

# 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 reimaged.





Name

REEF 998

Project type

Residential

Location:

Dubailand (DLRC)

Building Configuration

3B + G + 3P + 20

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# PROJECT OVERVIEW



FIRST FLOOR

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



ROOFTOP

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



AMENITIES

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  
RSITY

MAZAYA RESIDENTS  
PARK NORTH

LIWAN TENNIS COURT

SHEIKH ZAYED BIN HAMDAN AL NAHYAN STREET

REEF 998



MANGO PEOPLE

SPICE N NICE  
RESTAURANT

SEVEN STONES  
RESTAURANT

DUBAILAND

GEMS FIRSTPOINT  
SCHOOL

THE VILLA - CENTRO  
COURTYARD CC4

SPINNEYS  
SUPERMARKET

CENTRO GATE -

EMIRATES INSTITUTE  
OF FINANCE (EIF)

MANGO

REEF 998

# 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

|                        | OPTION 1                                 | OPTION 2                                           |
|------------------------|------------------------------------------|----------------------------------------------------|
| DETAILS                | 5.5-YEAR<br>EXTENDED PLAN                | 70%/30%<br>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 |

