

REEF 995

The background is a solid teal color. It features several dandelion seed heads in various stages of dispersal. One seed head is in the upper left, another in the center, and a large, detailed one on the right side. The seeds are thin and radiate from a central point.

**FEEL THE LUXURY**  
*LIVE THE INNOVATION*



**REEF 995** features the globally patented Outdoor-Cooled Sunken Balcony in every residence. The experience is further enhanced by the French Courtyards, elegantly landscaped spaces inspired by timeless Parisian charm, redefining outdoor living with true luxury in every season.

*PATENTED  
OUTDOOR-COOLED  
SUNKEN BALCONIES*

The Essence of Outdoor Luxury



# PROJECT OVERVIEW

Name

**REEF 995**

Location

**Dubai Land Residence Complex**

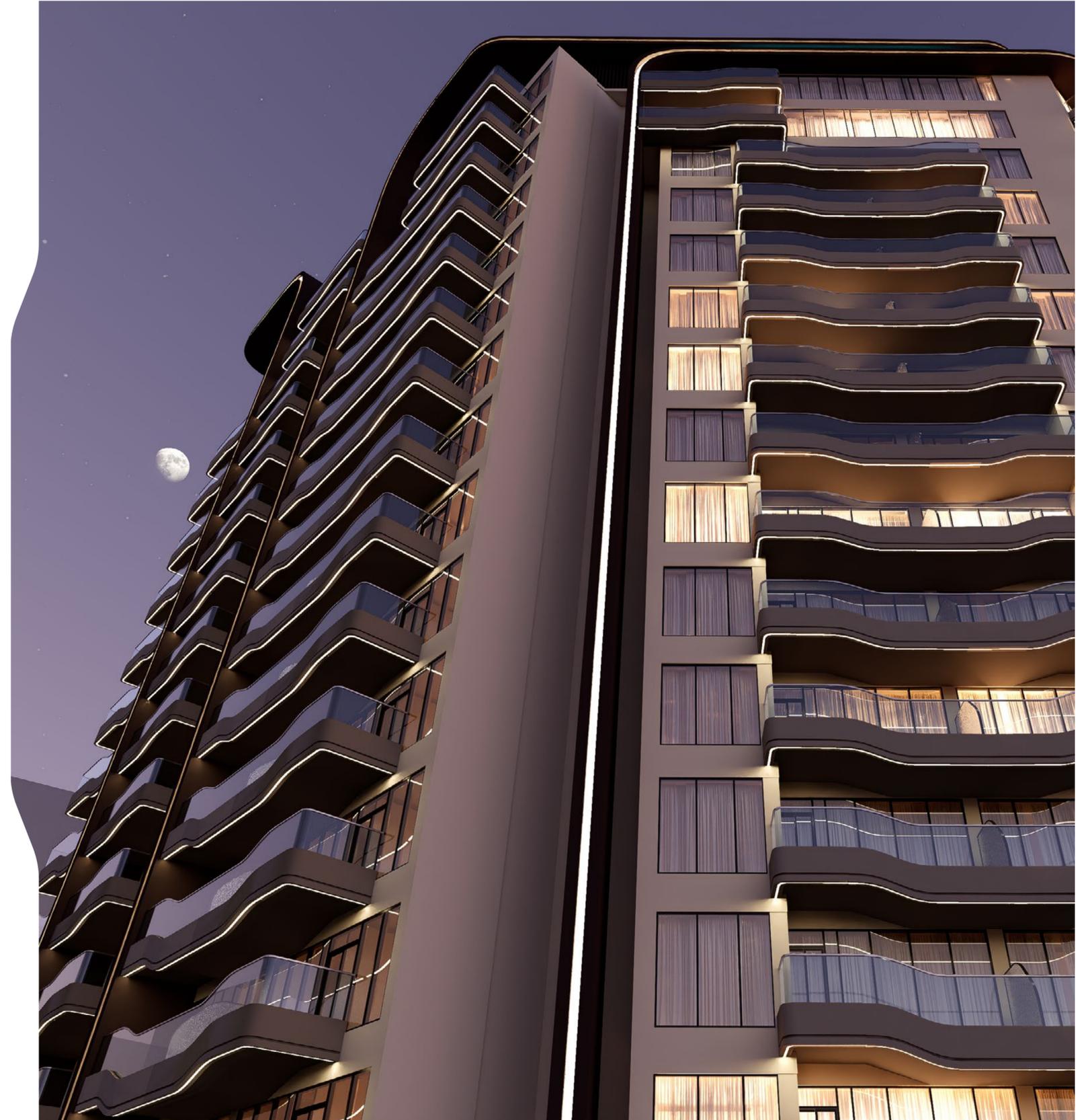
Project Type

**Residential**

Building Configuration

**2B + G + 3P + 17**

**REEF 995** features a collection of luxury residences, including studios, one, two, and three-bedroom homes. Each residence is elevated with REEF's globally patented Outdoor-Cooled Sunken Balcony, allowing REEF brand owners to enjoy an outdoor living experience, even during Dubai's peak summer months.



# *PATENTED OUTDOOR- COOLED SUNKEN BALCONY INNOVATION*

At REEF 995, outdoor spaces become a luxurious extension of your home. Embrace the next generation of outdoor living with the globally patented Outdoor-Cooled Sunken Balconies. REEF's Sunken Balconies are a bold innovation, crafted as seamless extensions of your living space, inviting you to enjoy the outdoors in comfort and elegance all year round, even in the peak summer months.





# RETAIL

Where Location Meets  
Retail Accessibility in DLRC

REEF

LUXURY DEVELOPMENTS

REEF 995  
Dubai Land Residence Complex

SHOP



SHOP



SHOP



# LOCATION

**REEF 995** is strategically located in Dubai Land Residence Complex, just moments from Al Ain Road and Emirates Road, offering seamless access to Dubai's key destinations. From everyday conveniences to major leisure attractions, including IMG Worlds of Adventure, Global Village, Dubai Mall, and Dubai International Airport.

REEF

LUXURY DEVELOPMENTS

**REEF 995**  
Dubai Land Residence Complex

05

Minutes

IMG Worlds of Adventure  
Al Barari

10

Minutes

Global Village  
Dubai Outlet Mall

15

Minutes

Trump International Golf Club  
Dubai Safari Park

20

Minutes

Dubai International Airport  
Dubai Mall  
Burj Khalifa  
Meydan Racecourse

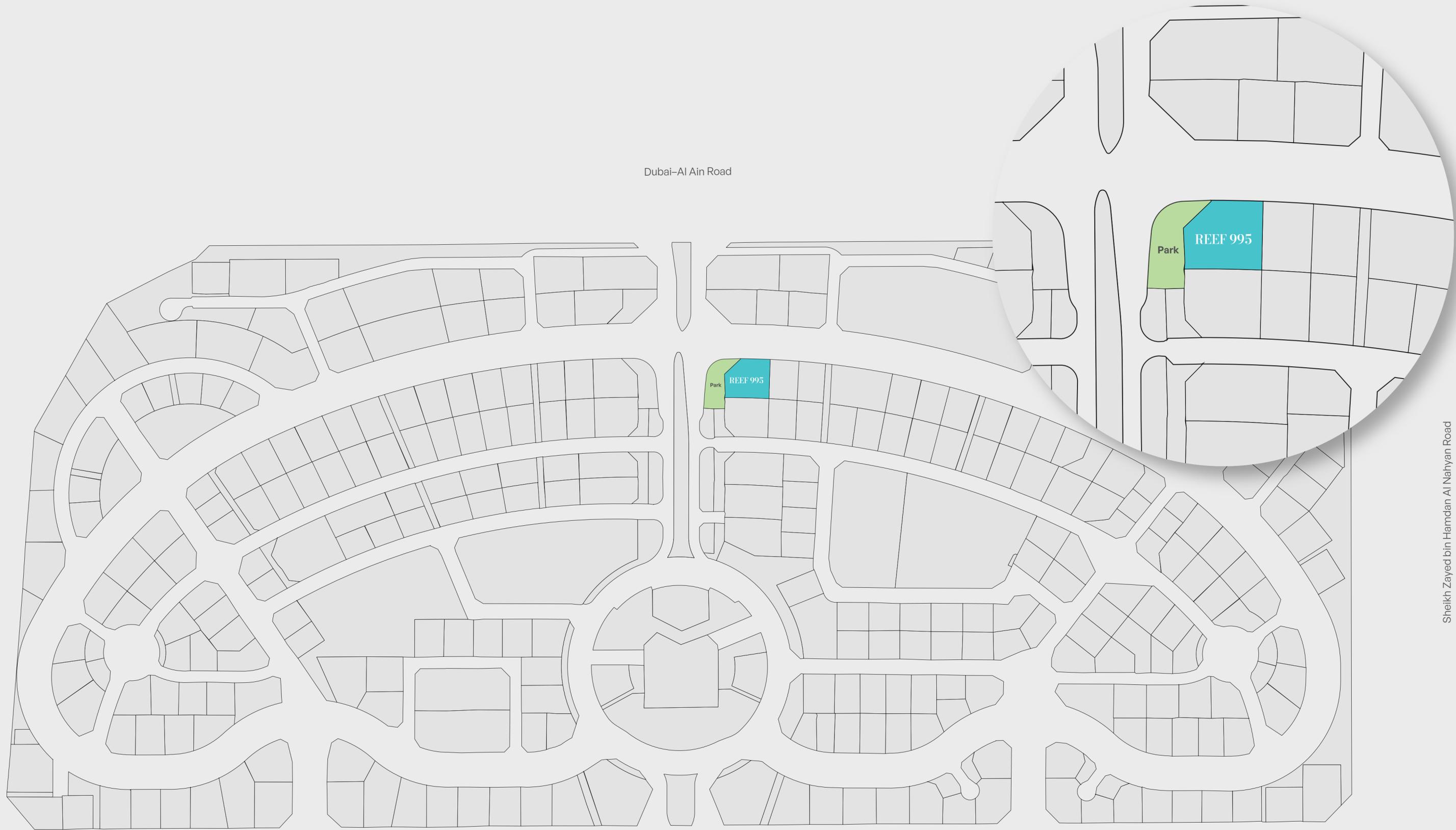
25

Minutes

Palm Jumeirah  
Expo City Dubai



Sheikh Zayed bin Hamdan Al Nahyan Road



Dubai-Al Ain Road

Sheikh Zayed bin Hamdan Al Nahyan Road

# RESIDENCES DETAILS

Residences	Total	Area in Sq Ft		Starting Price
		Min	Max	
Studio	88	423	438	₹ 740,000
One Bedroom	191	585	772	₹ 973,000
Two Bedroom	47	940	1,020	₹ 1,530,000
Three Bedroom	8	1,095	1,490	₹ 1,855,000

# AMENITIES

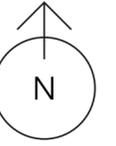
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REEF

LUXURY DEVELOPMENTS

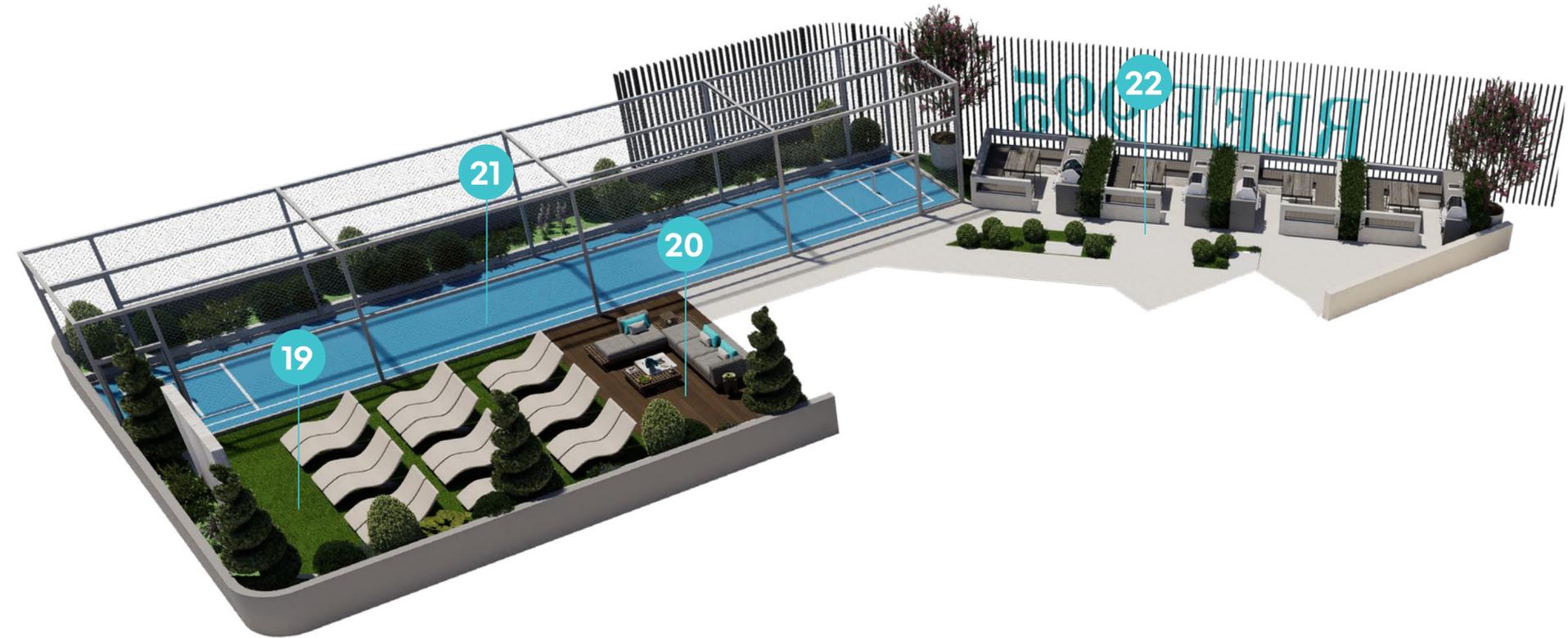
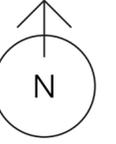
REEF 995  
Dubai Land Residence Complex

# FIRST FLOOR



1. French Courtyards
2. Outdoor Yoga Area
3. Swing Viewing Area
4. Infinity Swimming Pool
5. Sunken Seating Area
6. Baja Shelf
7. Decking Area
8. Jacuzzi
9. Kids Playground
10. Kids Pool
11. Hammock & Zen Garden
12. Jogging Track
13. Vegetables Garden
14. Chess Garden
15. Cornhole Court
16. Crossfit Area
17. Wall Climbing Area
18. Gym

# ROOF FLOOR



- 19. Outdoor Cinema
- 20. Seating Area
- 21. Cricket Pitch
- 22. BBQ Area

# *FLOOR LAYOUT*

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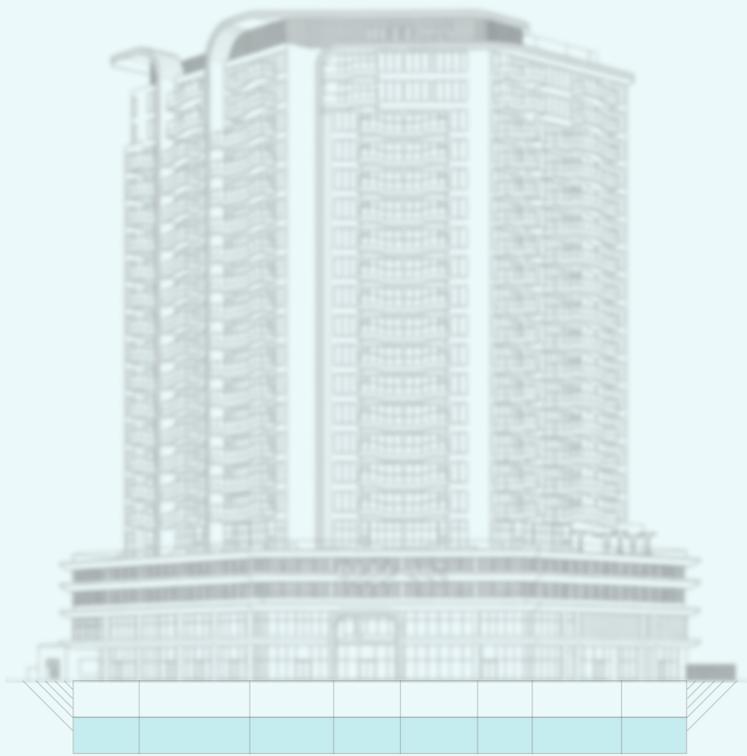
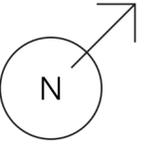
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LUXURY DEVELOPMENTS

REEF 995  
Dubai Land Residence Complex

# BASEMENT

## 2nd Floor



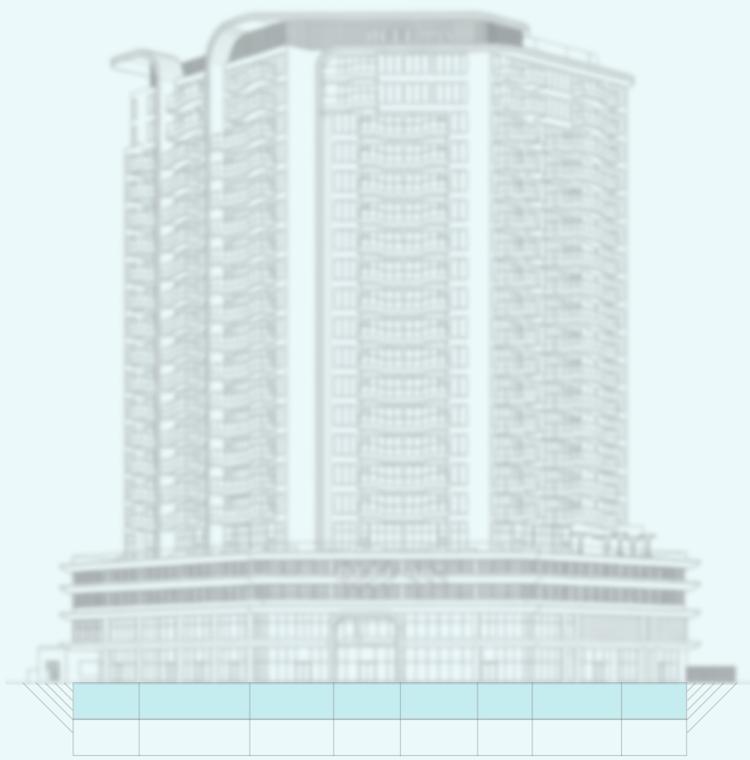
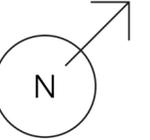
FLOOR TYPE	Parking
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- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# BASEMENT

## 1st Floor



FLOOR TYPE	Parking
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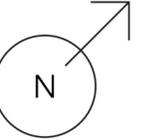


- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# GROUND Floor



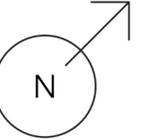
FLOOR TYPE	<b>Parking - Retail</b>
RETAIL UNIT	<b>06</b>



- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PODIUM

## *1st Floor*



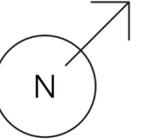
FLOOR TYPE	<b>Parking - Retail</b>
RETAIL UNIT	<b>08</b>



- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PODIUM

## 2nd Floor

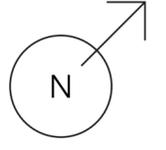


FLOOR TYPE	Parking
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- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PODIUM

## 3rd Floor



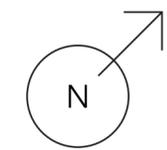
FLOOR TYPE

**Parking**

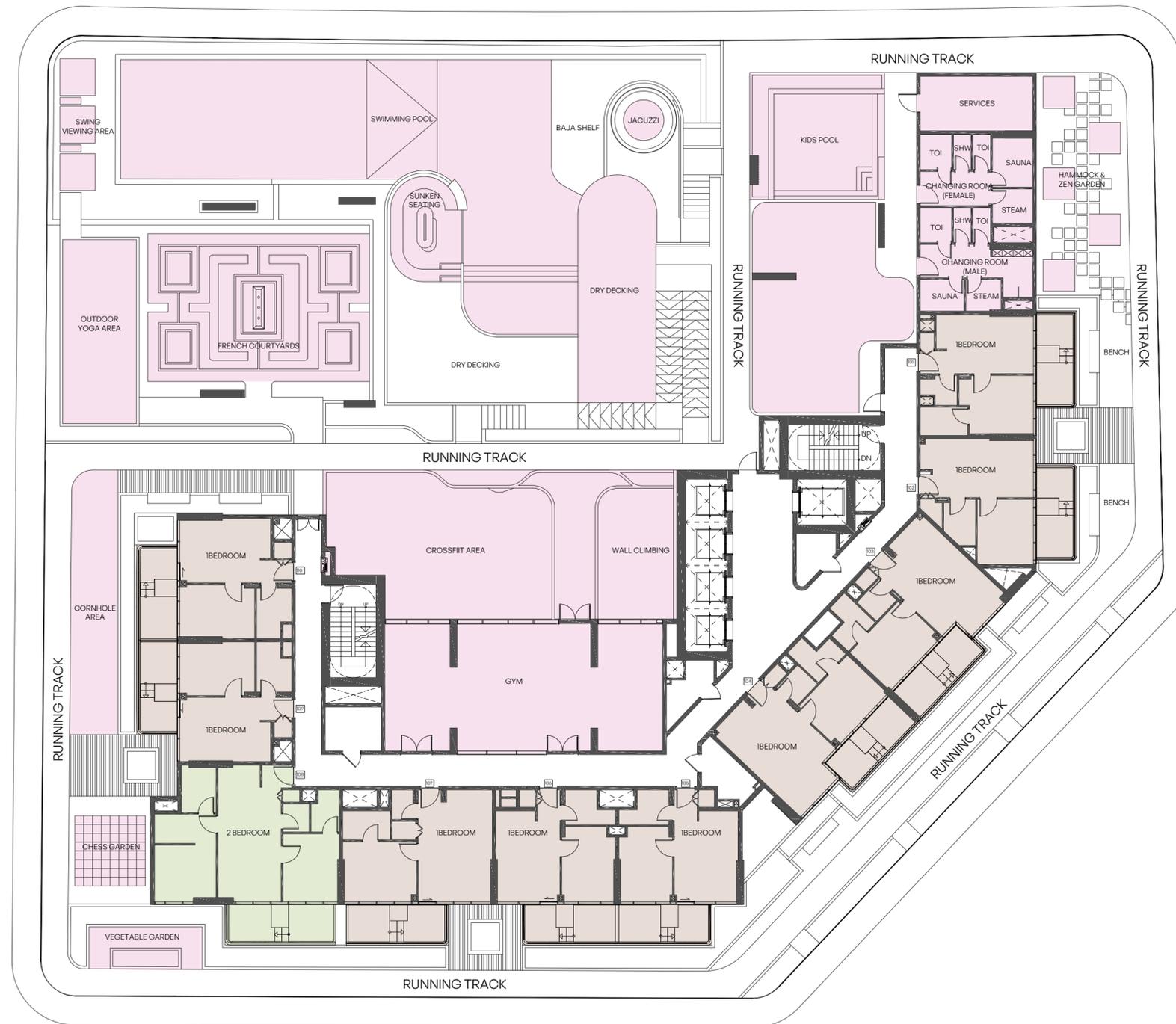


- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# 1st Floor



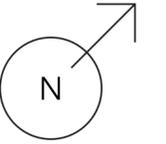
FLOOR TYPE	<b>Residential - Amenities</b>
RESIDENCES	<b>10</b>
AMENITIES	<b>18</b>



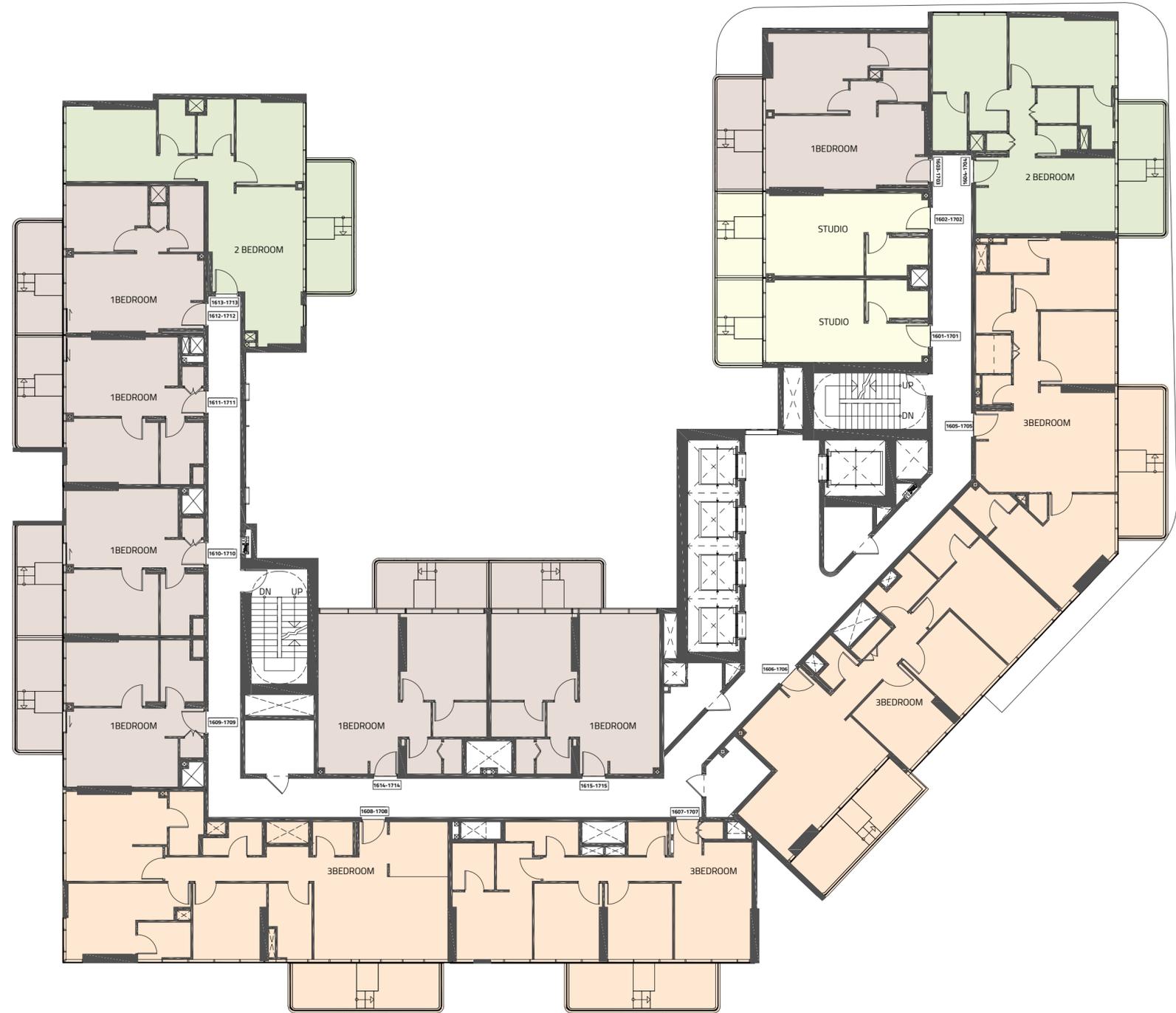
- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# 16th-17th Floor



FLOOR TYPE	<b>Residential</b>
RESIDENCES PER FLOOR	<b>15</b>

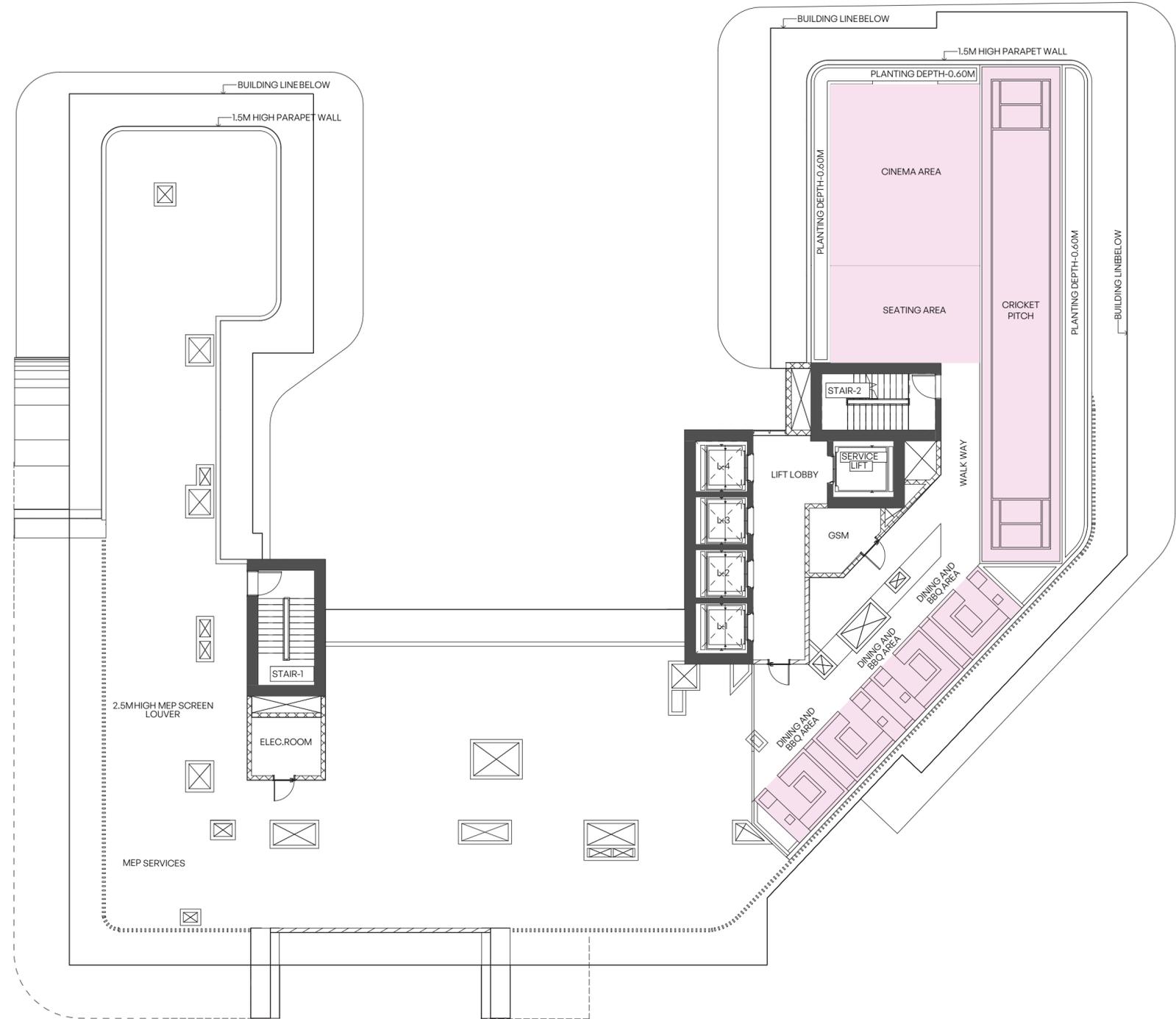
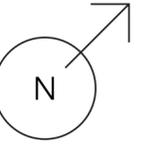


- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# ROOF Floor



FLOOR TYPE	<b>Amenities</b>
AMENITIES	<b>04</b>



- Parking
- Residential Lobby
- Retail Lobby
- Retail
- Amenities
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom

# PAYMENT PLAN

DETAILS	OPTION 1	OPTION 2
	<b>70/30 POST HANDOVER PLAN</b>	<b>70/30 3-YEAR 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	
Expected Handover Date	<b>Q3 2028</b>	<b>Q3 2028</b>
Who is it for?	Those seeking flexibility after handover	Those who prefer to finalize payments by handover

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LUXURY DEVELOPMENTS

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