# REEF

LUXURY DEVELOPMENTS

# ABOUT US

At REEF, we redefine luxury living in Dubai by blending innovation with practical solutions. Our commitment to excellence ensures high-quality, elegant homes that integrate thoughtful practices and timeless design. We create vibrant, connected communities that offer exceptional value.

## Innovative Climate-Controlled Sunken Balcony

We take pride in introducing our trademark climate-controlled sunken balcony concept, an exclusive feature that sets us apart in the real estate market. As the sole patent holder, we are pioneering this innovative design to set new industry benchmarks.

# AL FURJAN

Al Furjan is emerging as one of Dubai's most sought-after family communities and a top choice for both families and investors. Here are some key factors contributing to its growing appeal:

- **Promising Investment Opportunities:** A thriving real estate market with strong growth, offering you high returns and long-term investment security.
- **Family-Oriented:** A secure, family-friendly environment with parks, schools, and healthcare facilities.
- **Convenient Transport:** Direct access to major highways and Al Furjan Metro Station.
- **Wide Range of Amenities:** Community centers, pools, gyms, cycling tracks, and retail options.
- **Proximity to Key Areas:** Close to Jebel Ali Village, Discovery Gardens, and Ibn Battuta Mall.
- **Educational & Healthcare Facilities:** Nearby schools like The Arbor School and healthcare centers such as Medicentres.
- **Sustainable Living:** Green spaces, eco-friendly designs, and a 40 km cycling track network.
- **Global Connectivity:** A short drive to Al Maktoum International Airport, ensuring seamless access to global travel connections.

# REEF 999

AL FURJAN

5 MIN

10 MIN

15 MIN

20 MIN

25 MIN

PALM JUMEIRAH

BURJ AL ARAB

DUBAI MARINA

IBN BATTUTA MALL

THE GARDENS

JBR

BARSHA HEIGHTS

Mall of the Emirates

UM SUQEIM

BUSINESS BAY

BURJ KHALIFA

BAY SQUARE

DUBAI ISLANDS

DEIRA

DUBAI FRAME

AL QUSAIS

DUBAI INTERNATIONAL AIRPORT

JABEL ALI INDUSTRIAL AREA

EMIRATES HILLS

AL BARSHA

AL QUOZ

MEYDAN RACE COURSE

RAS AL KHOR

CITY CENTER MIRDIF MALL

DUBAI PRODUCTION CITY

DUBAI INVESTMENT PARK

JVC CIRCLE

AL BARSHA (SOUTH)

DUBAI HILLS

SPORTS CITY

MOTOR CITY

NAD AL SHEBA

AL WARQA

AL MAKTOUM INTERNATIONAL AIRPORT

GLOBAL VILLAGE

IMG WORLDS OF ADVENTURE

DUBAI INTERNATIONAL CITY

DUBAI SILICON OASIS

DUBAI LAND RESIDENCE COMPLEX

ACADEMIC CITY

TOWN SQUARE PARK

DUBAI OUTLET MALL

# NEARBY LOCATIONS

THE GARDENS

DISCOVERY GARDENS METRO STATION 2

THE WINCHESTER SCHOOL JEBEL ALI

THE GARDENS CRICKET GROUND

DISCOVERY GARDENS

MEDCARE MEDICAL CENTRE DISCOVERY GARDENS

DPS DUBAI

COMMUNITY HALL GARDEN VIEW VILLAS

DISCOVERY GARDENS BY DUBAI RESIDENTIAL

AL FURJAN METRO STATION 1

JEBEL ALI PRIMARY SCHOOL KS1

E& JEBEL ALI EARTH STATION

GURU NANAK DARBAR GURUDWARA

IBN-DATACENTER

ARCADIA GLOBAL SCHOOL

FRESHO SUPERMARKET

PETSFIRST VETERINARY CLINIC

MEDICENTRES AL FURJAN

ASTER PHARMACY

MEDCARE MEDICAL CENTRE AL FURJAN WEST

THE ARBOR SCHOOL

AL FURJAN WEST MOSQUE

ADVANCED CARE ONCOLOGY CENTER

REDWOOD MONTESSORI NURSERY

AL FURJAN PAVILION WEST

DUBAI ZONE A KIDS PARK

ECOS DUBAI HOTEL

BNH TOWNHOUSES

CHUBBY CHEEKS NURSERY

Inspire

# Standard of Living

# NEARBY LANDMARKS

PALM JUMEIRAH

20 mins

IBN BATTUTA MALL

10 mins

DUBAI MARINA

10 mins

AL MAKTOUM INTERNATIONAL AIRPORT

15 mins

BURJ KHALIFA

25 mins

MALL OF EMIRATES

15 mins

DUBAI EXPO CITY

10 mins

METRO CONNECTIVITY

5 mins

# BUILDING CONFIGURATION

G+1P+12

TOTAL UNITS

142

ONE BEDROOM

108

TWO BEDROOM

20

THREE BEDROOM

4

FOUR BEDROOM VILLA

10

REEF

REEF

# NARRATIVE

# MINIMALIST STILL LIFE

The interior design concept, inspired by the beauty and intricate structure of coral reefs, seamlessly blends organic elements with contemporary design. This fusion creates a serene and inspiring space, fostering tranquility and creativity. The design celebrates nature's delicate wonders, offering a space that encourages a deep appreciation for our environment through thoughtful and engaging elements.

# 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

# CORRIDOR

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

Corridor

# PODIUM PARADISE

Where Leisure Meets Elegance

# AMENITIES

SWIMMING POOL

JACUZZI

KIDS POOL

SUNKEN SEATS

BAJA SHELF

DECKING AREA

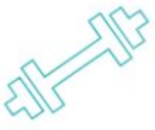
VEGETABLE GARDEN

PICKLE BALL

SHADED SITTING AREA

ELECTRIC VEHICLE RECHARGE STATION

KIDS PLAY AREA



STATE OF THE ART GYM

BADMINTON AND VOLLEYBALL COURT

360 JOGGING TRACK

SITTING AREA

OPEN CINEMA

PRIVATE WINTER GARDEN

2X CRICKET PITCH

CO-WORKING SPACE

TENNIS AND PADDLE COURT

BASKETBALL COURT

BBQ AREA

YOGA AREA

PRIVATE GYM

# STATE-OF-THE ART GYM

A fully equipped, state-of-the-art gym designed for optimal performance, offering an exceptional workout experience in a modern and convenient environment.

Gym

Techno Gym

Pilates Area

Co-working Space

Co-working Space

Co-working Space

Co-working Space

# SWIMMING POOL

A relaxing oasis, our expansive pool area blends luxury and relaxation with a serene beach pool, kids pool, infinity pool, Jacuzzi, Baja shelves, stylish deck, sun beds, and unique sunken seating for ultimate comfort and enjoyment.

Swimming Pool

Swimming Pool

Kids Pool

BBQ Area

BBQ Area

Shaded Sitting Area

Shaded Sitting Area

Open Cinema

Vegetable Garden

Kids Playing Area

Yoga Area

Cricket Pitch

Basketball Court

Badminton Court

Tennis Court

# ONE BEDROOM APARTMENTS

## UNITS SIZE

| APARTMENTS | UNITS | AREA SQ.FT | |
|---|---|---|---|
| | | min | max |
| 1 Bedroom | 108 | 792 | 916.8 |

Living Area

Dinning Area

Kitchen

Master Bedroom

Climate-Controlled Sunken Balcony

# TWO BEDROOM APARTMENTS

## UNITS SIZE

| APARTMENTS | UNITS | AREA SQ.FT | |
|---|---|---|---|
| | | min | max |
| 2 Bedroom | 20 | 1338.3 | 1875.5 |

Living Area

Living Area

Kitchen

Kitchen

Master Bedroom

Bedroom

Climate-Controlled Sunken Balcony

# THREE BEDROOM APARTMENTS

## UNITS SIZE

| APARTMENTS | UNITS | AREA SQ.FT | |
|---|---|---|---|
| | | min | max |
| 3 Bedroom | 4 | 2022.2 | 2636 |

Living Area

Closed Kitchen

Master Bedroom

Bedroom

Bedroom

# CLIMATE-CONTROLLED SUNKEN BALCONY

The unique, one-of-a-kind climate-controlled sunken balcony—an exclusive feature designed to maximize comfort and usability, offering a year-round space for relaxation.

Climate-Controlled Sunken Balcony

# FOUR BEDROOM VILLA

## UNITS SIZE

| APARTMENTS | UNITS | AREA SQ.FT | |
|---|---|---|---|
| | | min | max |
| 4 Bedroom Villa | 10 | 3424 | 3695 |

Living Area

Living Area

Living Area

Kitchen

Kitchen

Dinning Area

Pantry Area

Master Bedroom

Bedroom

Bedroom

Bedroom

Bedroom

Maid Room

# REEF WINTER GARDEN
## WHERE WINTER LIVES ALL YEAR LONG

REEF Winter Garden is a place where you will enter and have the winter season regardless of what season we are in!
It is a special climate-controlled space where you can experience the beauty of winter no matter what time of year it is. This unique garden ensures a comfortable environment all year round, offering you an exceptional outdoor experience.
Designed for relaxation and quality time, the REEF Winter Garden features a cozy seating area and a dedicated barbecue space, creating the perfect setting for gatherings with family and friends. Whether it's a sunny summer day or a cooler evening, you can always enjoy your Winter garden in complete comfort.

Winter Garden

Winter Garden

Winter Garden

Winter Garden

Winter Garden

REEF

LUXURY DEVELOPMENTS

80037333 | info@reefdevelopments.ae | www.reefdevelopments.ae

Office - 906 Park Heights Square 1, Dubai Hills, Dubai | REEF Villa 522, Jumeirah Third, Dubai, UAE