alongside the opening of the Dubai Water Canal in Jumeirah, this residential collection benefits from walkable streets and a sophisticated sense of calm for which the Jumeirah neighbourhood is coveted.

Just moments away from the coastline, residents can enjoy an oceanfront lifestyle while being close to celebrated cultural districts, Citywalk and Downtown Dubai, that host the city's most dynamic experiences.

“It’s like walking into a haven. It’s serene, bright and comforting. Little touches like the water feature and the greenery bring a sense of calm, and the privacy it offer provides real peace of mind.”

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## NEIGHBOURHOOD

Discreetly Positioned, Effortlessly Connected

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Dubai Water Canal is a quiet, walkable oasis in a city full of ambition and opportunity.

Featuring a riverbank that is adorned with architectural excellence, gestures of landscaping that add green hues to rich spectrums of colour, and is in proximity to premium retail outlets and outstanding schools, the neighbourhood acts as a haven for those of refined taste.

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“Everyone that lives here should feel like they are home. That’s the main thing, that we match the level of service and style that reflects exactly how they want to live.”

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## RESIDENCES Rare And Refined Residences

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Eden House The Canal is a low-rise six-story building with 88 meticulously crafted residences. From studio to four-bedroom suites to garden duplex units, and three stunning penthouses, each space is designed with the guests' experience in mind.

Selective in its choice of commissions, this development combines spacious interiors, premium material finishes, and refined colour palettes to create unique living spaces that find and nurture harmony.



## DESIGN

### *A Subtle And Sophisticated Residential Experience*

Enjoy a new experience of modern living. Renowned architectural studio DXB Lab presents a unique design philosophy that seamlessly blends timeless sophistication with contemporary aesthetics. Their meticulous approach thoughtfully responds to the exacting criteria of today's discerning buyer.

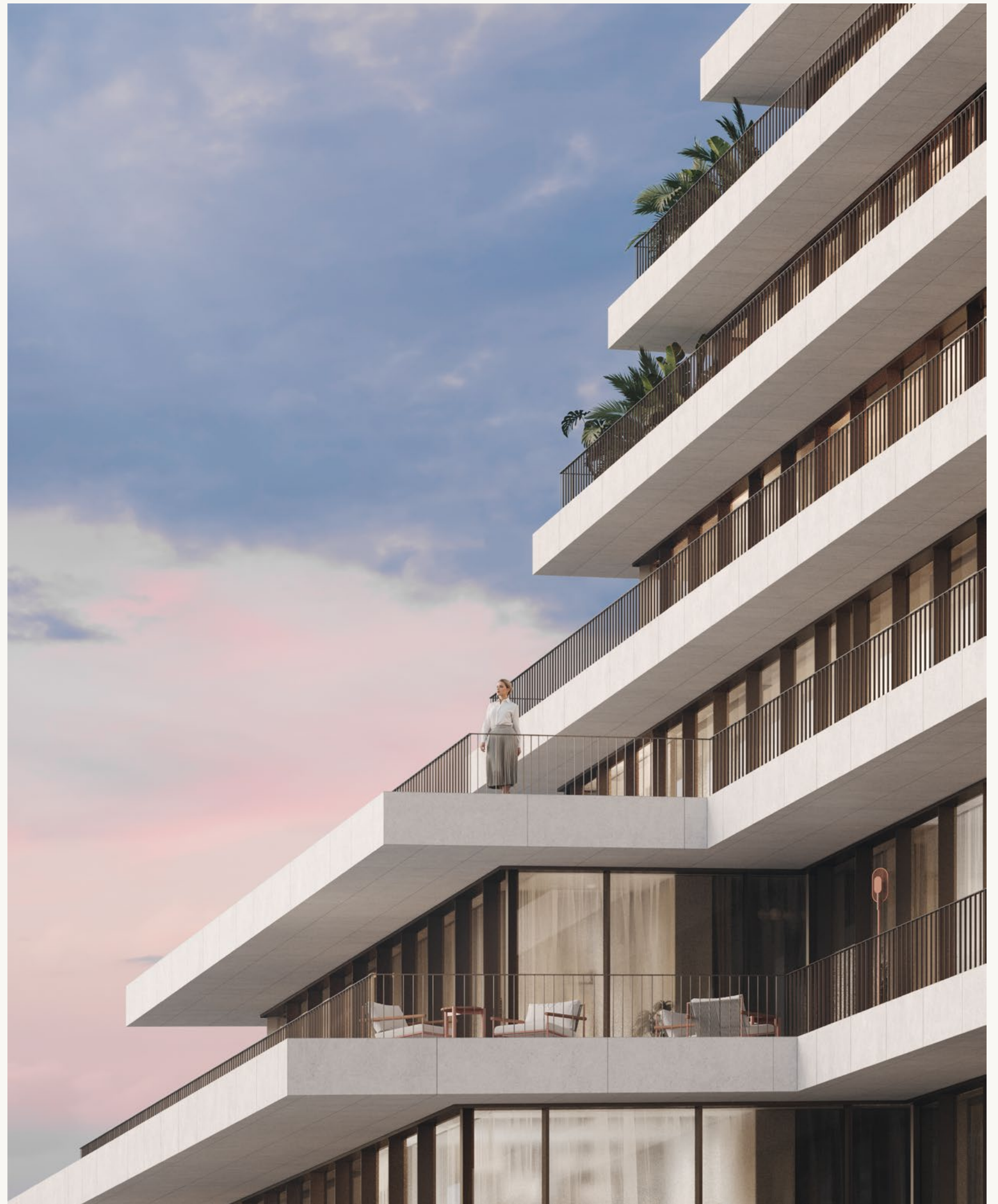
These homes are masterpieces of scale and orientation. The focus is not simply anticipating residents' every practical need but creating a profound connection with the surrounding environment. Discover rare and breathtaking views of Dubai's skyline that enhance every moment.























INTERIOR DESIGN  
*Details That Make A Difference*

Every element, arrangement, and environment has been precisely considered and expertly curated to create living spaces that are both artistic masterpieces and functional sanctuaries.

Collaborating with the most skilled artisans and craftspeople in the region, interiors harmoniously blend lightly bronzed glasses, subtly textured stones, rich marbles, and brushed metals that ground and balance. The outcome is an extraordinary yet intimate collection of residences that exude a sense of serenity, timelessness, and soft luminosity—homes that captivate and calm the senses.





















“Our primary goal is to create value for the residents; that’s what gives us the edge. Our focus is on service and design, paying attention to every detail to meet the needs of the people who call Eden House home.”

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## VILLAS A Modern Celebration Of Function And Form

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Carefully sequenced across three stories, Eden House - The Canal's seven villas provide unobstructed views of the canal, stand out amongst the city's stunning backdrop, and protect their residents' privacy so that each moment can be as intimate as it is memorable.

Limited in numbers, immaculately finished, three-bedroom homes provide a unique living experience supported by private pool terraces and gardens, dedicated service quarters, and parking.











“I’m very detail orientated. I pay attention to the finishes, the quality of materials, the presence of light, and every aspect of Eden House is of the highest quality and sophistication. You can tell the passion that has gone into building it.”

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## COMMUNITY

### Home To Life's Most Precious Moments

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To live at Eden House - The Canal is to come home to a community of like-minded friends, to enter a place where you create cherished memories, laugh with the ones you love, and feel you truly belong.

Designed to allow each resident to balance privacy and connection, Eden House - The Canal has curated the perfect spaces, events, and conditions for friendships to form and blossom in relaxed environments.

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## AMENITIES & SERVICES

Life, Graced With Ease And Understanding

### AMENITIES

Swimming Pool  
Lounge Deck  
Terrace  
Gym

### SERVICES

Resident & Guest Parking  
Concierge  
24/7 Security  
Pool Lifeguard  
On-Site Maintenance  
Housekeeping

### À LA CARTE SERVICES

Laundry & Dry Cleaning  
Chauffeur Services  
Spa Services  
Salon Services  
Flower Arrangement Services  
Butler Service  
Personal Chef  
Personal Training  
Babysitting

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Eden House - The Canal invites you to explore a carefully curated suite of amenities designed for moments of work, relaxation, and connection; each detail has been considered and adapted specifically for its residential community so that you may focus on doing what you love.

The Eden House - The Canal community is supported by hospitality experts who exude warmth and professionalism. They welcome each resident by name and use an intimate understanding of their preferences to respond quickly, discreetly, and effectively to each request, no matter what it may be or when it may arise.







## ABOUT H&H DEVELOPMENT

Established in 2007, H&H is a leading Dubai-based real estate investor, developer, and asset manager, with a fast-growing portfolio in the city's real estate industry. The company's capabilities focus on developing and providing bespoke and comprehensive turnkey asset management.

H&H creates projects that offer guests a new quality standard, bringing modern and timeless design to life. Eden House, a home-grown vertical neighbourhood, has fast become the destination for contemporary and elegant living.

The company has three divisions: H&H Development, H&H Properties, and H&H Interiors, each providing unique services and experiences to customers.

[www.h-h.ae](http://www.h-h.ae)

## ABOUT GLOBAL PARTNERS

Global Partners is an institutional fund manager focusing on alternative investments. Headquartered in the Dubai International Financial Centre and regulated by the Dubai Financial Services Authority, the company was founded by a group of highly experienced global investment professionals and prominent family offices in the UAE who share a common vision: to bring exceptional alternative investment opportunities in the UAE to a wider global investment audience.

Progress has been rapid. In the last 18 months, the firm successfully closed its inaugural fund, raising US \$212 million from prominent Dubai, European and North American investors, identified, acquired, and commenced work on the planned developments of its inaugural fund and secured a strong pipeline of prime land for subsequent funds.

[www.globalpartners-ltd.com](http://www.globalpartners-ltd.com)

## ABOUT DXB LAB

DXB Lab is an award-winning architecture practice based in Dubai, UAE. Established in 2000 by Khalid Al Najjar, the firm has gained a distinguished reputation in the Middle East by combining disciplined design principles, architectural avant-garde, and modern technologies.

DXB Lab excels in Private Residences, Commercial Buildings, Cultural Projects, and more. The team is led by Khalid Al Najjar and consists of locally and internationally trained individuals who bring a blend of distinctive backgrounds and design talents, fostering a lively and experimental atmosphere. Each project is approached with rigour and excitement, pushing beyond boundaries to create progressive architecture.

The firm's work has been widely published, and its expertise extends to building engineering, component manufacturing, and landscape design.

[www.dxb-lab.com](http://www.dxb-lab.com)

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