

REEF 998

REEF

LUXURY DEVELOPMENTS

Fact Sheet

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.





Name

REEF 998

Project type

Residential

Location:

Dubailand (DLRC)

Building Configuration

3B + G + 3P + 20

PROJECT OVERVIEW



FIRST FLOOR

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



ROOFTOP

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



AMENITIES

05
MINUTES

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

15
MINUTES

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

25
MINUTES

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

10
MINUTES

- Global Village
- Dubai Outlet Mall

20
MINUTES

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

LOCATION





MM TOWERS DUBAI
SILICON OASIS

HAMMED
UNIVERSITY

EMIRATES INSTITUTE
OF FINANCE (EIF)

MAZAYA RESIDENTS
PARK NORTH

LIWAN TENNIS COURT

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

MANGO PEOPLE

SPICE N NICE
RESTAURANT

SEVEN STONES
RESTAURANT

MANGO

THE VILLA - CENTRO
COURTYARD CC4

SPINNEYS
SUPERMARKET

CENTRO GATE -

GEMS FIRSTPOINT
SCHOOL

DUBAILAND

REEF 998

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UNIT DETAILS & *PAYMENT PLAN*

UNIT DETAILS

APARTMENTS	323 UNITS	AREA IN SQ.FT		STARTING PRICE
		Min	Max	
Studio	114	412	478	AED 759,441
One Bedroom	133	623	798	AED 1,049,572
Two Bedroom	57	1,002	1,011	AED 1,564,693
Three Bedroom	19	1,397		AED 2,048,804

PAYMENT PLAN

	OPTION 1	OPTION 2
DETAILS	5.5-YEAR EXTENDED PLAN	70%/30% 3 YEAR EASY PLAN
Down Payment	20%	20%
During Construction	50%	50%
Final Payment	30% Post-Handover	30% On Handover
Monthly Installments	1% per month	1% per month
Expected Handover Date	Q2 2028	Q2 2028
Who is it for ?	Those seeking flexibility after handover	Those who prefer to finish Payments until handover

