# 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

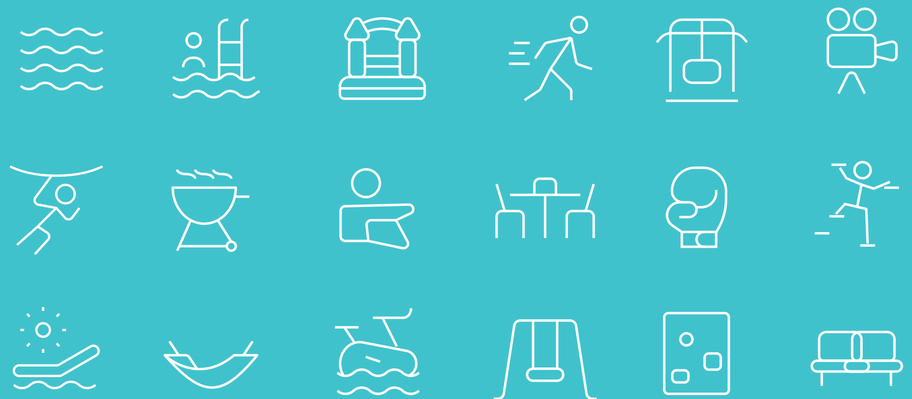
**3B + G + 3P + 20**

# 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<br>5.5-YEAR EXTENDED PLAN | OPTION 2<br>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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