

# 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

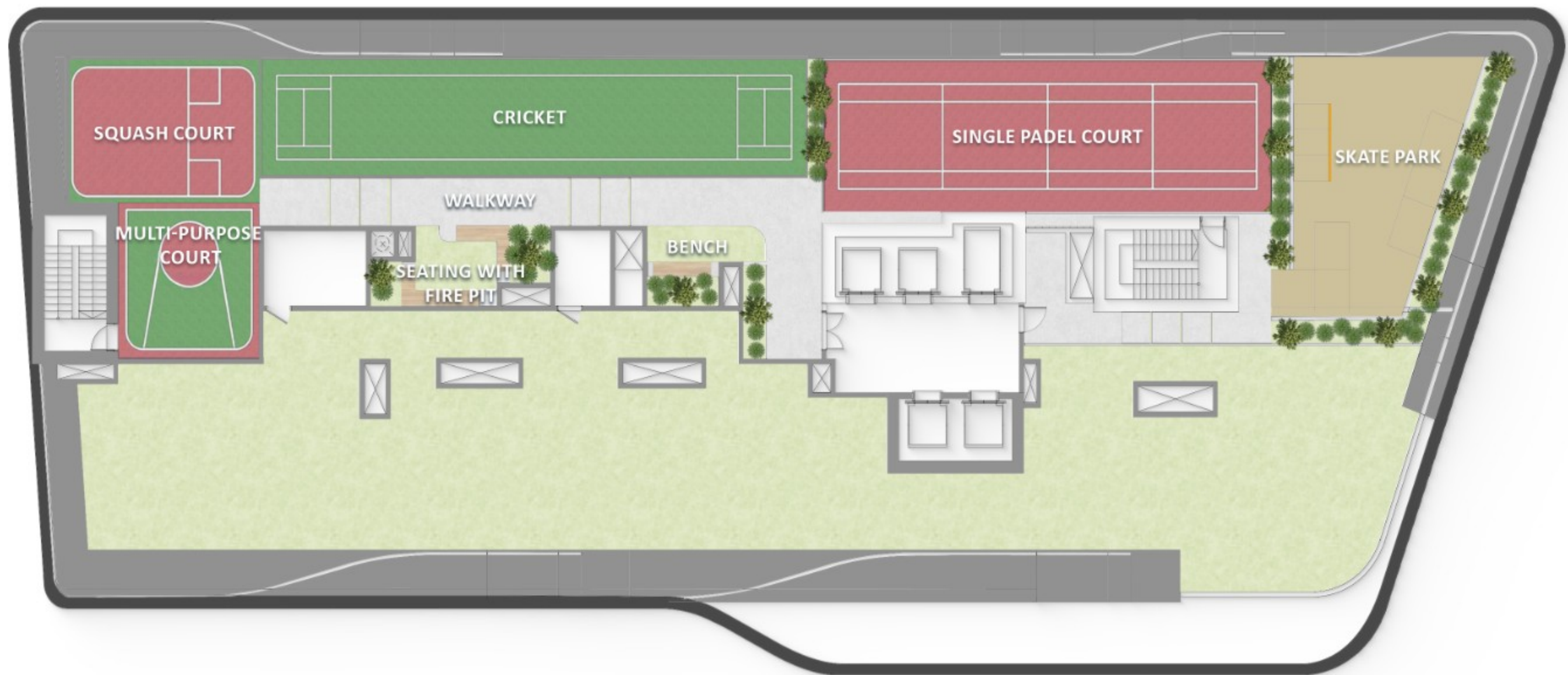


- Infinity Swimming Pool
- Kids Pool
- Kids Playground
- Jogging Track
- Techno Gym
- Outdoor Cinema
- Zip Line
- BBQ Area
- Yoga
- Co-Working Zone
- Crossfit
- Boxing
- Wall Climbing
- Floating Lounge
- Sunken Seating
- Baja Shelf
- Hammock Forest Area
- Aqua Gym
- Trampoline
- Swing
- Cornhole
- Walkway



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**

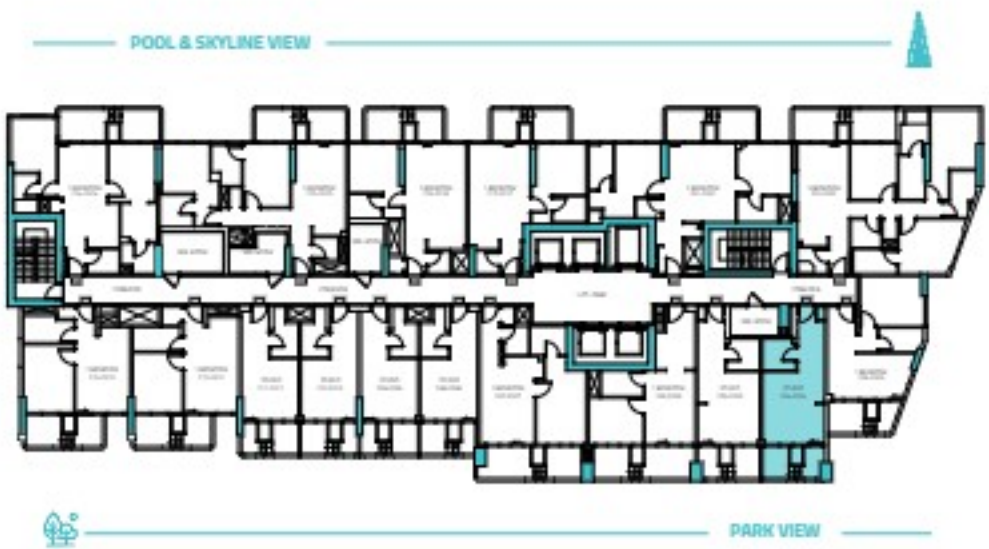
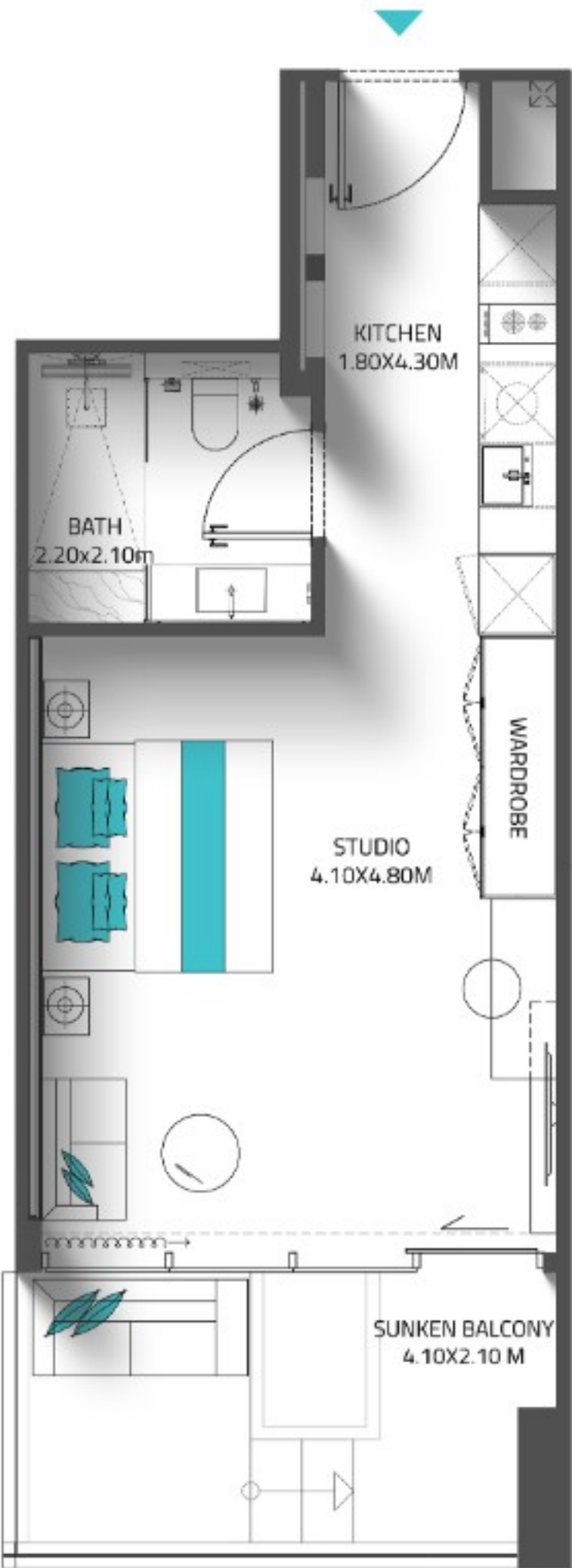
BALCONY AREA  
**104.63 SQ.FT**

TOTAL AREA  
**477.70 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

### UNIT ALLOCATION

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



# STUDIO

TYPE 1 (Mirror)

CARPET AREA  
**372.22 SQ.FT**

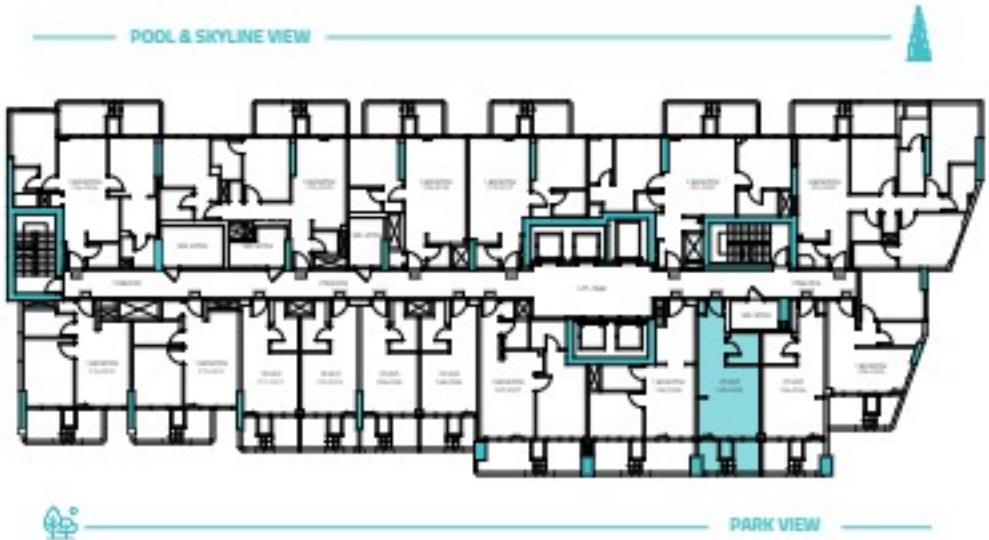
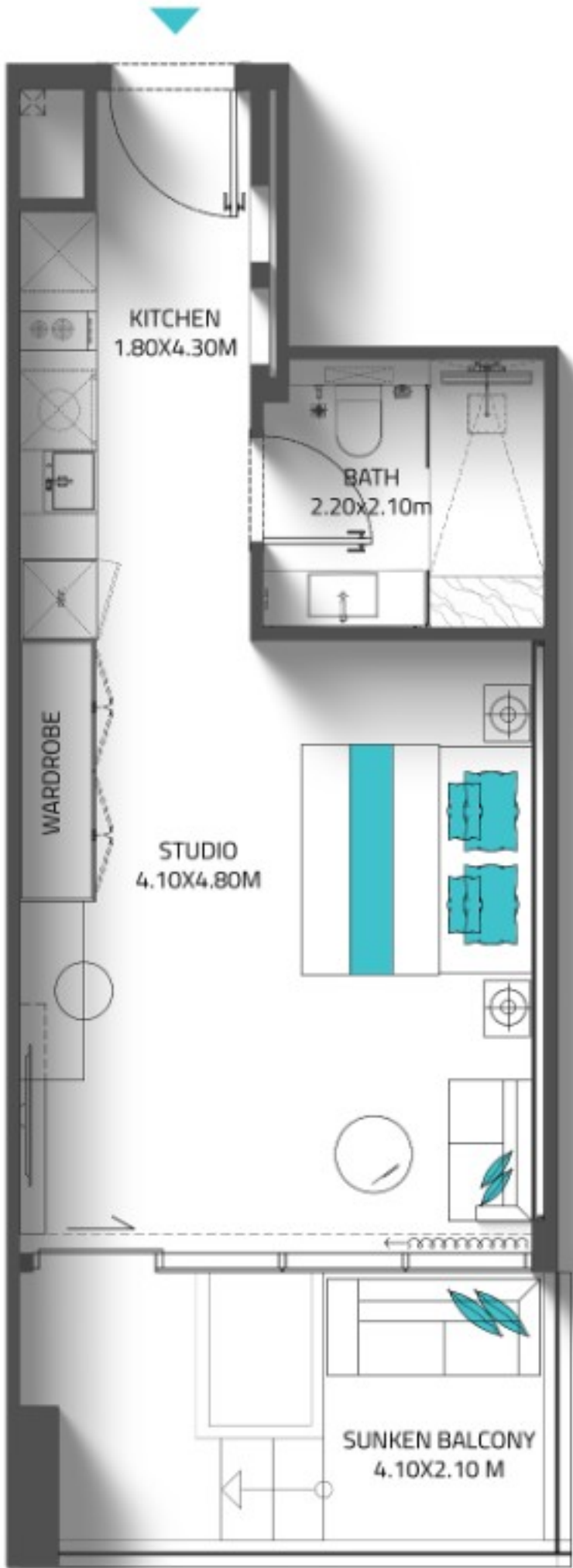
BALCONY AREA  
**104.30 SQ.FT**

TOTAL AREA  
**476.52 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



# STUDIO

## TYPE 2

CARPET AREA  
**315.90 SQ.FT**

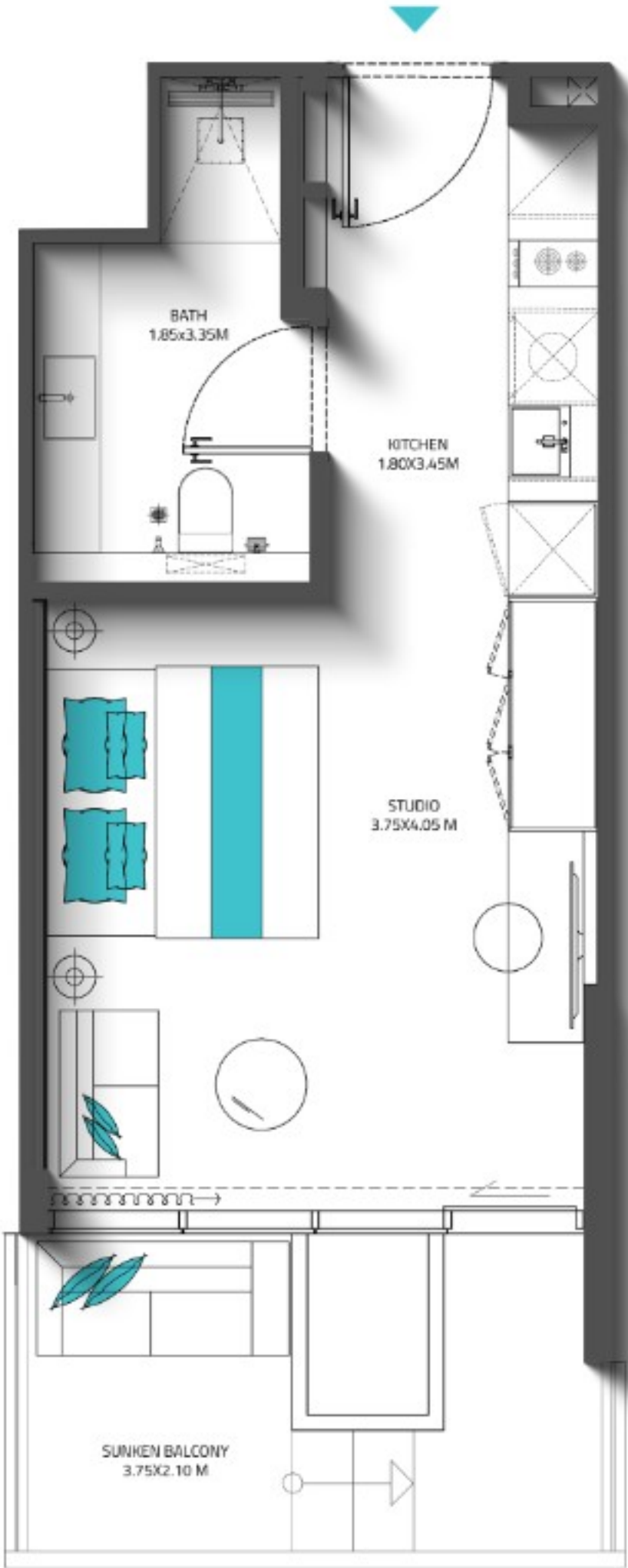
BALCONY AREA  
**96.34 SQ.FT**

TOTAL AREA  
**412.24 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



# STUDIO

TYPE 2 (Mirror)

CARPET AREA  
**315.90 SQ.FT**

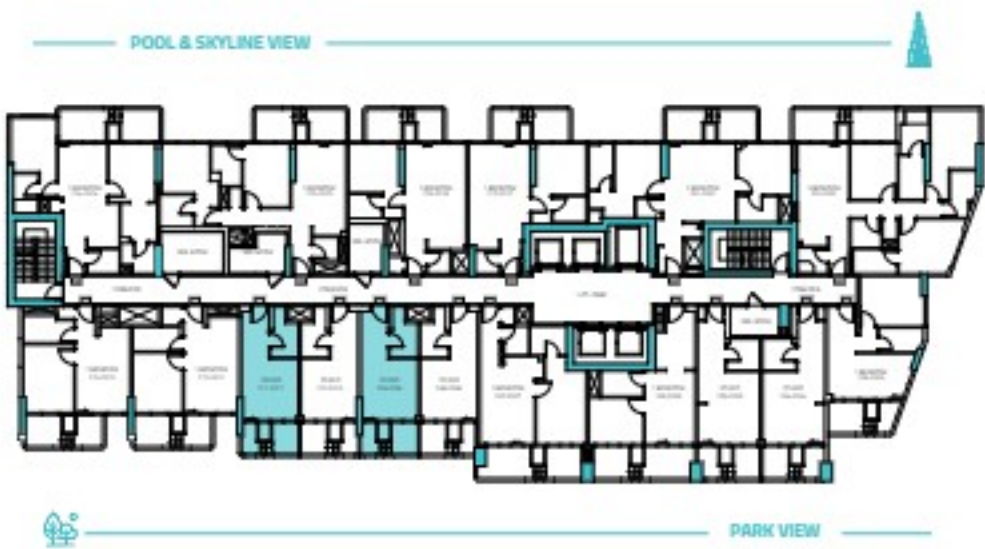
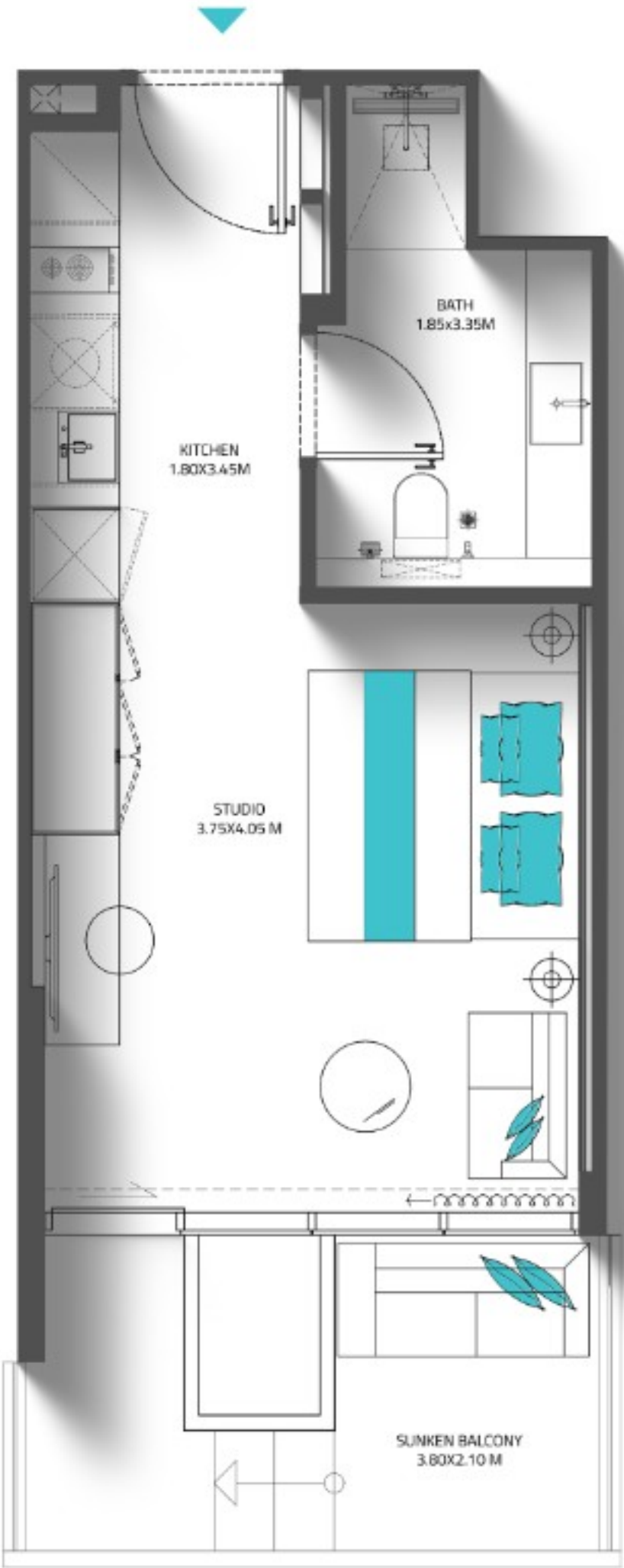
BALCONY AREA  
**95.91 SQ.FT**

TOTAL AREA  
**411.81 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



ONE BEDROOM

# 1 BHK

## TYPE 1

CARPET AREA  
**607.73 SQ.FT**

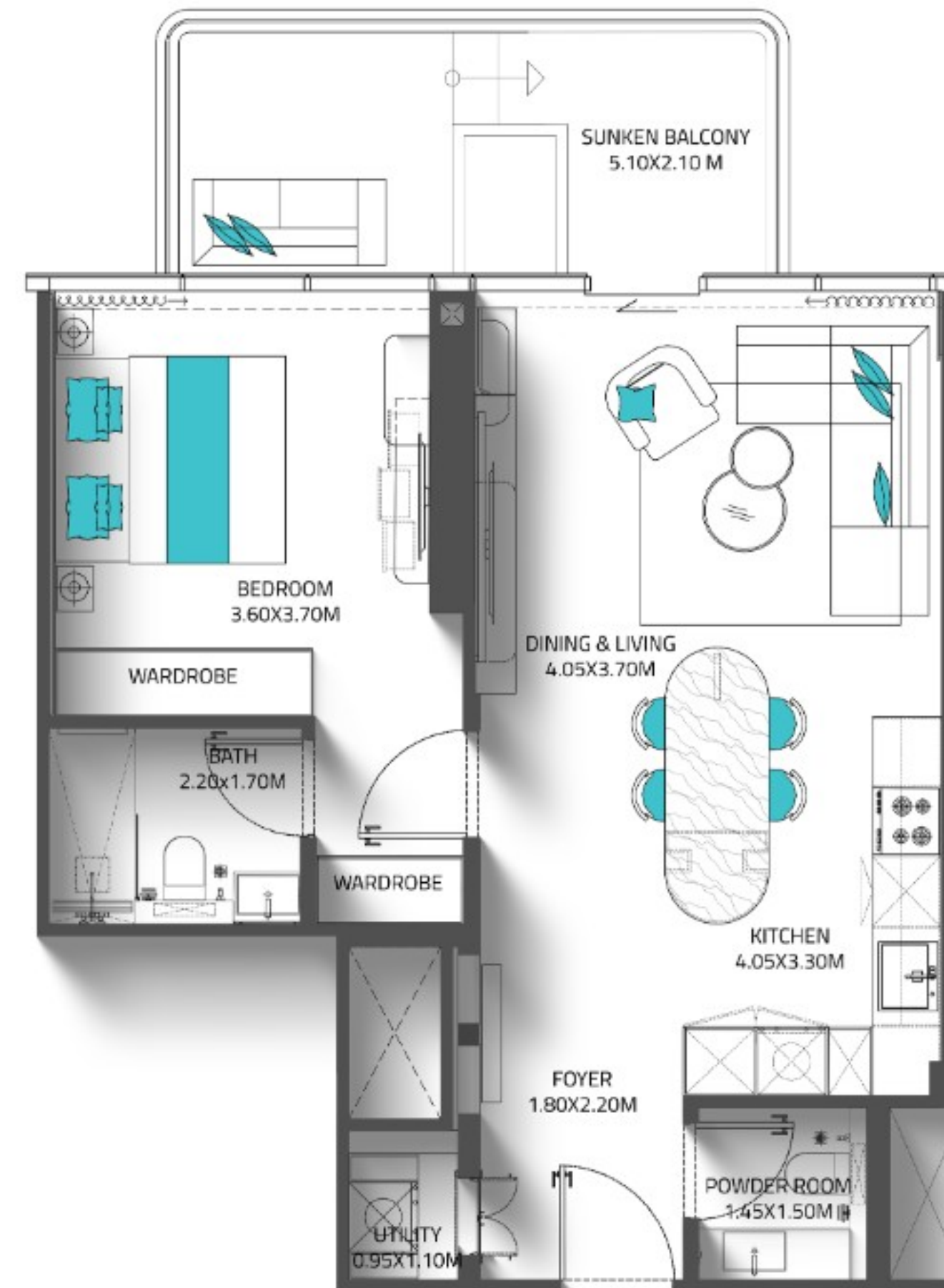
BALCONY AREA  
**128.41 SQ.FT**

TOTAL AREA  
**736.14 SQ.FT**

APARTMENT VIEW  
**POOL & SKYLINE VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 2

CARPET AREA  
**609.99 SQ.FT**

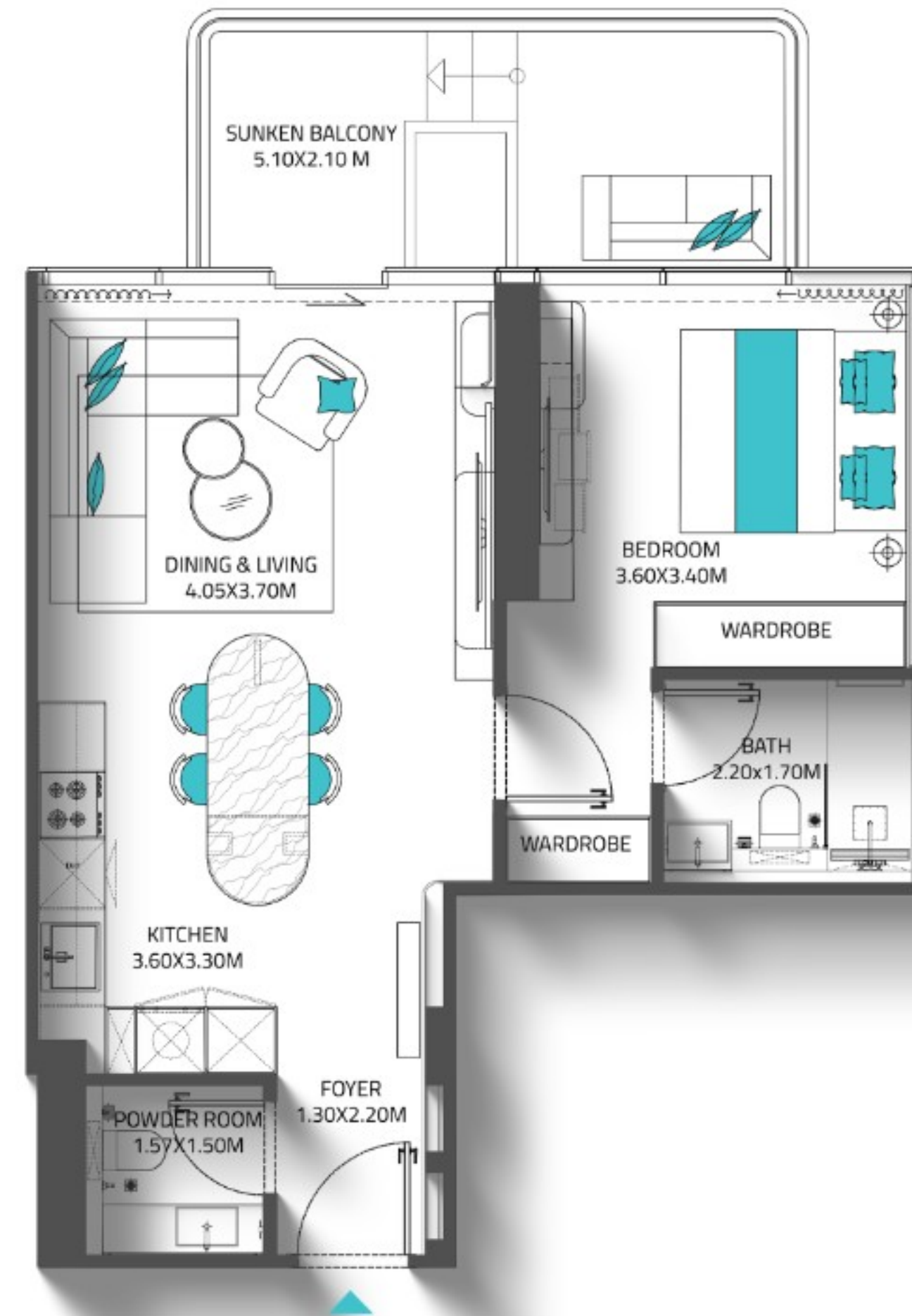
BALCONY AREA  
**128.41 SQ.FT**

TOTAL AREA  
**738.4 SQ.FT**

APARTMENT VIEW  
**POOL & SKYLINE VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 3

CARPET AREA  
**621.03 SQ.FT**

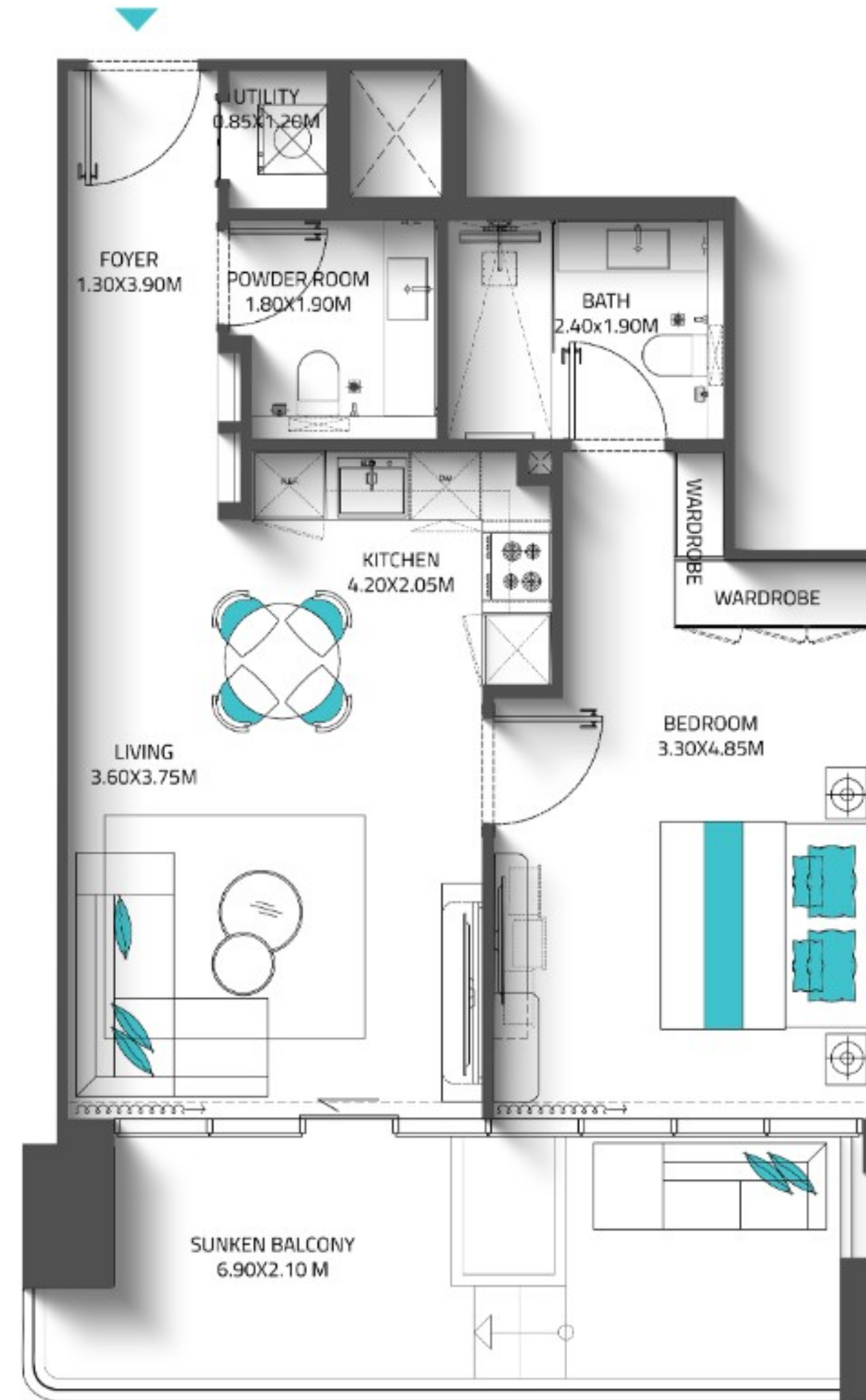
BALCONY AREA  
**177.34 SQ.FT**

TOTAL AREA  
**798.37 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 4

CARPET AREA  
**500.31 SQ.FT**

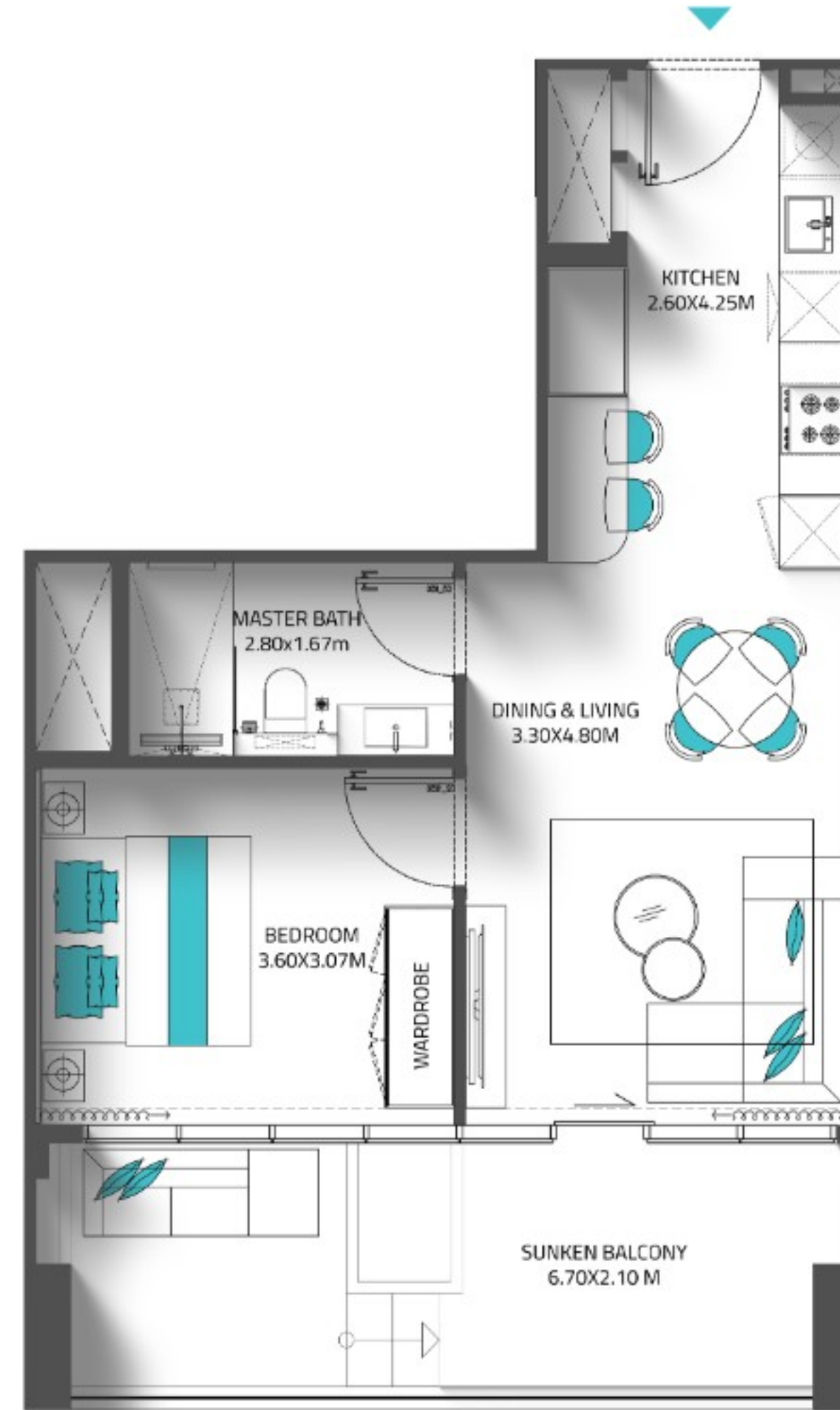
BALCONY AREA  
**171.70 SQ.FT**

TOTAL AREA  
**672.01 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 5

CARPET AREA  
**512.01 SQ.FT**

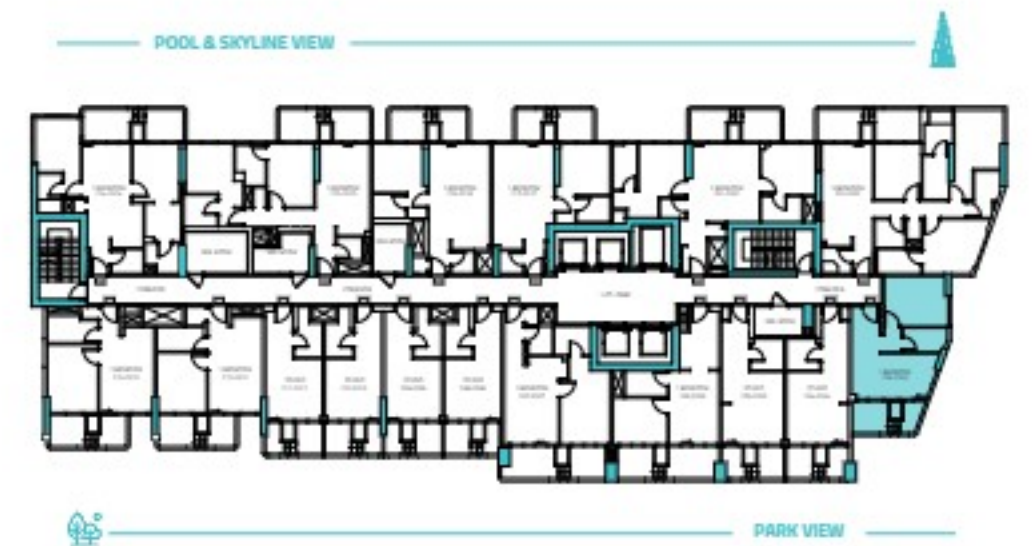
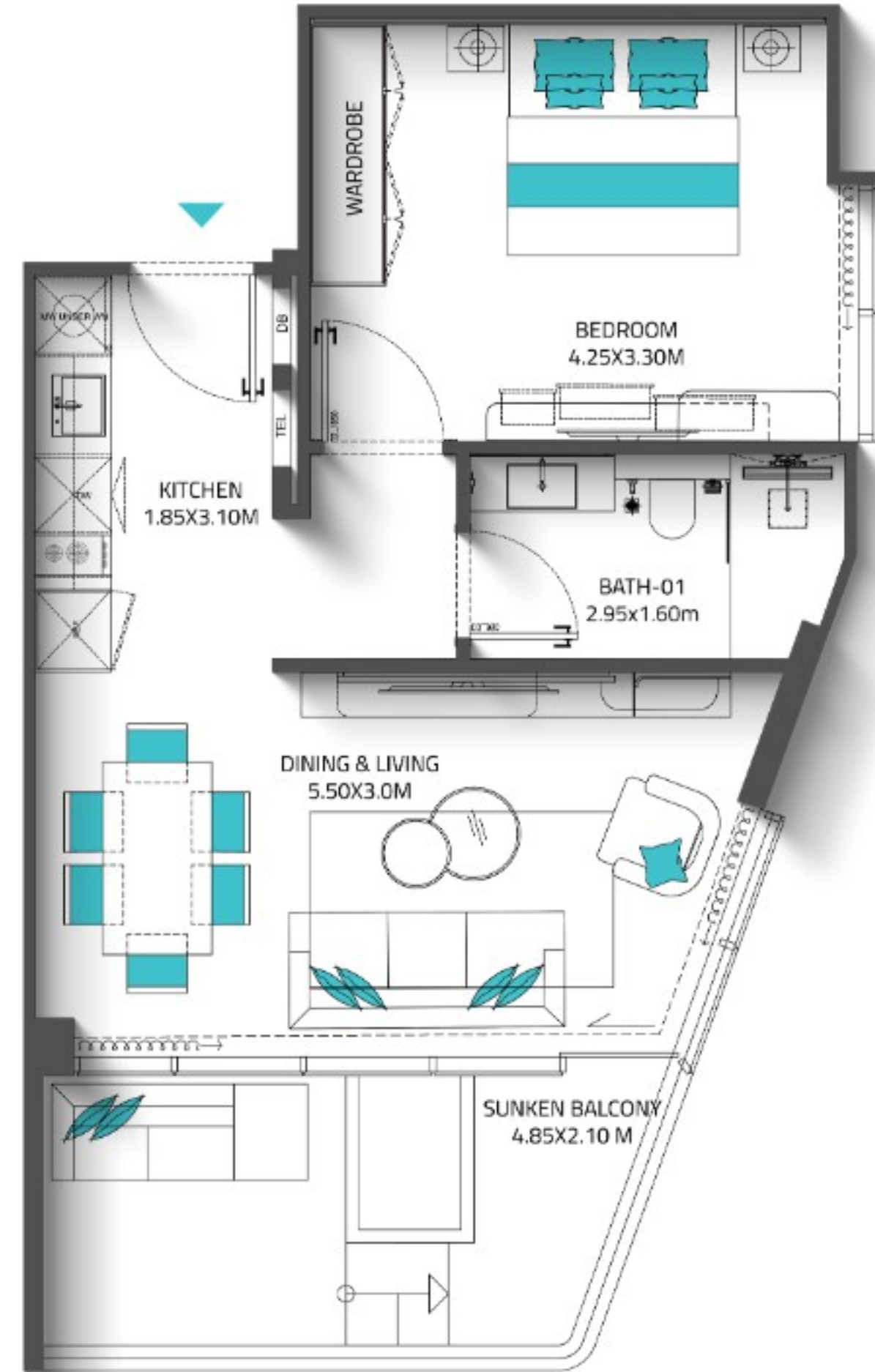
BALCONY AREA  
**111.46 SQ.FT**

TOTAL AREA  
**623.47 SQ.FT**

APARTMENT VIEW  
**PARK VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 6

CARPET AREA

**515.54 SQ.FT**

BALCONY AREA

**129.27 SQ.FT**

TOTAL AREA

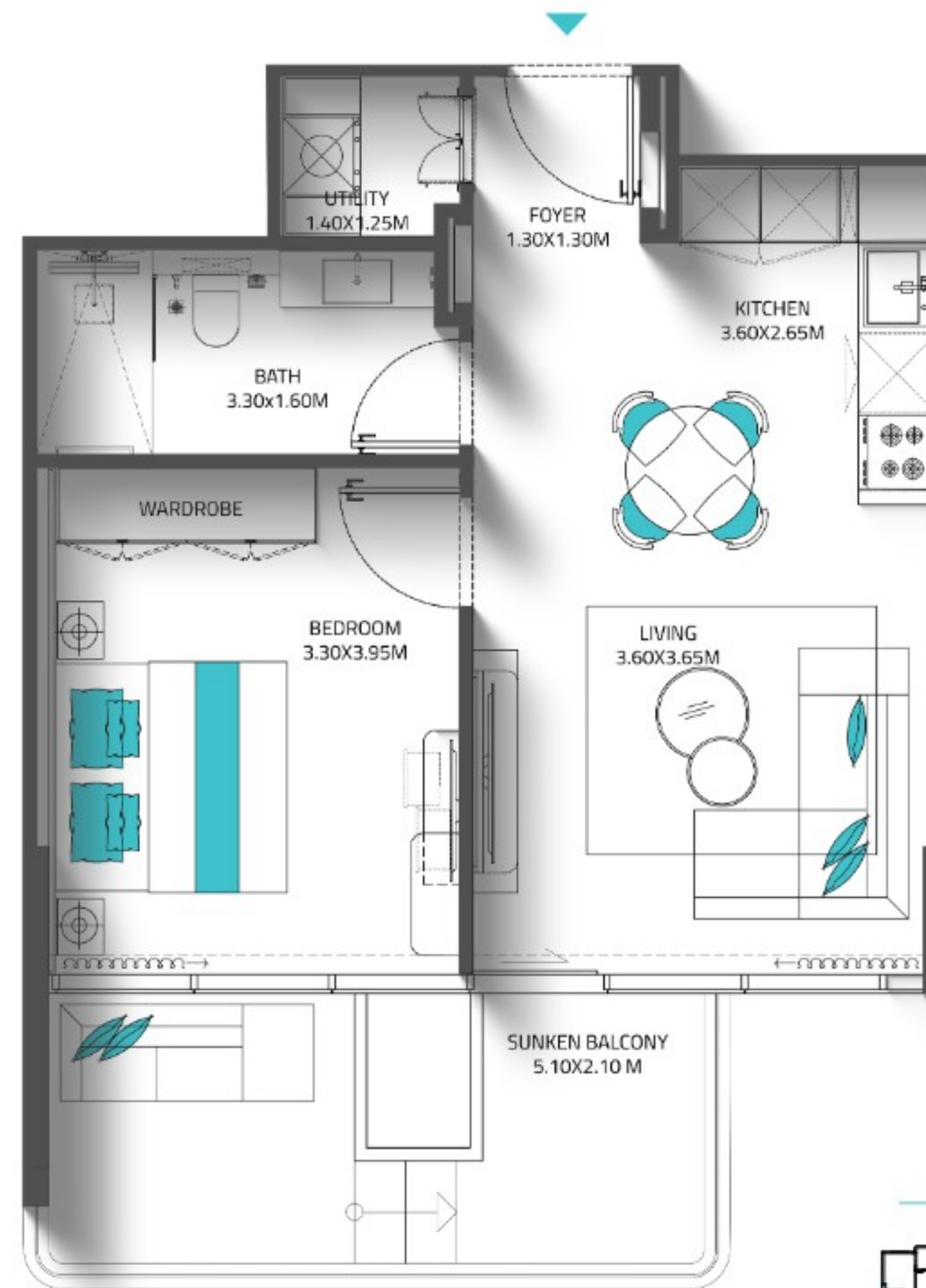
**644.81 SQ.FT**

APARTMENT VIEW

**PARK VIEW**

## UNIT ALLOCATION

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



# 1 BHK

## TYPE 7

CARPET AREA

**517.64 SQ.FT**

BALCONY AREA

**129.27 SQ.FT**

TOTAL AREA

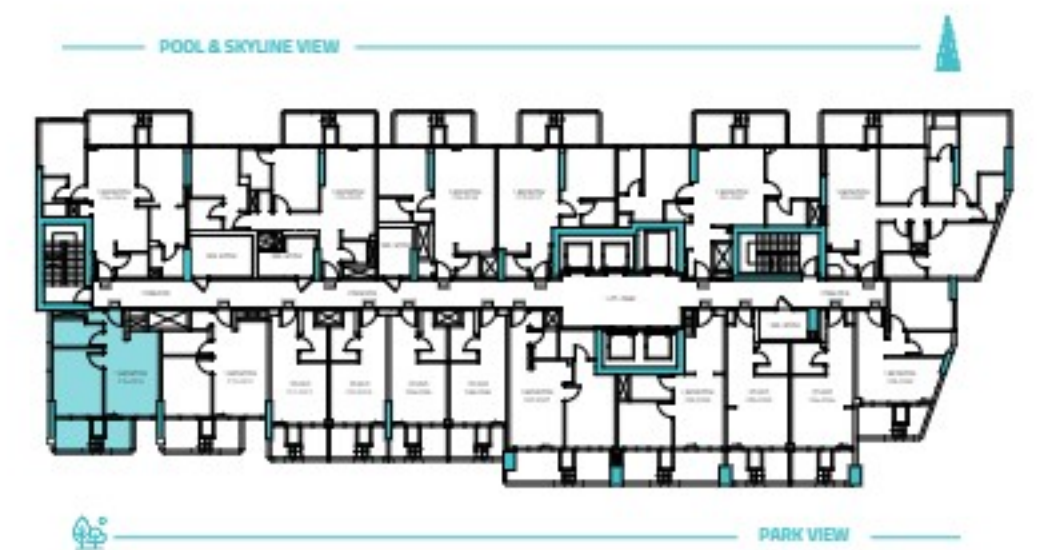
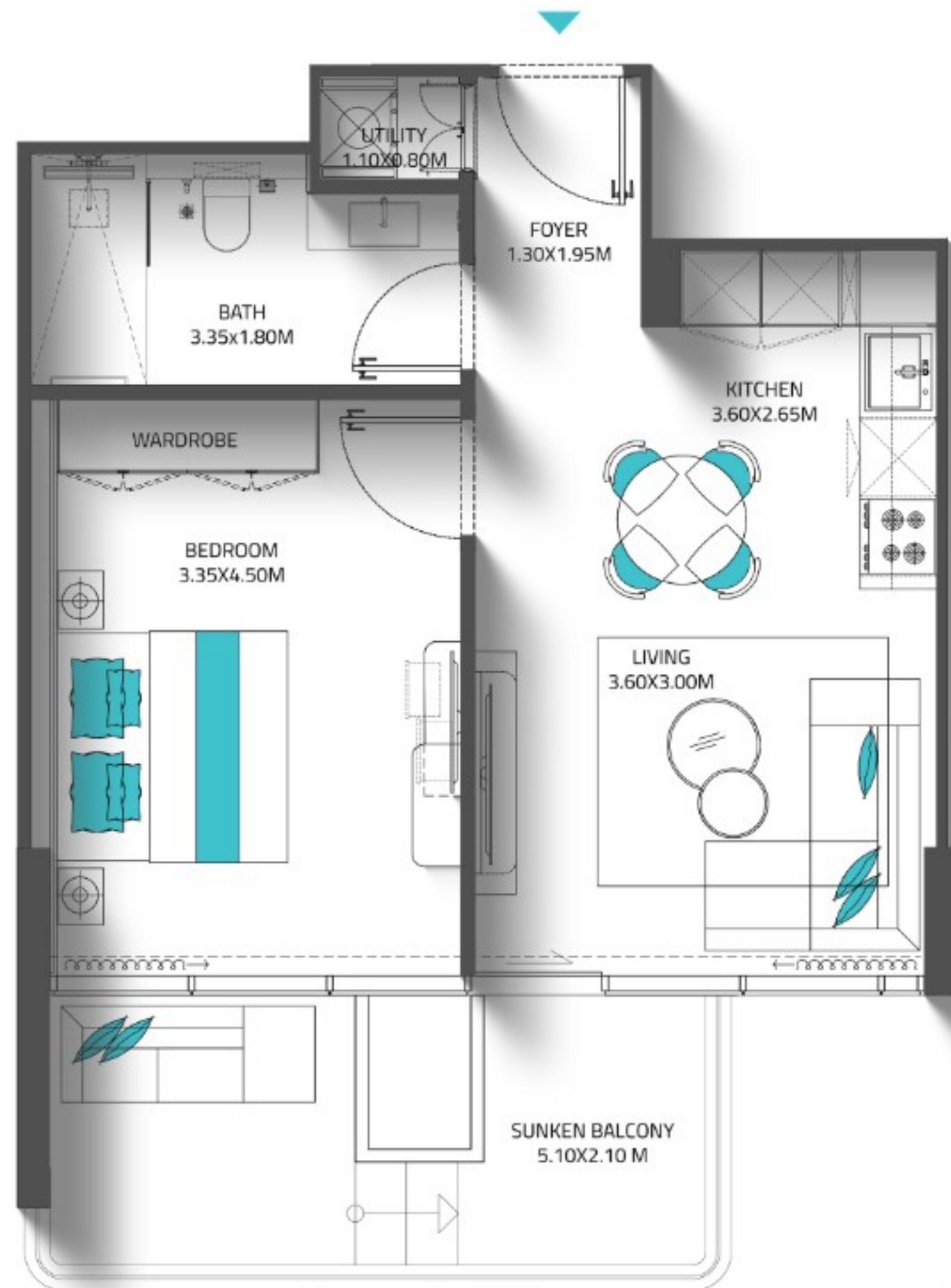
**646.91 SQ.FT**

APARTMENT VIEW

**PARK VIEW**

## UNIT ALLOCATION

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



TWO BEDROOM

# 2 BHK

## TYPE 1

CARPET AREA

**841.46 SQ.FT**

BALCONY AREA

**163.93 SQ.FT**

TOTAL AREA

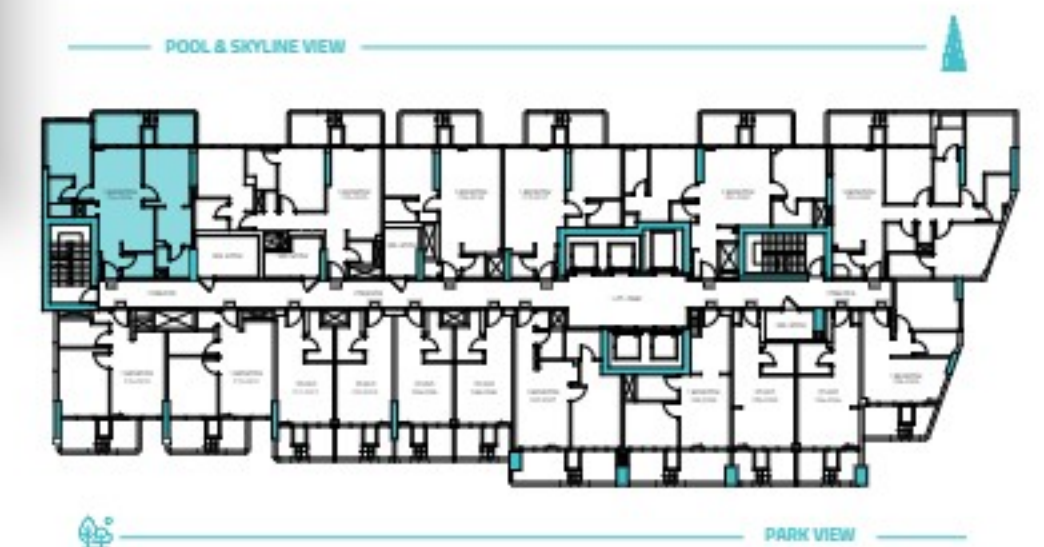
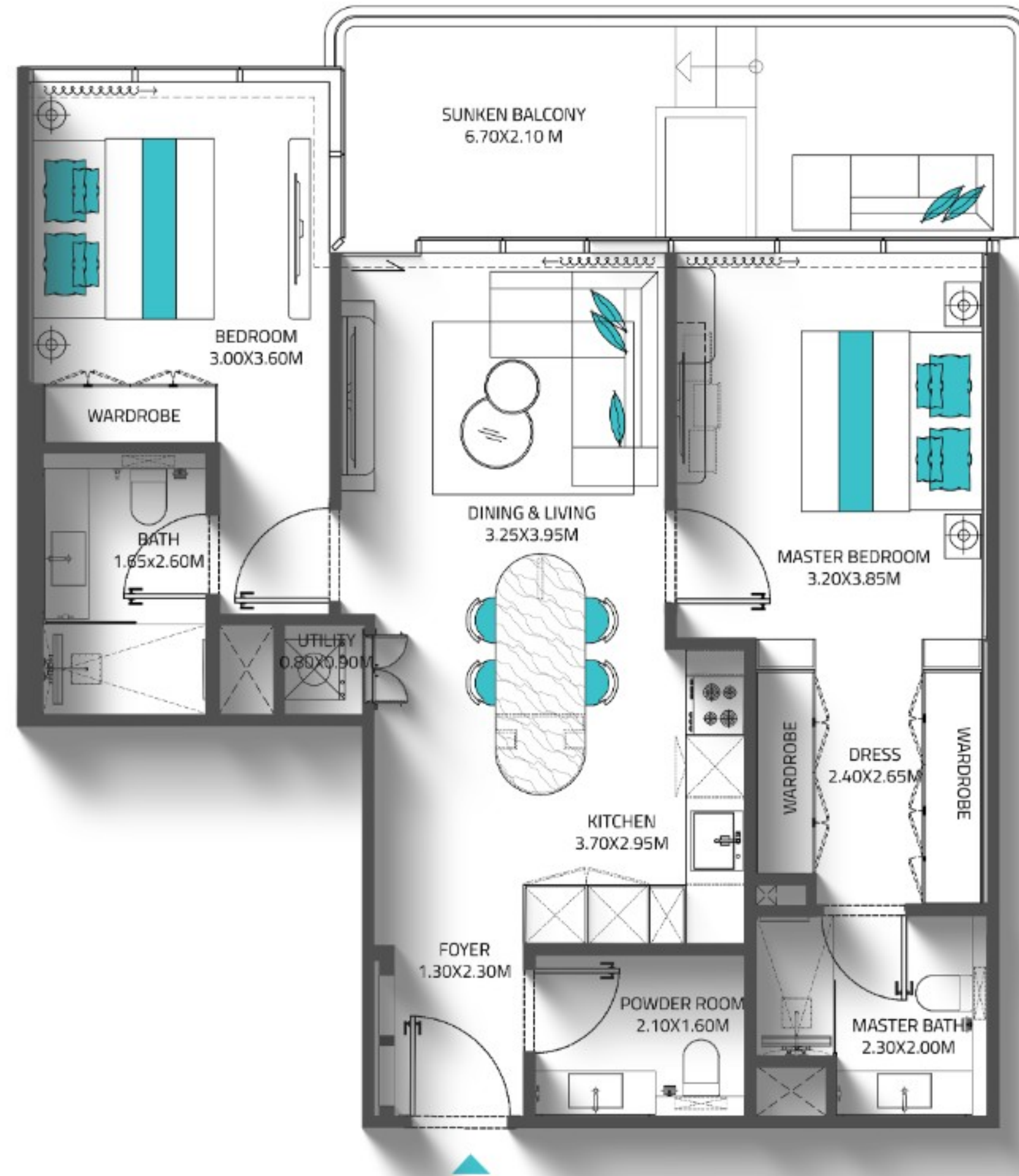
**1,005.39 SQ.FT**

APARTMENT VIEW

**POOL & SKYLINE VIEW**

## UNIT ALLOCATION

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



# 2 BHK

## TYPE 2

CARPET AREA  
**852.50 SQ.FT**

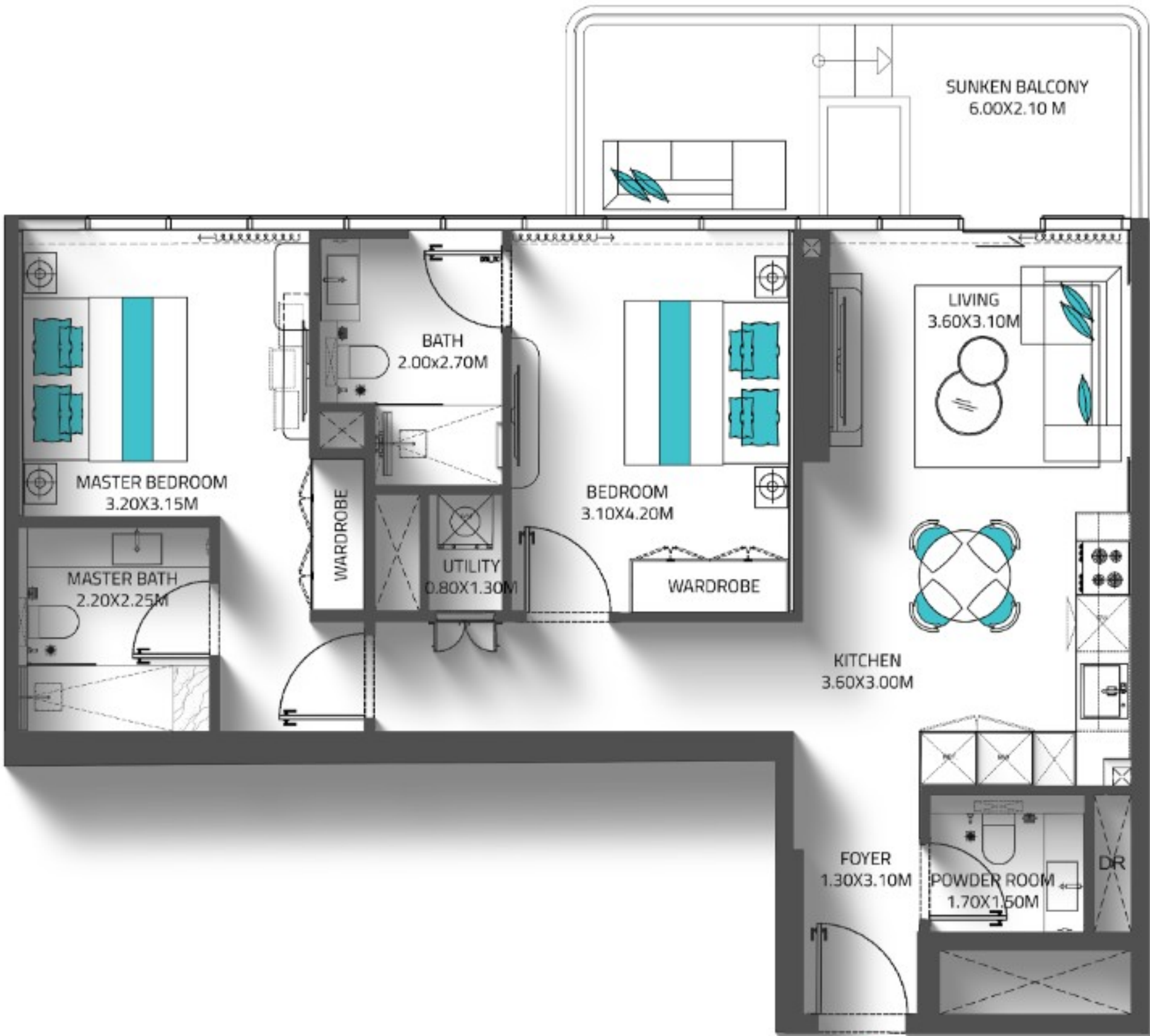
BALCONY AREA  
**149.73 SQ.FT**

TOTAL AREA  
**1,002.23 SQ.FT**

APARTMENT VIEW  
**POOL & SKYLINE VIEW**

### UNIT ALLOCATION

| FLOOR                       | UNIT NUMBER                                                                                                                         |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| 2ND - 20TH<br>TYPICAL FLOOR | 215   315   415   515   615   715   815  <br>915   1015   1115   1215   1315   1415<br>  1515   1615   1715   1815   1915  <br>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<br>TYPICAL FLOOR | 201   301   401   501   601   701   801  <br>901   1001   1101   1201   1301   1401<br>  1501   1601   1701   1801   1901  <br>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<br>TYPICAL FLOOR | 202   302   402   502   602   702   802  <br>902   1002   1102   1202   1302   1402<br>  1502   1602   1702   1802   1902  <br>2002 |

