

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 reimaged.





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

15
MINUTES

- Desert Palm Polo Club
- Dubai Safari Park
- Meydan Racecourse

25
MINUTES

- Jebel Ali Racecourse
- Jumeirah Islands
- Ibn Battuta Mall
- Dubai Parks and Resorts
- Expo City Dubai

10
MINUTES

- Global Village
- Dubai Outlet Mall

20
MINUTES

- Dubai International Airport
- Downtown Dubai
- Dubai Mall
- Burj Khalifa
- Dubai Frame
- Dubai Creek
- Mall of The Emirates
- Dubai Marina
- Palm Jumeirah

LOCATION





MM TOWERS DUBAI
SILICON OASIS

HAMMED
UNIVERSITY

MAZAYA RESIDENTS
PARK NORTH

LIWAN TENNIS COURT

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

REEF 998

MANGO PEOPLE

SPICE N NICE
RESTAURANT

REEF 998

SEVEN STONES
RESTAURANT

EMIRATES INSTITUTE
OF FINANCE (EIF)

MANGO

THE VILLA - CENTRO
COURTYARD CC4

SPINNEYS
SUPERMARKET

CENTRO GATE -

DUBAILAND

GEMS FIRSTPOINT
SCHOOL

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

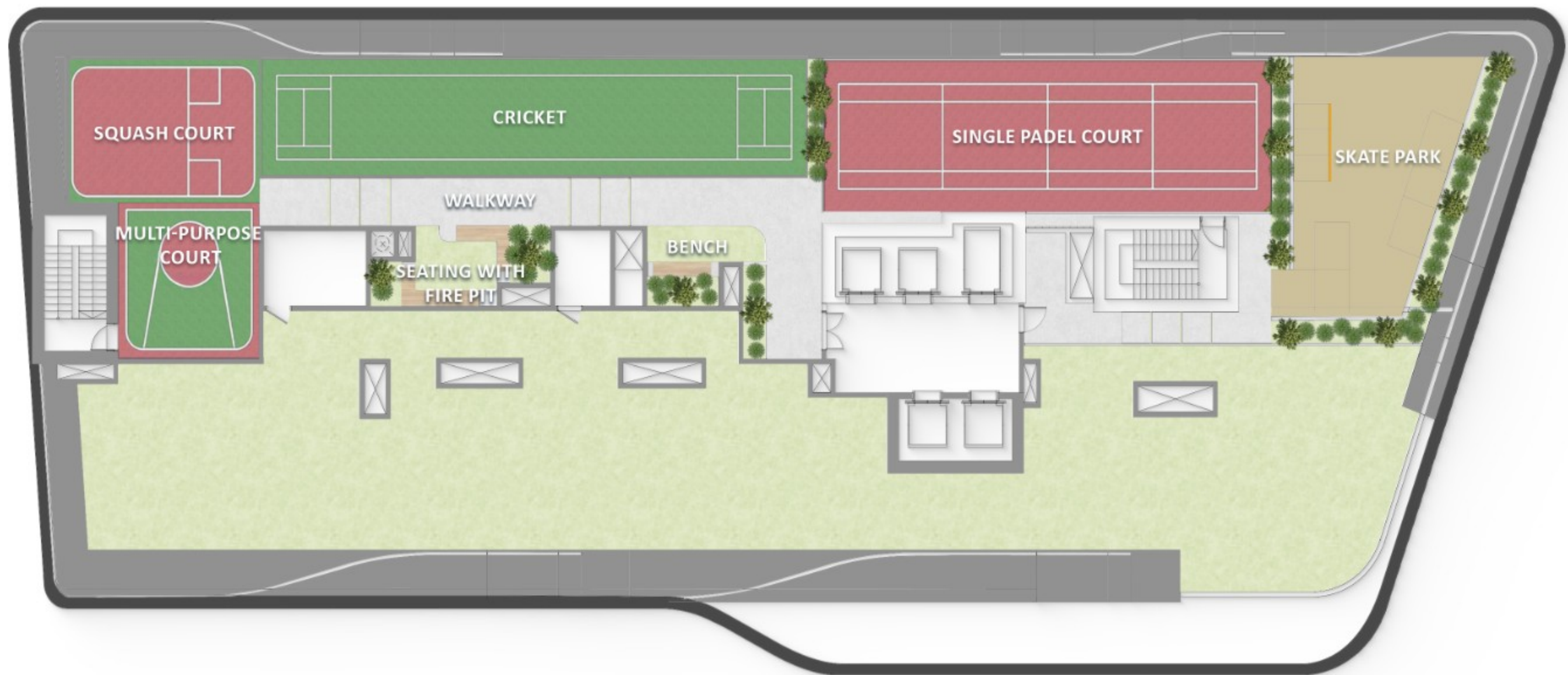


- Infinity Swimming Pool
- Kids Pool
- Kids Playground
- Jogging Track
- Techno Gym
- Outdoor Cinema
- Zip Line
- BBQ Area
- Yoga
- Co-Working Zone
- Crossfit
- Boxing
- Wall Climbing
- Floating Lounge
- Sunken Seating
- Baja Shelf
- Hammock Forest Area
- Aqua Gym
- Trampoline
- Swing
- Cornhole
- Walkway



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



STUDIO

STUDIO

TYPE 1

CARPET AREA
373.08 SQ.FT

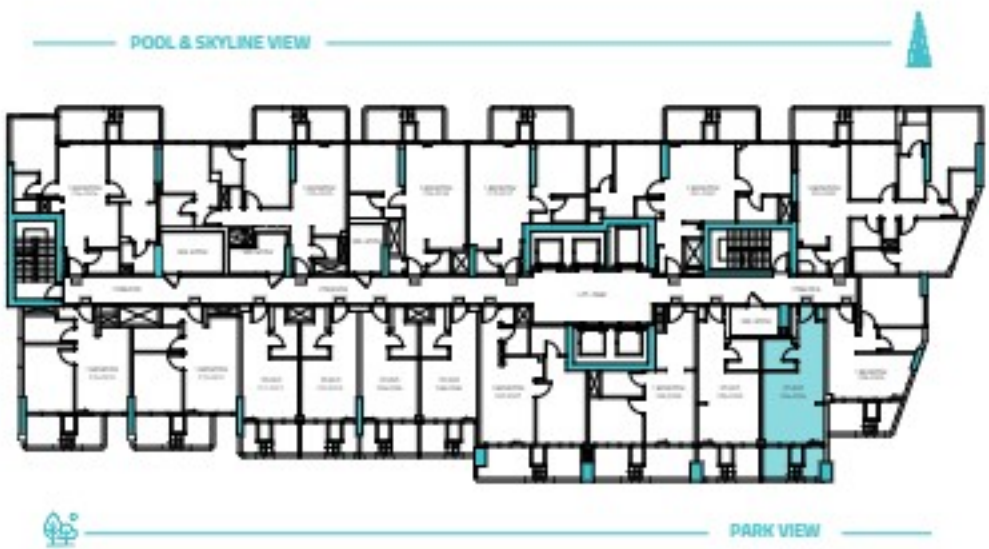
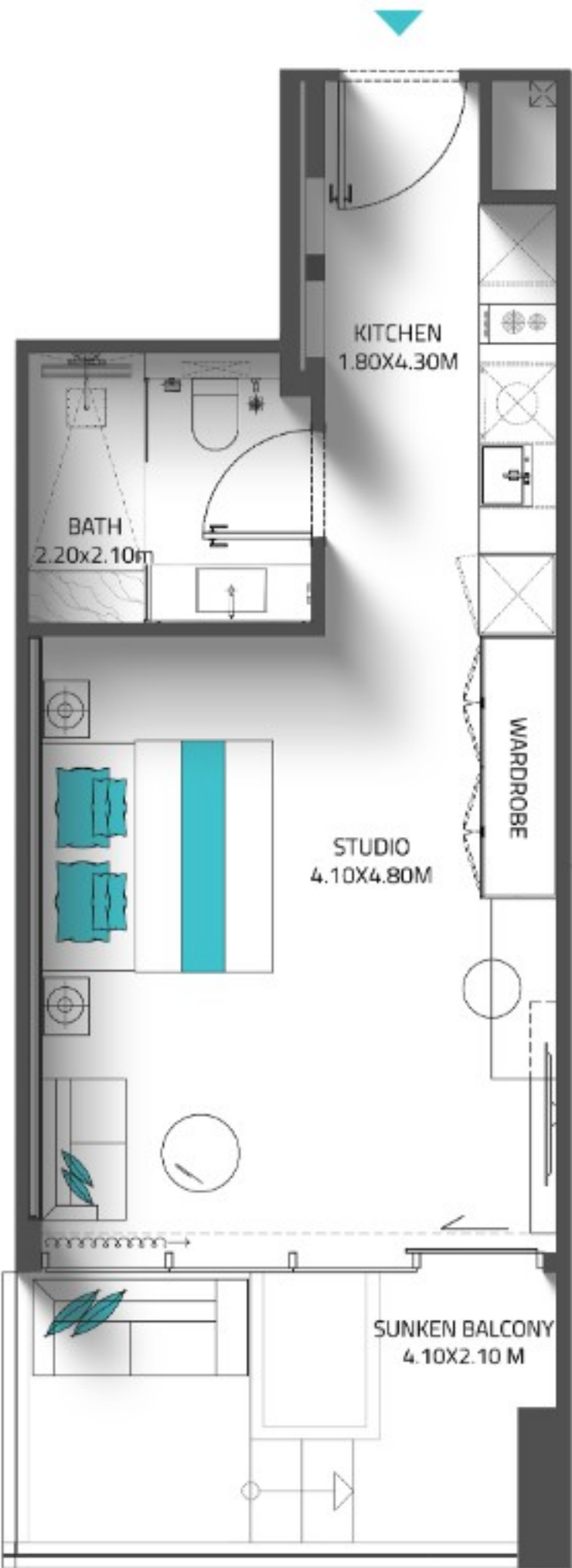
BALCONY AREA
104.63 SQ.FT

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

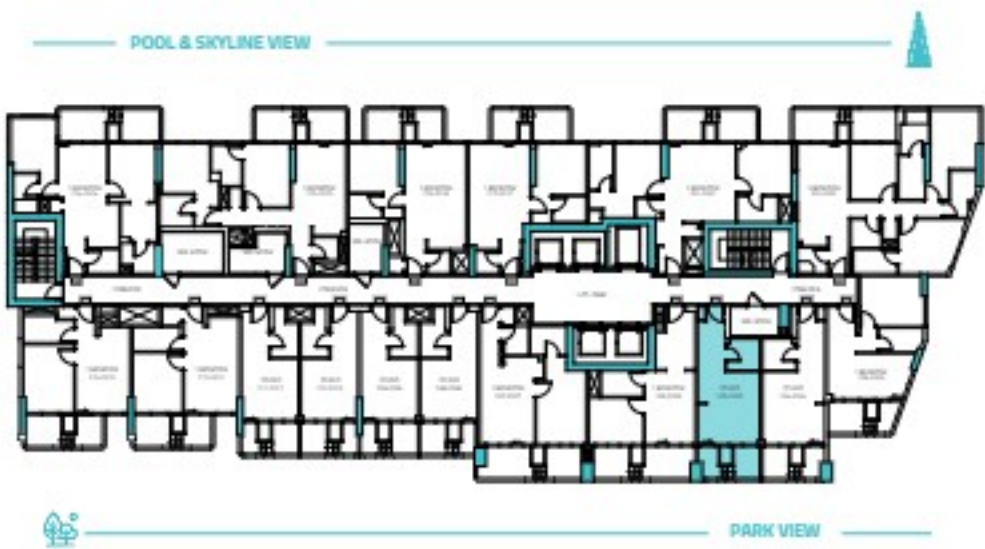
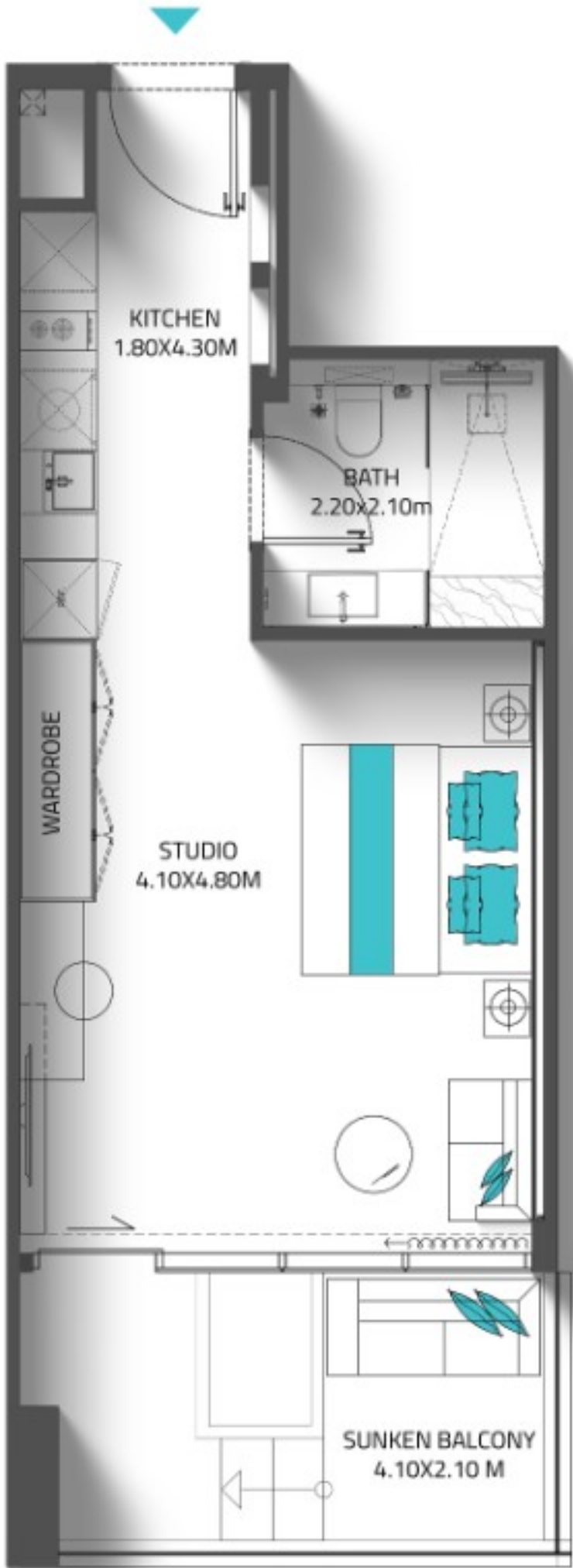
BALCONY AREA
104.30 SQ.FT

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

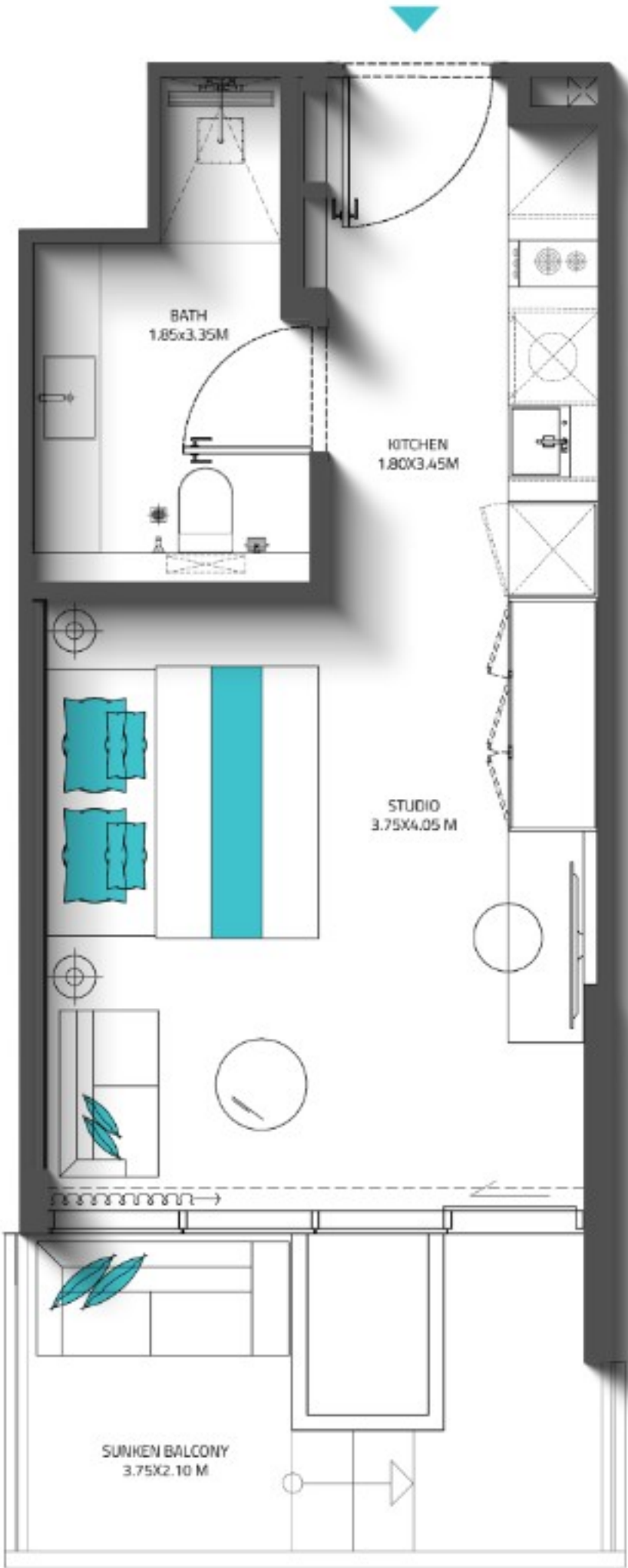
BALCONY AREA
96.34 SQ.FT

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

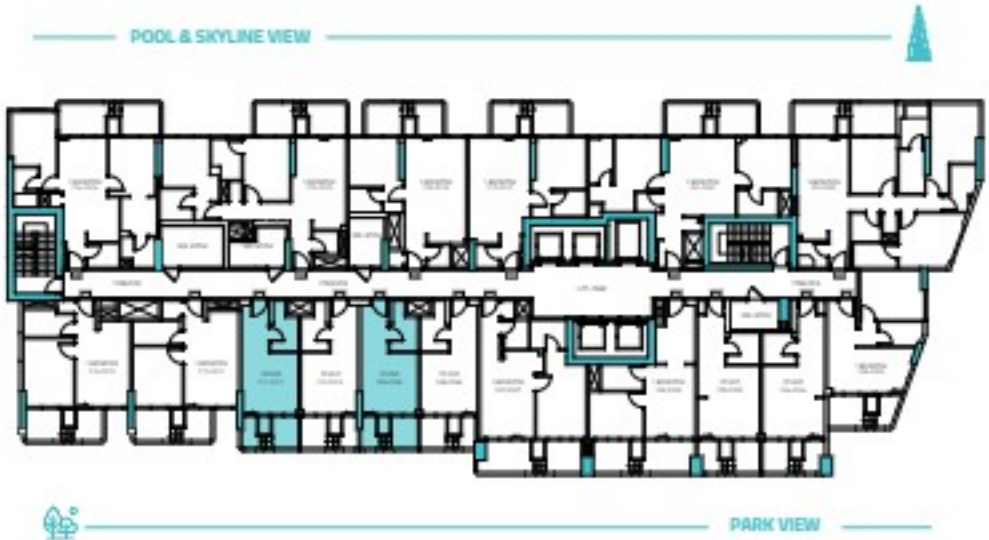
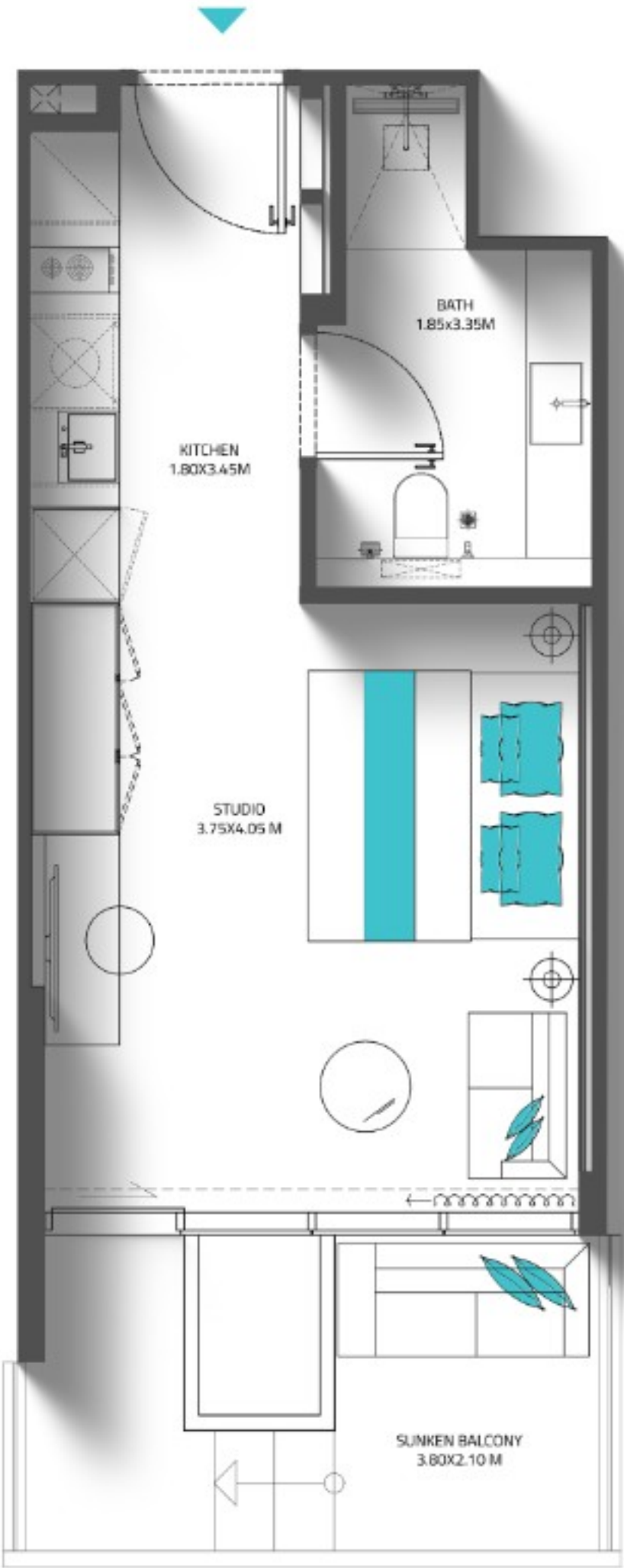
BALCONY AREA
95.91 SQ.FT

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

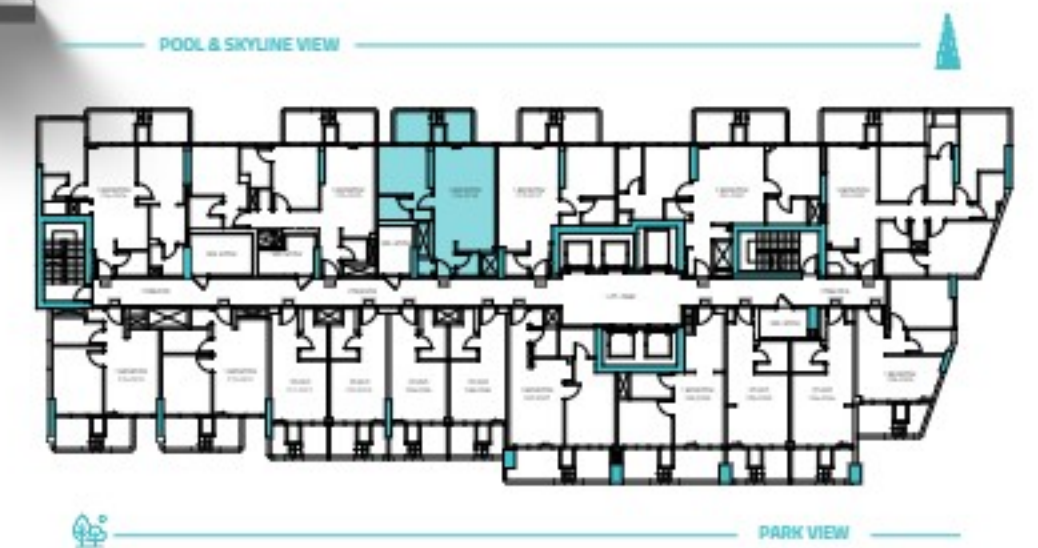
BALCONY AREA
128.41 SQ.FT

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

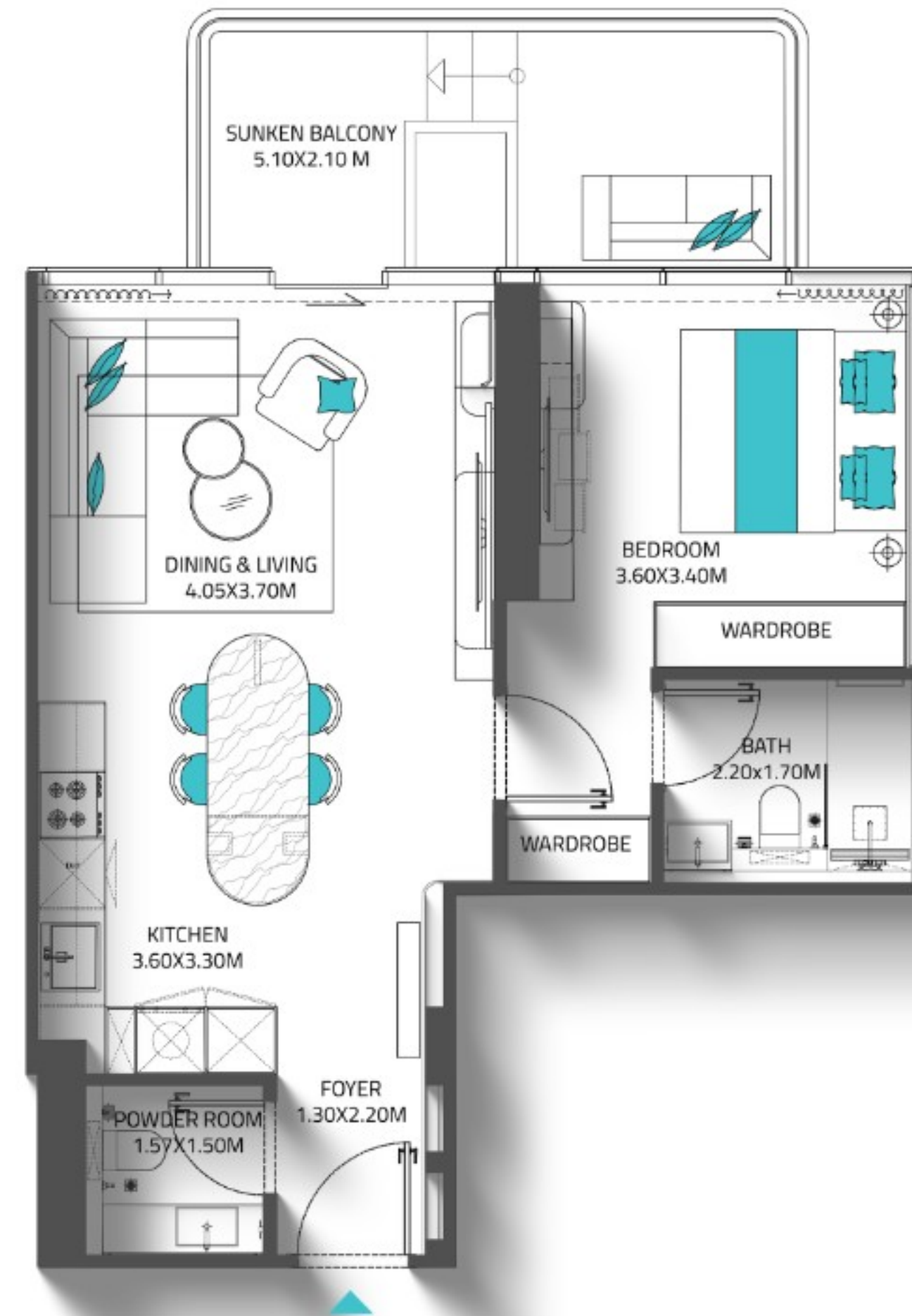
BALCONY AREA
128.41 SQ.FT

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

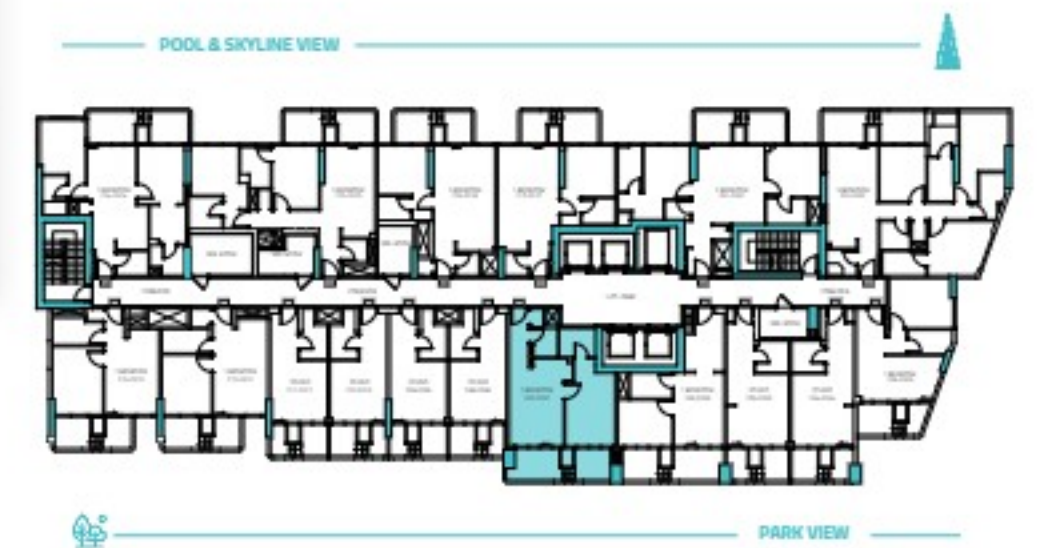
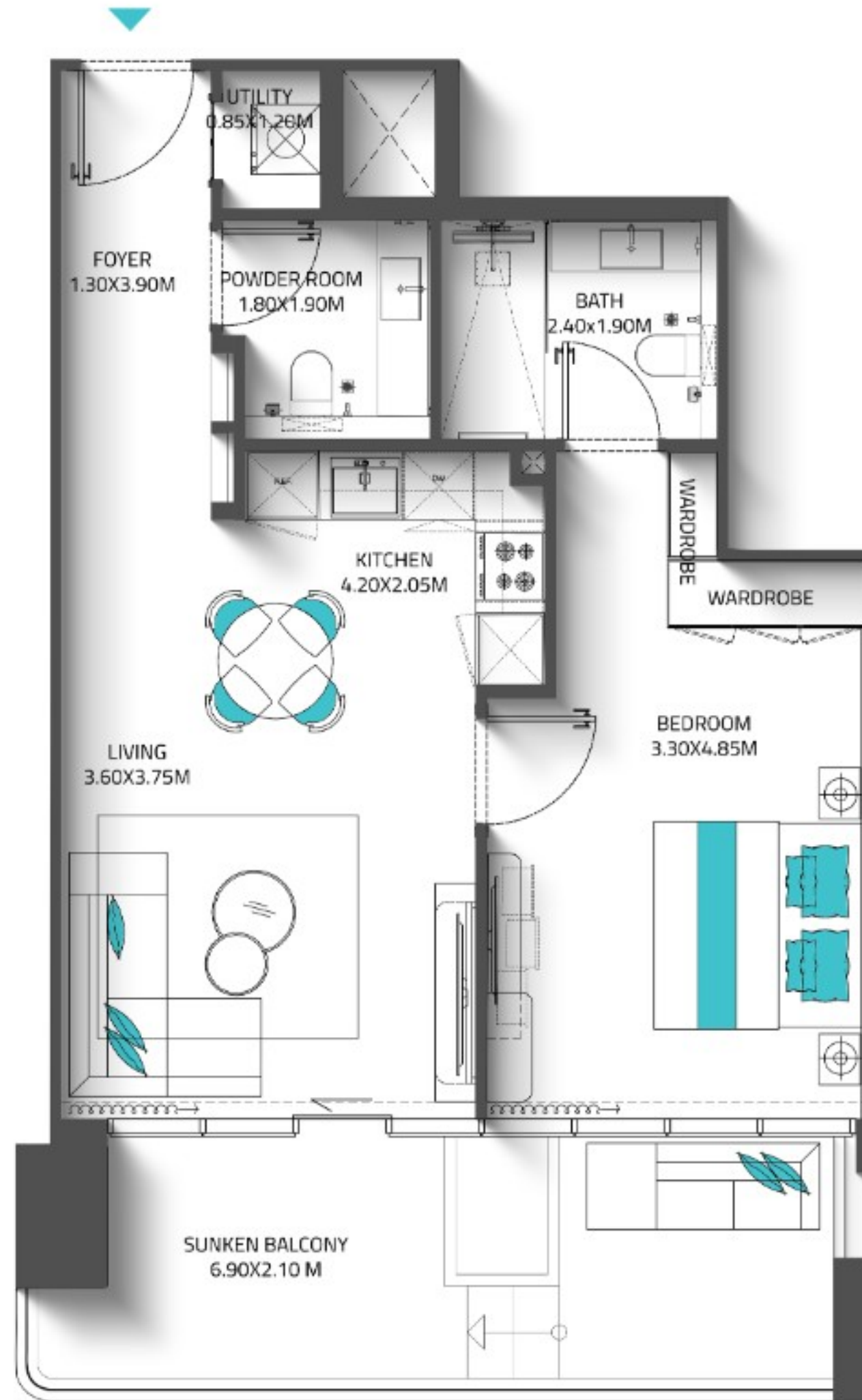
798.37 SQ.FT

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

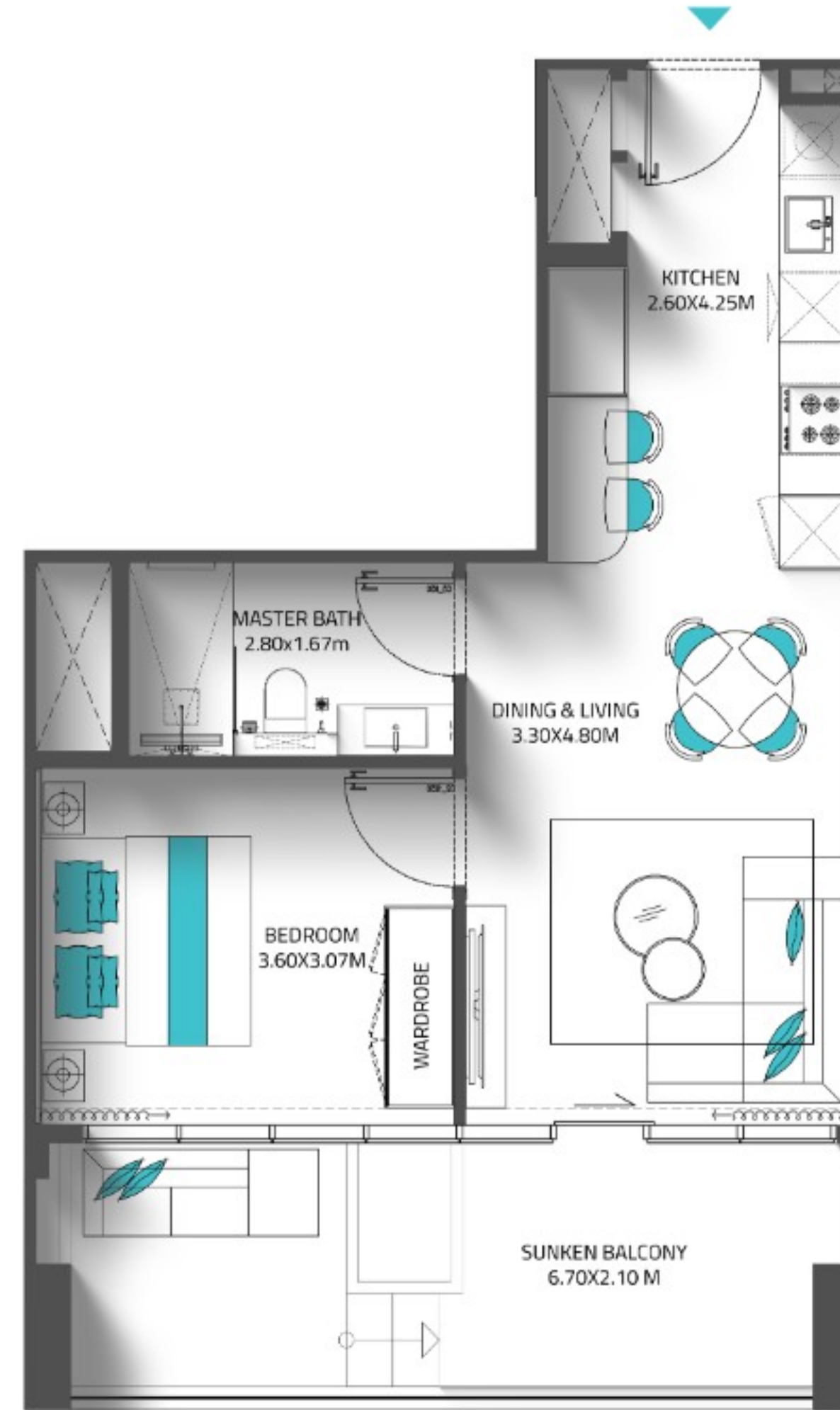
BALCONY AREA
171.70 SQ.FT

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

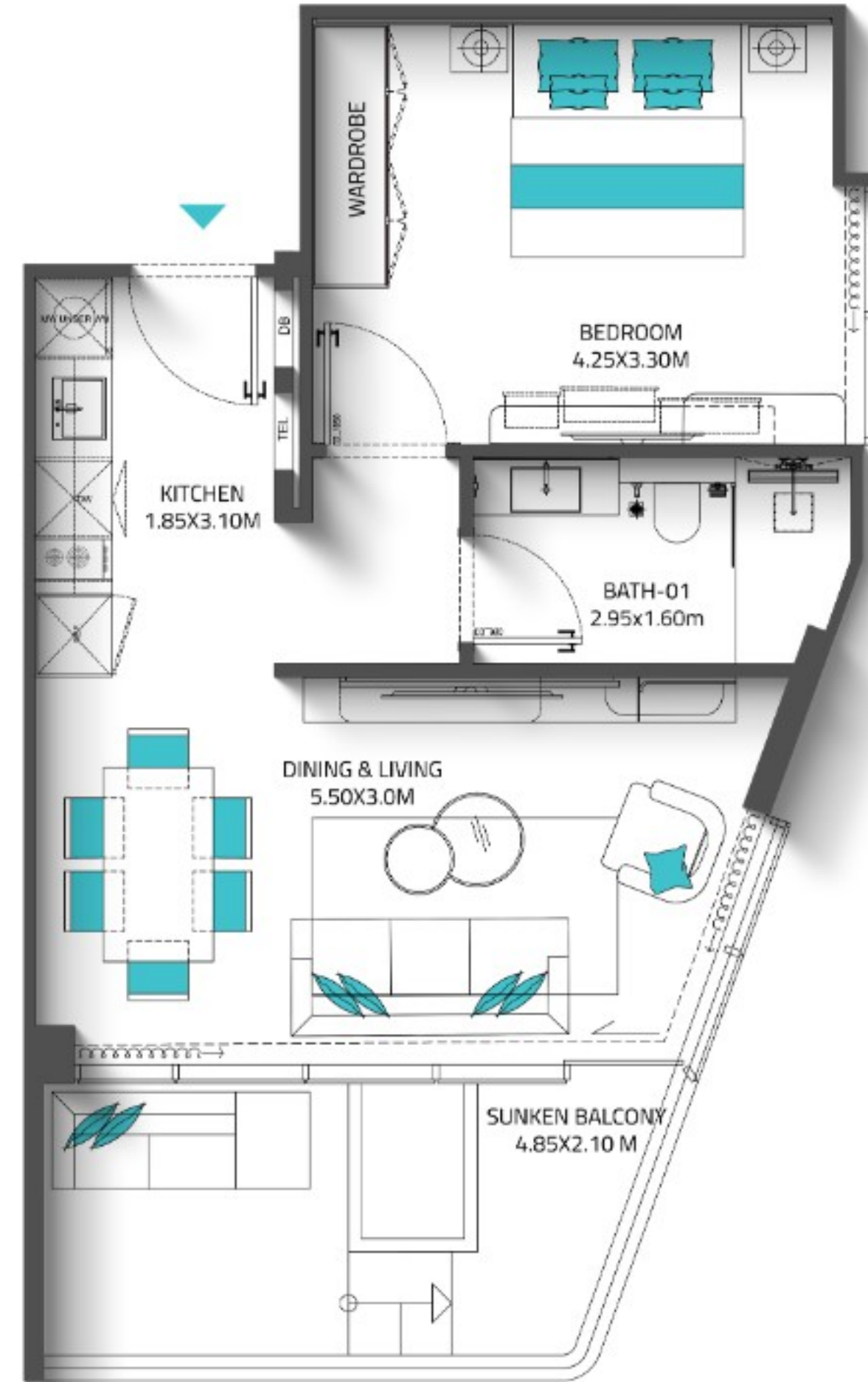
BALCONY AREA
111.46 SQ.FT

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

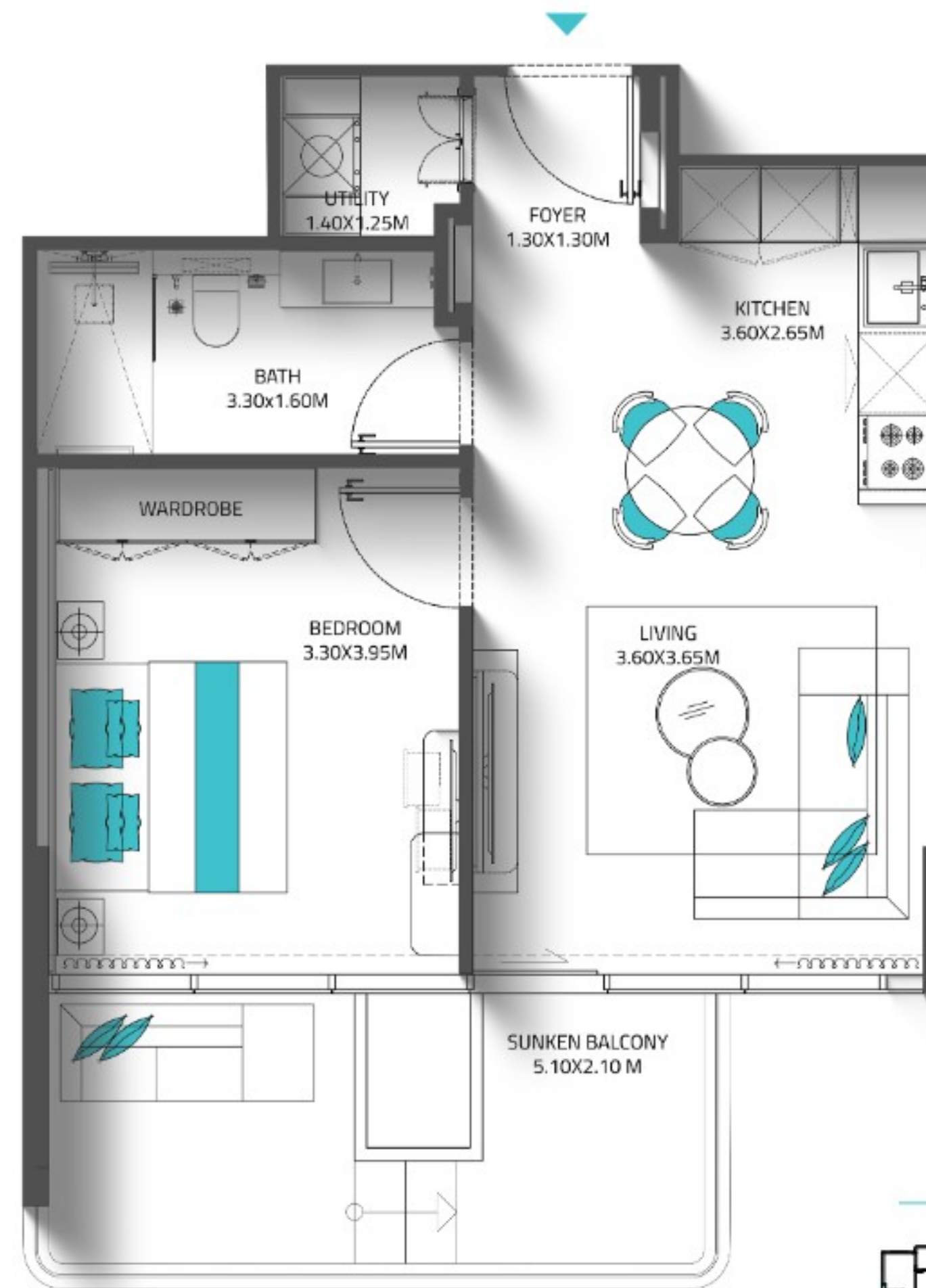
644.81 SQ.FT

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

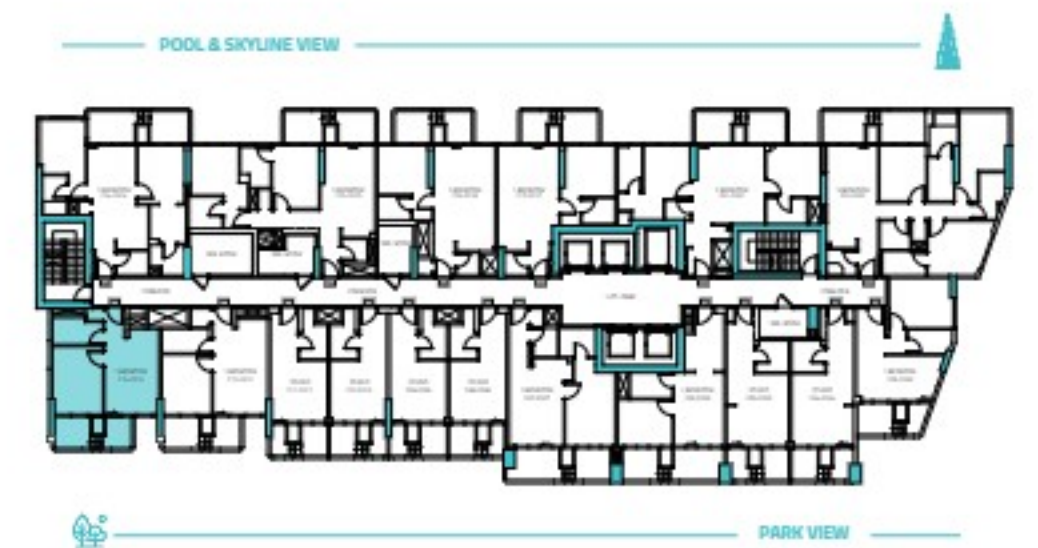
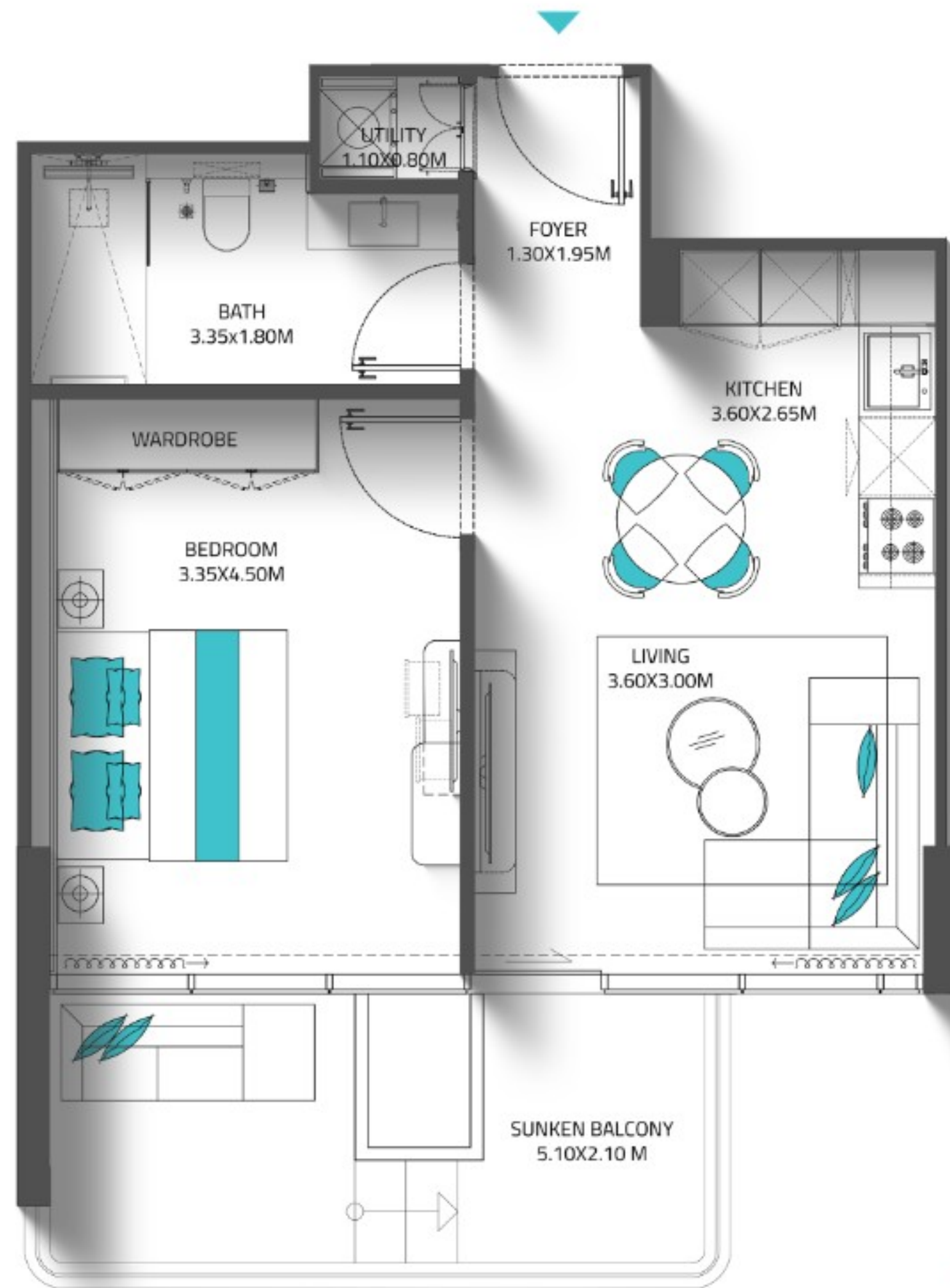
646.91 SQ.FT

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

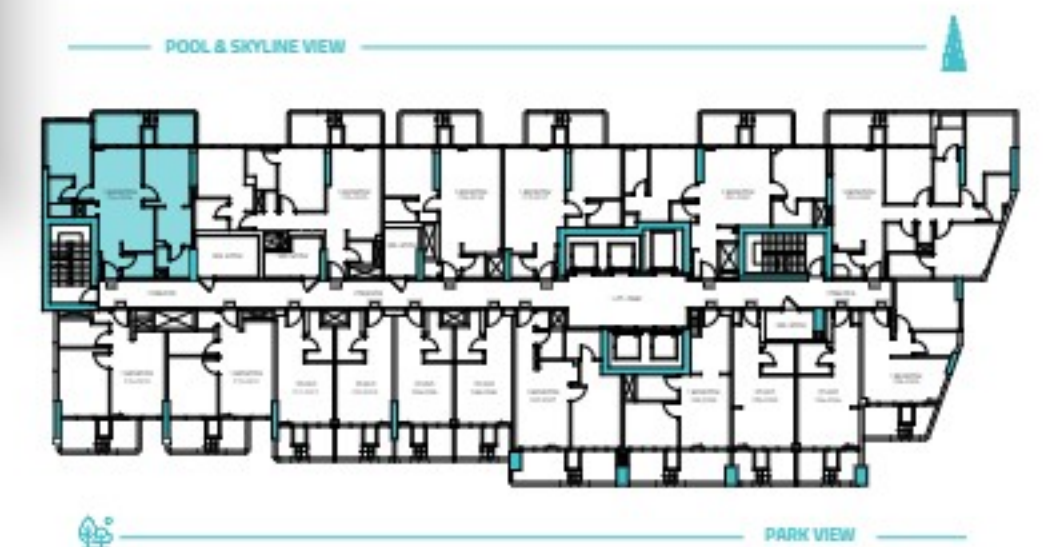
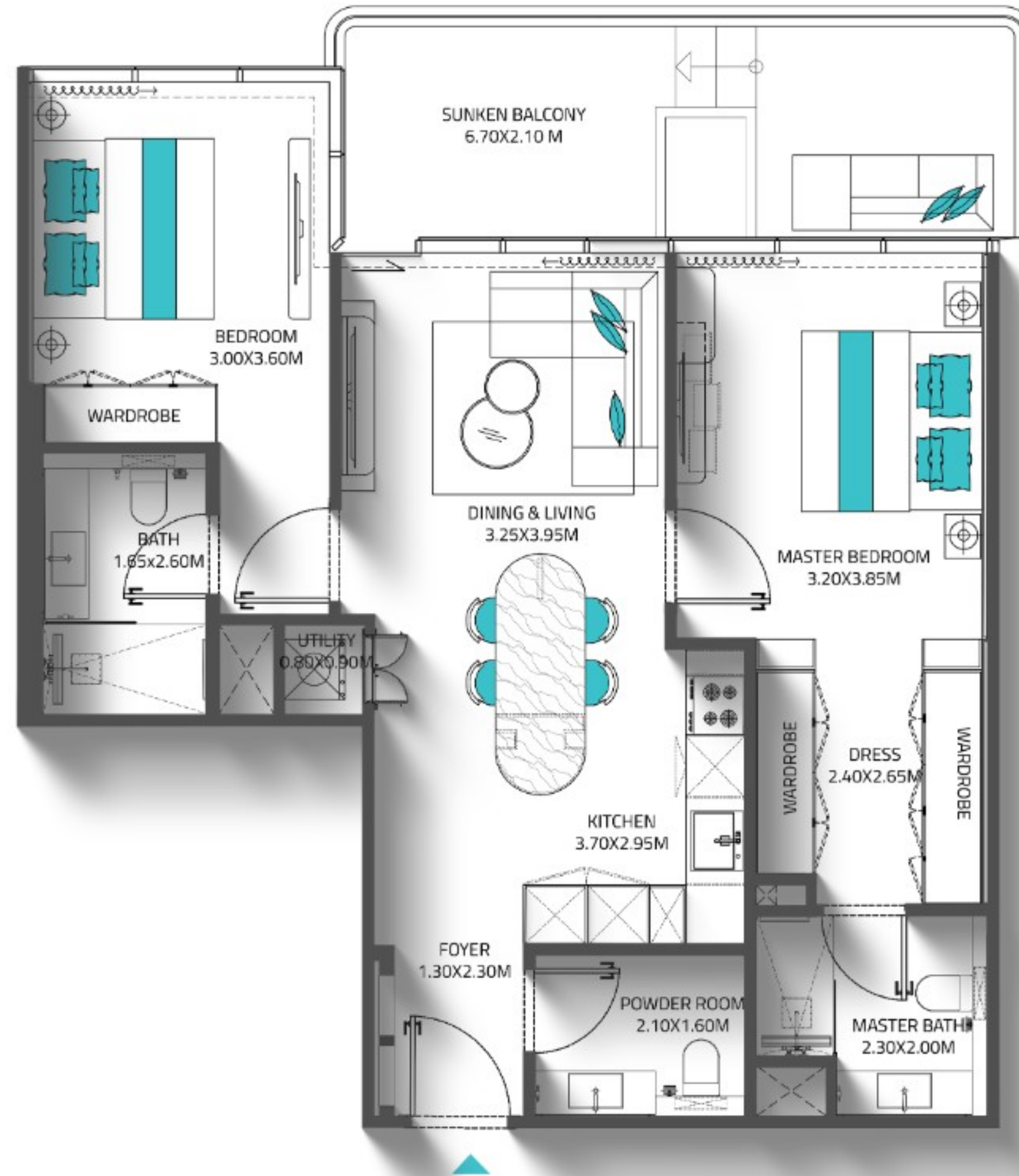
1,005.39 SQ.FT

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

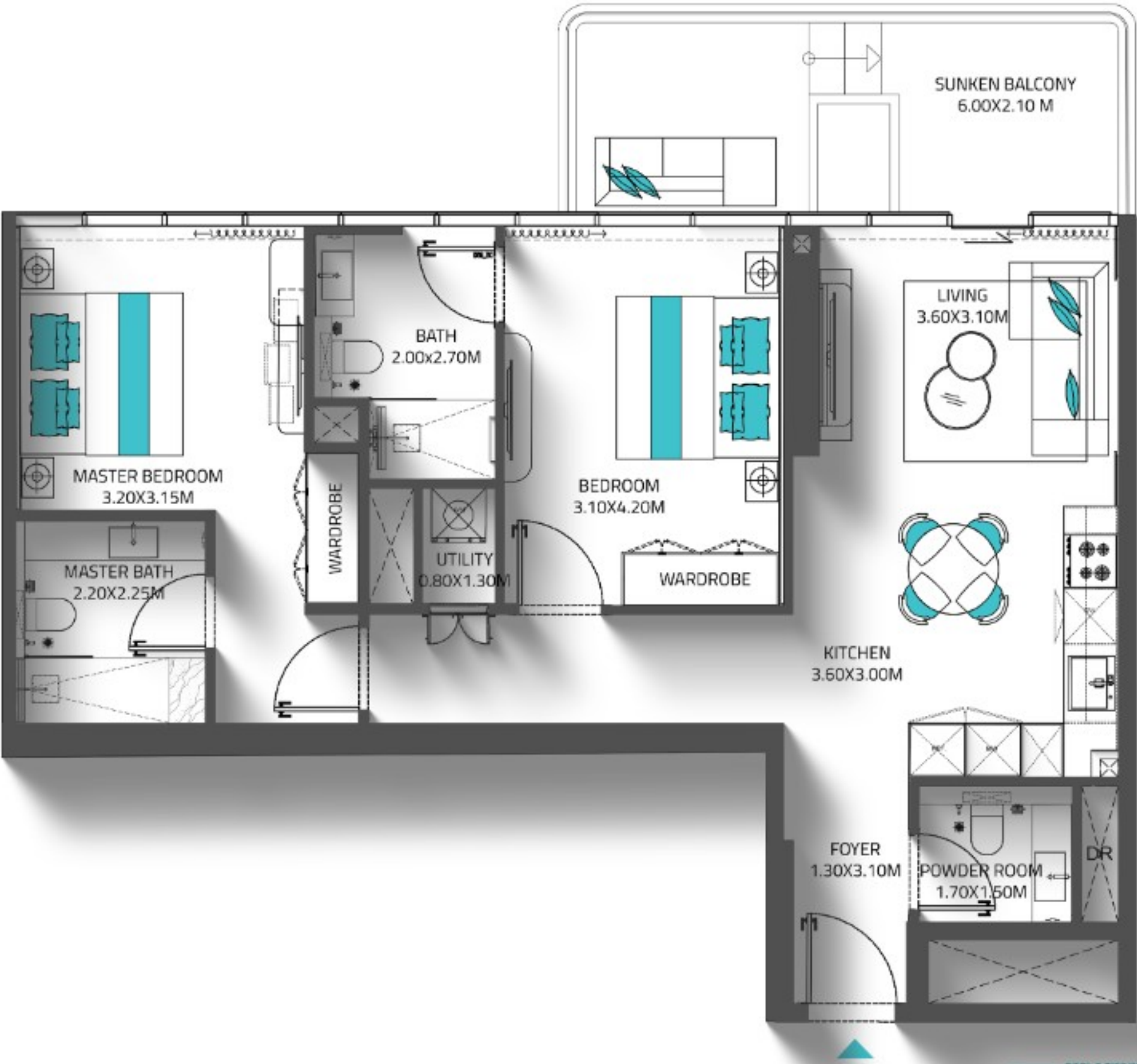
BALCONY AREA
149.73 SQ.FT

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

