

# 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
- 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



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## 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

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)

MANGO

SEVEN STONES  
RESTAURANT

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

	OPTION 1	OPTION 2
DETAILS	<b>5.5-YEAR EXTENDED PLAN</b>	<b>70%/30% 3 YEAR EASY PLAN</b>
Down Payment	<b>20%</b>	<b>20%</b>
During Construction	<b>50%</b>	<b>50%</b>
Final Payment	<b>30%</b> Post-Handover	<b>30%</b> On Handover
Monthly Installments	<b>1%</b> per month	<b>1%</b> per month
Expected Handover Date	<b>Q2 2028</b>	<b>Q2 2028</b>
Who is it for ?	Those seeking flexibility after handover	Those who prefer to finish Payments until handover

