REEF 998

REEF

LUXURY DEVELOPMENTS

FLOOR PLANS

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

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

MM TOWERS DUBAI
SILICON OASIS
HAMMED
RSITY
MAZAYA RESIDENTS
PARK NORTH
REEF 998
LIWAN TENNIS COURT
MANGO PEOPLE
EMIRATES INSTITUTI
OF FINANCE (EIF)
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
SPICE N NICE
RESTAURANT
SEVEN STONES
RESTAURANT
MANGO
SPINNEYS
SUPERMARKET
THE VILLA - CENTRO
COURTYARD CC4
DUBAILAND
GEMS FIRSTPOINT
SCHOOL
CENTRO GATE -

UNIT DETAILS

APARTMENTS	323 UNITS	AREA IN SQ.FT	
		Min	Max
Studio	114	412	478
One Bedroom	133	623	798
Two Bedroom	57	1,002	1,011
Three Bedroom	19	1,397	

AMENITIES

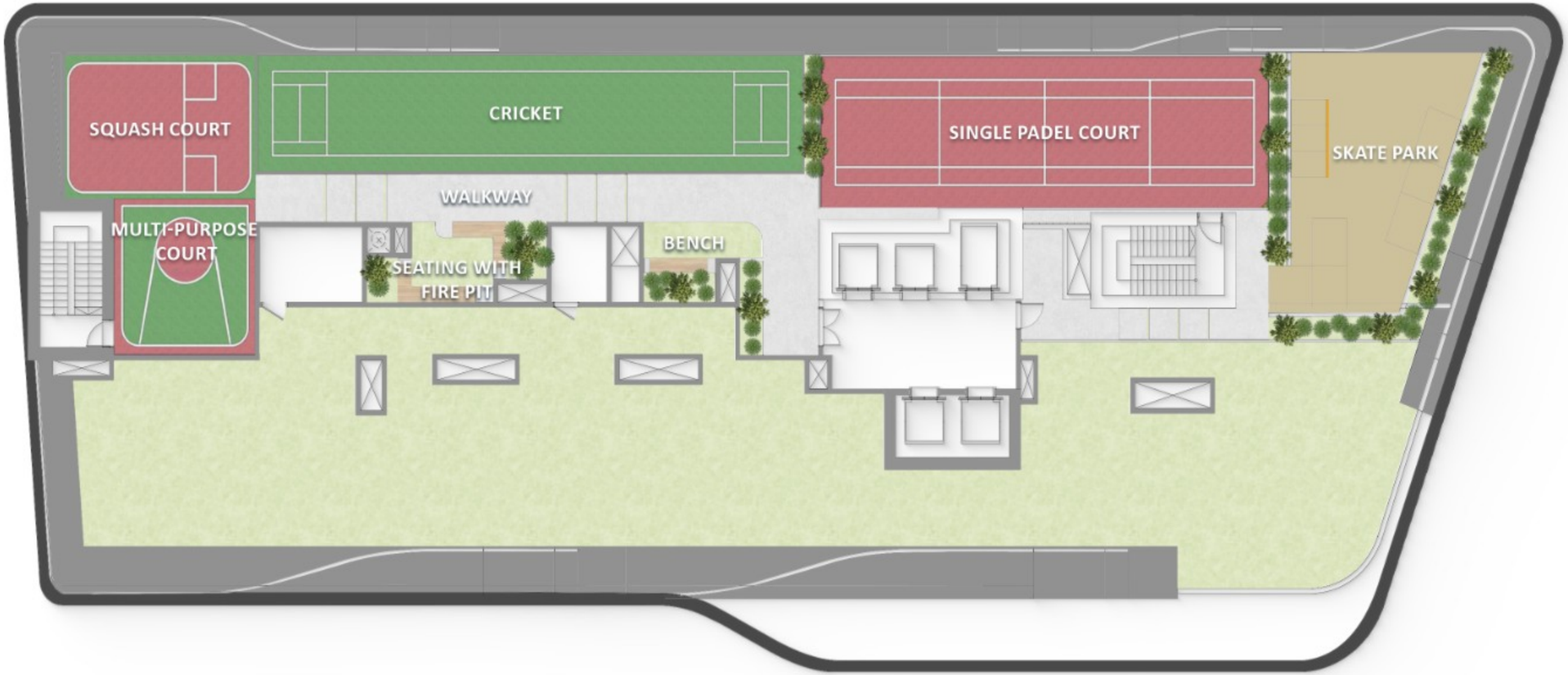
FIRST FLOOR PLAN

AMENITIES

- Infinity Swimming Pool
- Kids Pool
- Kids Playground
- Jogging Track
- Techno 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

FIRST FLOOR PLAN

AMENITIES



ROOF FLOOR PLAN

AMENITIES

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

ROOF FLOOR PLAN

AMENITIES

FLOOR LAYOUT

POOL & SKYLINE VIEW

PARK VIEW

STUDIO 1 BEDROOM 2 BEDROOM 3 BEDROOM SERVICES

N

STUDIO

STUDIO

TYPE 1

CARPET AREA

373.08 SQ.FT

BALCONY AREA

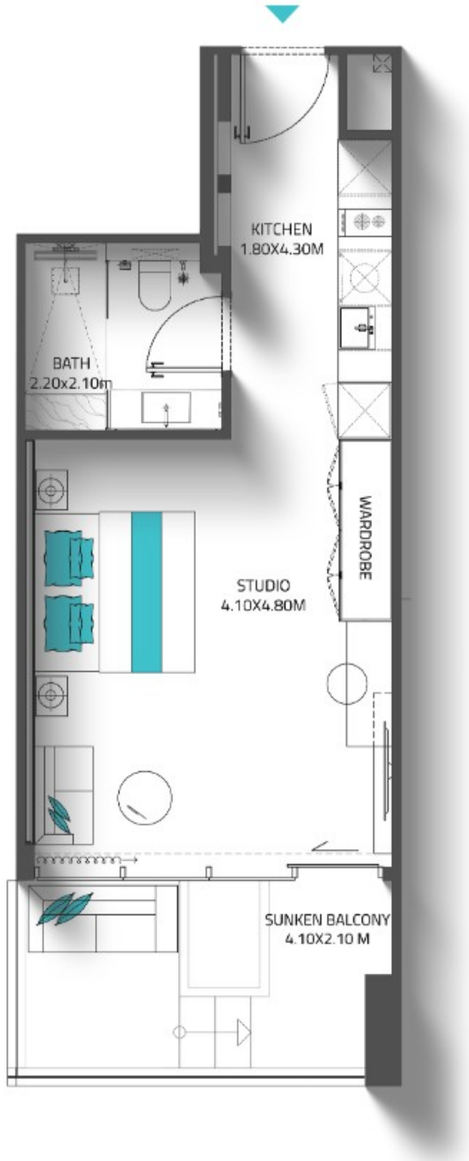
104.63 SQ.FT

TOTAL AREA

477.70 SQ.FT

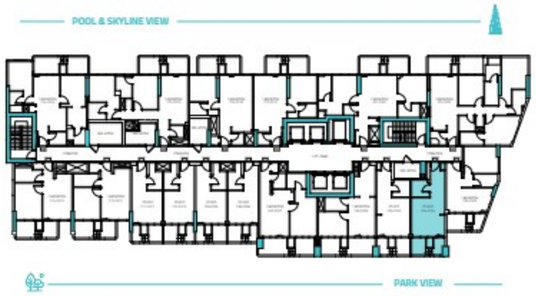
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	204 | 304 | 404 | 504 | 604 | 704 | 804 | 904 | 1004 | 1104 | 1204 | 1304 | 1404 | 1504 | 1604 | 1704 | 1804 | 1904 | 2004



STUDIO

TYPE 1 (Mirror)

CARPET AREA

372.22 SQ.FT

BALCONY AREA

104.30 SQ.FT

TOTAL AREA

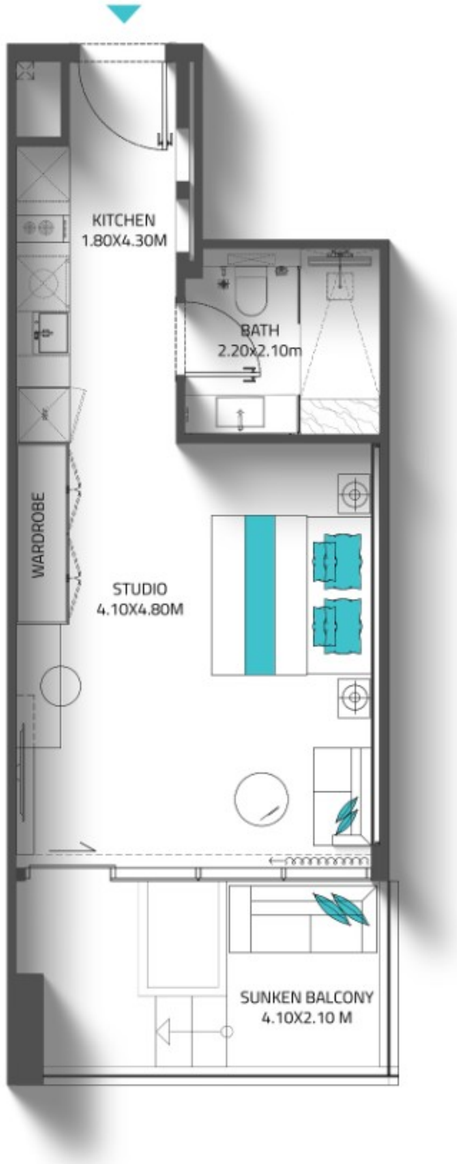
476.52 SQ.FT

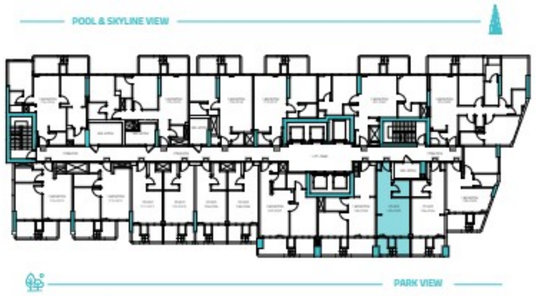
APARTMENT VIEW

PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	205 | 305 | 405 | 505 | 605 | 705 | 805 | 905 | 1005 | 1105 | 1205 | 1305 | 1405 | 1505 | 1605 | 1705 | 1805 | 1905 | 2005





STUDIO

TYPE 2

CARPET AREA

315.90 SQ.FT

BALCONY AREA

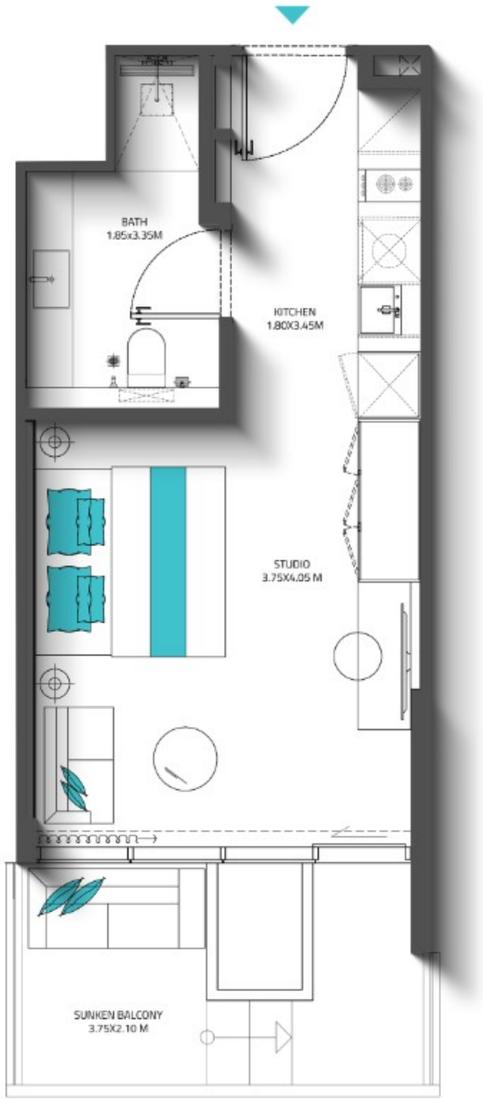
96.34 SQ.FT

TOTAL AREA

412.24 SQ.FT

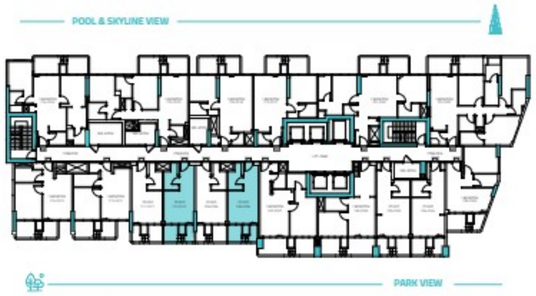
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	208 | 210 | 308 | 310 | 408 | 410 | 508 | 510 | 608 | 610 | 708 | 710 | 808 | 810 | 908 | 910 | 1008 | 1010 | 1108 | 1110 | 1208 | 1210 | 1308 | 1310 | 1408 | 1410 | 1508 | 1510 | 1608 | 1610 | 1708 | 1710 | 1808 | 1810 | 1908 | 1910 | 2008 | 2010



STUDIO

TYPE 2 (Mirror)

CARPET AREA

315.90 SQ.FT

BALCONY AREA

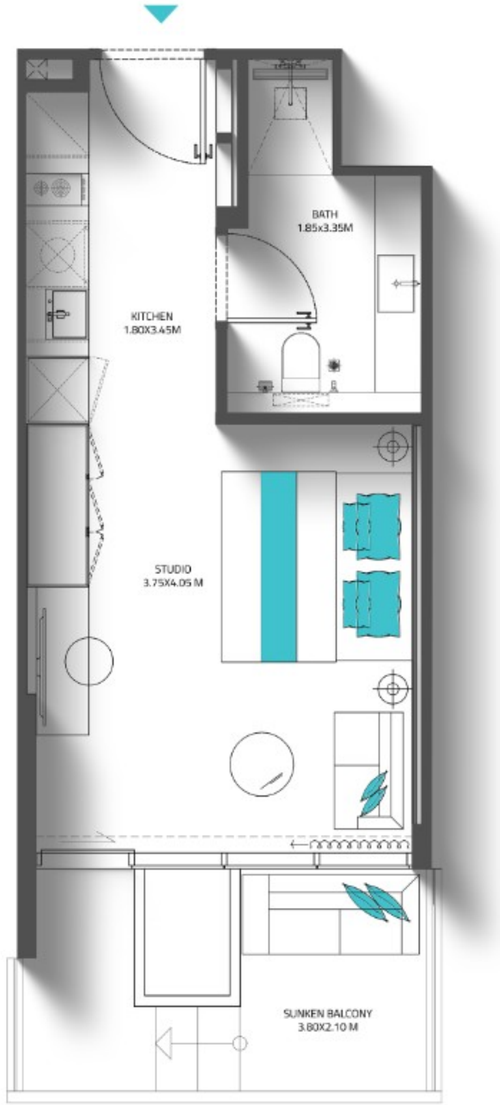
95.91 SQ.FT

TOTAL AREA

411.81 SQ.FT

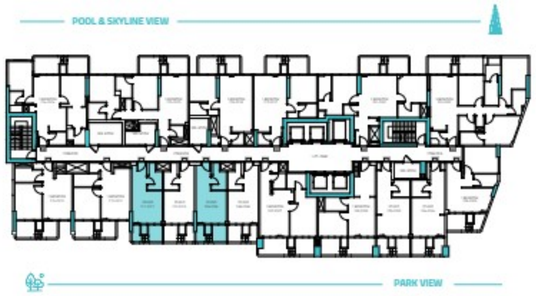
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	209 | 211 | 309 | 311 | 409 | 411 | 509 | 511 | 609 | 611 | 709 | 711 | 809 | 811 | 909 | 911 | 1009 | 1011 | 1109 | 1111 | 1209 | 1211 | 1309 | 1311 | 1409 | 1411 | 1509 | 1511 | 1609 | 1611 | 1709 | 1711 | 1809 | 1811 | 1909 | 1911 | 2009 | 2011 |



ONE BEDROOM

1 BHK

TYPE 1

CARPET AREA

607.73 SQ.FT

BALCONY AREA

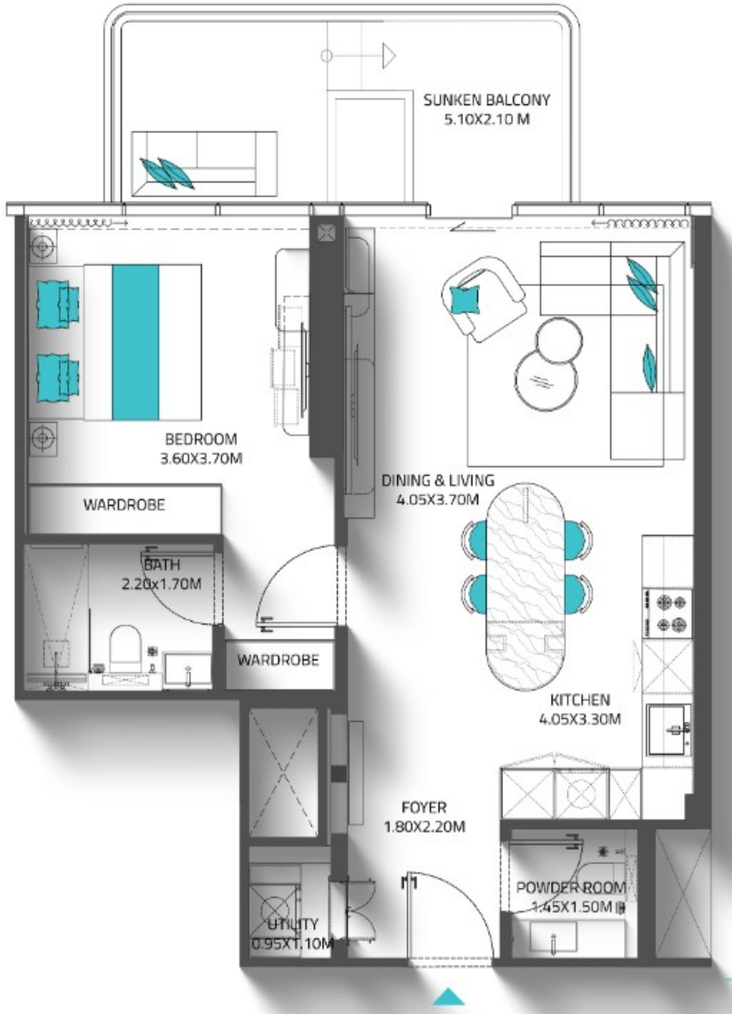
128.41 SQ.FT

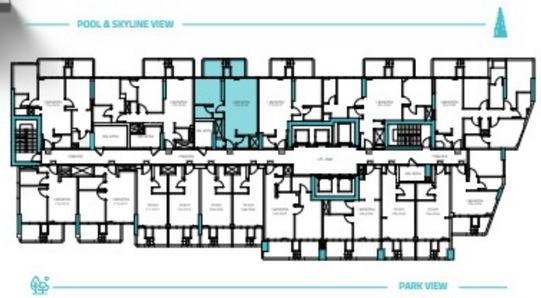
TOTAL AREA

736.14 SQ.FT

APARTMENT VIEW

POOL & SKYLINE VIEW





UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	216 | 316 | 416 | 516 | 616 | 716 | 816 | 916 | 1016 | 1116 | 1216 | 1316 | 1416 | 1516 | 1616 | 1716 | 1816 | 1916 | 2016

1 BHK

TYPE 2

CARPET AREA

609.99 SQ.FT

BALCONY AREA

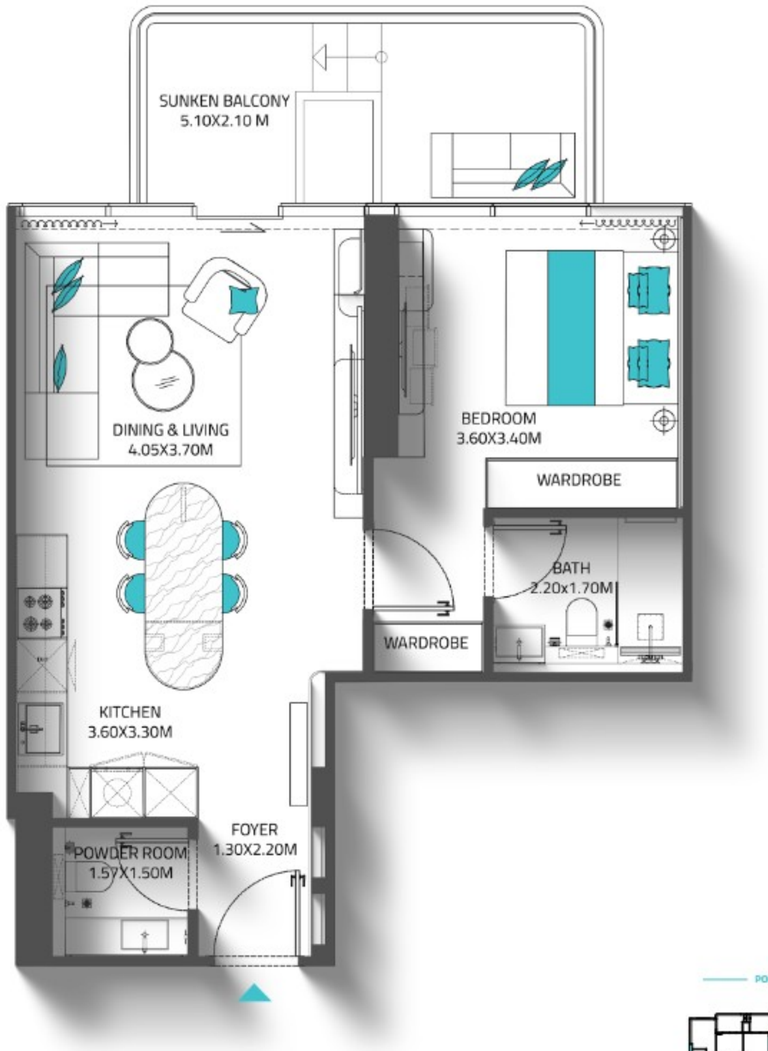
128.41 SQ.FT

TOTAL AREA

738.4 SQ.FT

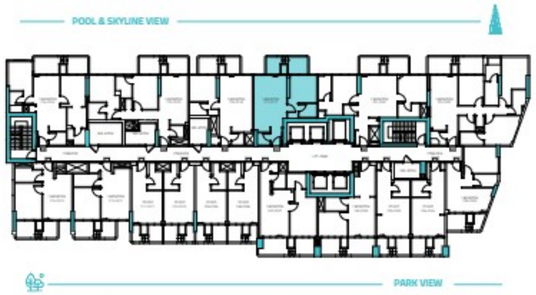
APARTMENT VIEW

POOL & SKYLINE VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	217 | 317 | 417 | 517 | 617 | 717 | 817 | 917 | 1017 | 1117 | 1217 | 1317 | 1417 | 1517 | 1617 | 1717 | 1817 | 1917 | 2017



1 BHK

TYPE 3

CARPET AREA

621.03 SQ.FT

BALCONY AREA

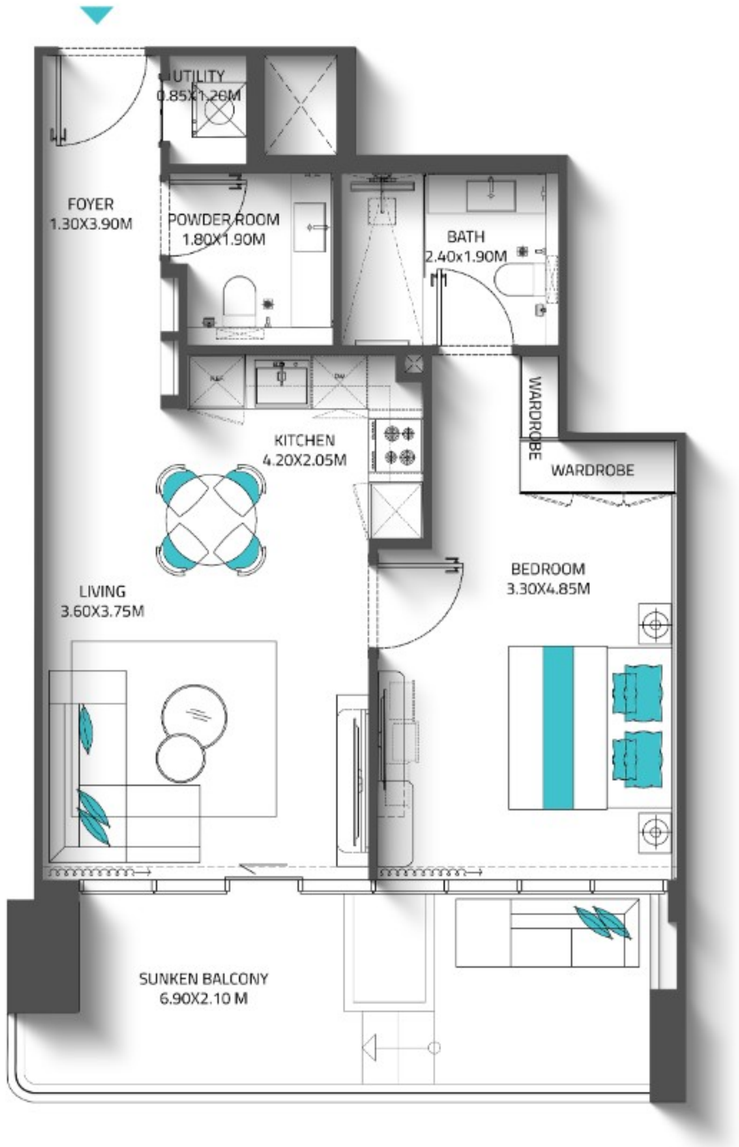
177.34 SQ.FT

TOTAL AREA

798.37 SQ.FT

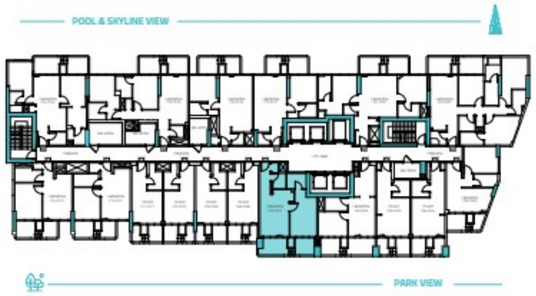
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	207 | 307 | 407 | 507 | 607 | 707 | 807 | 907 | 1007 | 1107 | 1207 | 1307 | 1407 | 1507 | 1607 | 1707| 1807 | 1907 | 2007



1 BHK

TYPE 4

CARPET AREA

500.31 SQ.FT

BALCONY AREA

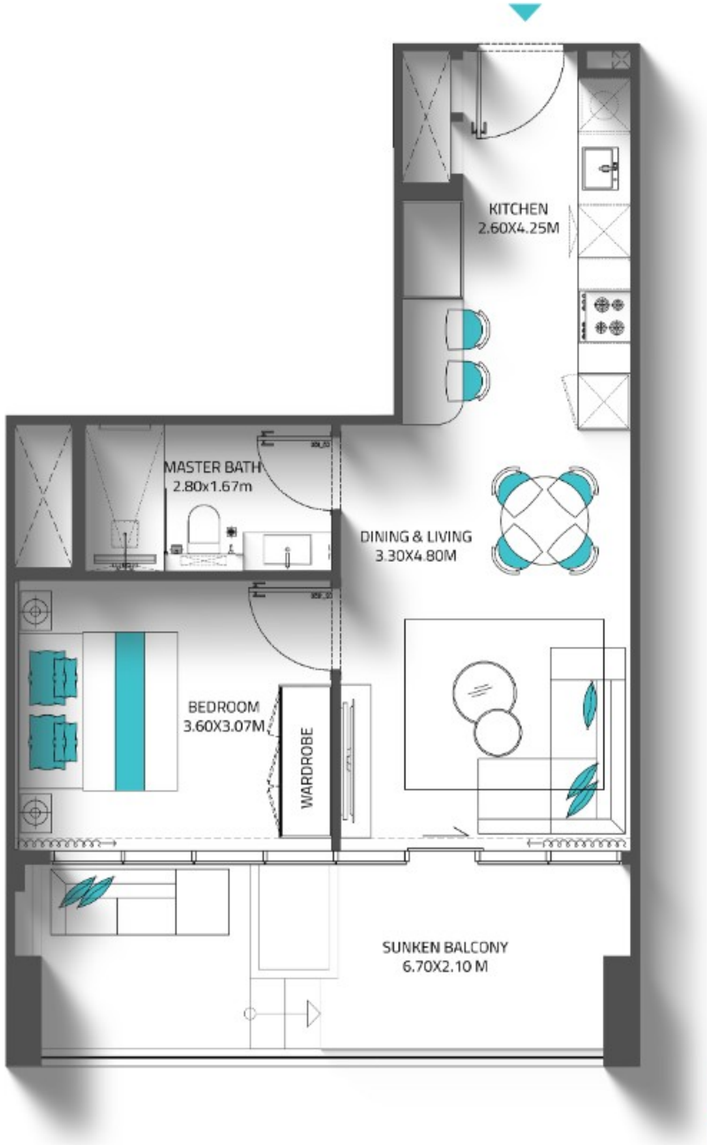
171.70 SQ.FT

TOTAL AREA

672.01 SQ.FT

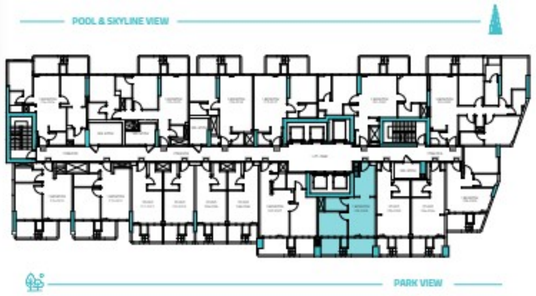
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	206 | 306 | 406 | 506 | 606 | 706 | 806 | 906 | 1006 | 1106 | 1206 | 1306 | 1406 | 1506 | 1606 | 1706 | 1806 | 1906 | 2006



1 BHK

TYPE 5

CARPET AREA

512.01 SQ.FT

BALCONY AREA

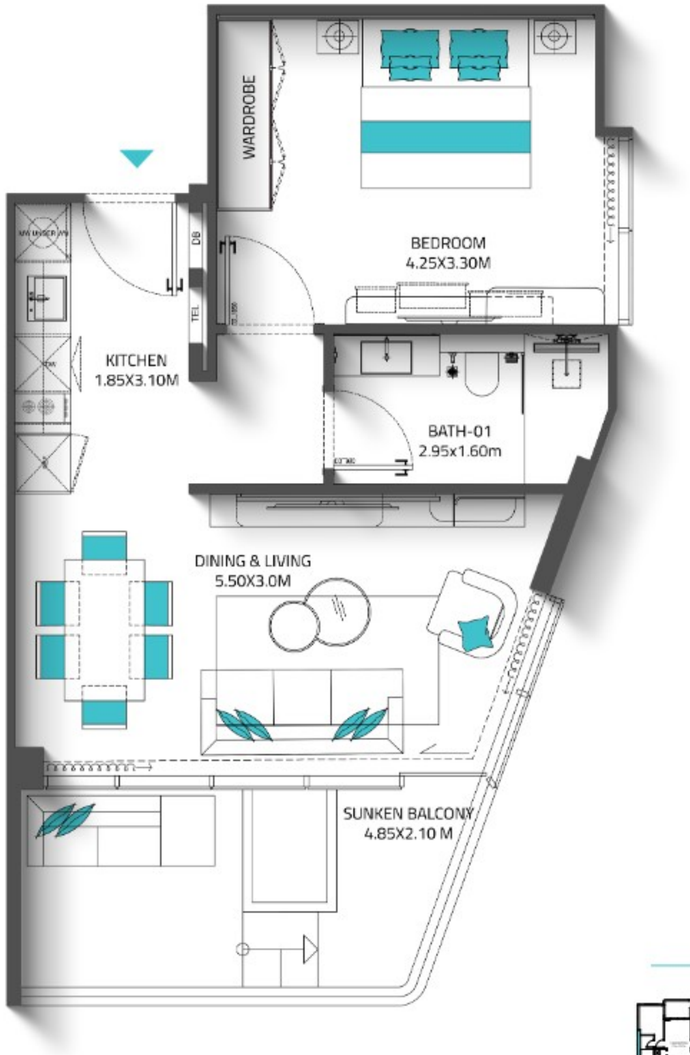
111.46 SQ.FT

TOTAL AREA

623.47 SQ.FT

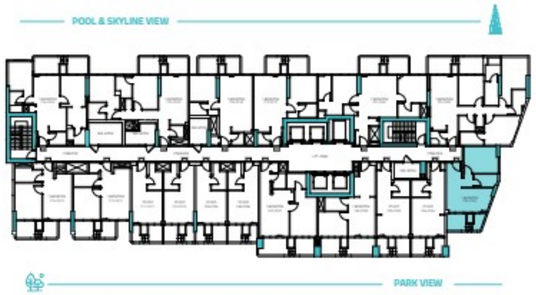
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	203 | 303 | 403 | 503 | 603 | 703 | 803 | 903 | 1003 | 1103 | 1203 | 1303 | 1403 | 1503 | 1603 | 1703 | 1803 | 1903 | 2003



1 BHK

TYPE 6

CARPET AREA

515.54 SQ.FT

BALCONY AREA

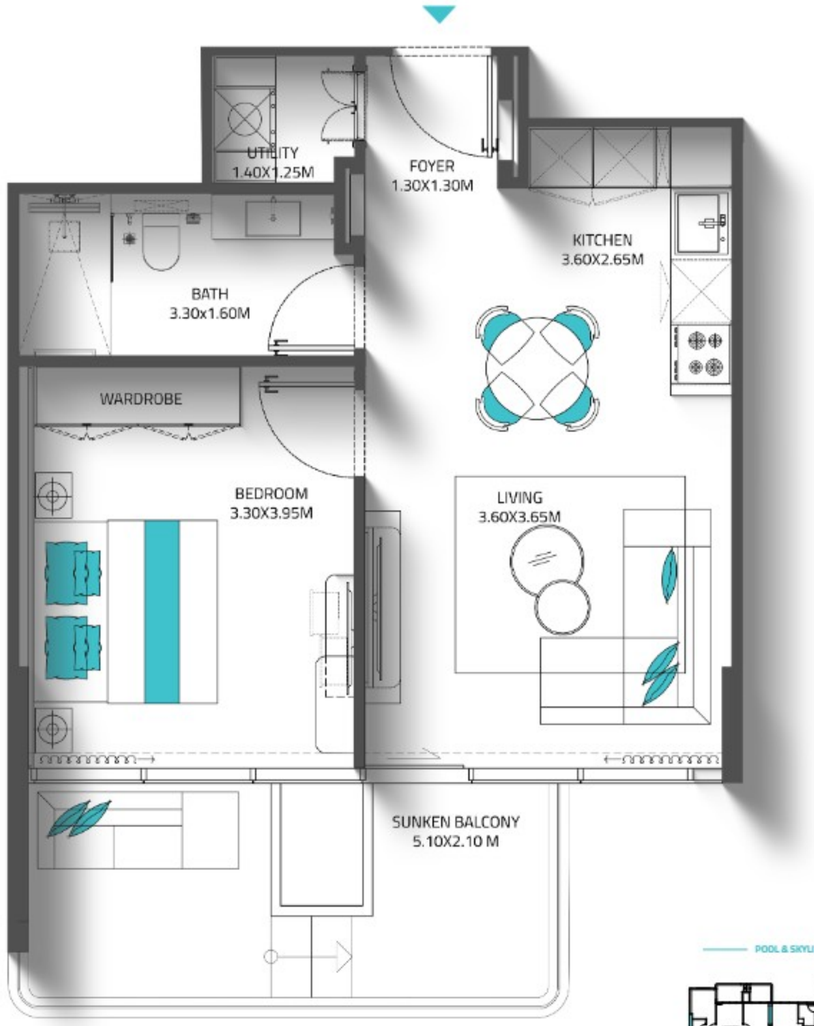
129.27 SQ.FT

TOTAL AREA

644.81 SQ.FT

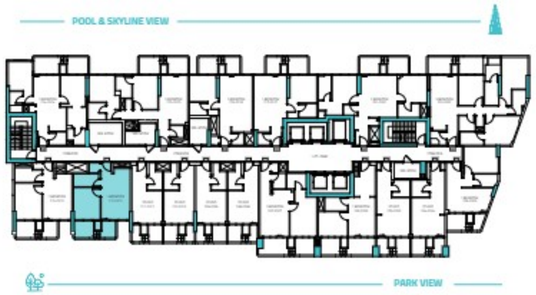
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	212 | 312 | 412 | 512 | 612 | 712 | 812 | 912 | 1012 | 1112 | 1212 | 1312 | 1412 | 1512 | 1612 | 1712 | 1812 | 1912 | 2012



1 BHK

TYPE 7

CARPET AREA

517.64 SQ.FT

BALCONY AREA

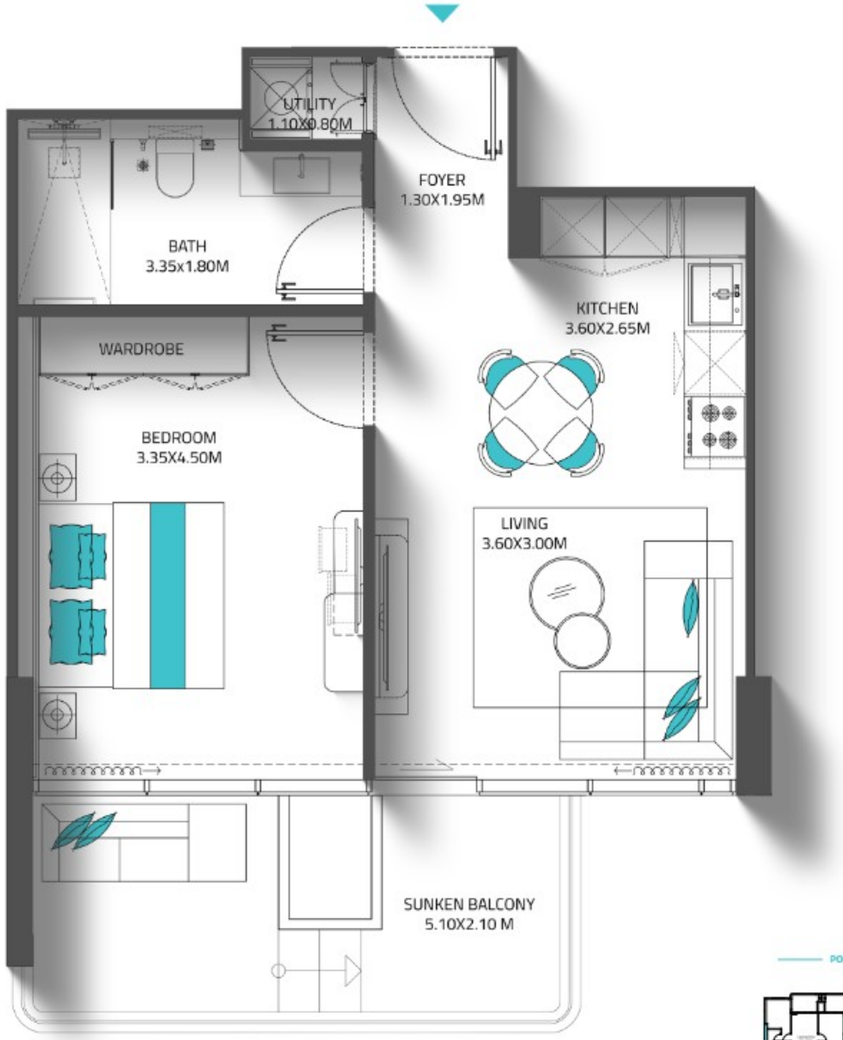
129.27 SQ.FT

TOTAL AREA

646.91 SQ.FT

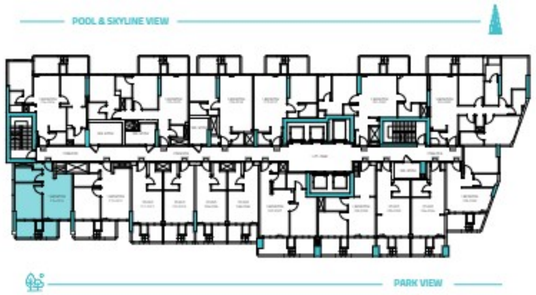
APARTMENT VIEW

PARK VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	213 | 313 | 413 | 513 | 613 | 713 | 813 | 913 | 1013 | 1113 | 1213 | 1313 | 1413 | 1513 | 1613 | 1713 | 1813 | 1913 | 2013



TWO BEDROOM

2 BHK

TYPE 1

CARPET AREA

841.46 SQ.FT

BALCONY AREA

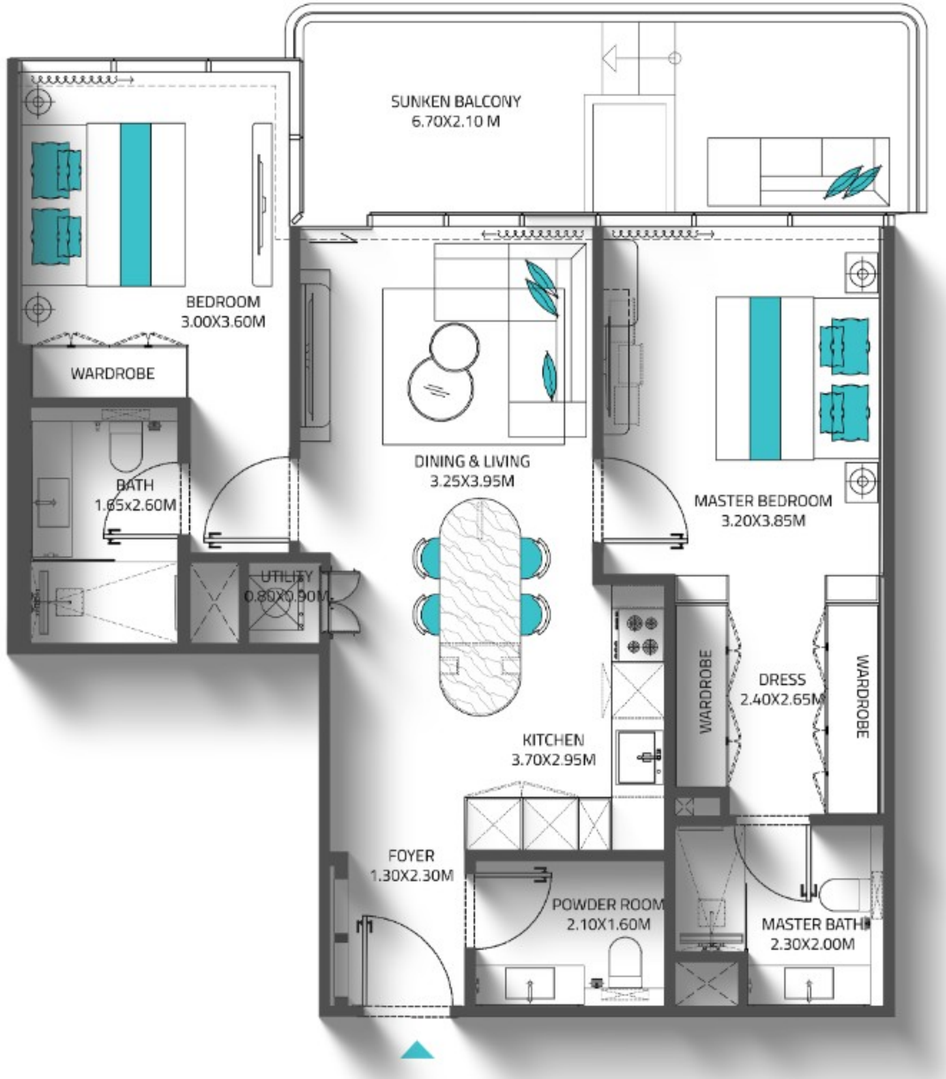
163.93 SQ.FT

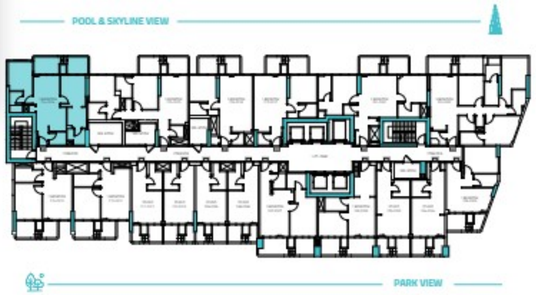
TOTAL AREA

1,005.39 SQ.FT

APARTMENT VIEW

POOL & SKYLINE VIEW





UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	214 | 314 | 414 | 514 | 614 | 714 | 814 | 914 | 1014 | 1114 | 1214 | 1314 | 1414 | 1514 | 1614 | 1714 | 1814 | 1914 | 2014

2 BHK

TYPE 2

CARPET AREA

852.50 SQ.FT

BALCONY AREA

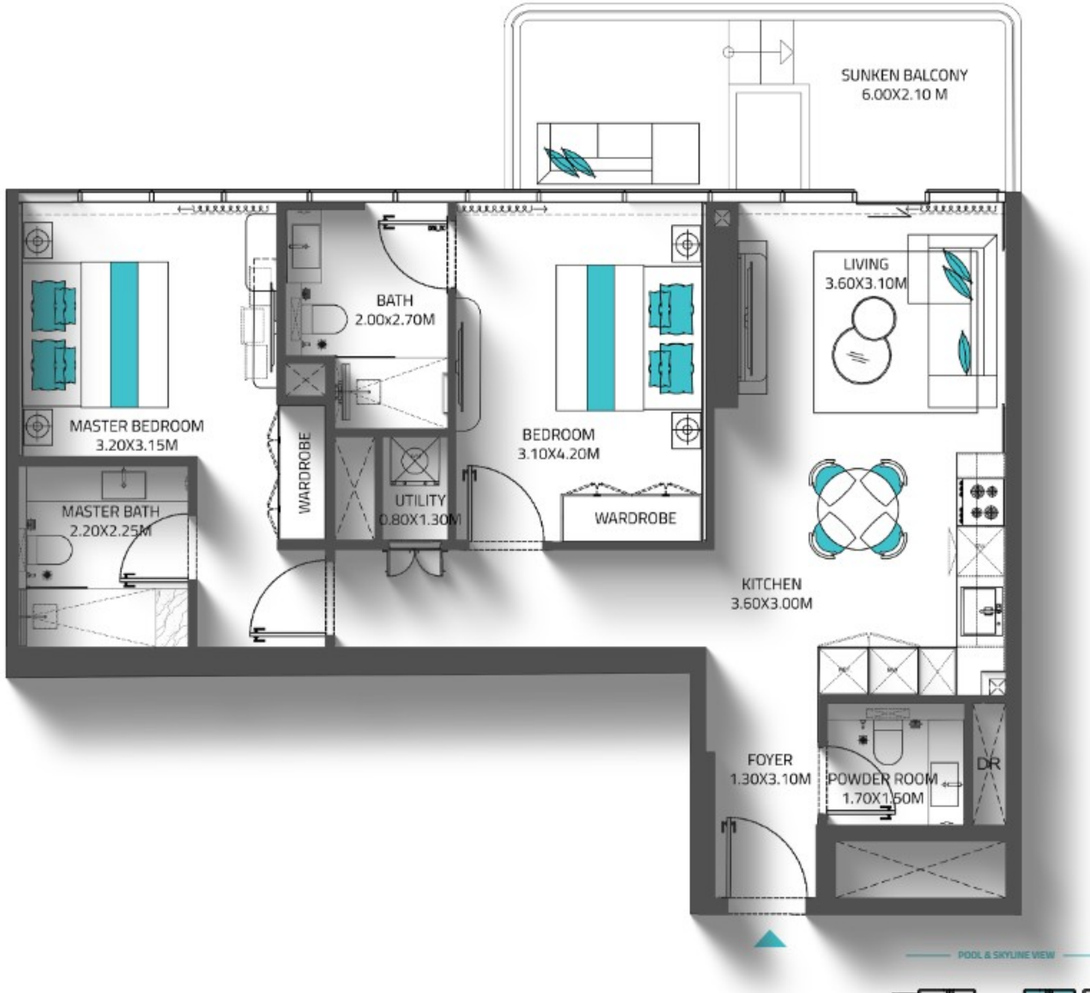
149.73 SQ.FT

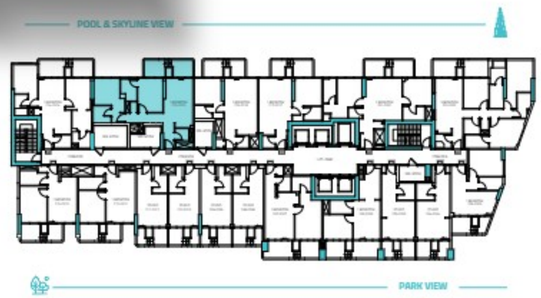
TOTAL AREA

1,002.23 SQ.FT

APARTMENT VIEW

POOL & SKYLINE VIEW





UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	215 | 315 | 415 | 515 | 615 | 715 | 815 | 915 | 1015 | 1115 | 1215 | 1315 | 1415 | 1515 | 1615 | 1715 | 1815 | 1915 | 2015

2 BHK

TYPE 3

CARPET AREA

860.57 SQ.FT

BALCONY AREA

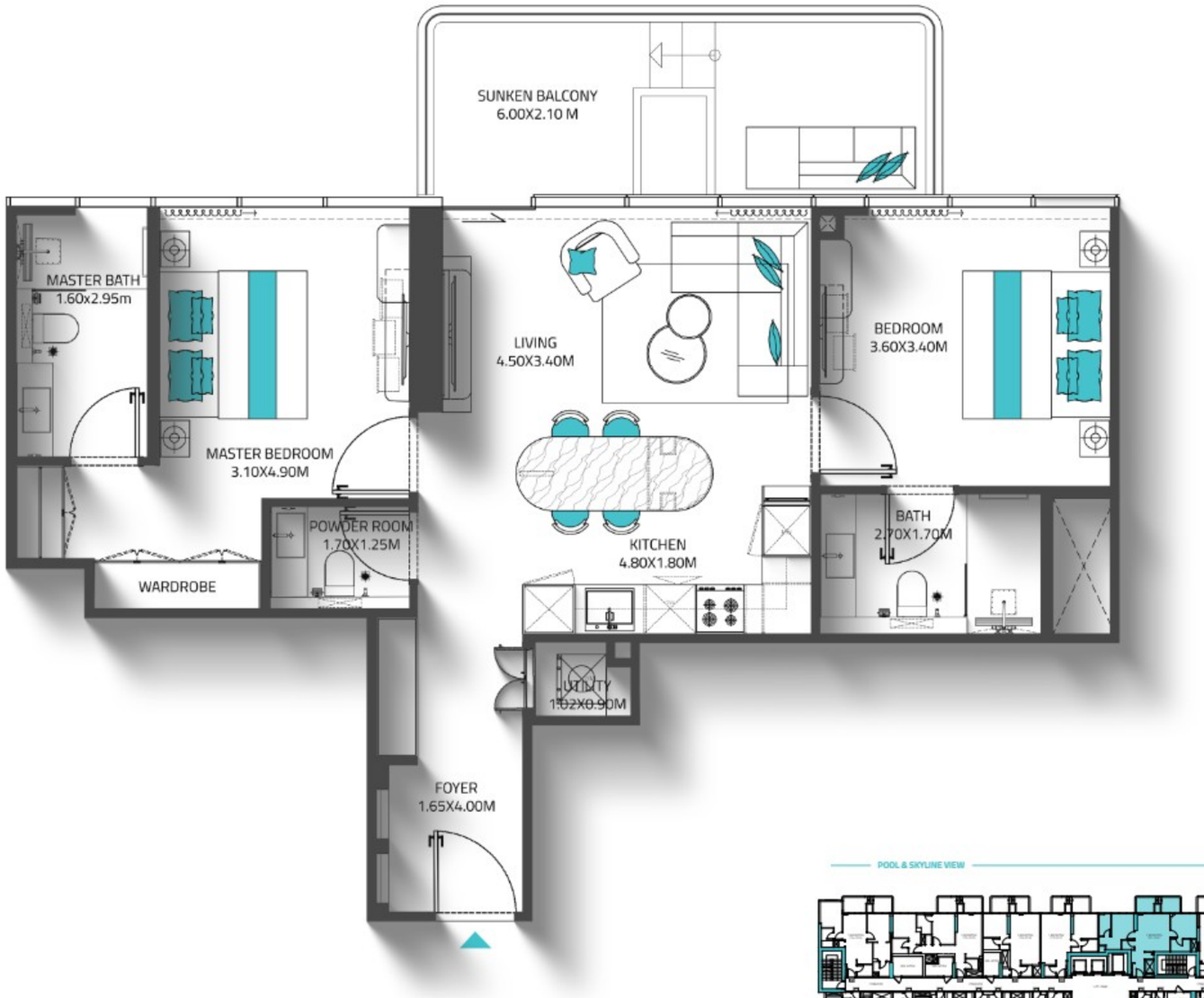
150.69 SQ.FT

TOTAL AREA

1,011.27 SQ.FT

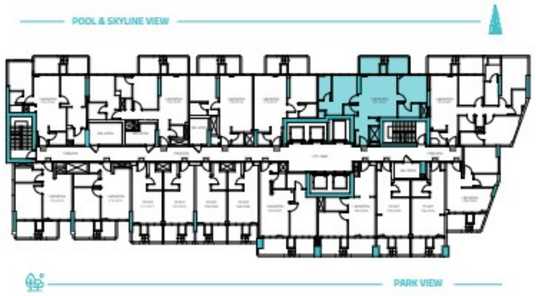
APARTMENT VIEW

POOL & SKYLINE VIEW



UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	201 | 301 | 401 | 501 | 601 | 701 | 801 | 901 | 1001 | 1101 | 1201 | 1301 | 1401 | 1501 | 1601 | 1701 | 1801 | 1901 | 2001



THREE BEDROOM

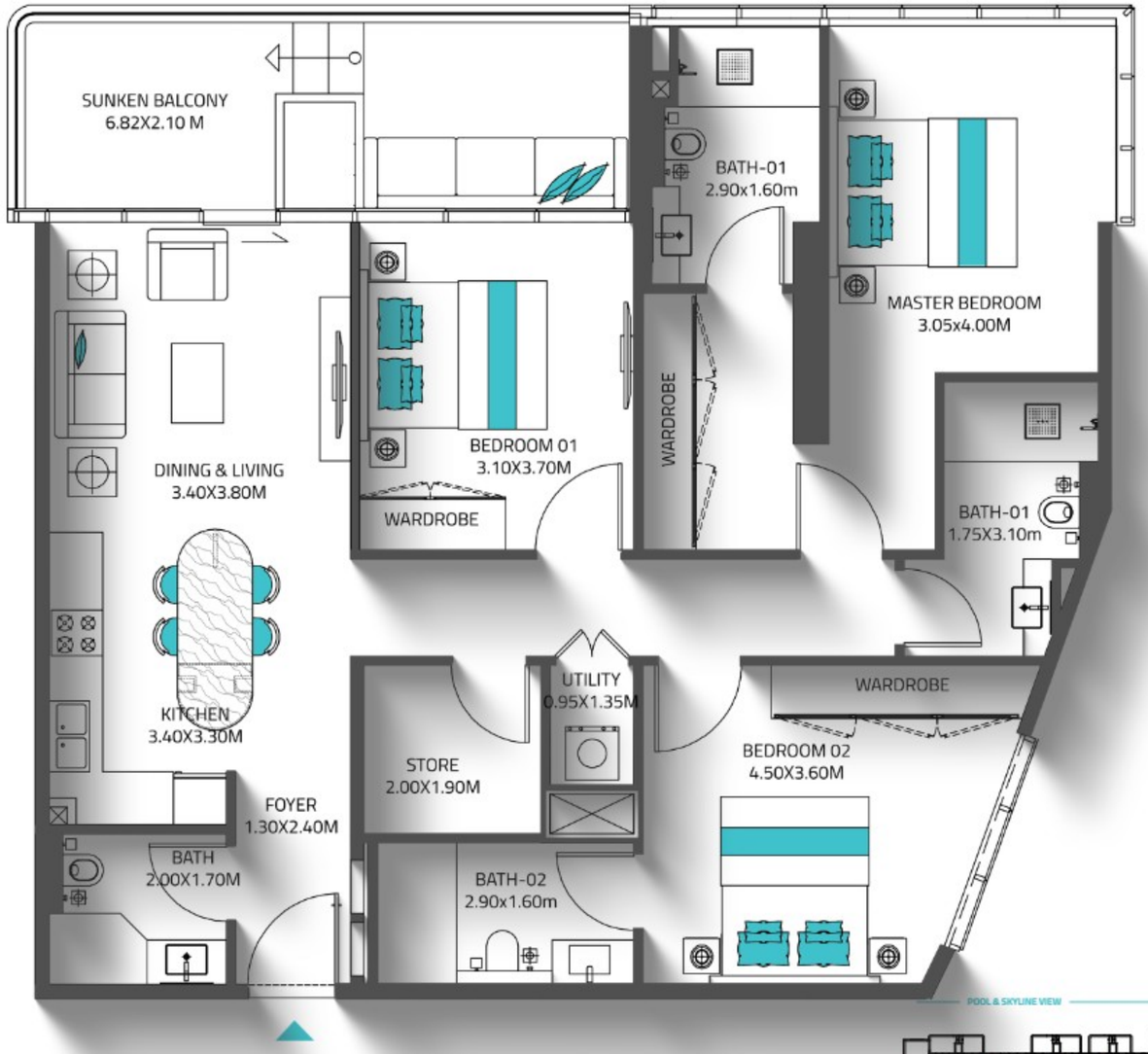
3 BHK

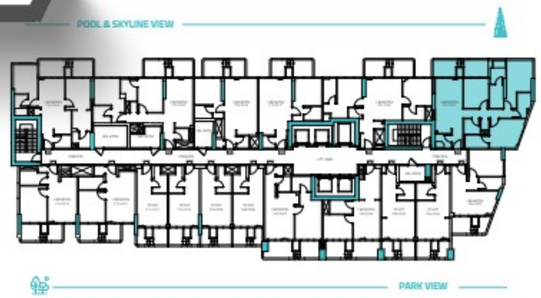
CARPET AREA
1,228.94 SQ.FT

BALCONY AREA
167.99 SQ.FT

TOTAL AREA
1,396.93 SQ.FT

APARTMENT VIEW
POOL & SKYLINE VIEW





UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 20TH TYPICAL FLOOR	202 | 302 | 402 | 502 | 602 | 702 | 802 | 902 | 1002 | 1102 | 1202 | 1302 | 1402 | 1502 | 1602 | 1702 | 1802 | 1902 | 2002

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LUXURY DEVELOPMENTS

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