



Eden Hills Villas

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EH

EDEN HILLS

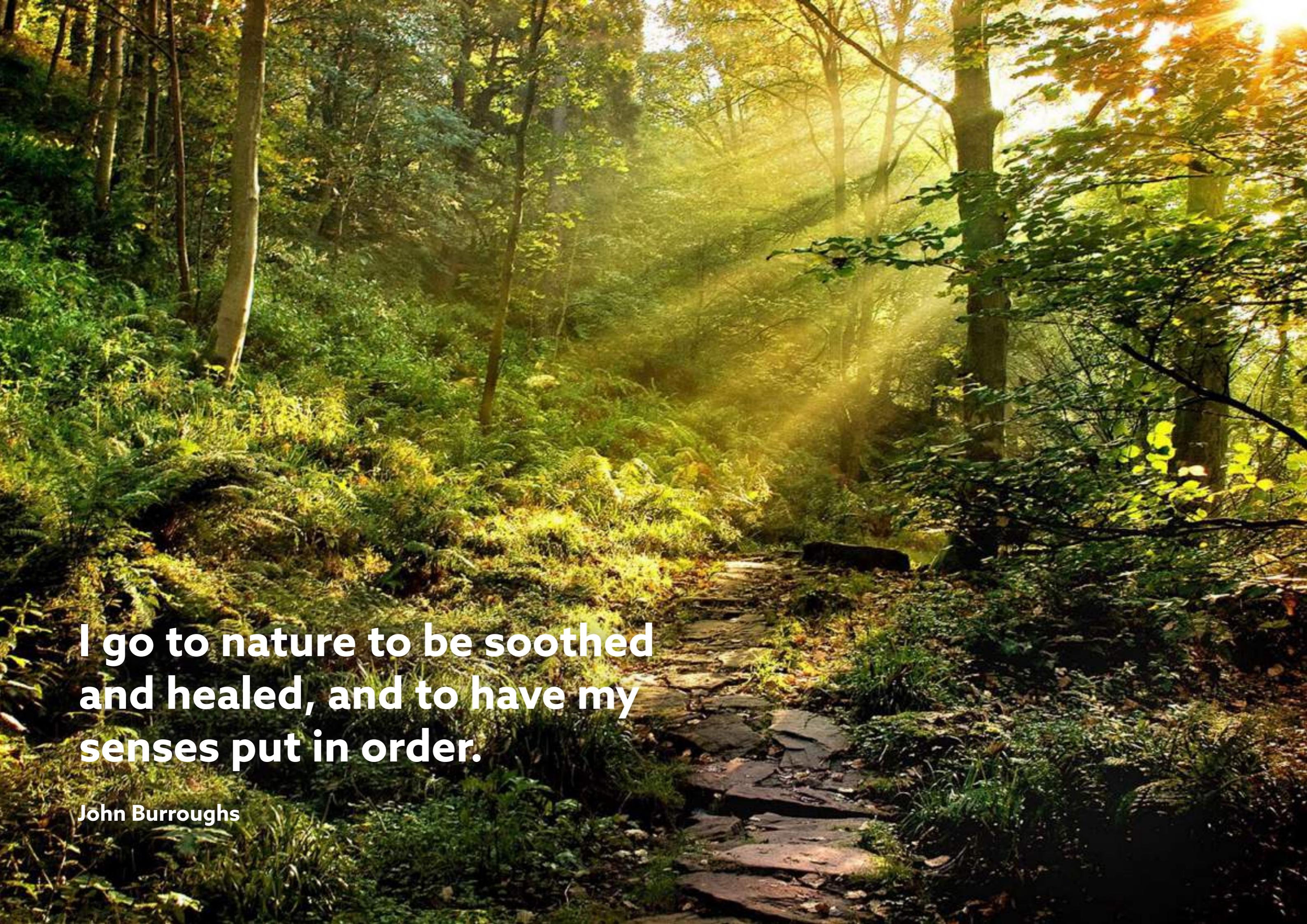
EDEN HILLS VILLAS

Developed by
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Mid-Level Rendering



A photograph of a forest path. The path is made of large, flat stones and leads through a dense forest. Sunlight filters through the leaves of the trees, creating bright highlights and deep shadows. The surrounding vegetation is lush and green, with moss and ferns growing on the forest floor and tree trunks. The overall atmosphere is peaceful and natural.

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

John Burroughs





**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

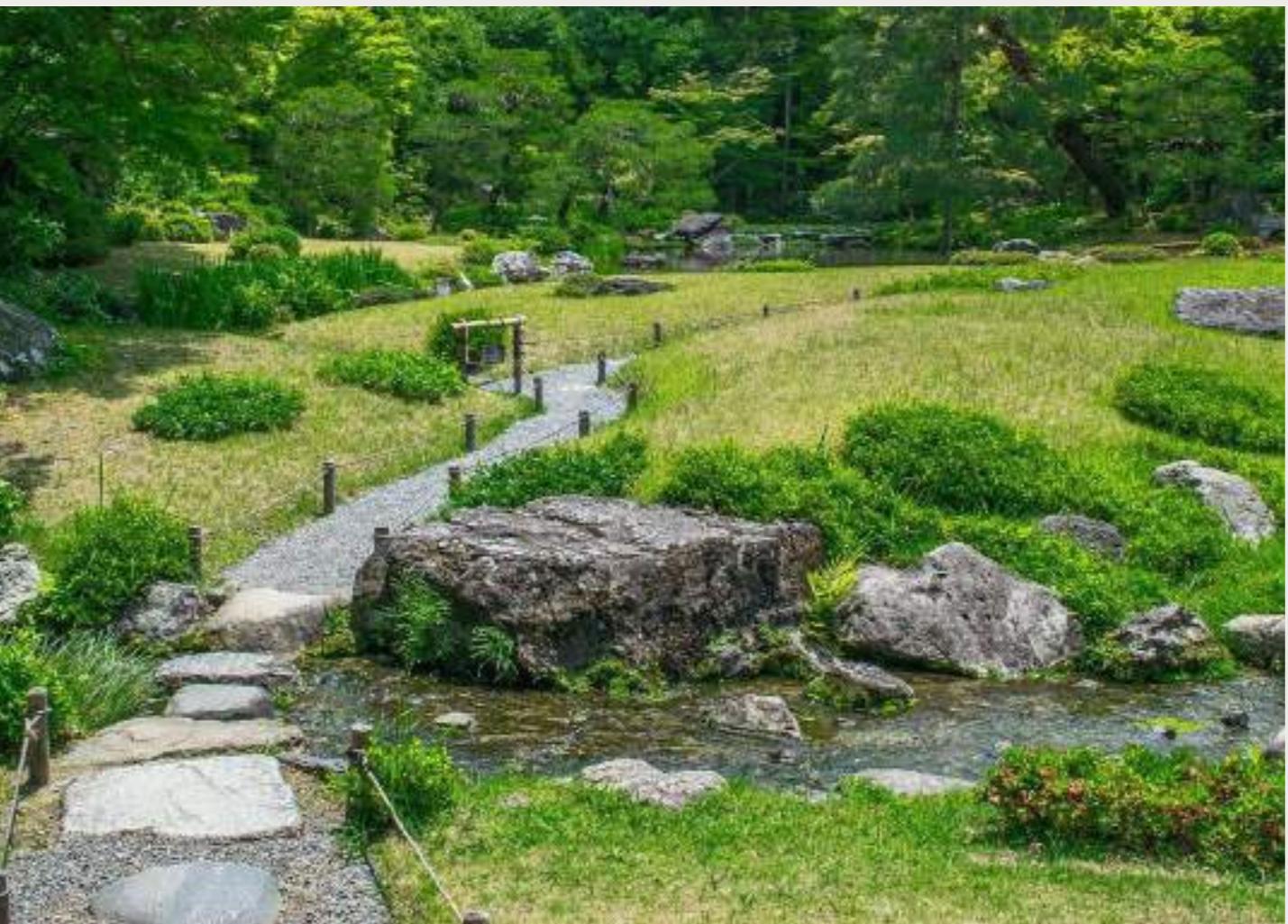


KEY CHARACTERS



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



KEY CHARACTERS



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

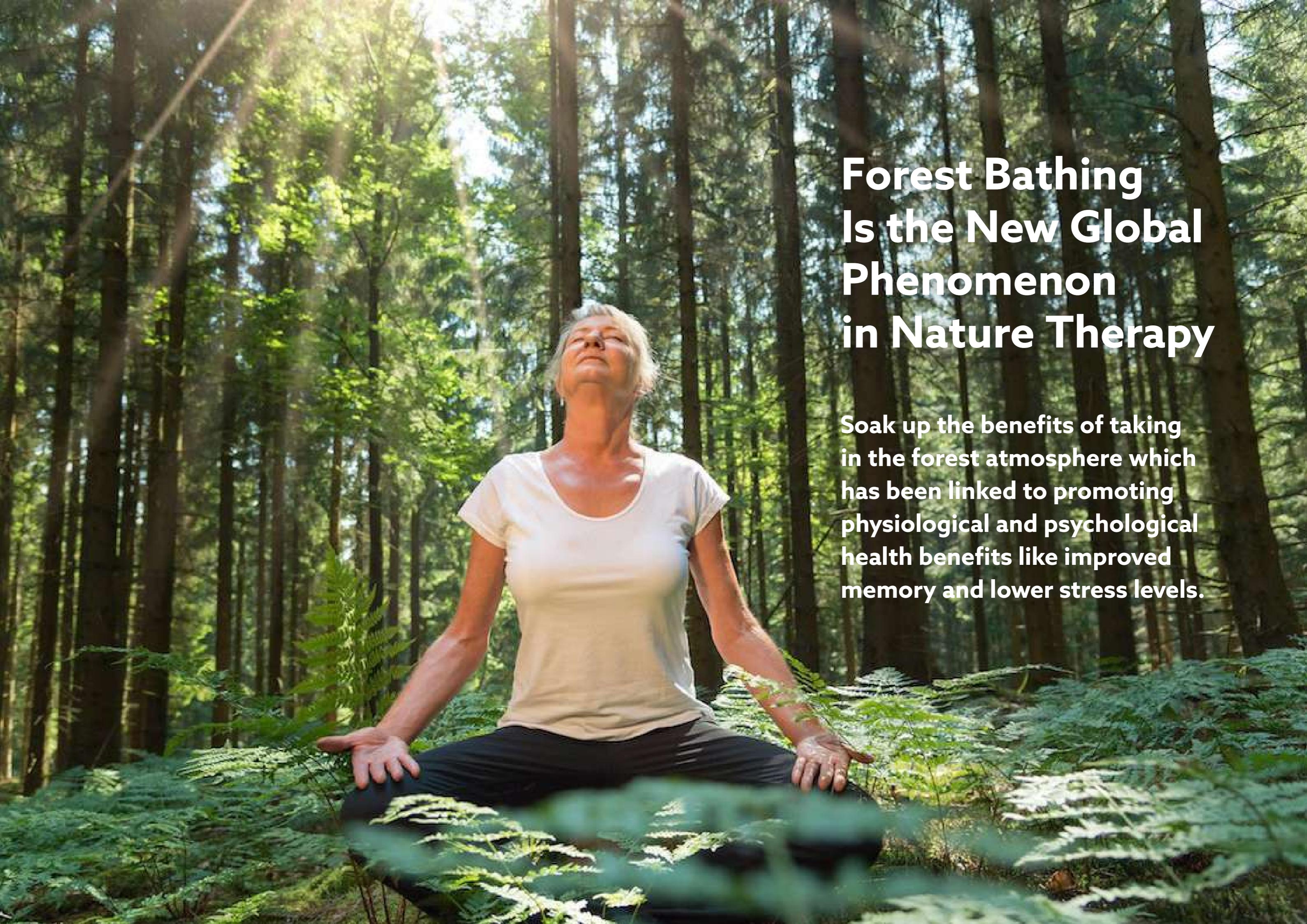
Canyon Park Imagery



CHARACTER IMAGERY

Neighborhood Park Imagery



A woman with short, light-colored hair is sitting cross-legged on the forest floor, meditating. She is wearing a white t-shirt and dark pants. Her eyes are closed, and she is looking upwards with a serene expression. The forest around her is dense with tall trees and green ferns. Sunlight filters through the canopy, creating bright rays and shadows. The overall atmosphere is peaceful and natural.

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



ILLUSTRATIVE PLAN

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.

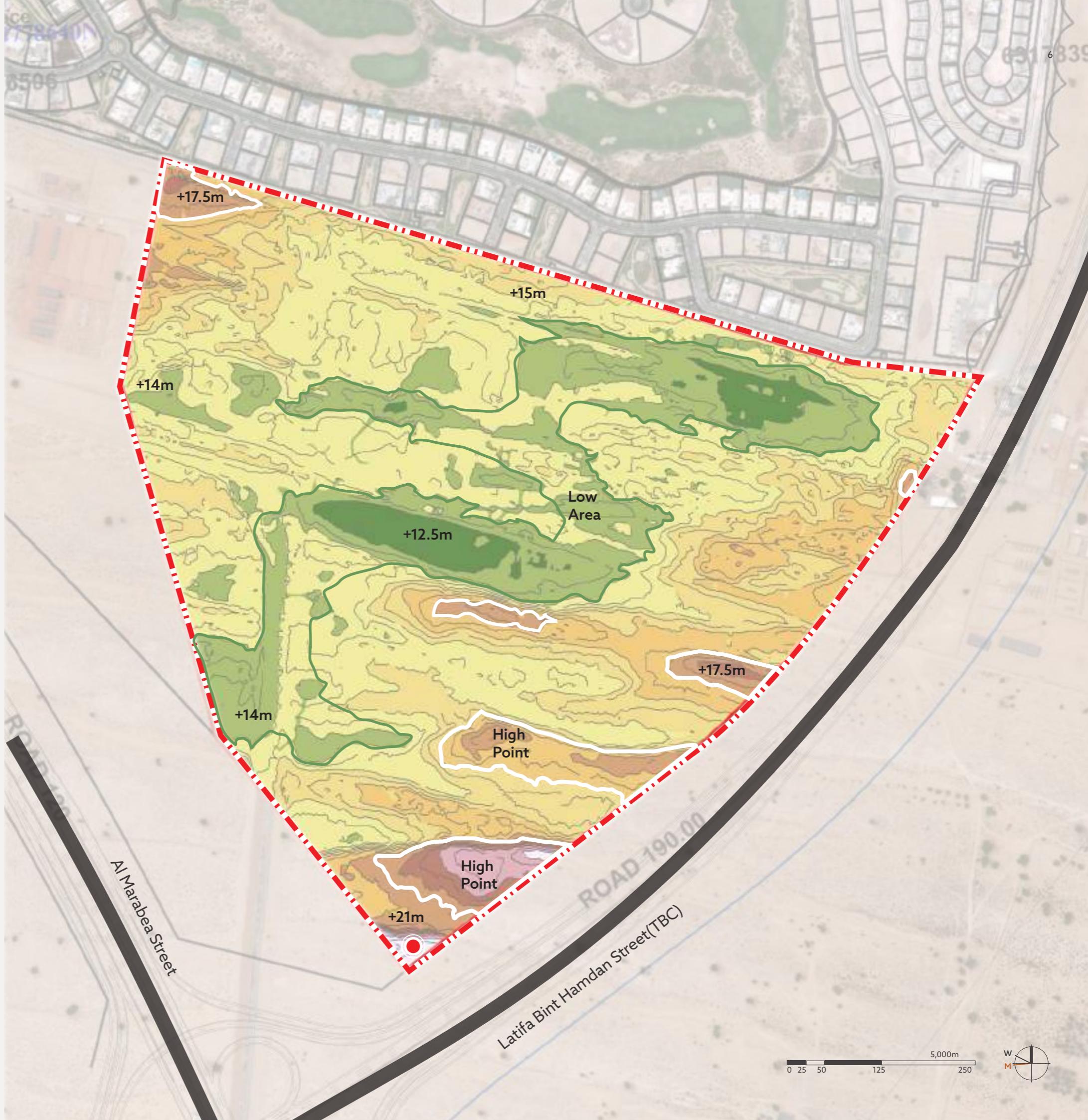
②c NEIGHBORHOOD PARKS

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



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.



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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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-307	D-5BR (30*40)	12,916.80	9,688.00	G+2	0.75
EH-V-306	D-5BR (30*40)	12,916.80	9,688.00	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

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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%



**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