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 Cofiguration

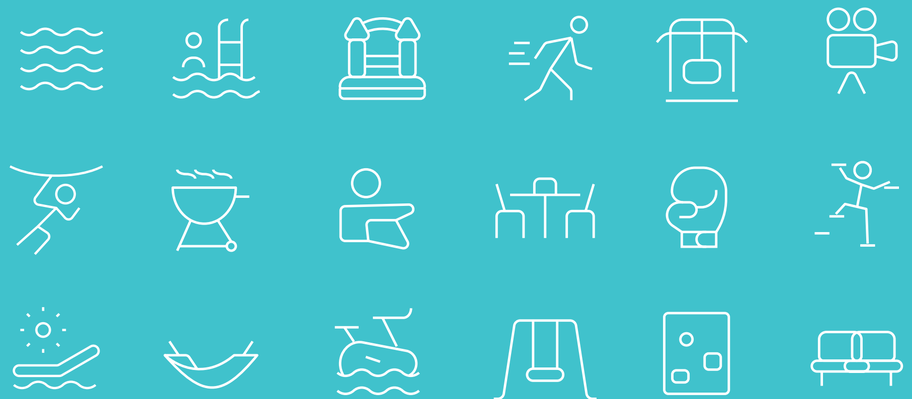
3B + G + 3P + 20

PROJECT OVERVIEW

AMENITIES

FIRST FLOOR

- 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



ROOFTOP

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

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
MAZAYA RESIDENTS
PARK NORTH
REEF 998
LIWAN TENNIS COURT
MANGO PEOPLE
SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET
SPICE N NICE
RESTAURANT
SEVEN STONES
RESTAURANT
REEF 998
MANGO
SPINNEYS
SUPERMARKET
THE VILLA - CENTRO
COURTYARD CC4
DUBAILAND
GEMS FIRSTPOINT
SCHOOL
CENTRO GATE -

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

DETAILS	OPTION 1 5.5-YEAR EXTENDED PLAN	OPTION 2 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

REEF

LUXURY DEVELOPMENTS

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