

# 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

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# PROJECT OVERVIEW

REEF 998



## 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

MUHAMMAD  
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

EMIRATES INSTITUTE  
OF FINANCE (EIF)

SEVEN STONES  
RESTAURANT

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

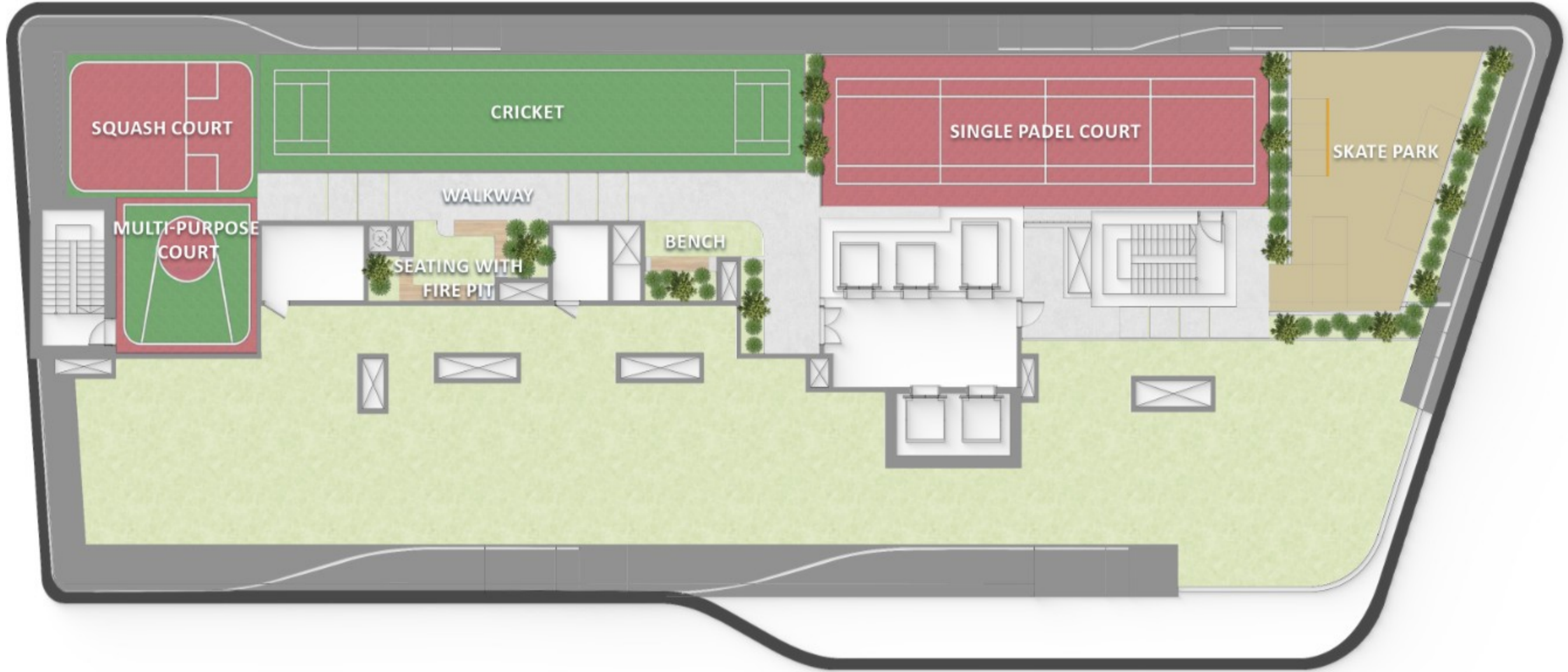
- Co-Working Zone
- Crossfit
- Boxing
- Wall Climbing
- Floating Lounge
- Sunken Seating
- Baja Shelf
- Hammock Forest Area
- Aqua Gym

- 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



STUDIO

# STUDIO

## TYPE 1

CARPET AREA

**373.08 SQ.FT**

BALCONY AREA

**104.63 SQ.FT**

TOTAL AREA

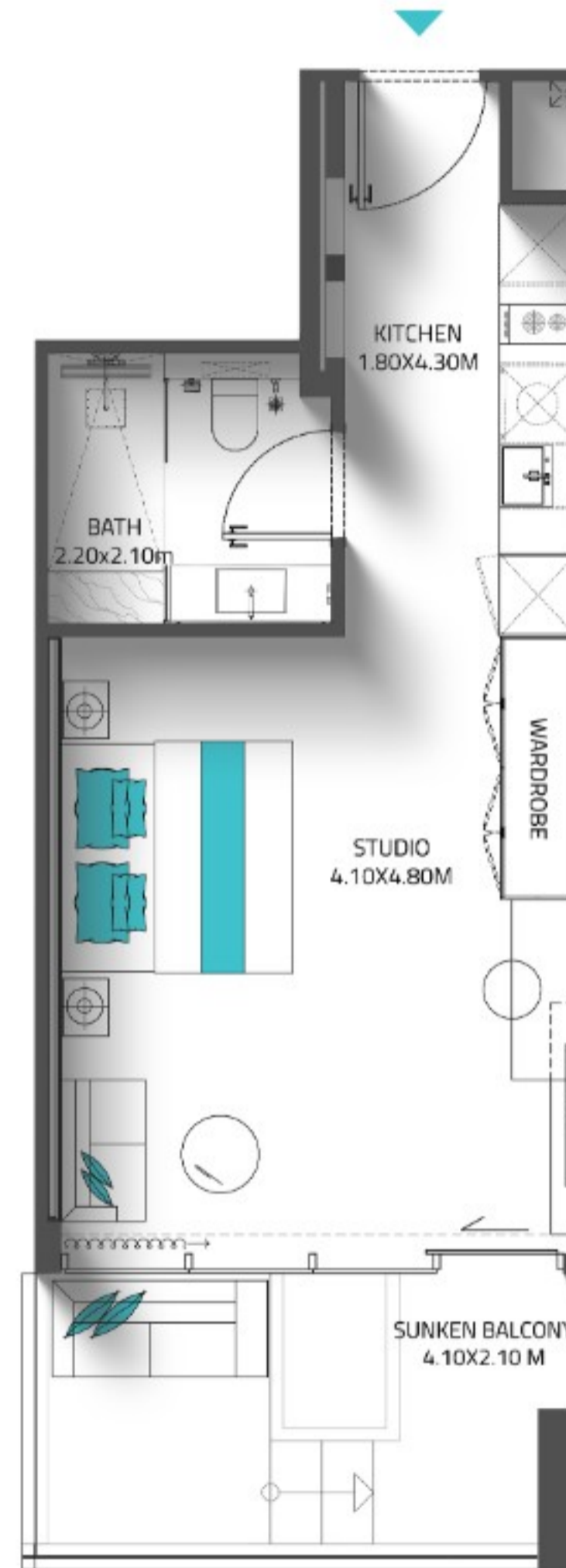
**477.70 SQ.FT**

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

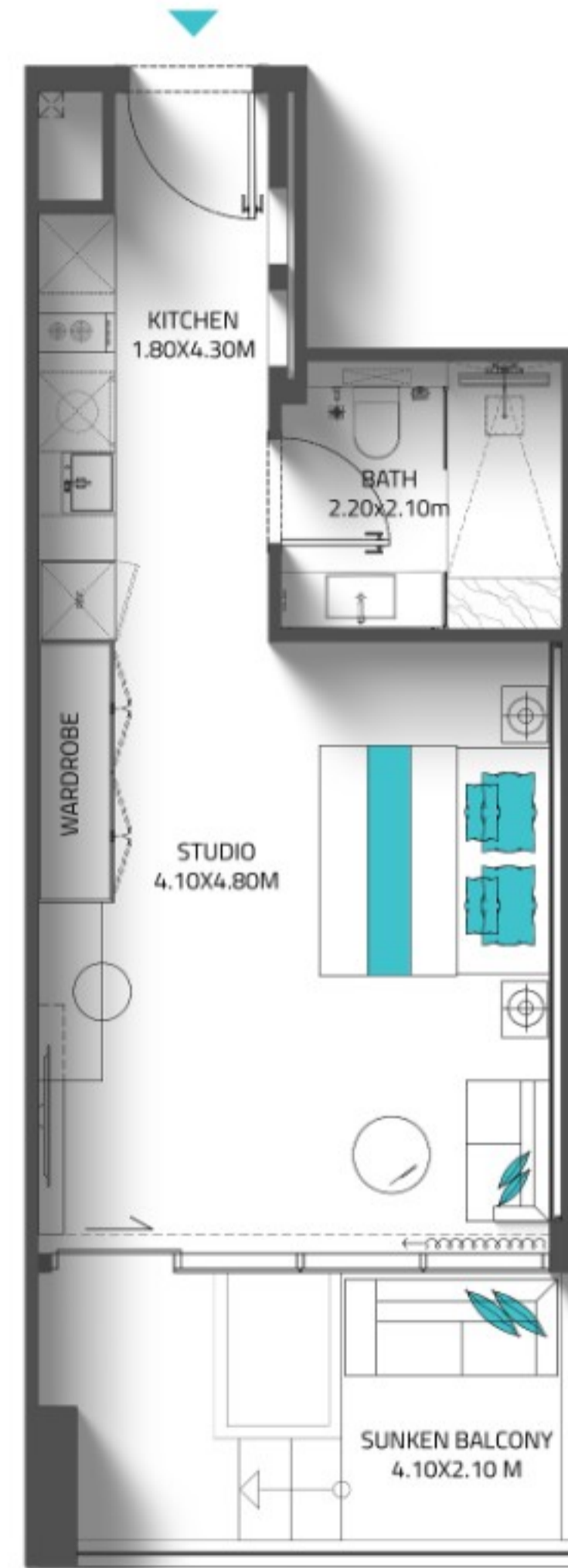
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APARTMENT VIEW

**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

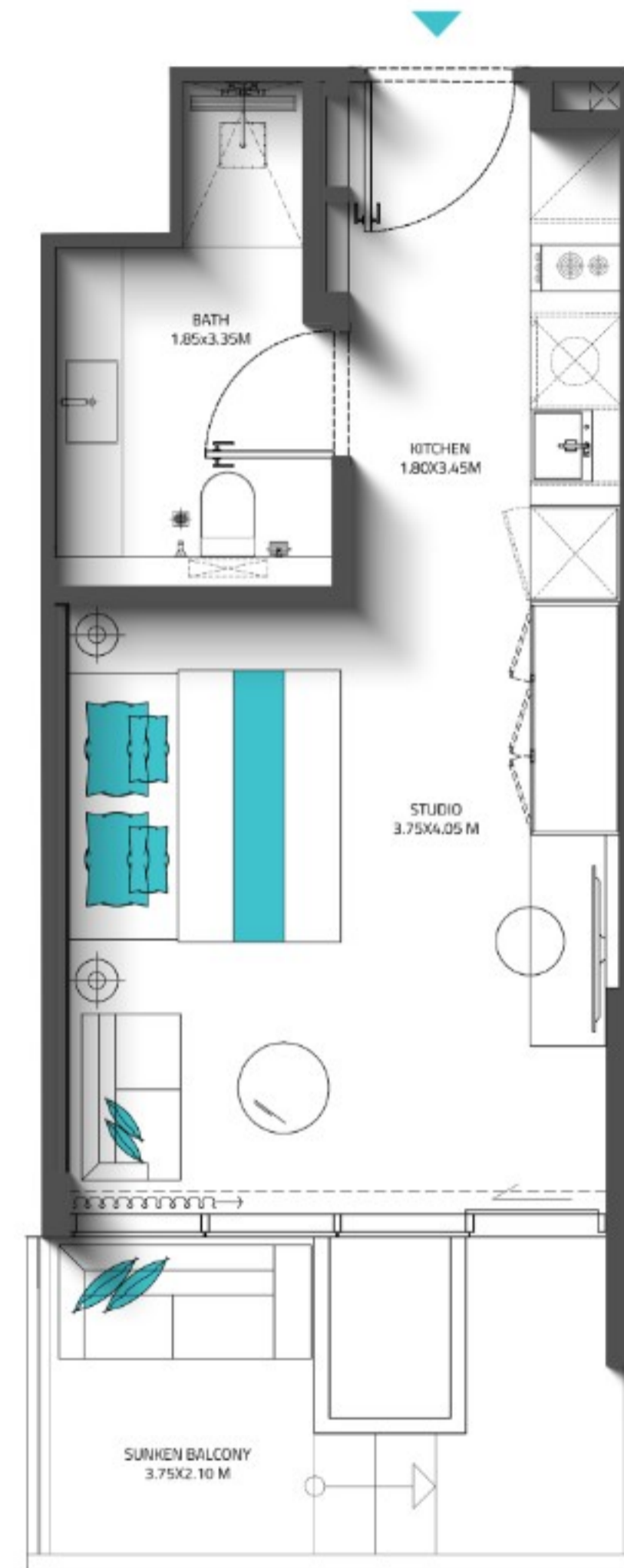
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APARTMENT VIEW

**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

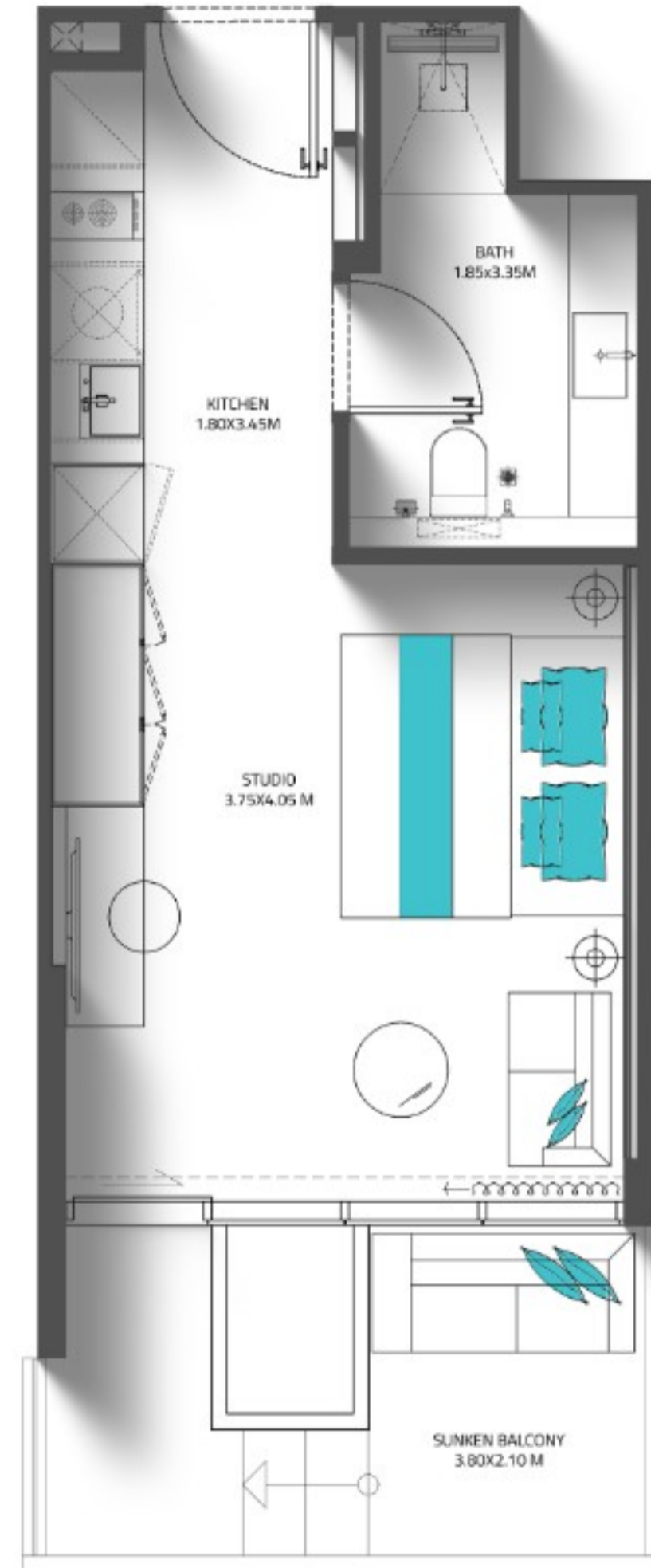
**411.81 SQ.FT**

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

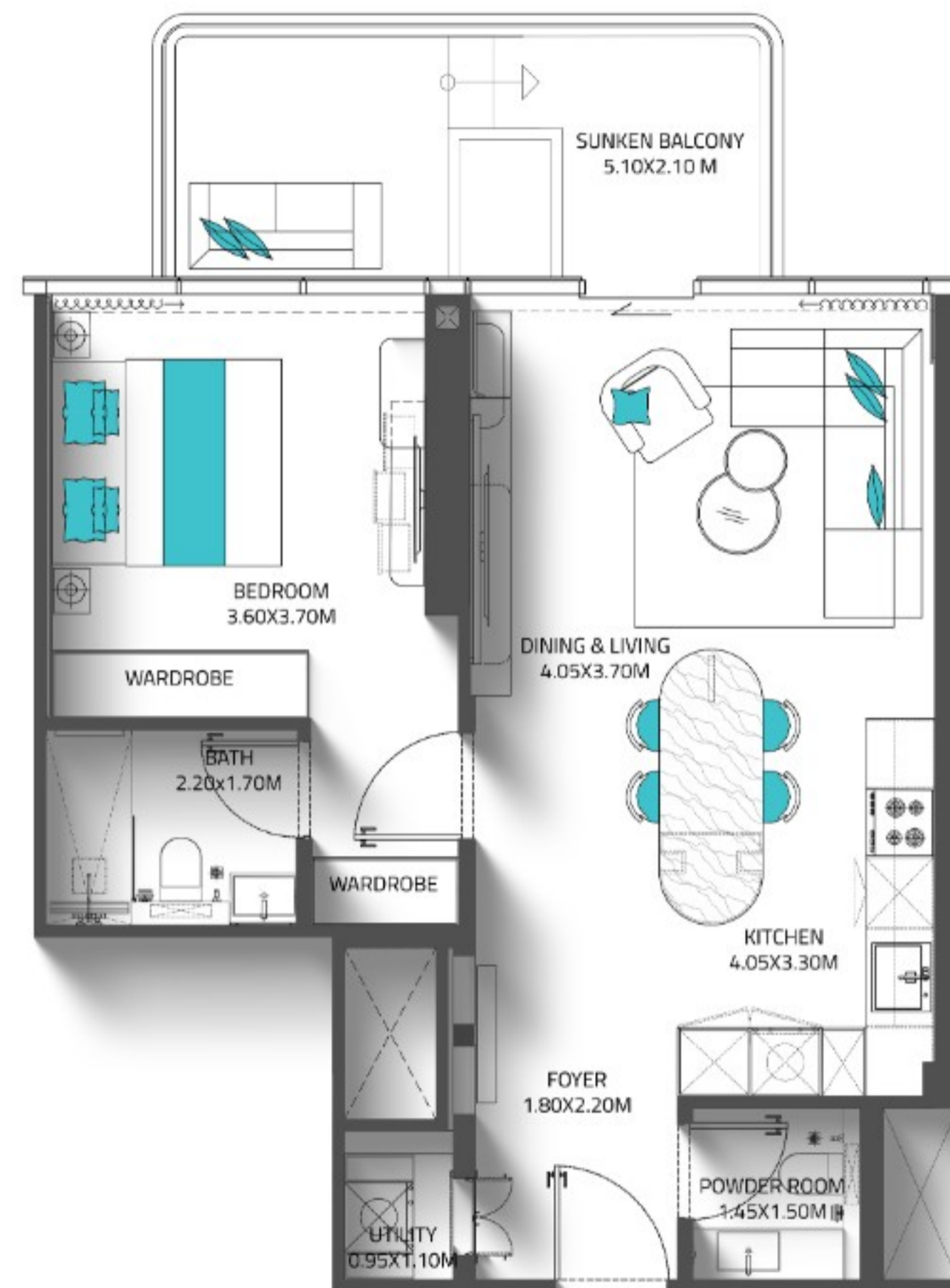
**736.14 SQ.FT**

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

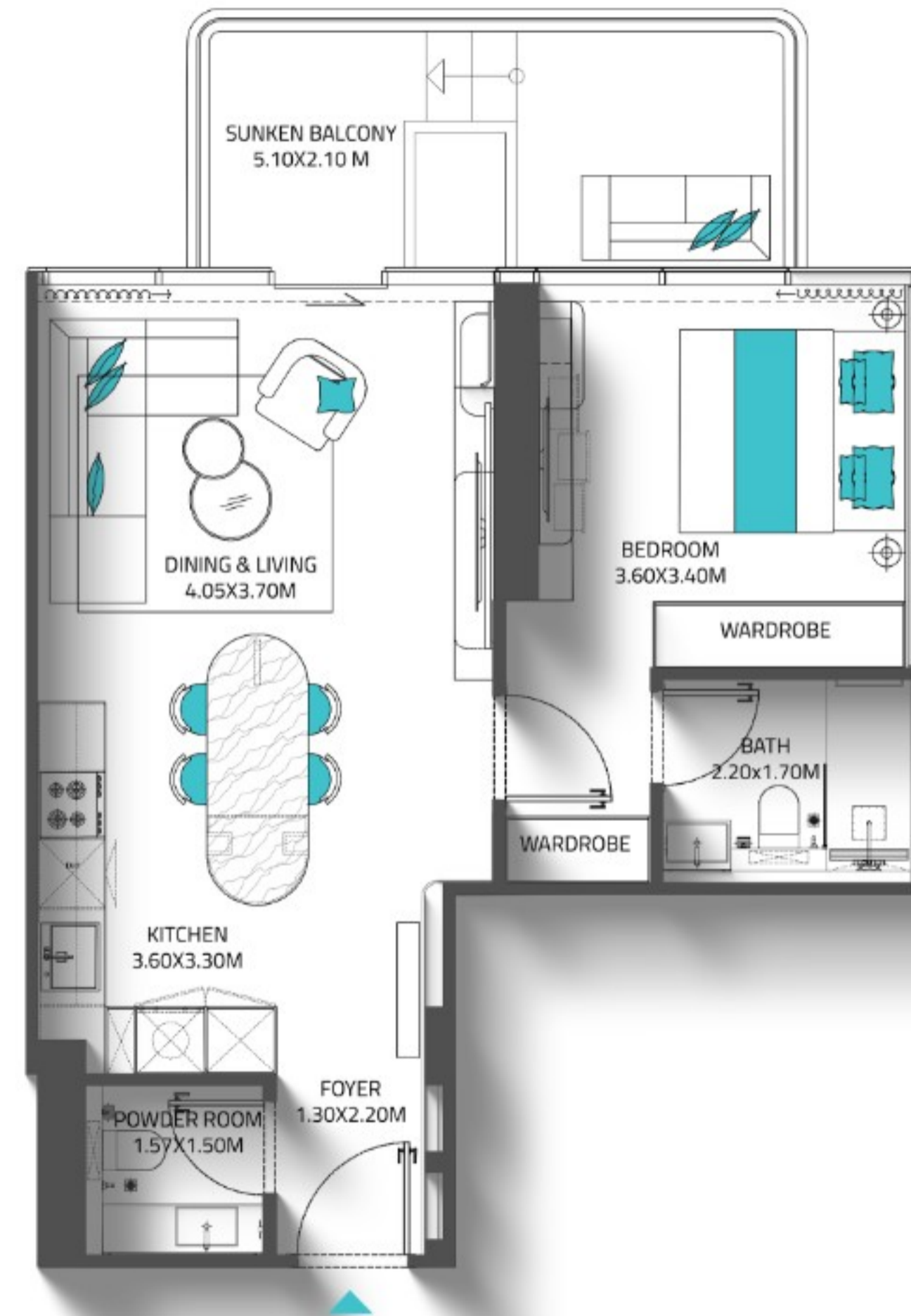
**738.4 SQ.FT**

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

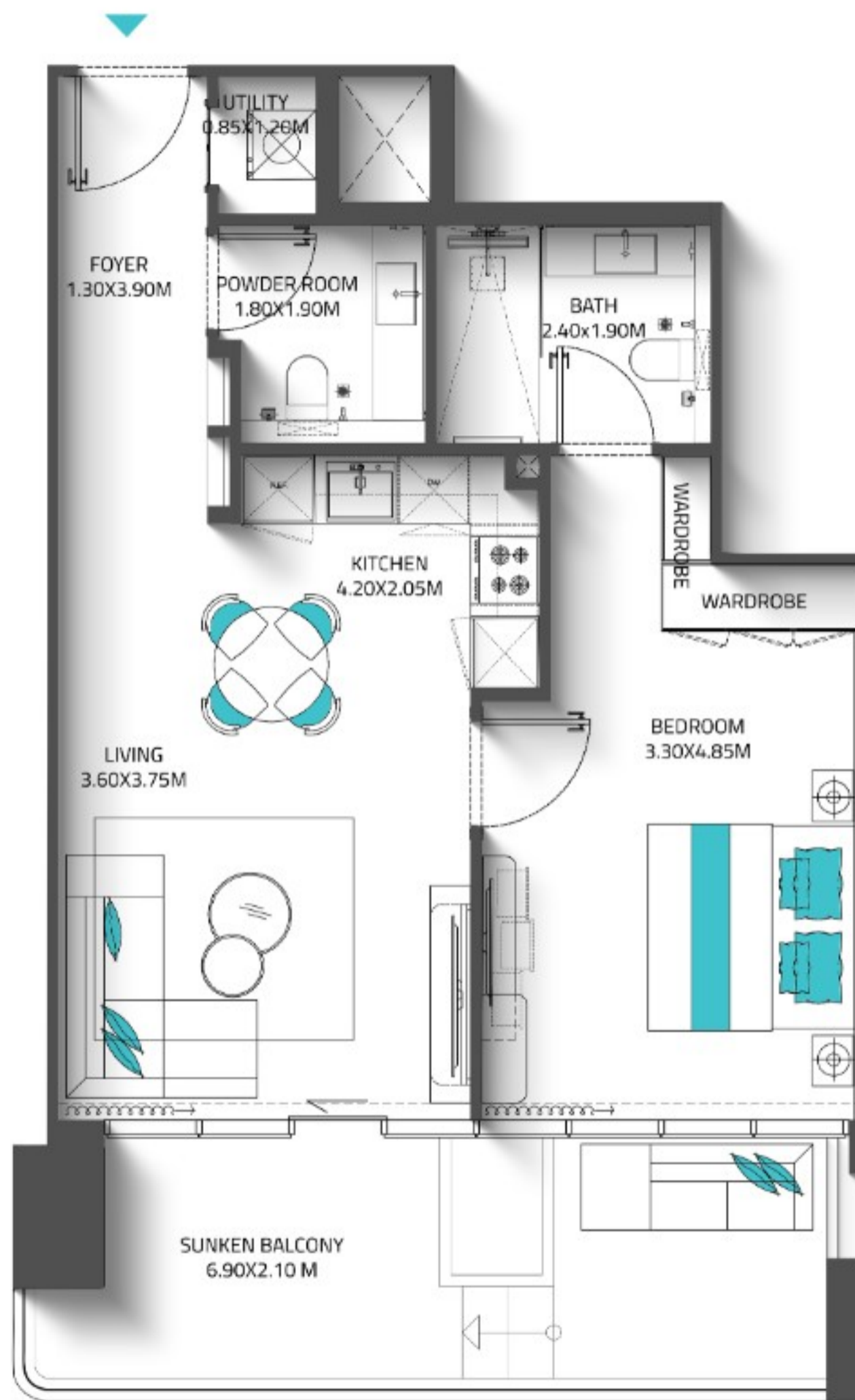
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APARTMENT VIEW

**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

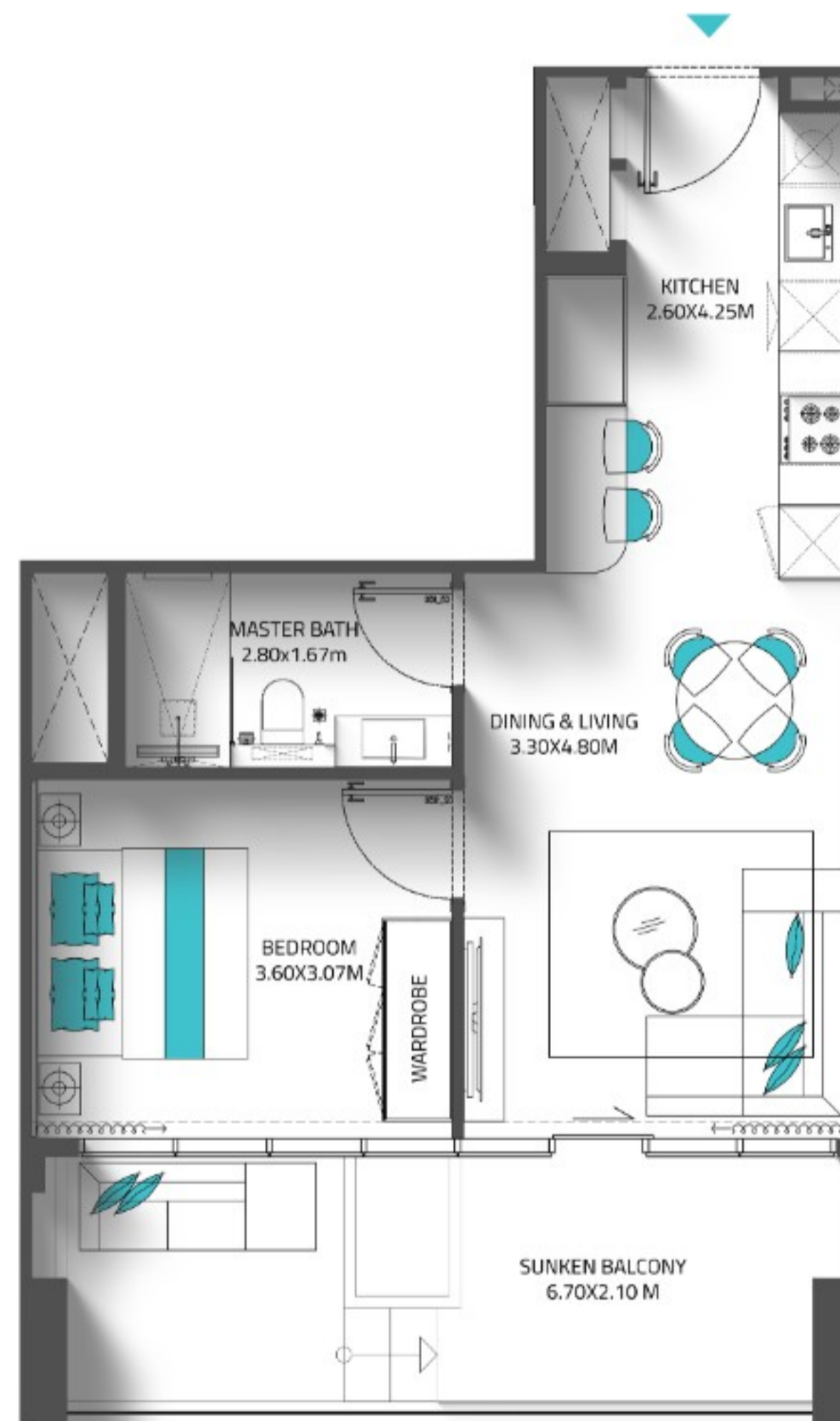
**672.01 SQ.FT**

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

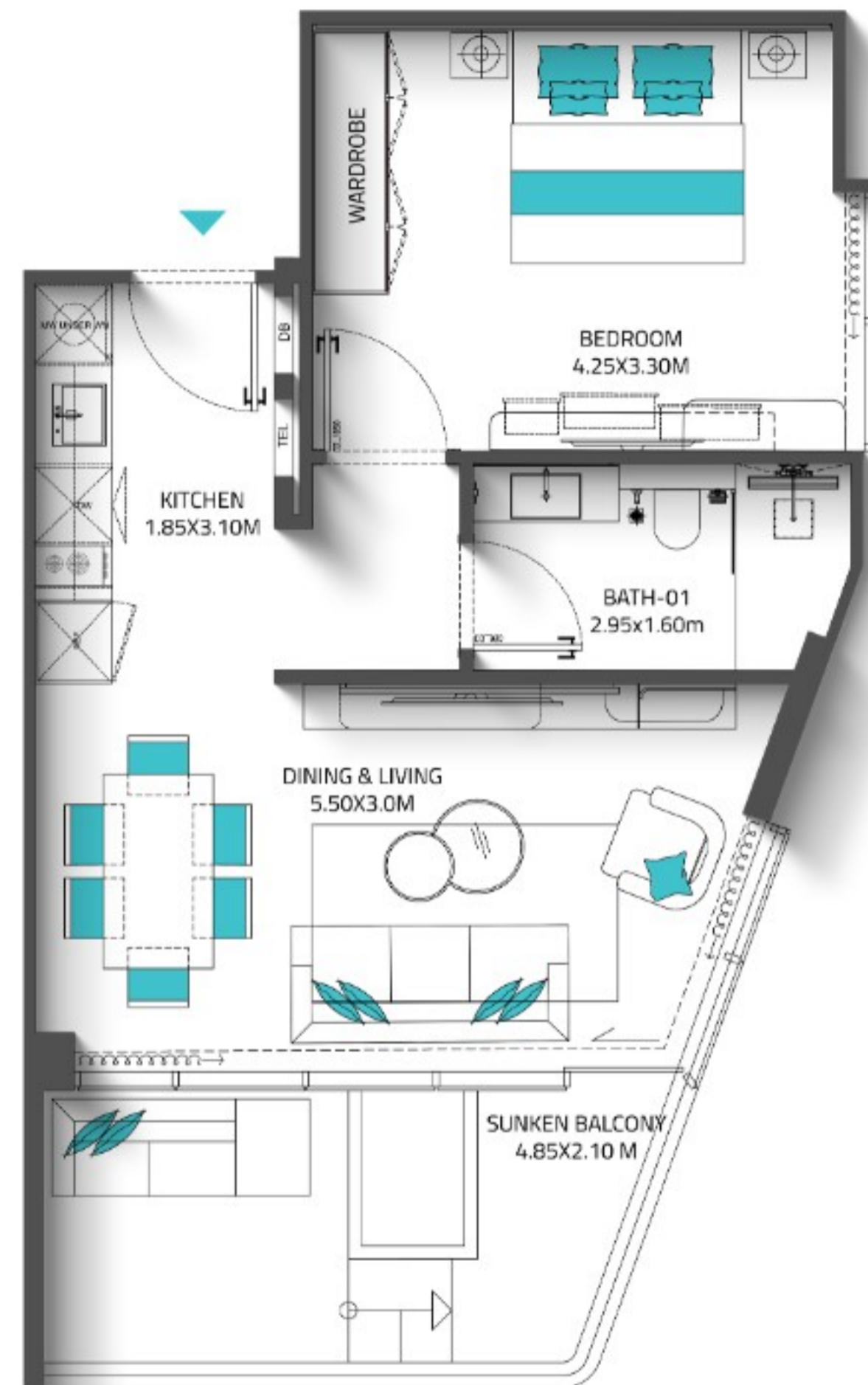
**623.47 SQ.FT**

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

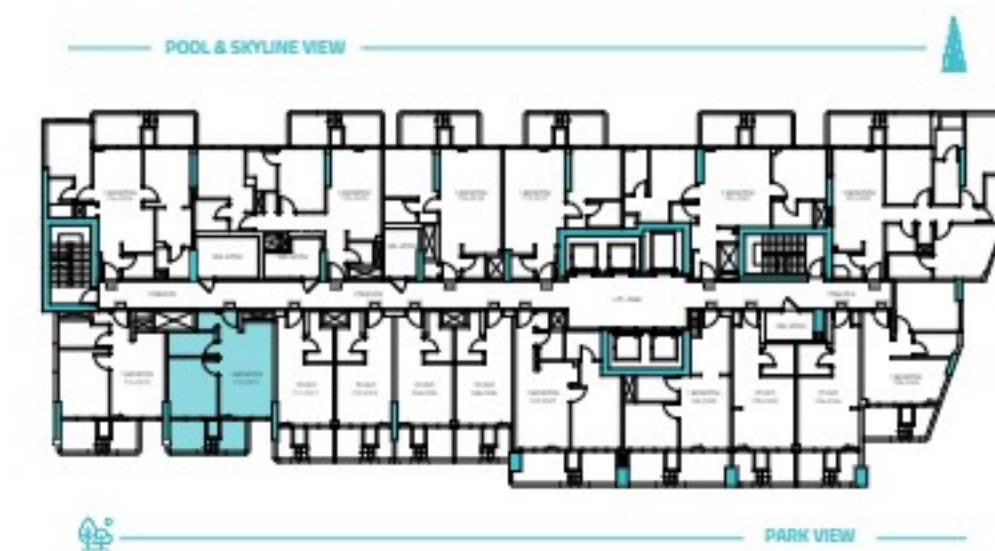
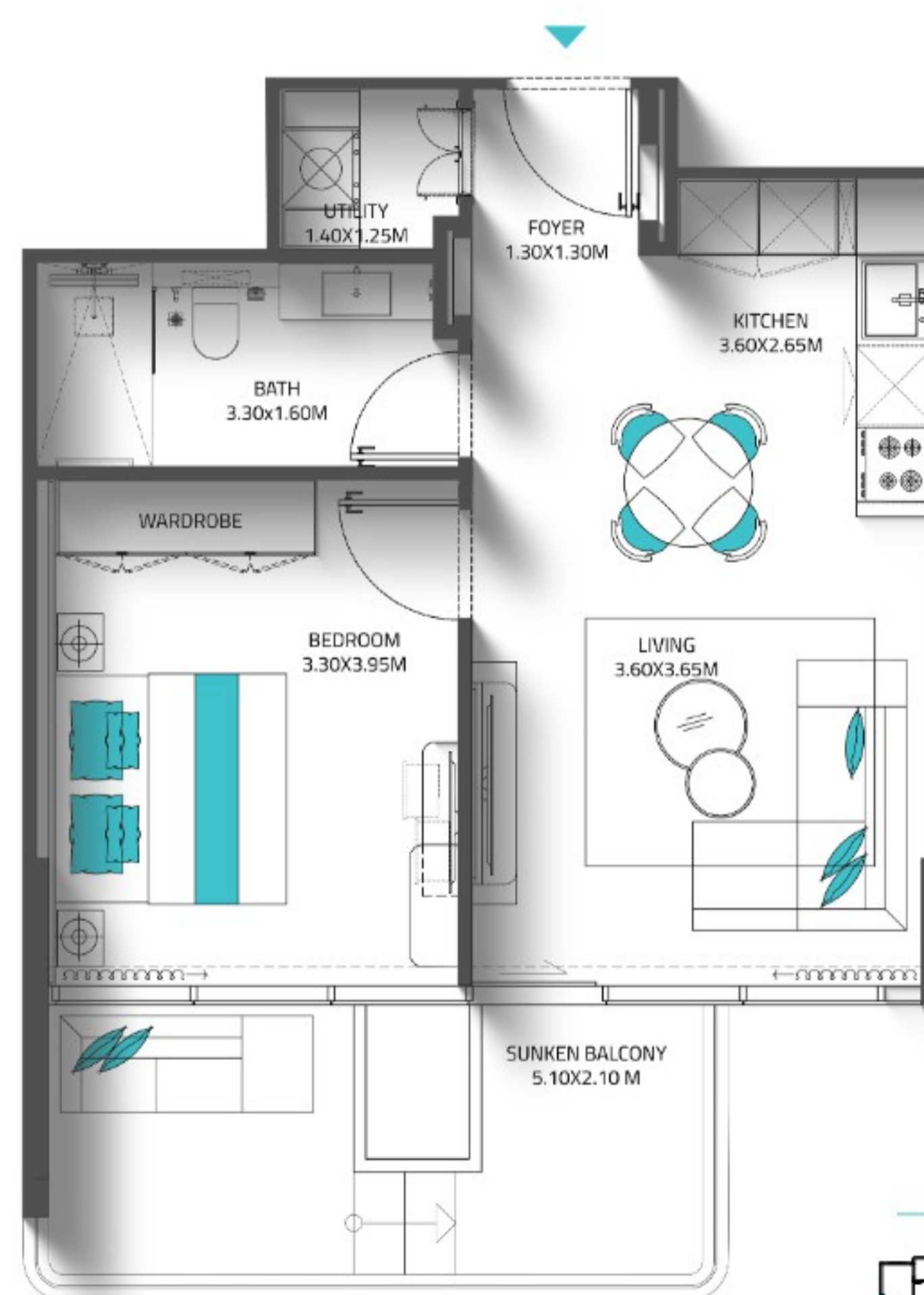
**644.81 SQ.FT**

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

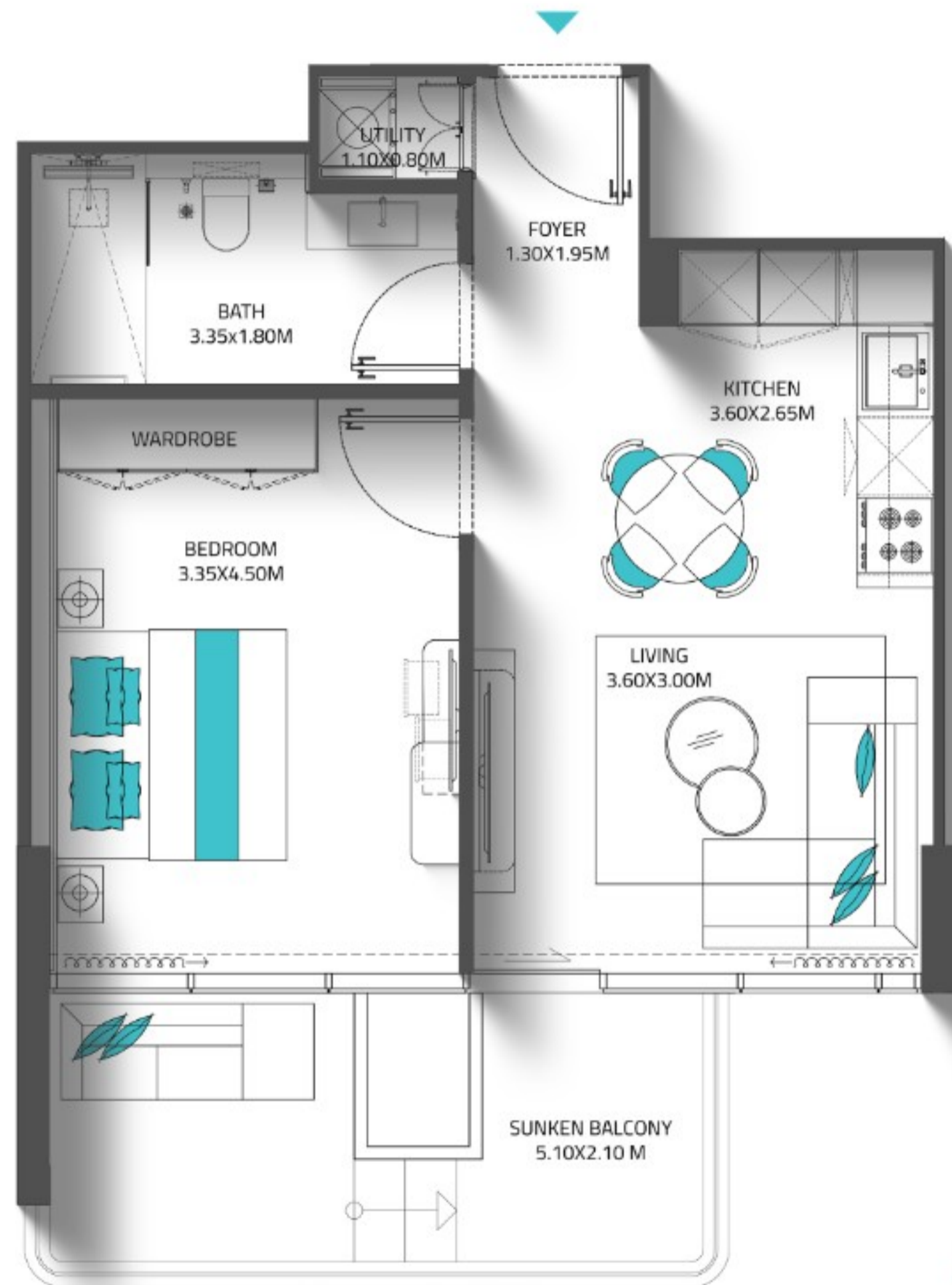
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APARTMENT VIEW

**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

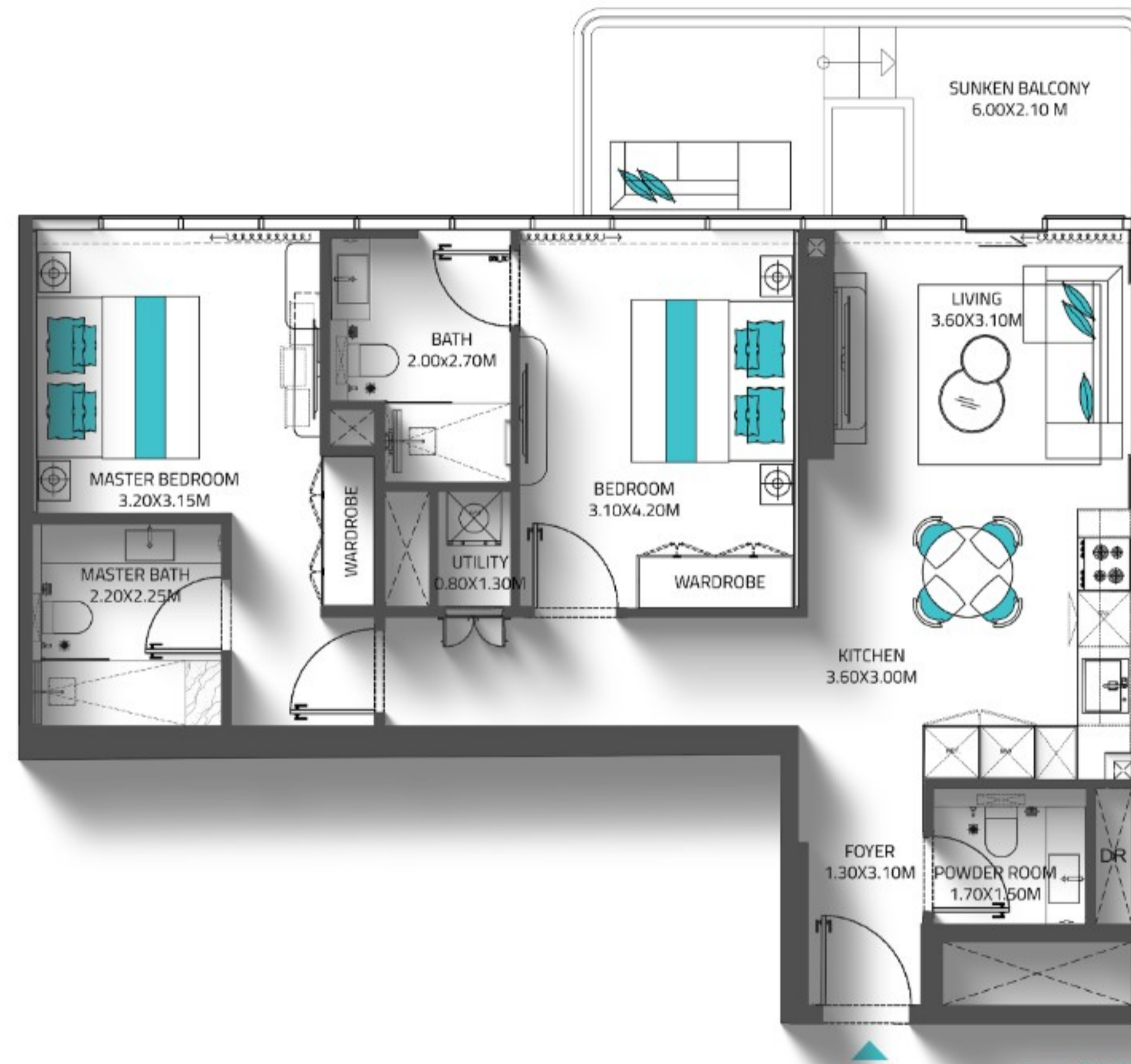
**1,002.23 SQ.FT**

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

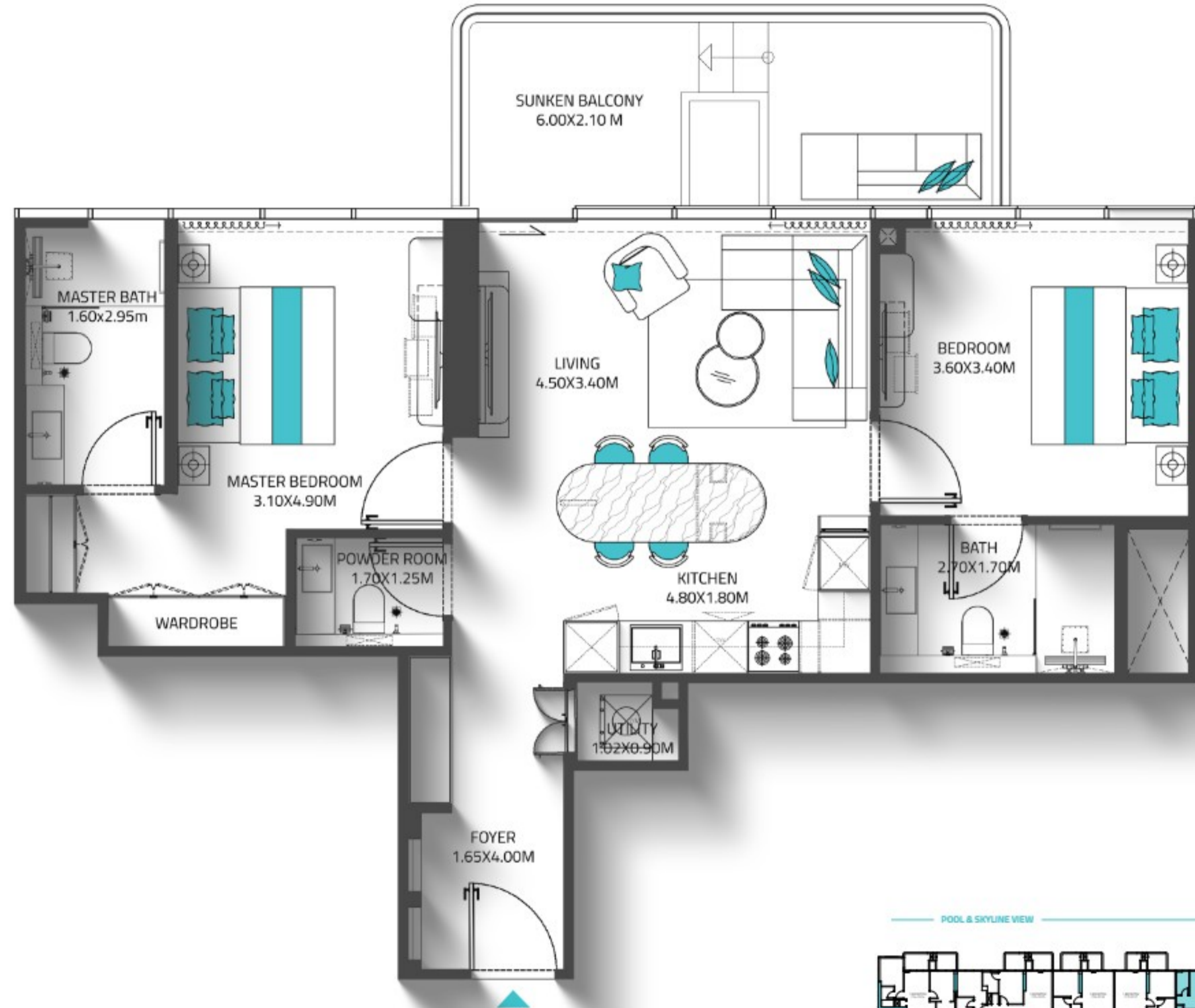
**1,011.27 SQ.FT**

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



