

# 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**

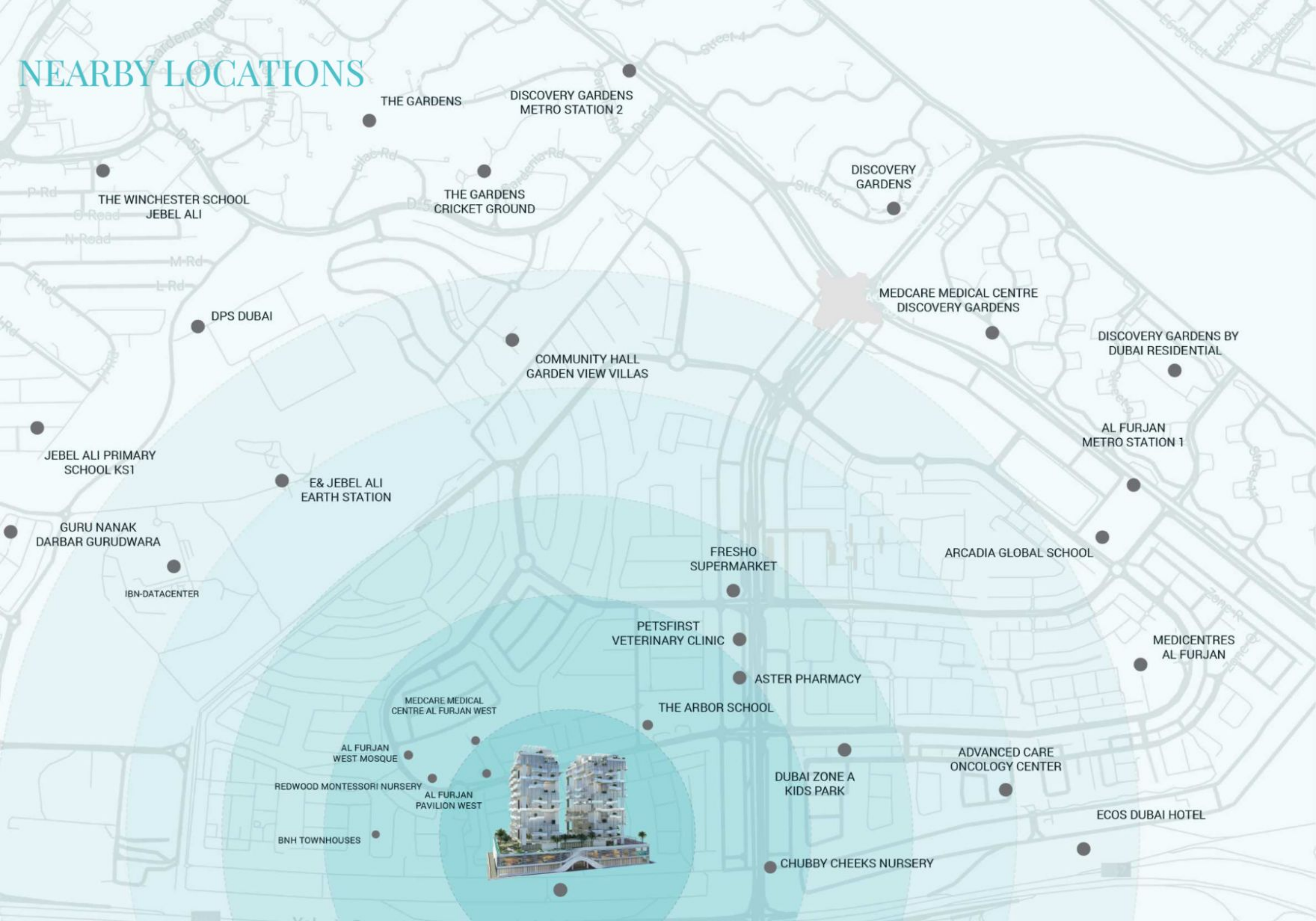
The map illustrates the strategic location of Reef 999 in Dubai. Concentric circles represent travel times from the project site (marked with a red dot and labeled 'REEF 999') to various key locations:

- 5 MIN:** JBR, The Gardens, Ibn Battuta Mall, Jabel Ali Industrial Area, Dubai Investment Park, Dubai Production City, JVC Circle, Sports City, Motor City, Town Square Park.
- 10 MIN:** Palm Jumeirah, Dubai Marina, Barsha Heights, Al Barsha, Al Barsha (South), Dubai Hills, Global Village, IMG Worlds of Adventure.
- 15 MIN:** Burj Al Arab, Um Suqeim, Al Quoz, Dubai Hills, Global Village, IMG Worlds of Adventure.
- 20 MIN:** Business Bay, Burj Khalifa, Bay Square, Meydan Race Course, Ras Al Khaymah, NAD Al Sheba, Dubai Land Residence Complex, Academic City, Dubai Outlet Mall.
- 25 MIN:** Deira, Al Qusais, Dubai International Airport, City Center Mirdif Mall, Al Warqa, Dubai International City, Dubai Silicon Oasis.

Other notable landmarks and districts shown on the map include Dubai Islands, Deira, Al Qusais, Dubai International Airport, City Center Mirdif Mall, Al Warqa, Dubai International City, Dubai Silicon Oasis, Dubai Land Residence Complex, Academic City, Dubai Outlet Mall, Ras Al Khaymah, NAD Al Sheba, Dubai Hills, Global Village, IMG Worlds of Adventure, JVC Circle, Sports City, Motor City, Town Square Park, Jabel Ali Industrial Area, Dubai Investment Park, Dubai Production City, JBR, The Gardens, Ibn Battuta Mall, and Palm Jumeirah.



# NEARBY LOCATIONS





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











## 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.





2  
1  
3

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 MODE

ON 

Gym





Techno Gym





GYM MODE

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





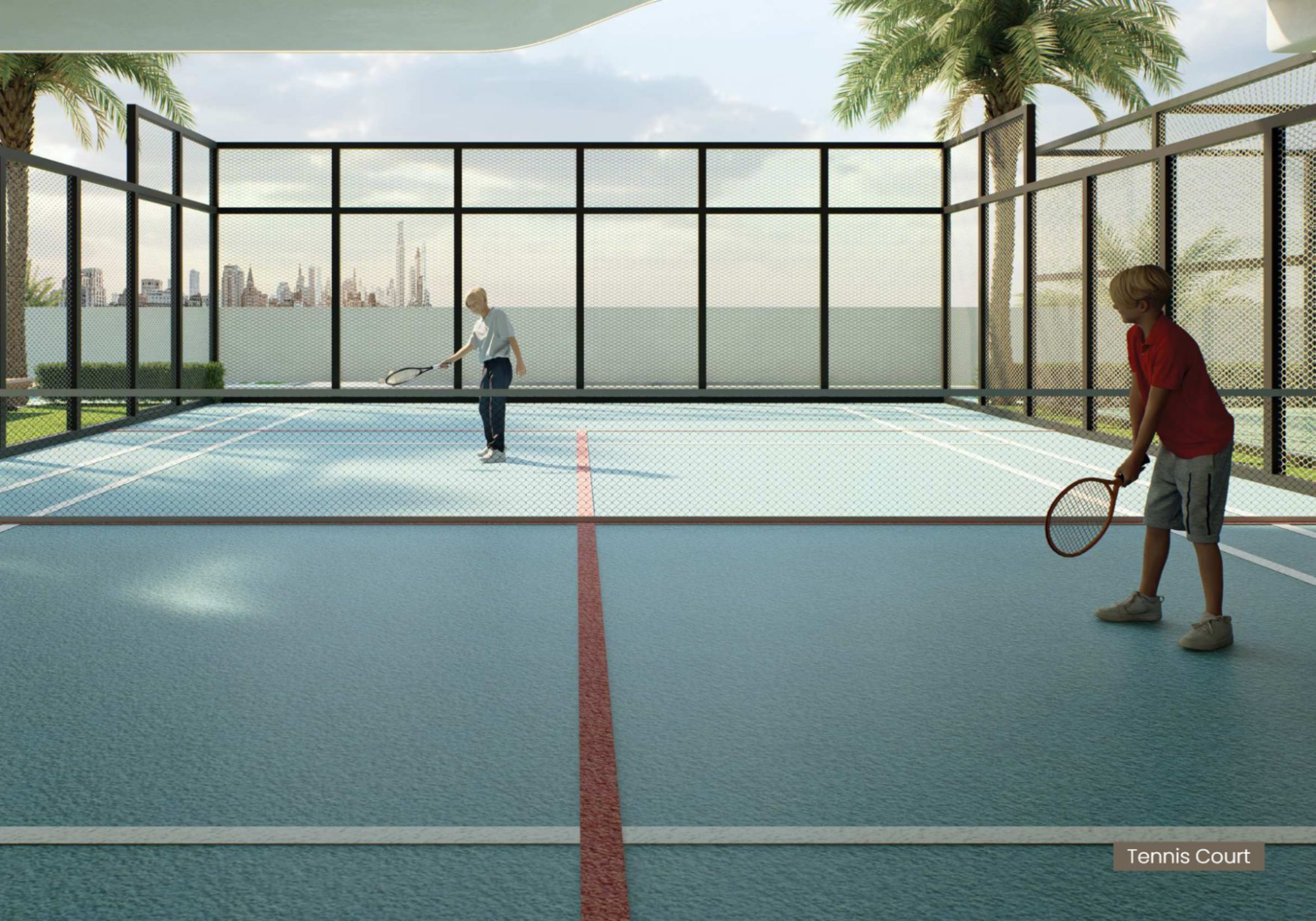
Basketball Court





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





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