# 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
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

| 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

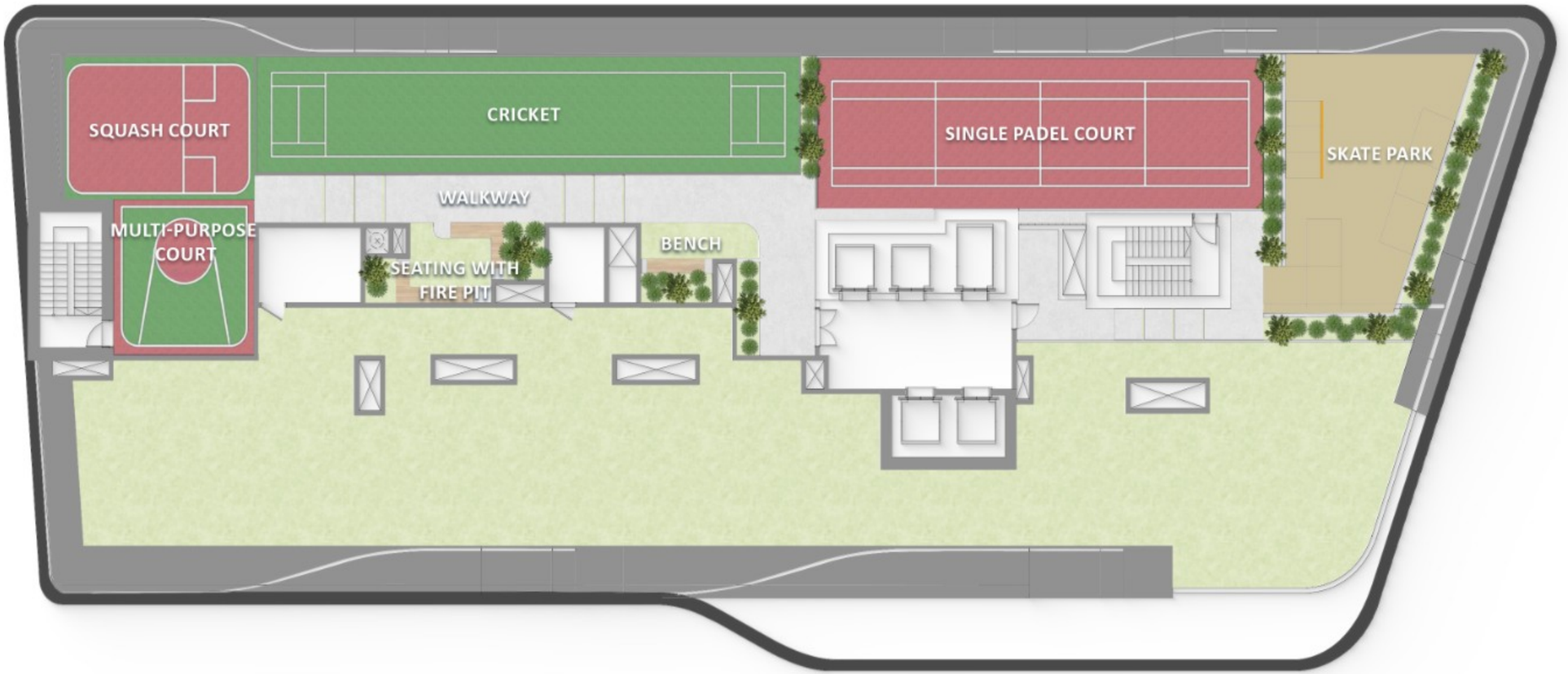
FIRST FLOOR PLAN

# 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

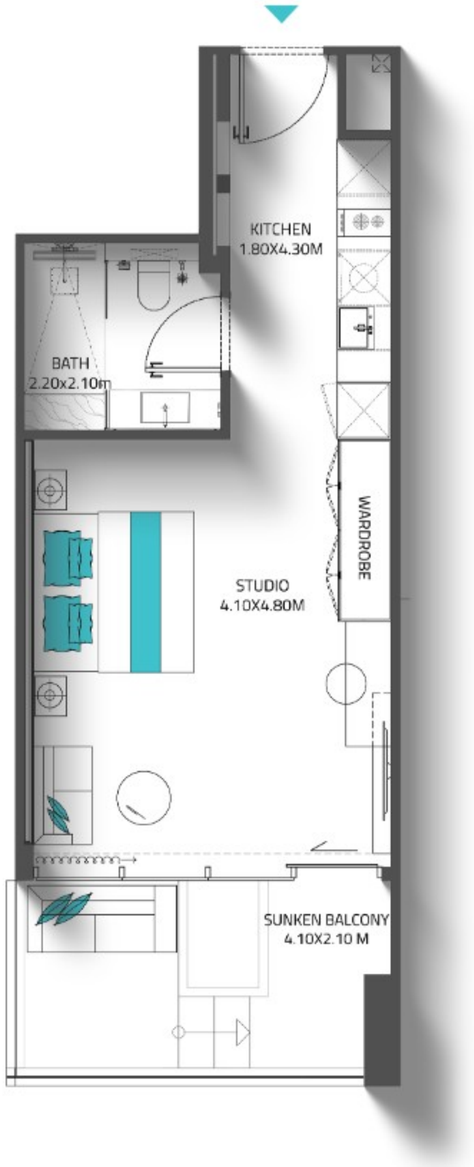
**104.63 SQ.FT**

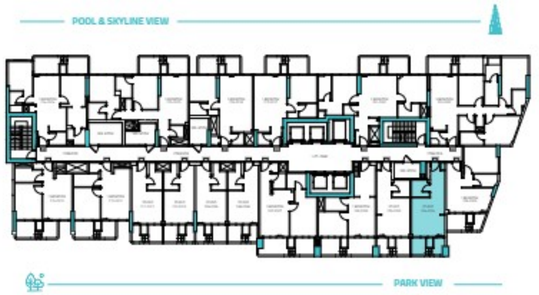
TOTAL AREA

**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

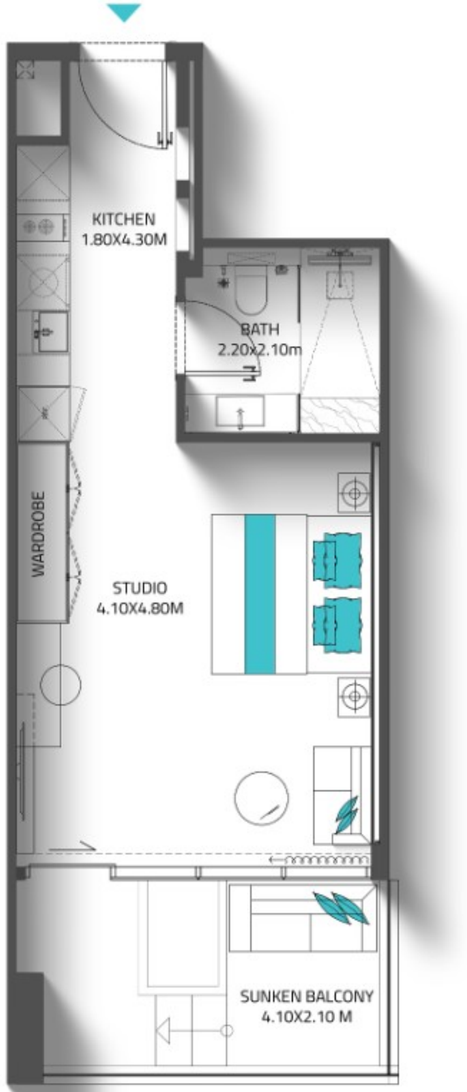
**104.30 SQ.FT**

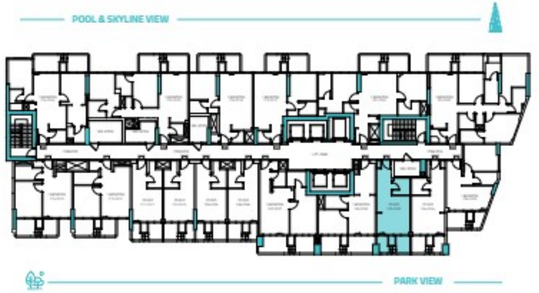
TOTAL AREA

**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

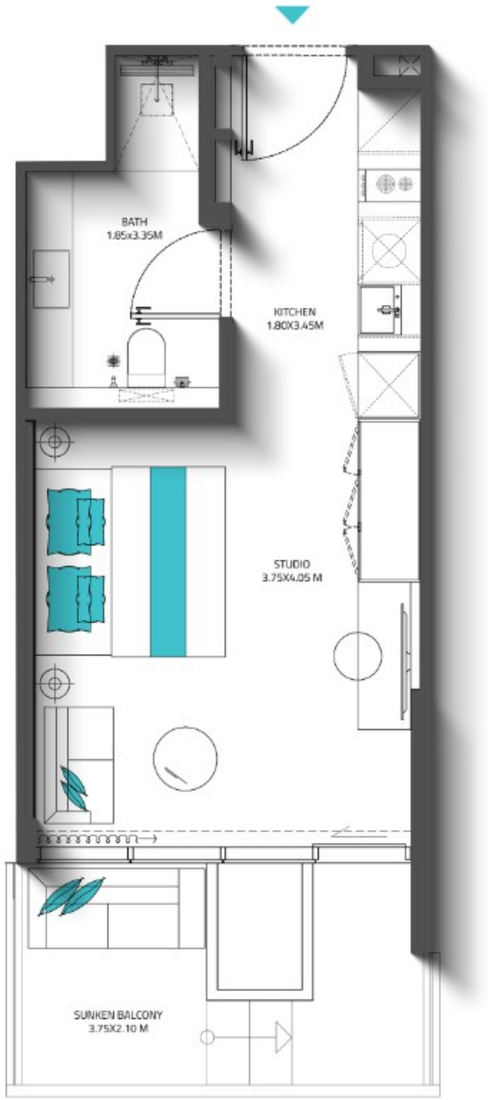
**96.34 SQ.FT**

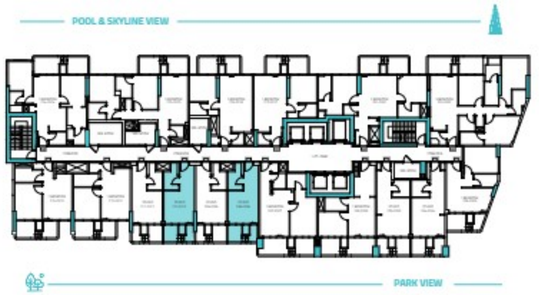
TOTAL AREA

**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

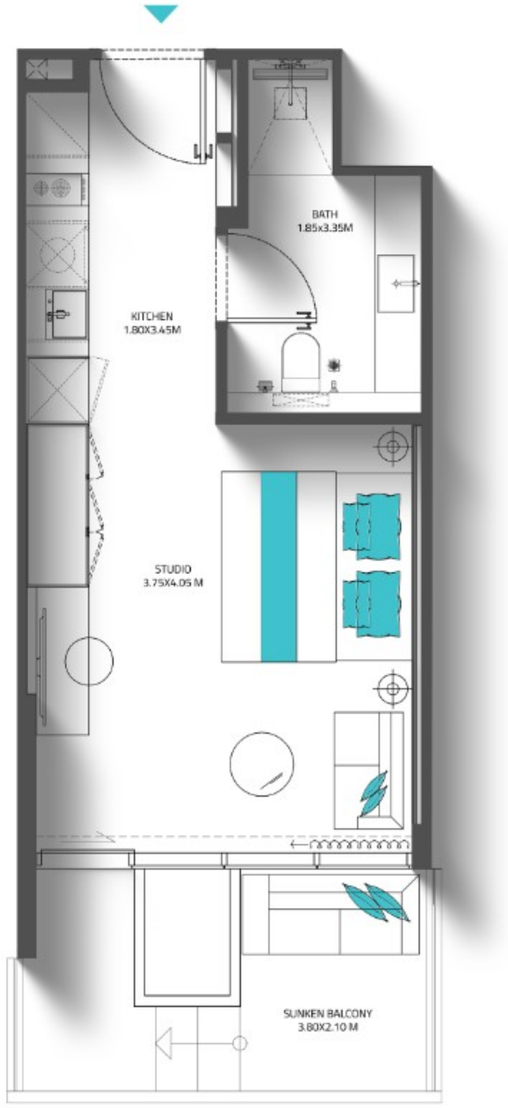
**411.81 SQ.FT**

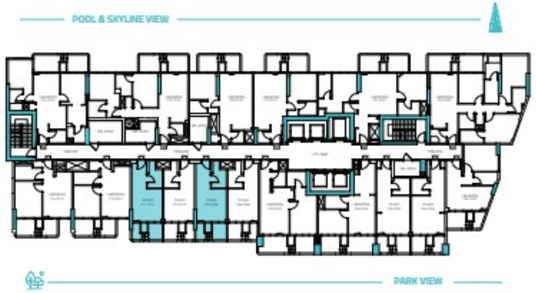
APARTMENT VIEW

**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

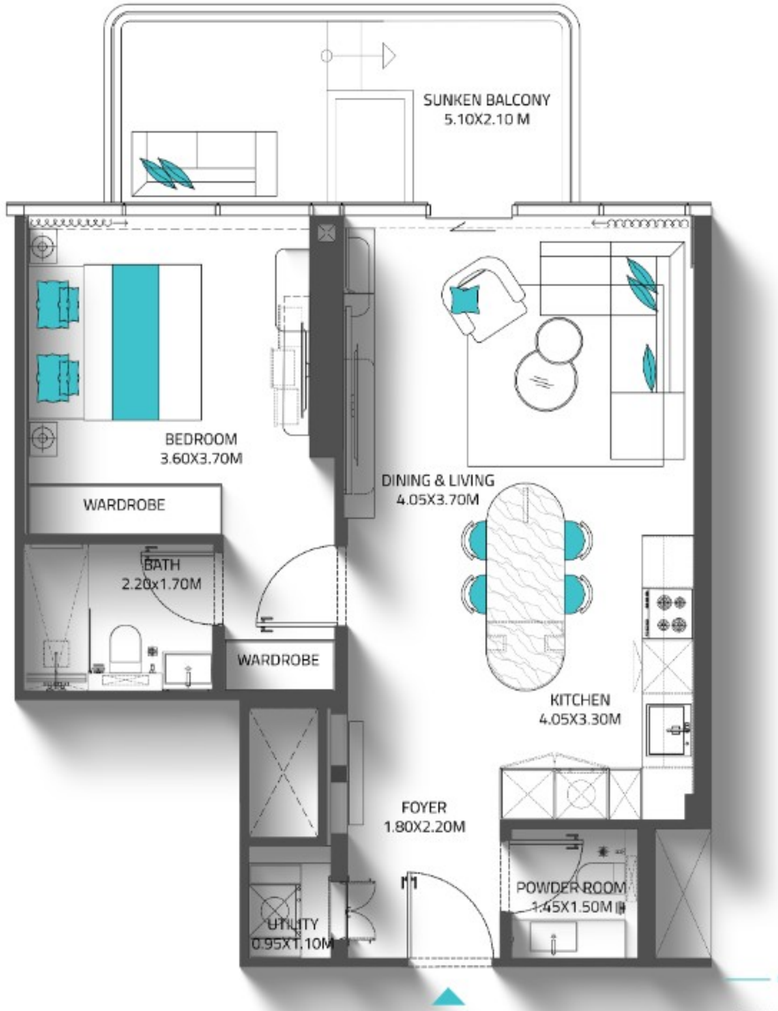
**128.41 SQ.FT**

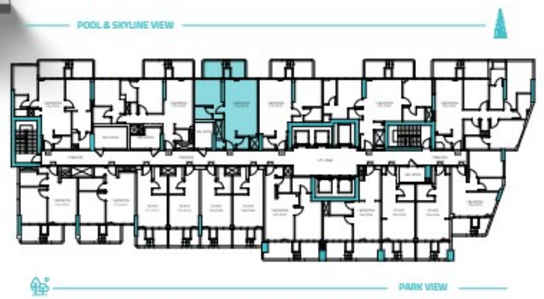
TOTAL AREA

**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

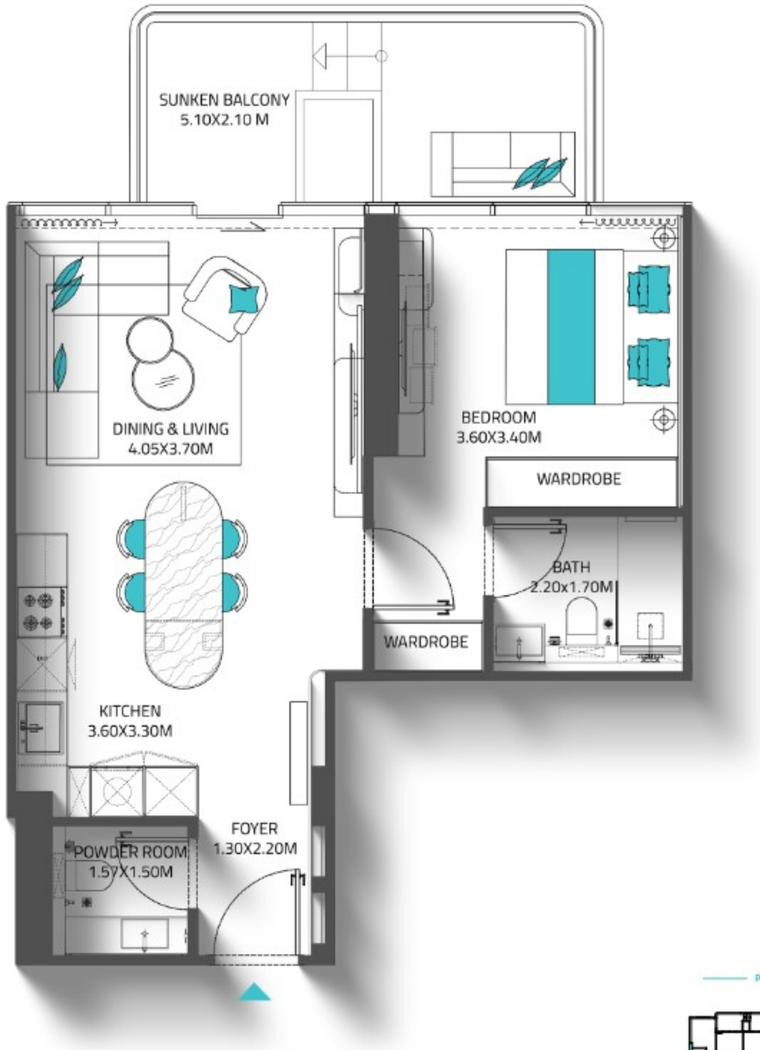
**128.41 SQ.FT**

TOTAL AREA

**738.4 SQ.FT**

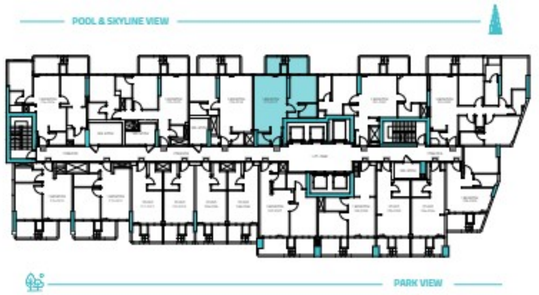
APARTMENT VIEW

**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

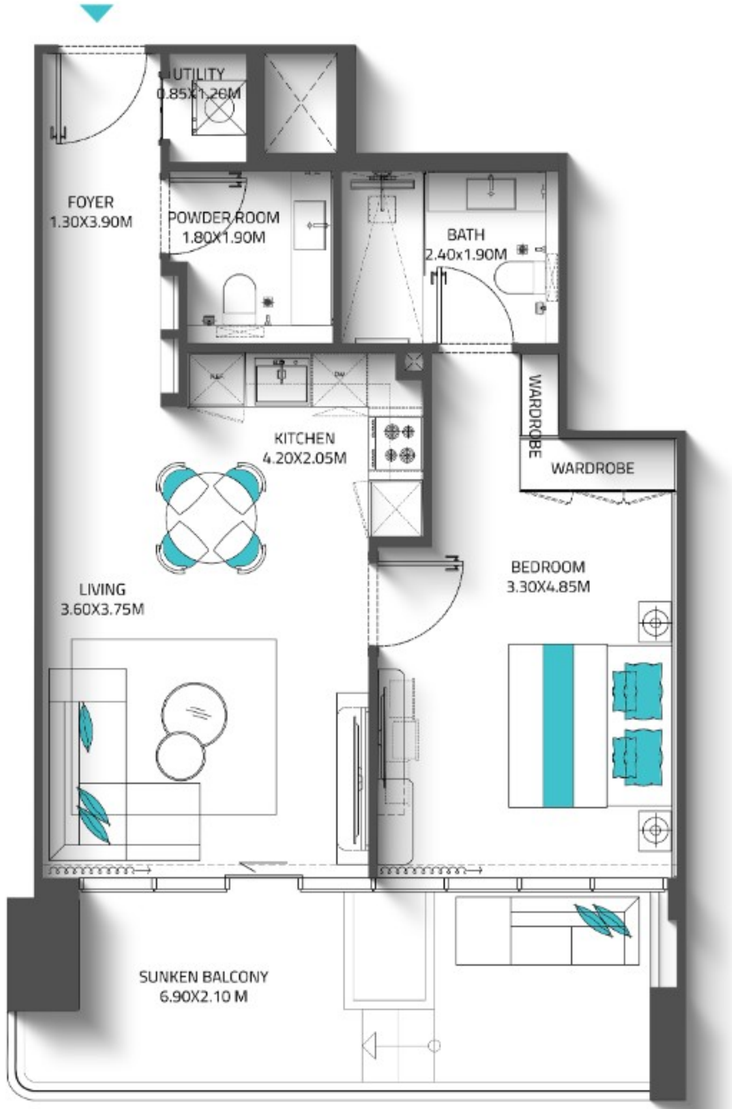
**177.34 SQ.FT**

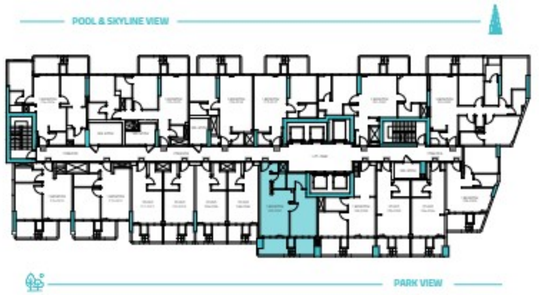
TOTAL AREA

**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

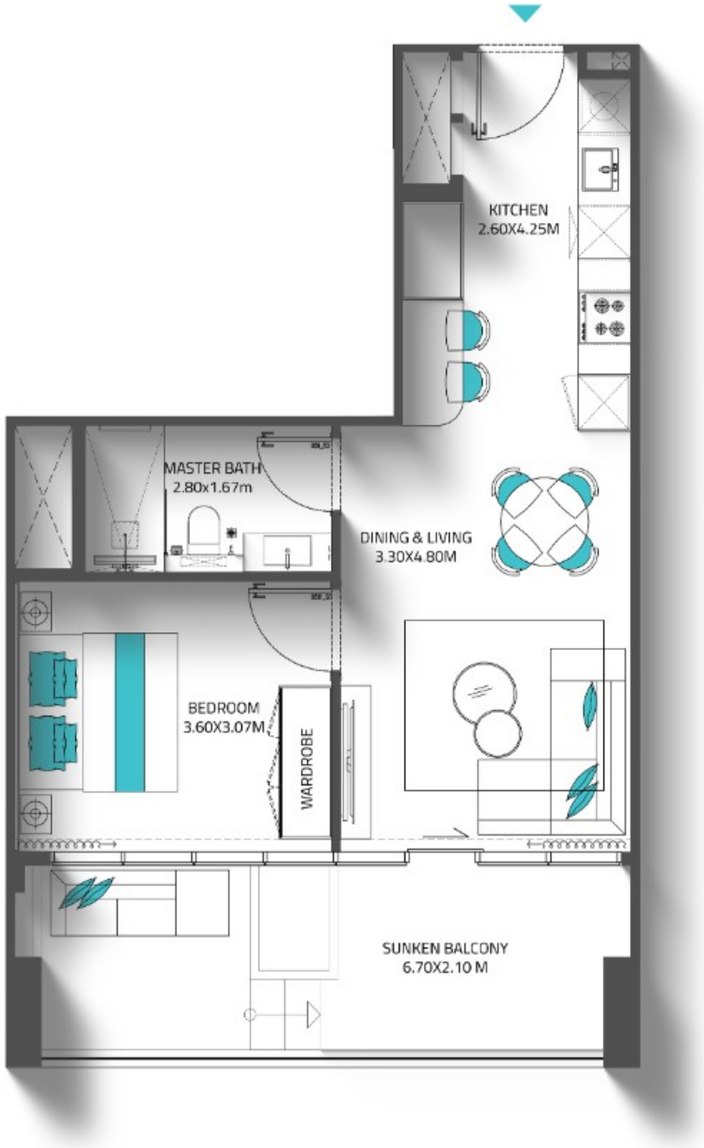
**171.70 SQ.FT**

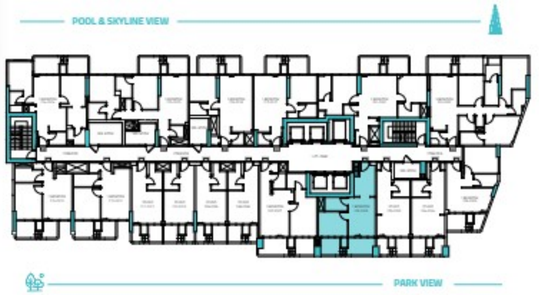
TOTAL AREA

**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

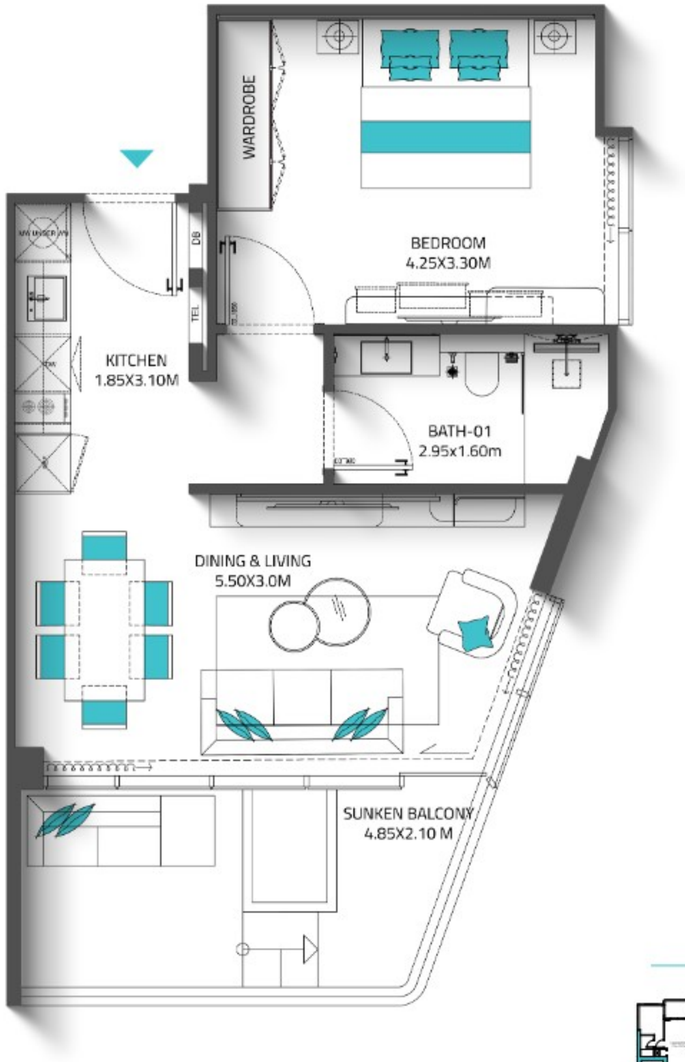
**111.46 SQ.FT**

TOTAL AREA

**623.47 SQ.FT**

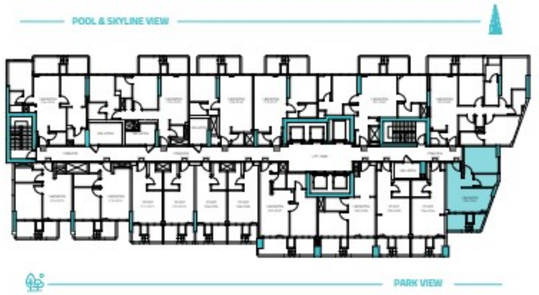
APARTMENT VIEW

**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

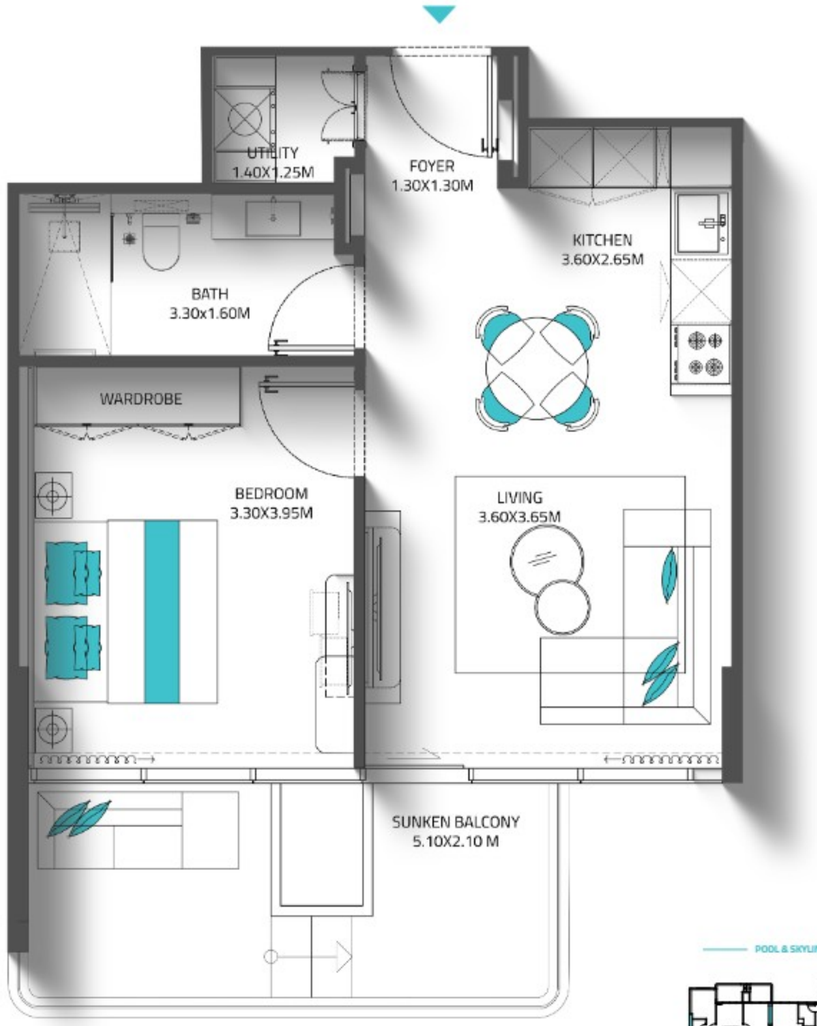
**129.27 SQ.FT**

TOTAL AREA

**644.81 SQ.FT**

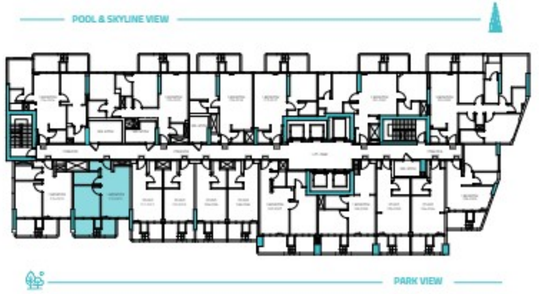
APARTMENT VIEW

**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

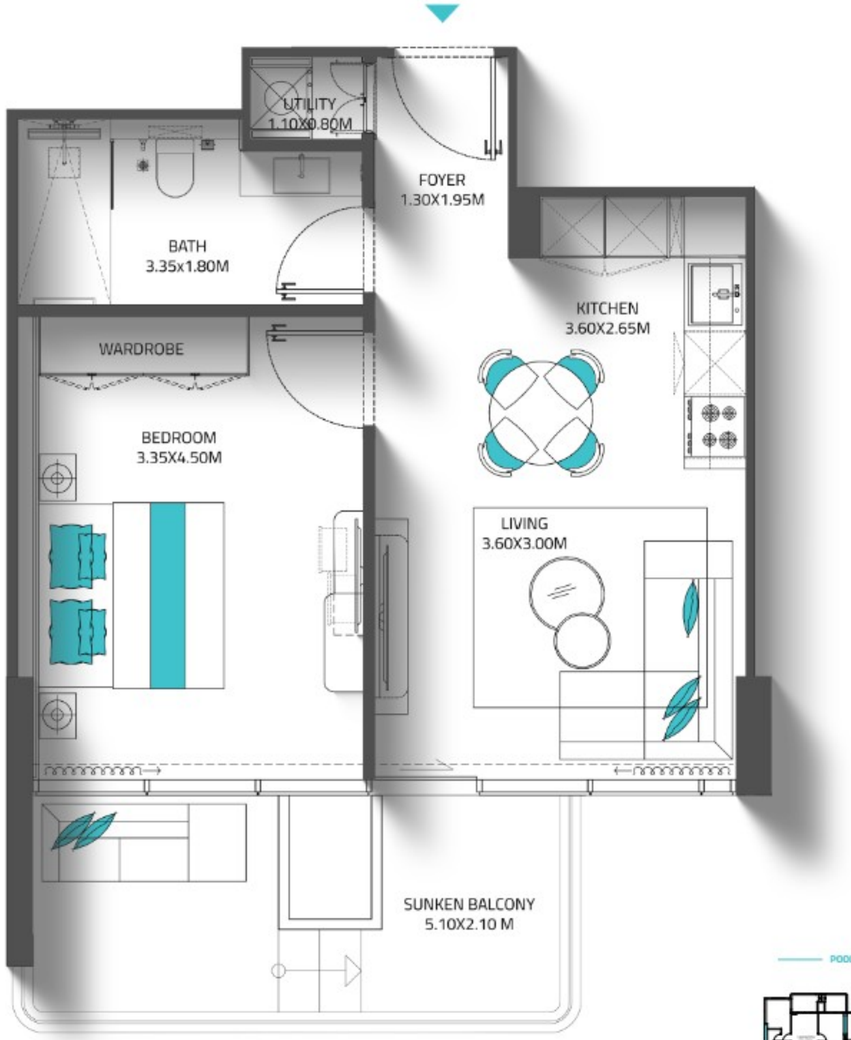
**129.27 SQ.FT**

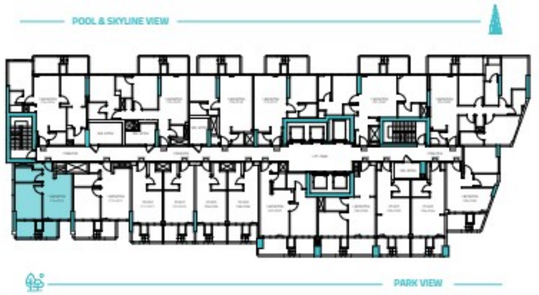
TOTAL AREA

**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

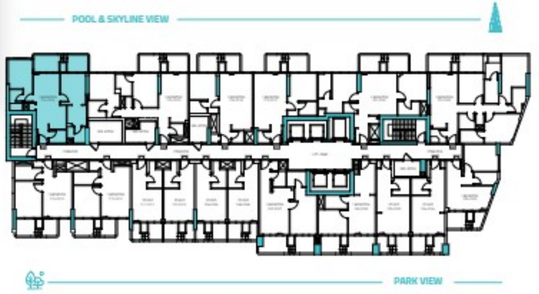
**1,005.39 SQ.FT**

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

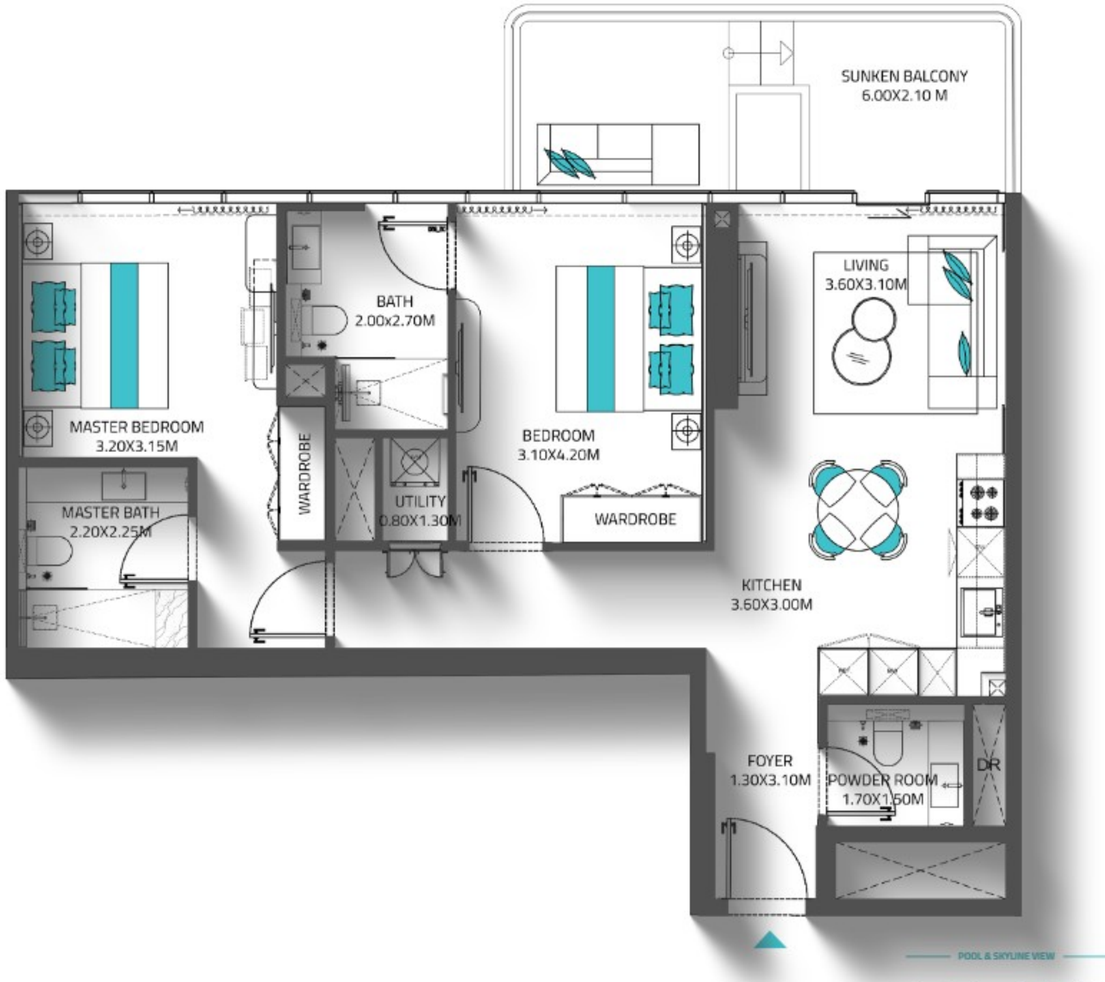
**149.73 SQ.FT**

TOTAL AREA

**1,002.23 SQ.FT**

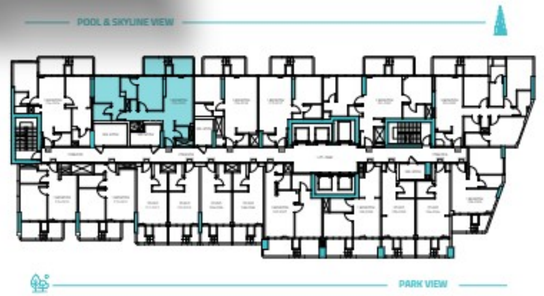
APARTMENT VIEW

**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

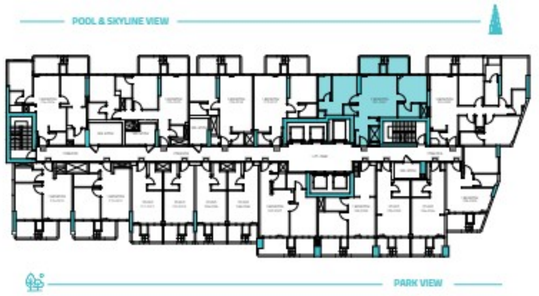
**1,011.27 SQ.FT**

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

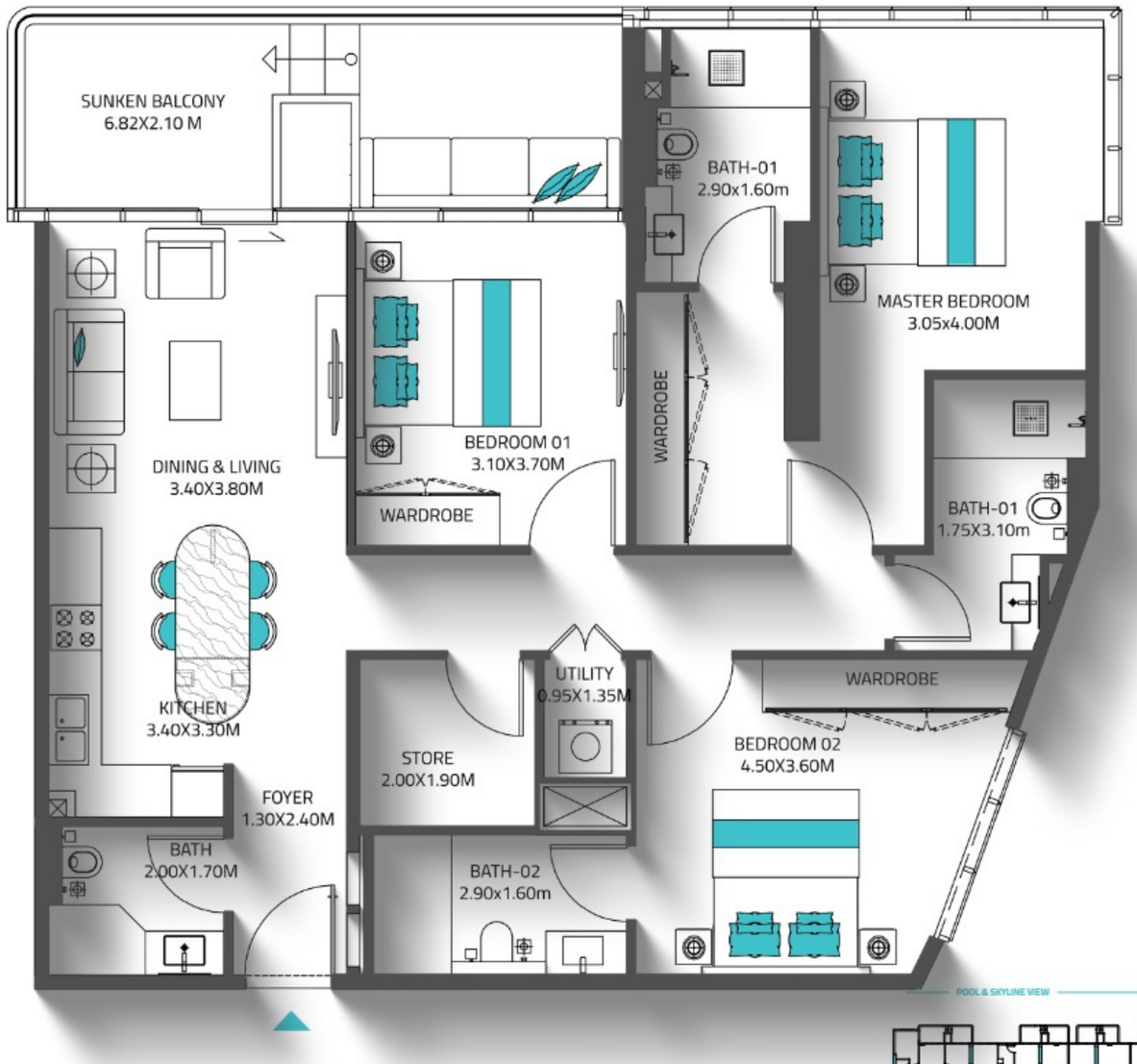
# 3 BHK

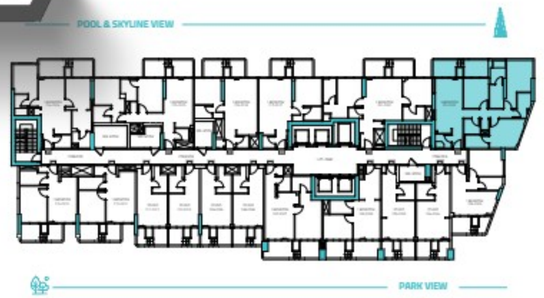
CARPET AREA
**1,228.94 SQ.FT**

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 |

REEF

LUXURY DEVELOPMENTS

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