REEF 998

REEF — LUXURY DEVELOPMENTS

Brochure

FEEL THE LUXURY
LIVE THE INNOVATION

WHY
REEF 998

REEF 998 redefines city living with the exclusive *Sunken Balcony concept with outdoor cooling*, blending nature, comfort, and innovation. Located in Dubai Land Residence Complex (DLRC), it offers direct access to key destinations within a calm, connected community.

With over 20 lifestyle amenities — including rooftop cinema, coworking spaces, and fitness zones — every detail is designed to enrich.
Offering smartly planned units with elegant finishes, REEF 998 is where luxury meets value.

More than an investment — it's a lifestyle reimagined.





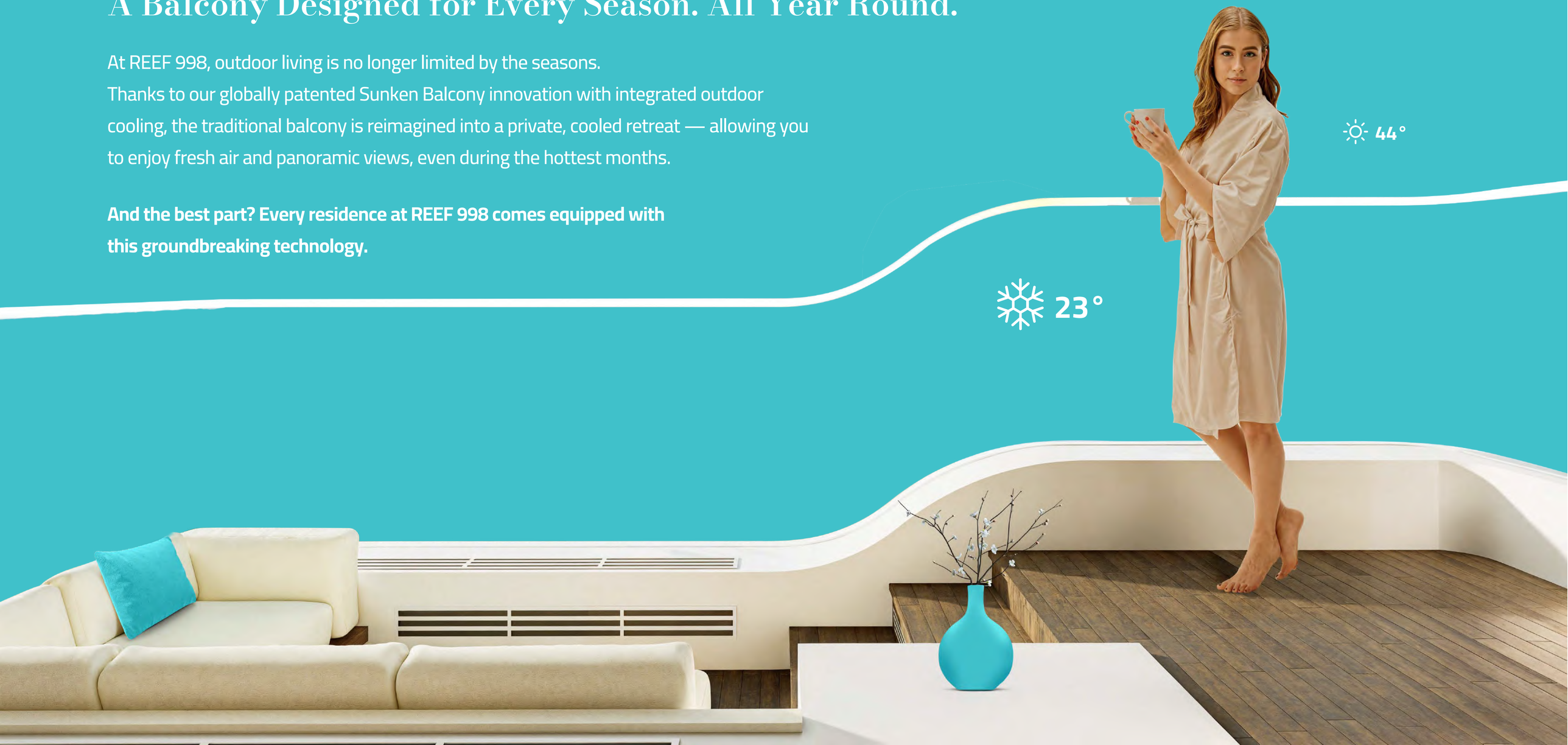
REEF 998

SUNKEN BALCONY INNOVATION

A Balcony Designed for Every Season. All Year Round.

At REEF 998, outdoor living is no longer limited by the seasons.
Thanks to our globally patented Sunken Balcony innovation with integrated outdoor cooling, the traditional balcony is reimagined into a private, cooled retreat — allowing you to enjoy fresh air and panoramic views, even during the hottest months.

And the best part? Every residence at REEF 998 comes equipped with this groundbreaking technology.



REEF 998



Name

REEF 998

Project type

Residential

Location:

Dubailand (DLRC)

Building Configuration

3B + G + 3P + 20

PROJECT OVERVIEW



LOCATION

DUBAI LAND RESIDENCE COMPLEX (DLRC)

Dubai Land Residence Complex (DLRC) is gaining recognition for several reasons. Here are some key factors contributing to its growing reputation:

Investment Potential

Promising for real estate investment with growing demand.

Community Amenities

Shopping, dining, fitness centers and recreational facilities available.

Affordable Living

Cost-effective housing options that don't compromise on quality.

Proximity to Landmarks

Near Dubai Silicon Oasis, Academic City and the Dubai Metro extension.

Family Friendly

Schools, parks, and healthcare facilities designed for families.

05
MINUTES

- IMG Worlds of Adventure
- Academic City
- Dubai Silicon Oasis

10
MINUTES

- Global Village
- Dubai Outlet Mall

15
MINUTES

- Desert Palm Polo Club
- Dubai Safari Park
- Meydan Racecourse

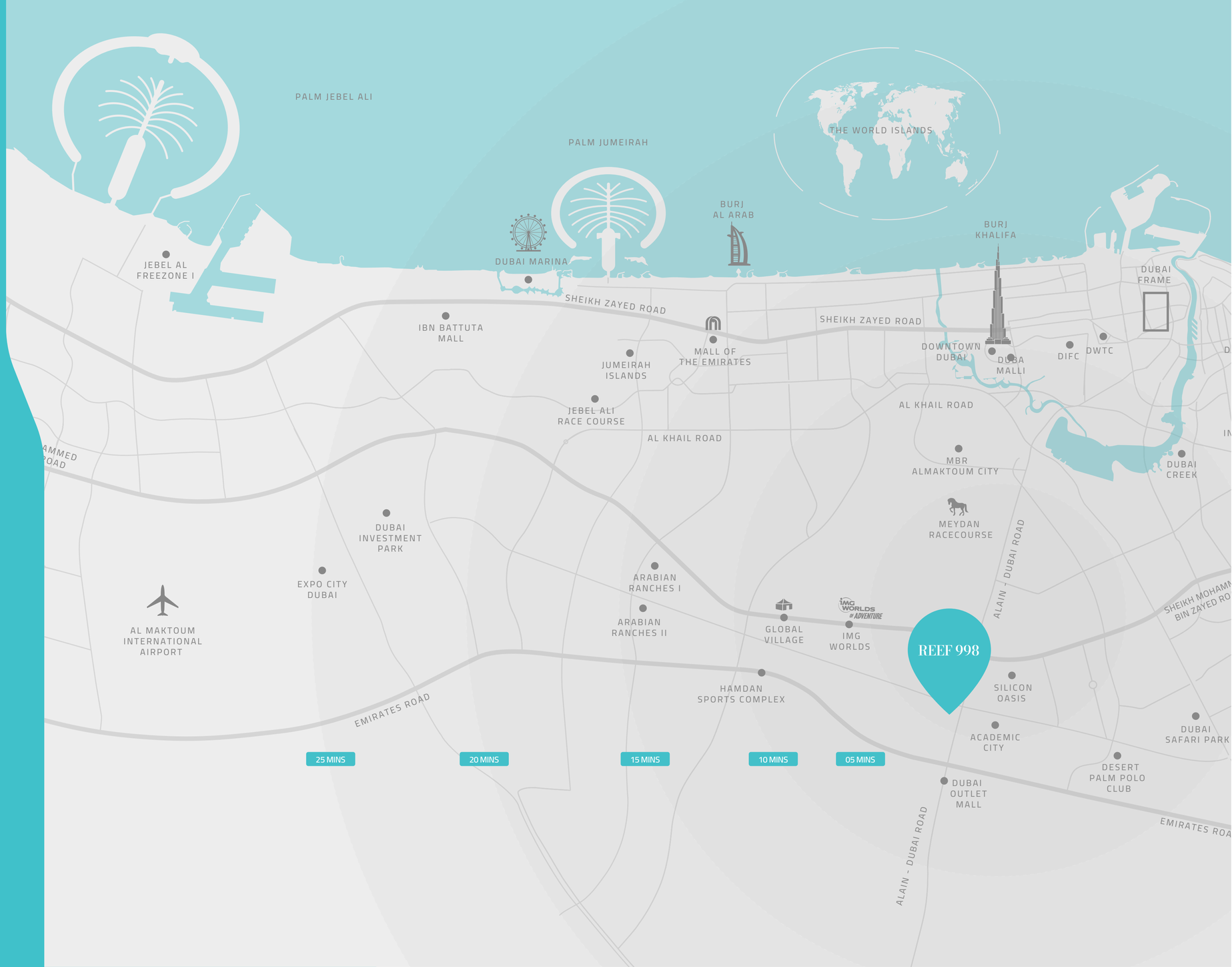
20
MINUTES

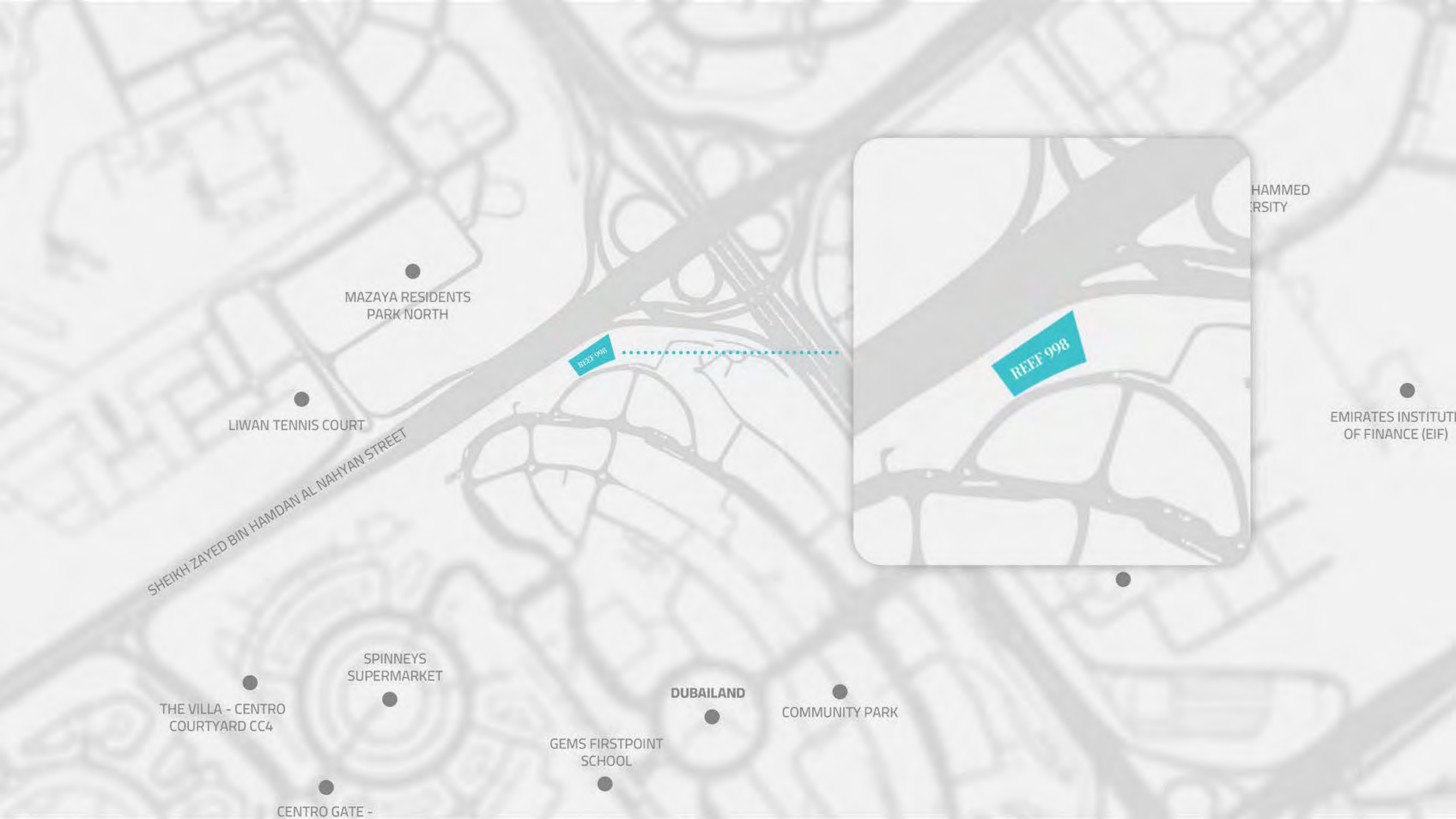
- Dubai International Airport
- Downtown Dubai
- Dubai Mall
- Burj Khalifa
- Dubai Frame
- Dubai Creek
- Mall of The Emirates
- Dubai Marina
- Palm Jumeirah

25
MINUTES

- Jebel Ali Racecourse
- Jumeirah Islands
- Ibn Battuta Mall
- Dubai Parks and Resorts
- Expo City Dubai

LOCATION

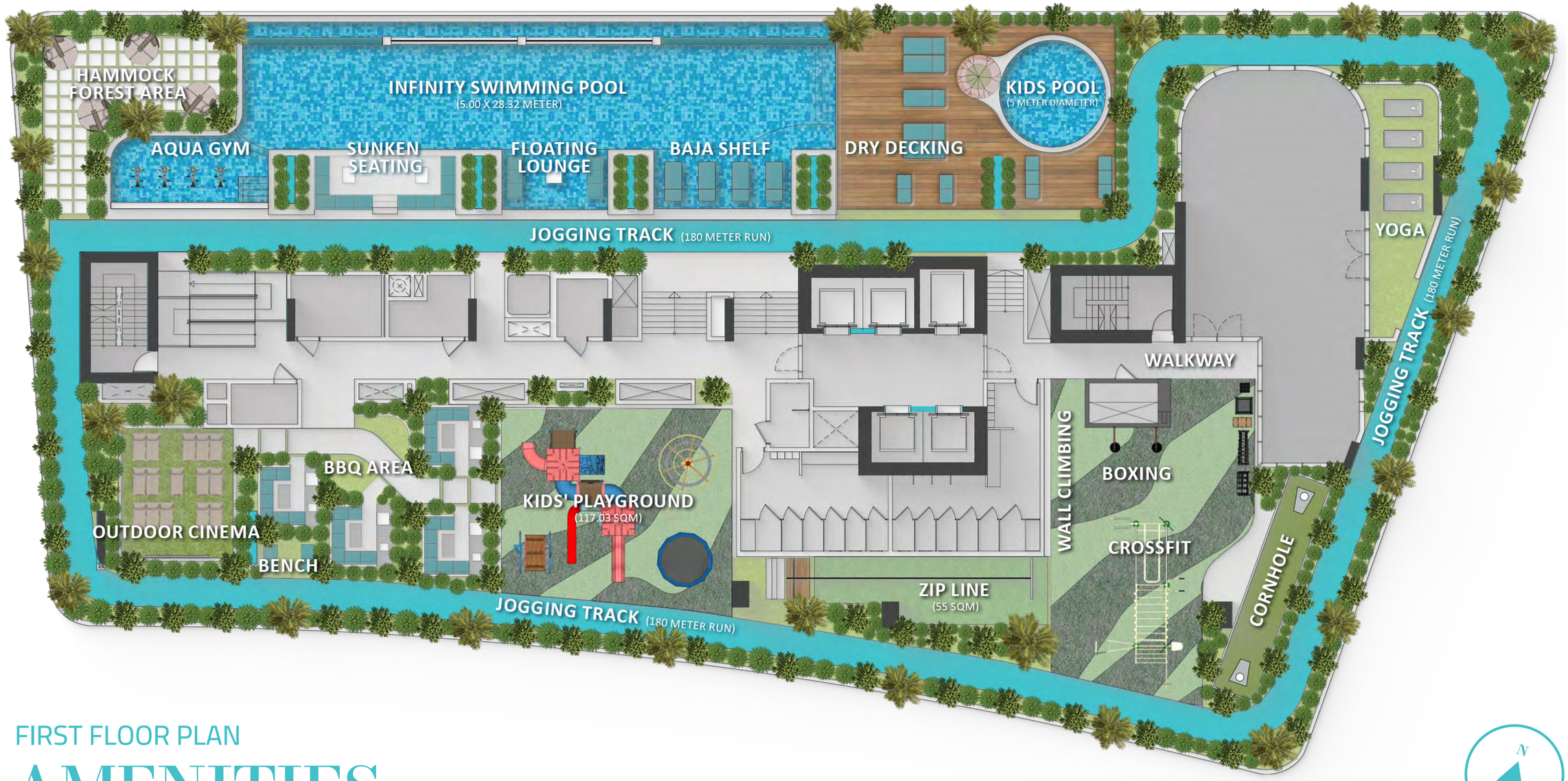



HAMMED
RSITY
MAZAYA RESIDENTS
PARK NORTH
REEF 998
REEF 998
LIWAN TENNIS COURT
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
EMIRATES INSTITUTE
OF FINANCE (EIF)
SPINNEYS
SUPERMARKET
THE VILLA - CENTRO
COURTYARD CC4
DUBAILAND
COMMUNITY PARK
GEMS FIRSTPOINT
SCHOOL
CENTRO GATE -



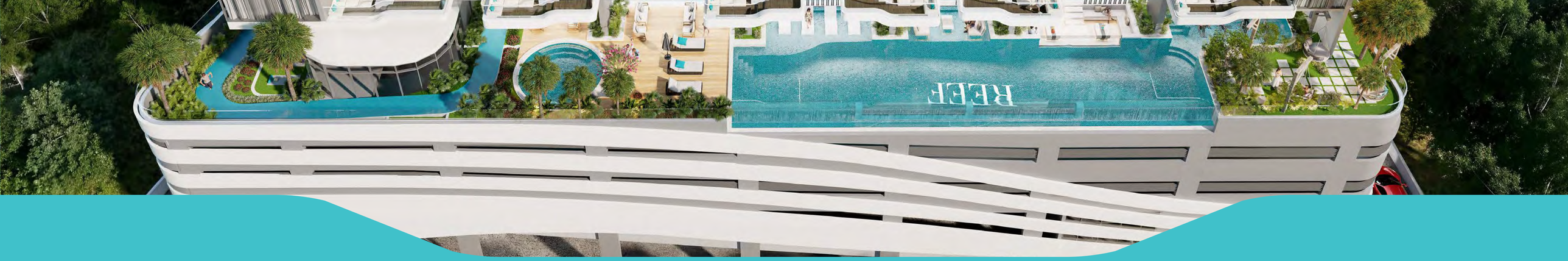
TOTAL UNITS	Studio	1 Bedroom	2 Bedroom	3 Bedroom
323	114	133	57	19

AMENITIES



FIRST FLOOR PLAN

AMENITIES



FIRST FLOOR PLAN

- Infinity Swimming Pool
- Kids Pool
- Kids Playground
- Jogging Track
- Gym
- Outdoor Cinema
- Zip Line
- BBQ Area
- Yoga
- Co-Working Zone
- Crossfit
- Boxing
- Wall Climbing
- Floating Lounge
- Sunken Seating
- Baja Shelf
- Hammock Forest Area
- Aqua Gym
- Trampoline
- Swing
- Cornhole
- Walkway





Infinity Swimming Pool



Kids Pool



Aqua Gym



Floating Seats



Baja Shelf



Sunken Seating



Kids Playing Area



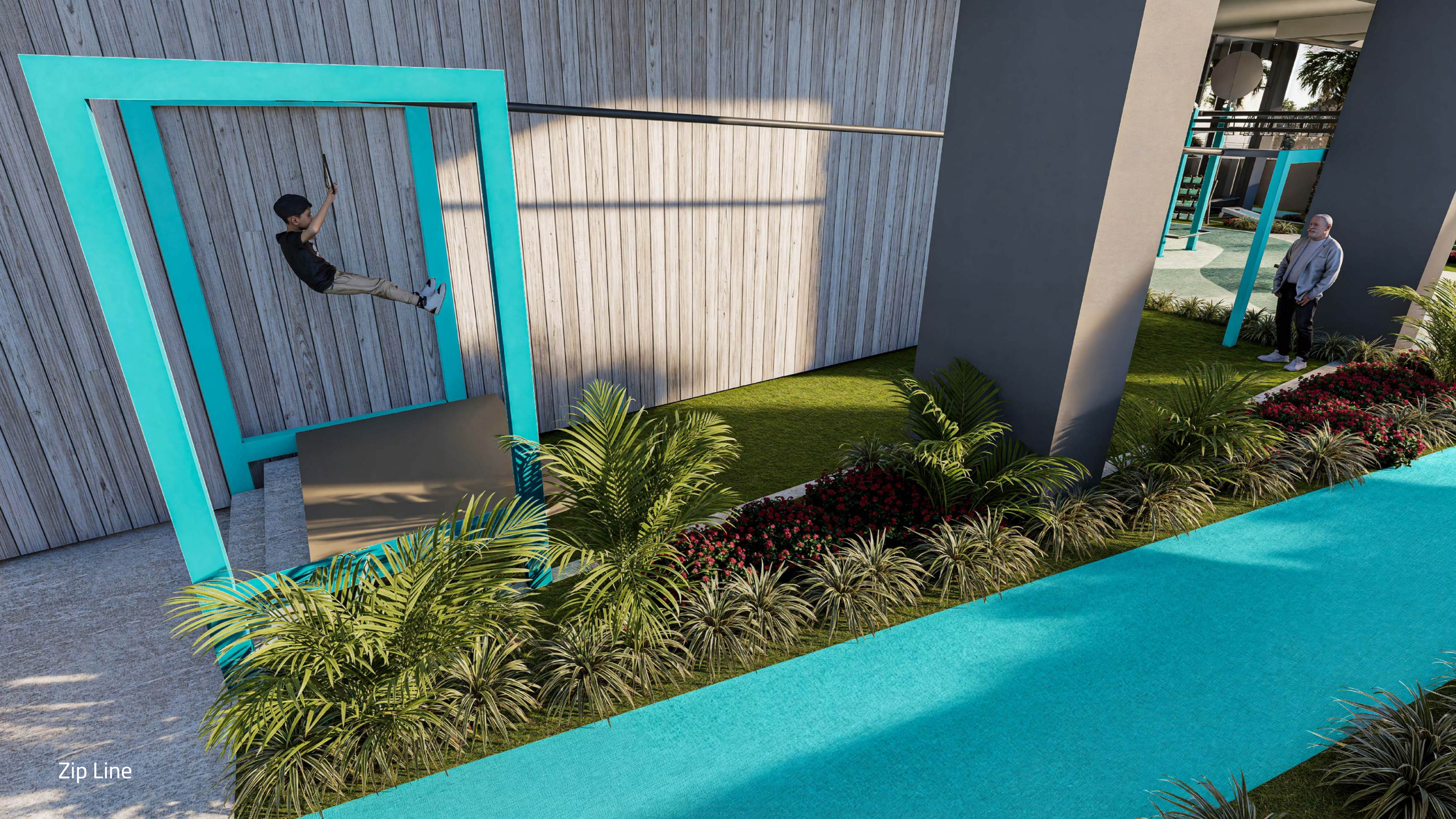
Jogging Track | Yoga



BBQ Area



Outdoor Cinema



Zip Line



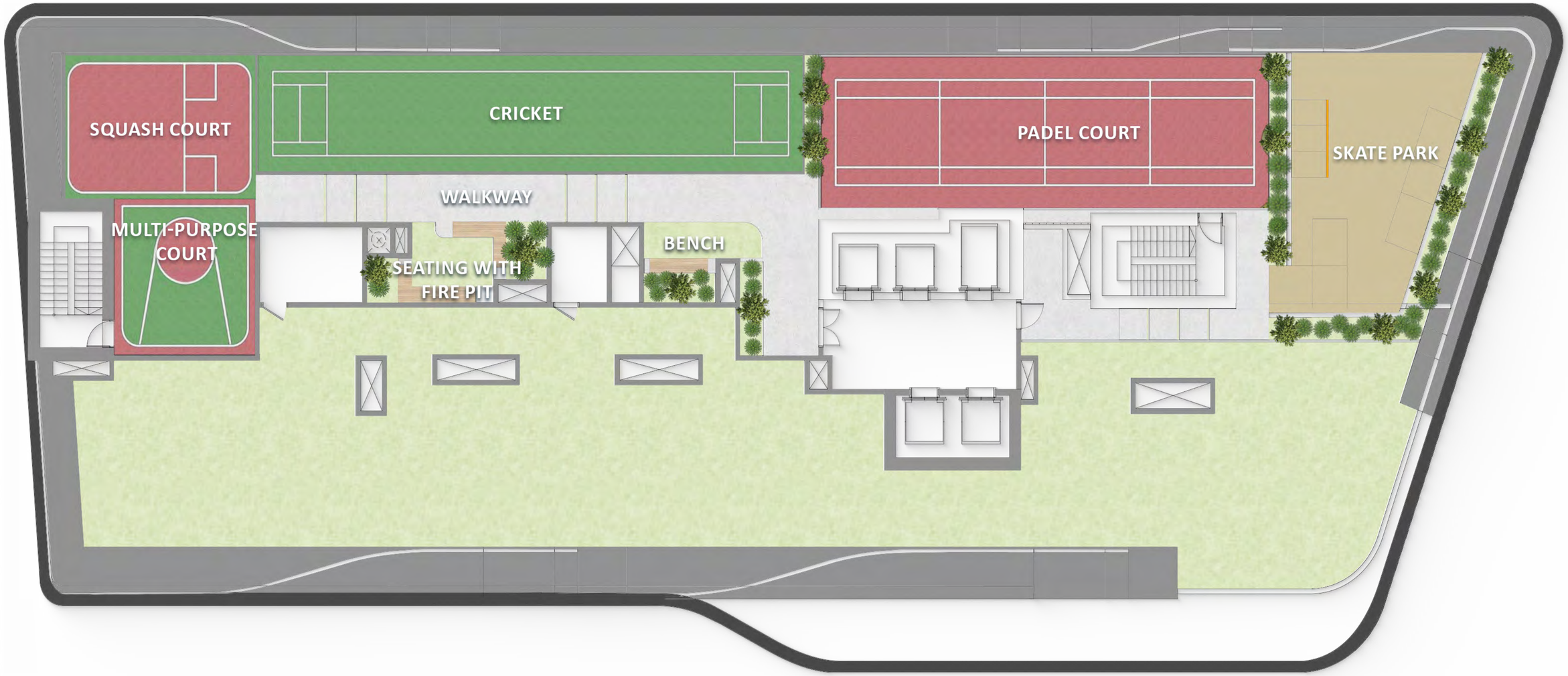
Crossfit



Cornhole



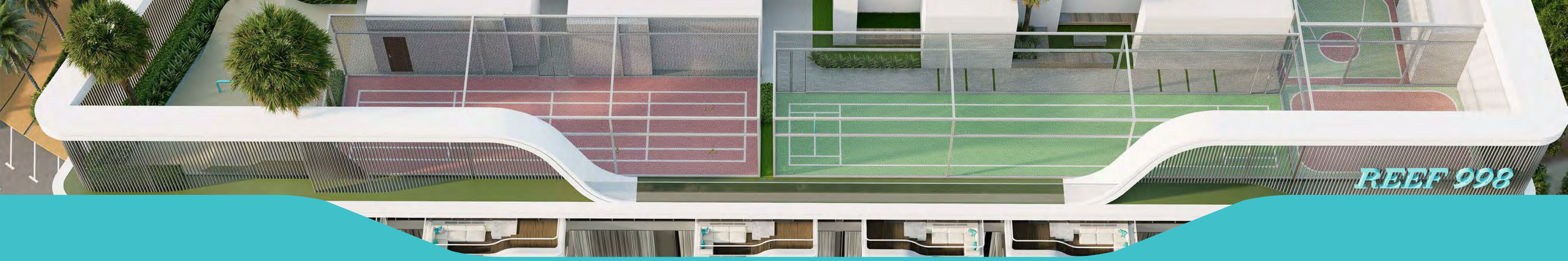
Hammock Forest Area



ROOF FLOOR PLAN

AMENITIES

N



ROOF FLOOR PLAN

- Cricket
- Padel Court
- Squash Court
- Skate Park
- Multi-Purpose Court
- Multiple Seating Areas



Cricket



Padel Court


Squash Court

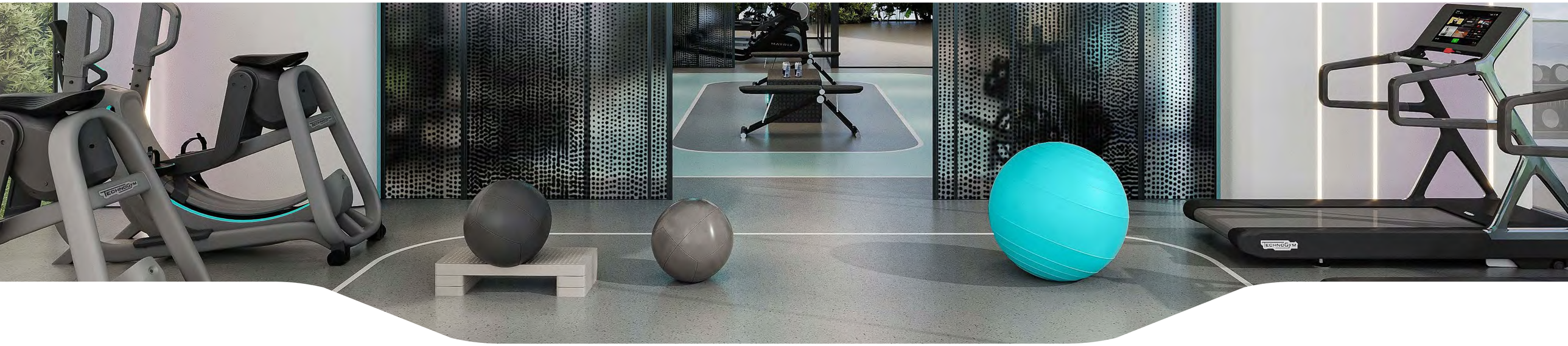

Multi-Purpose Court



Skate Park

YOUR GYM.
YOUR WELLNESS.

At REEF 998, we've crafted a fitness experience that goes beyond expectations.
Every detail of our gym is designed to inspire performance, blending cutting-edge design with exceptional functionality.
Where innovation meets elegance, every workout becomes a statement of lifestyle.





Gym



Gym



Gym

CO-WORKING LOUNGE

A serene and inspiring space designed for productivity and collaboration. This co-working lounge blends comfort with sophistication, featuring organic textures, natural light, and fluid design lines. Whether for focused work or casual meetings, the space invites residents and guests to connect, create, and thrive in a refined, nature-inspired setting.





Co-Working Lounge



Co-Working Lounge



Co-Working Lounge

INTERIORS



LOBBY AREA

The expansive, light-filled lobby sets the stage for a life of elegance, where timeless design and refined craftsmanship come together in perfect harmony.



Lobby Area



Lobby Area



Lobby Area



CORRIDOR

Designed to inspire, every detail reflects the perfect balance of style and comfort.



Corridor



Corridor

APARTMENTS

Where Timeless Design Meets Premium Comfort

Each apartment is crafted with attention to detail, combining refined aesthetics with exceptional quality. The interiors reflect elegance and modern functionality, using only world-class brands to ensure an elevated living experience.

Kitchen Excellence by BOSCH

Enjoy seamless performance and sleek German engineering with built-in appliances from Bosch, known globally for innovation, durability, and design precision.

Luxury Fixtures by GROHE

Bathrooms feature sophisticated fittings from Grohe, a trusted name in premium sanitary ware, offering advanced technology and timeless elegance.

From high ceilings and expansive windows to carefully selected finishes and fixtures, every apartment is a sanctuary of style, comfort, and practicality.

STUDIO

UNITS	AREA IN SQ.FT	
	Min	Max
114	412	478



Kitchen



Studio



Studio

ONE BEDROOM

UNITS	AREA IN SQ.FT	
	Min	Max
133	623	798



Foyer



Kitchen | Dining Area



Living



Living



Bedroom



Bedroom

TWO BEDROOM

UNITS	AREA IN SQ.FT	
	Min	Max
57	1,002	1,011



Foyer



Kitchen | Dining Area



Living



Living



Bedroom



Bedroom



Master Bedroom



Master Bedroom

THREE BEDROOM

UNITS	AREA IN SQ.FT
19	1,397



Kitchen | Dining Area



Living



Living



1 Bedroom



1 Bedroom



2 Bedroom



2 Bedroom



Master Bedroom



Master Bedroom

REEF

LUXURY DEVELOPMENTS

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