

REEF

LUXURY DEVELOPMENTS

Floor Plans

REEF 9906



REEF 996 introduces the world's first Outdoor-Cooled Garden Lounges within its amenities, bringing together nature and innovation in perfect harmony. Each home features a patented Outdoor-Cooled Sunken Balcony, ensuring true luxury living in every season.

WORLD'S FIRST
BUILDING WITH
OUTDOOR-COOLED
GARDEN LOUNGES

A HARMONY OF NATURE & INNOVATION



PROJECT OVERVIEW

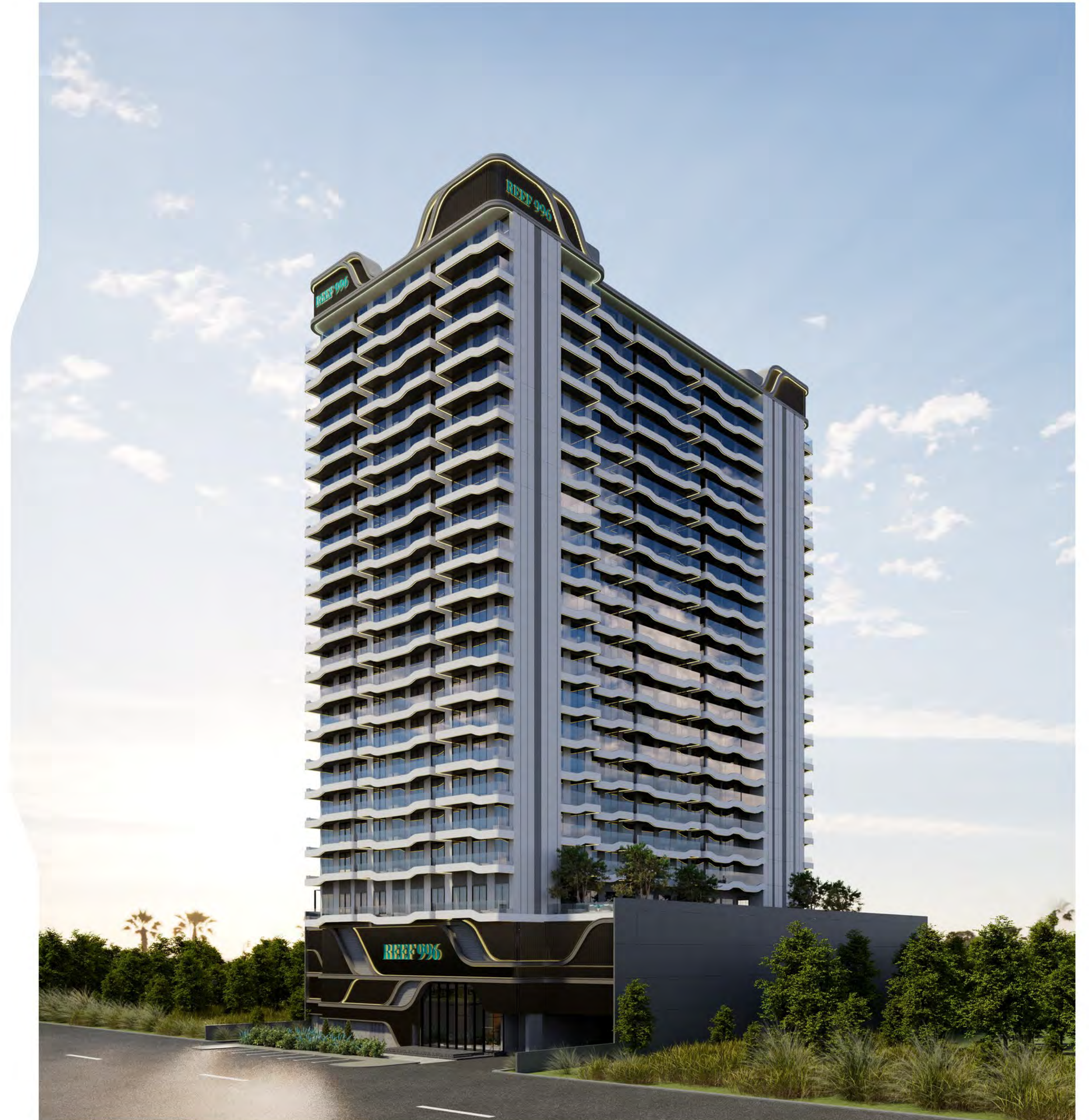
Name
REEF 996

Location
Dubai Production City

Project Type
Residential

Building Configuration
1B + G + 3P + 20

REEF 996 offers a collection luxury residences, including studios, one-, two-, and three-bedroom apartments. Each home 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.



10 Minutes

Dubai Marina
Dubai Miracle Garden
Jumeirah Beach Residence
Mall of the Emirates

15 Minutes

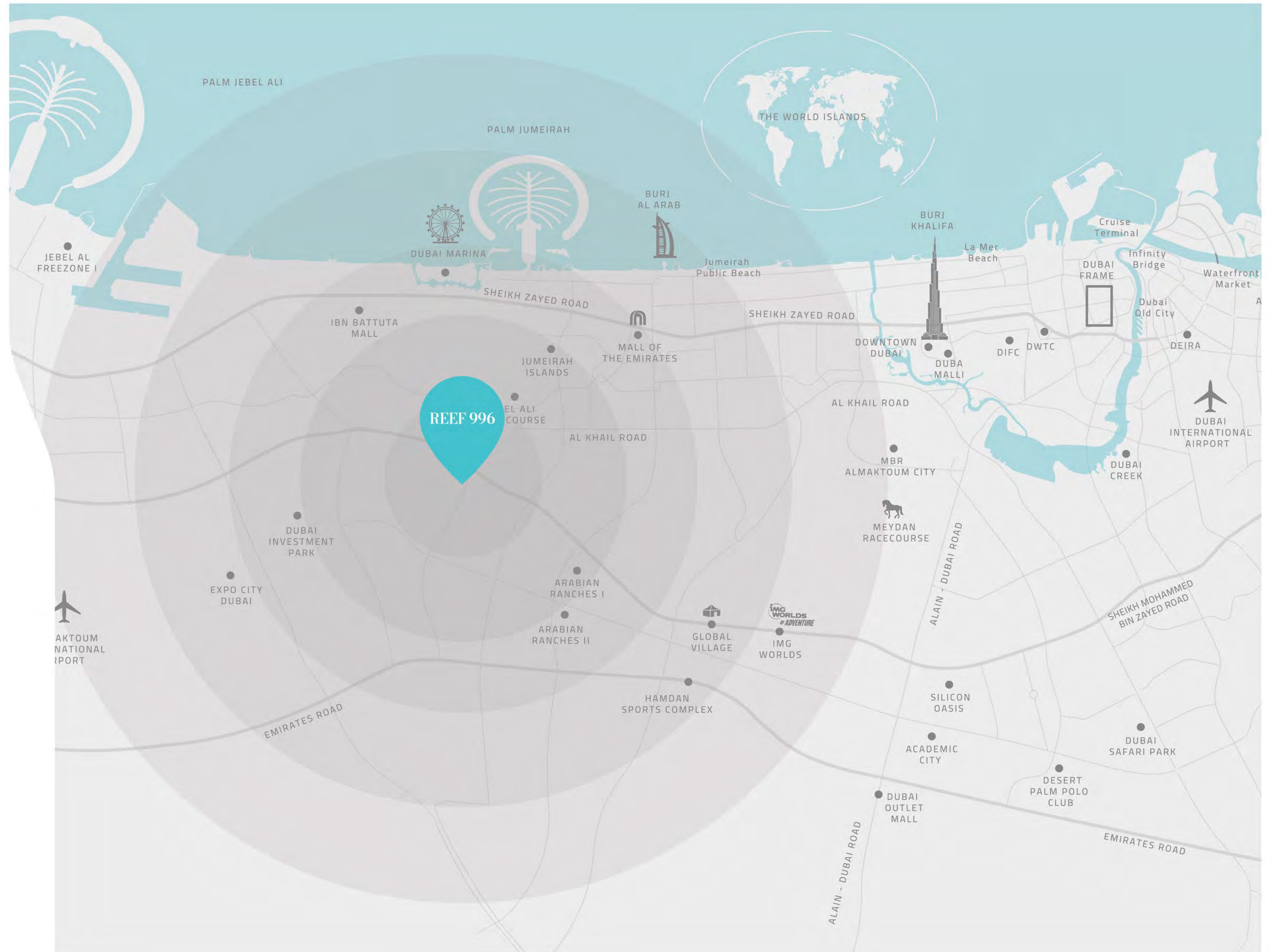
Palm Jumeirah
Global Village
Al Maktoum International Airport (DWC)

20 Minutes

Burj Khalifa
Dubai Mall

25 Minutes

Dubai International Airport (DXB)





Sheikh
Mohammed
Bin Zayed Rd

Al Fay Rd

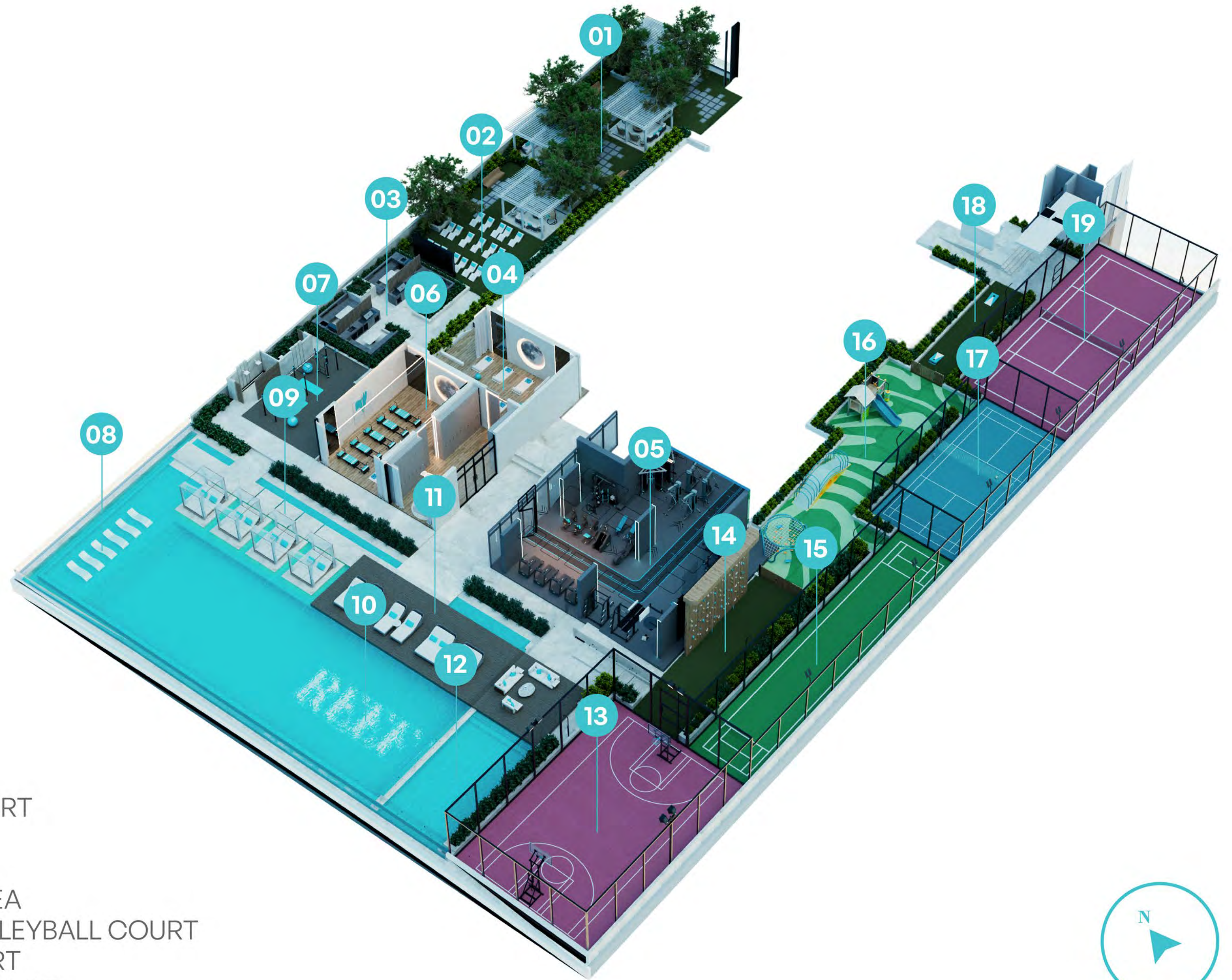
REEF 996

AMENITIES

FIRST FLOOR

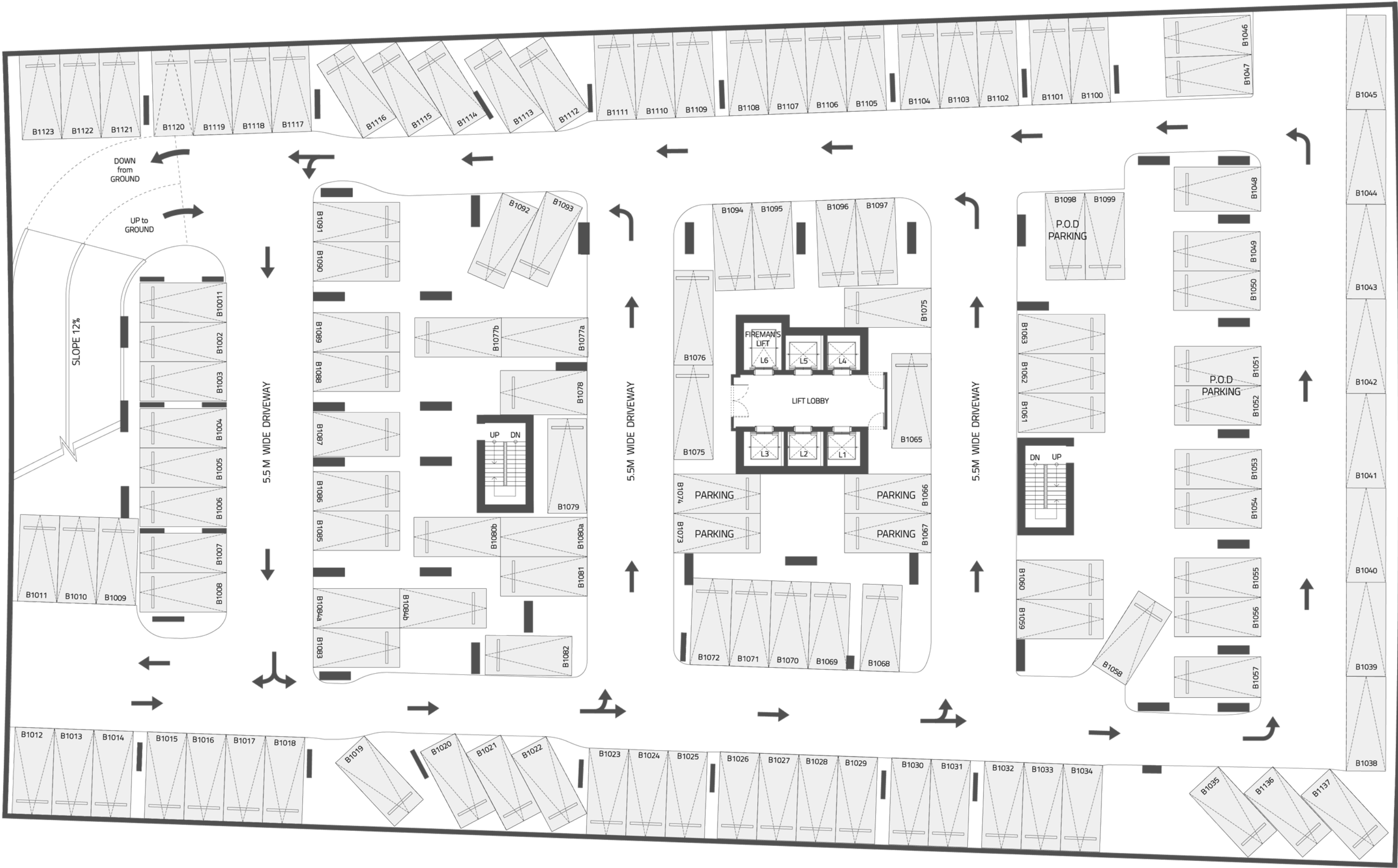
1. OUTDOOR- COOLED GARDEN LOUNGES
2. CINEMA AREA
3. BBQ AREA
4. YOGA STUDIO
5. GYM
6. PILATES STUDIO
7. CROSSFIT AREA
8. BAJA SHELF
9. CABANA

10. INFINITY POOL
11. DECKING AREA
12. KIDS POOL
13. BASKETBALL COURT
14. WALL CLIMBING
15. CRICKET PITCH
16. KIDS PLAYING AREA
17. BADMINTON/VOLLEYBALL COURT
18. CORNHOLE COURT
19. TENNIS/PADEL COURT

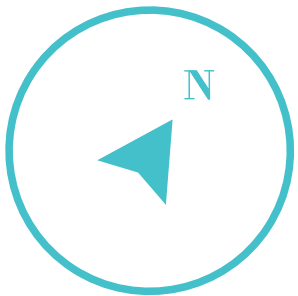


FLOOR LAYOUT

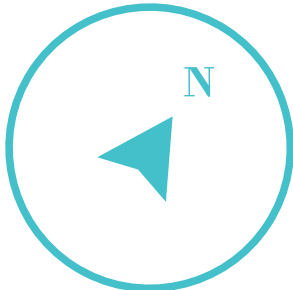
BASEMENT FLOOR



- SERVICES
- PARKING

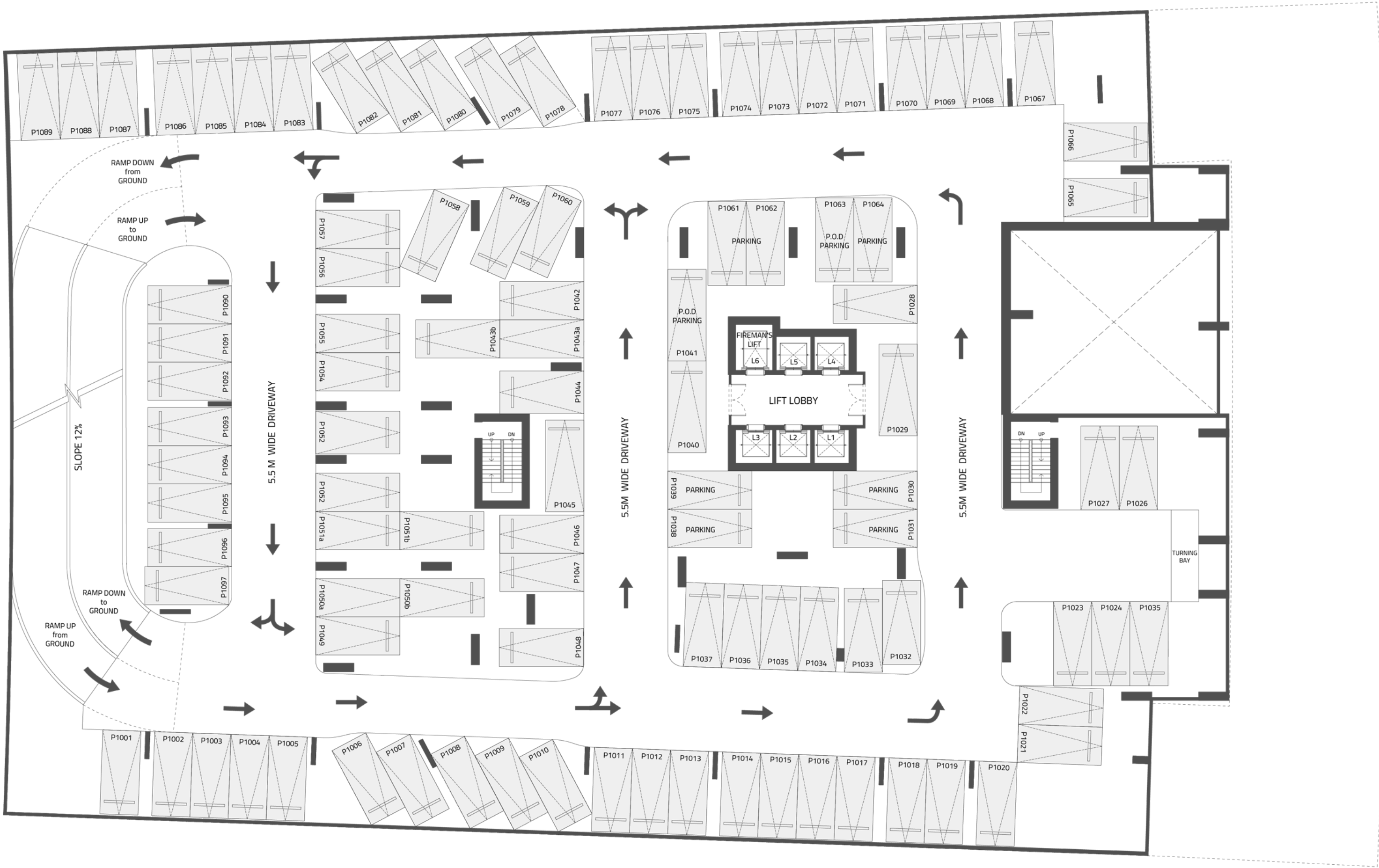


PARKING



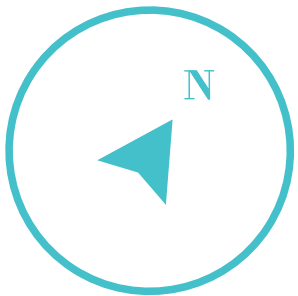
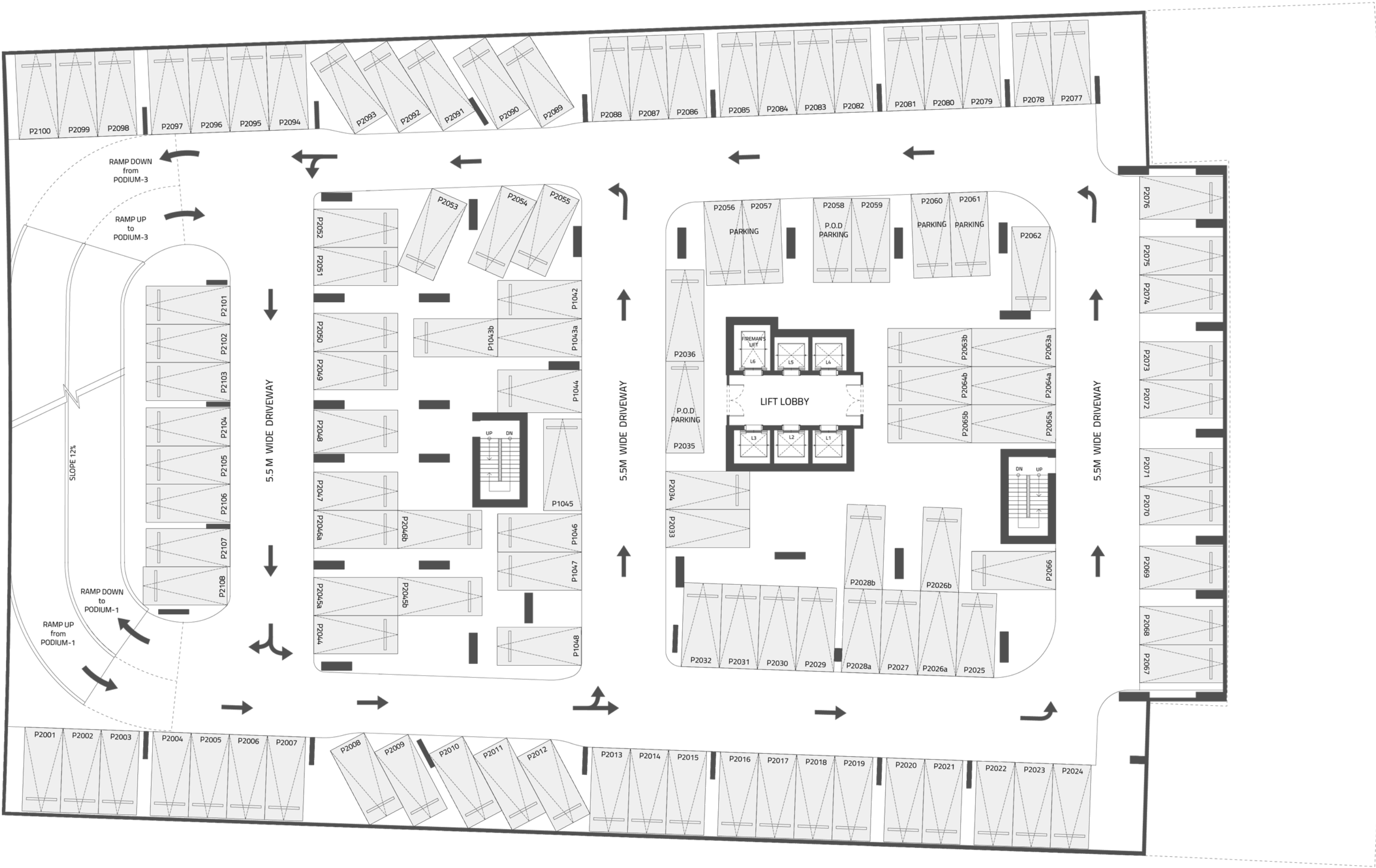
PODIUM 1

- SERVICES
- PARKING



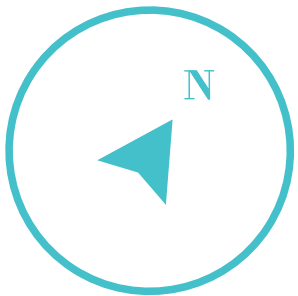
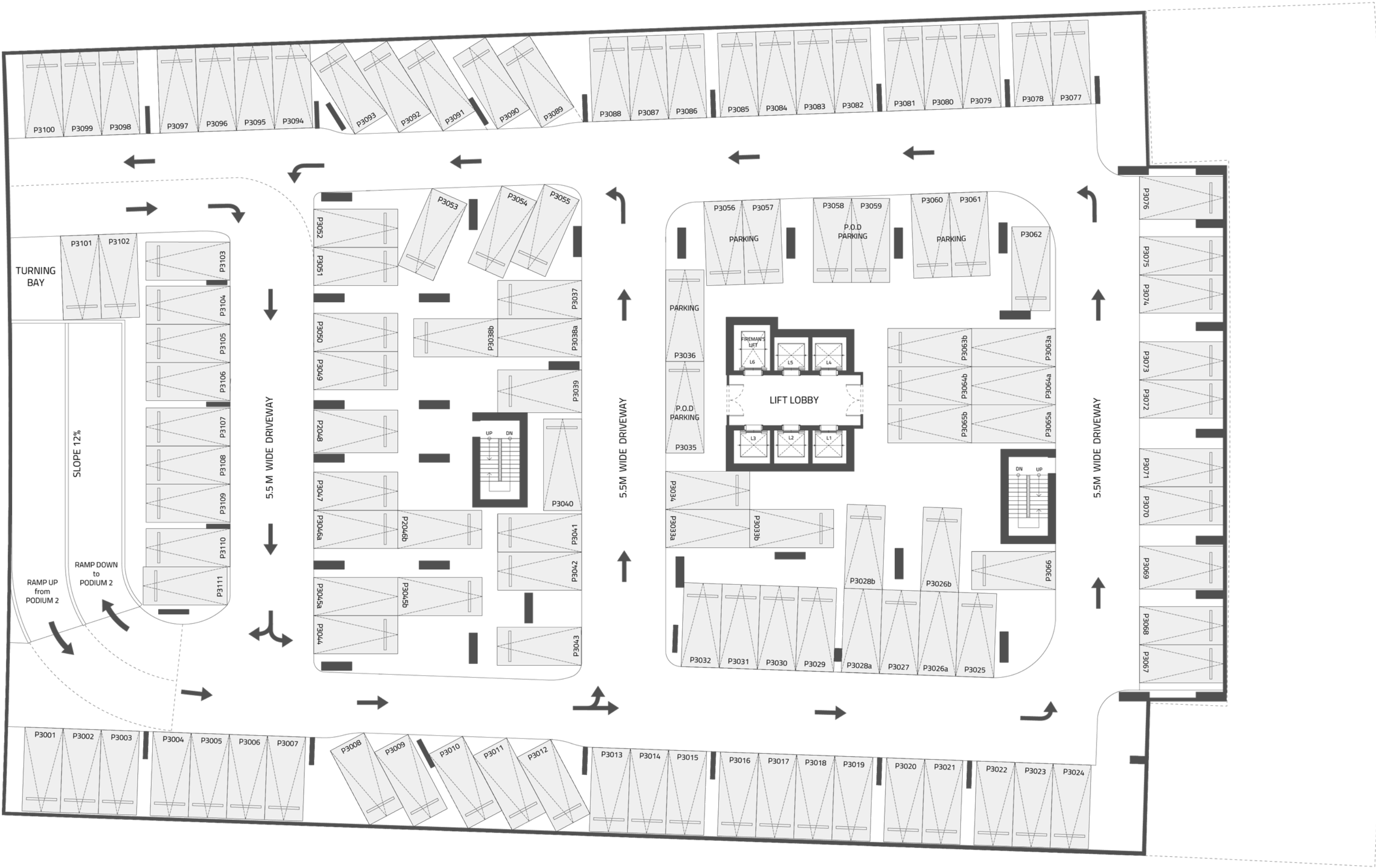
PODIUM 2

- SERVICES
- PARKING



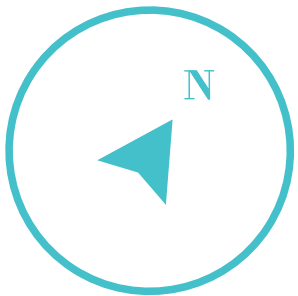
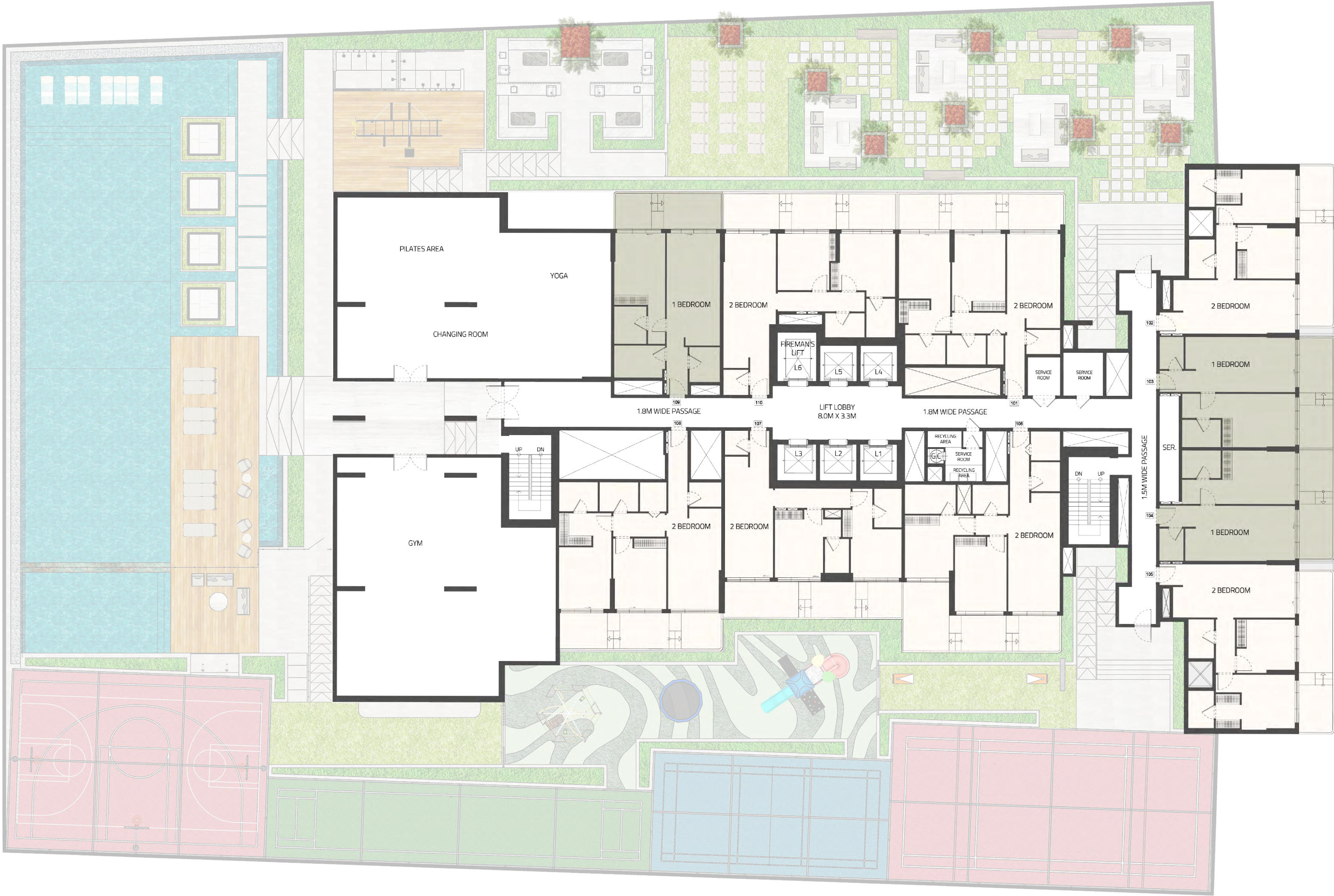
PODIUM 3

- SERVICES
- PARKING



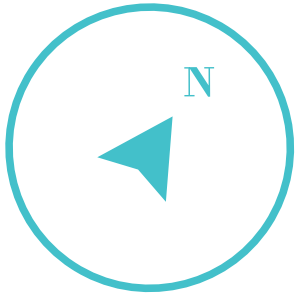
1ST FLOOR

- 2 BEDROOM
- 1 BEDROOM
- SERVICES



2ND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- STUDIO
- SERVICES



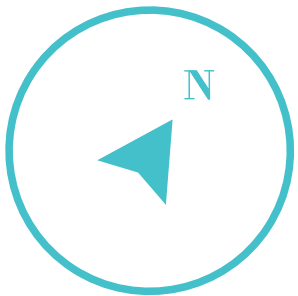
3RD TO 16TH FLOOR

- 2 BEDROOM
- 1 BEDROOM
- STUDIO
- SERVICES



17TH TO 20TH FLOOR

- 3 BEDROOM
- 2 BEDROOM
- 1 BEDROOM
- SERVICES



STUDIO

STUDIO

TYPE 1

CARPET AREA
377 SQ.FT

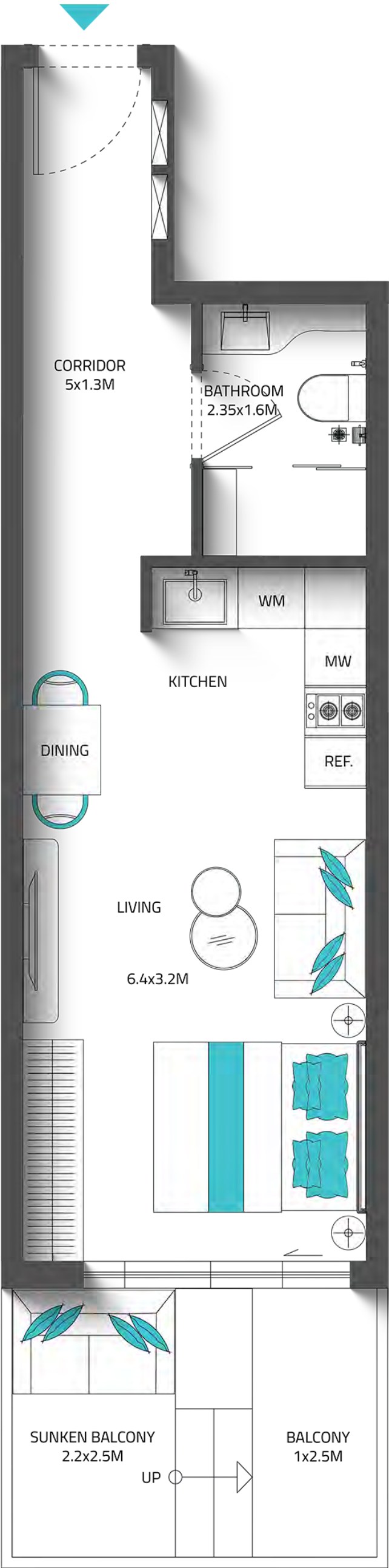
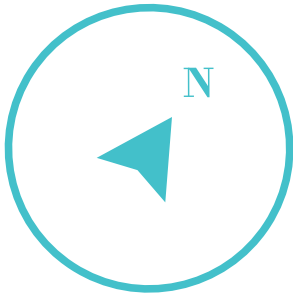
BALCONY AREA
95 SQ.FT

TOTAL AREA
472 SQ.FT

APARTMENT VIEW
**AMENITIES
& COMMUNITY VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 3RD to 16TH TYPICAL FLOOR	209 215 309-1609 315-1615



STUDIO

TYPE 1A

CARPET AREA
367 SQ.FT

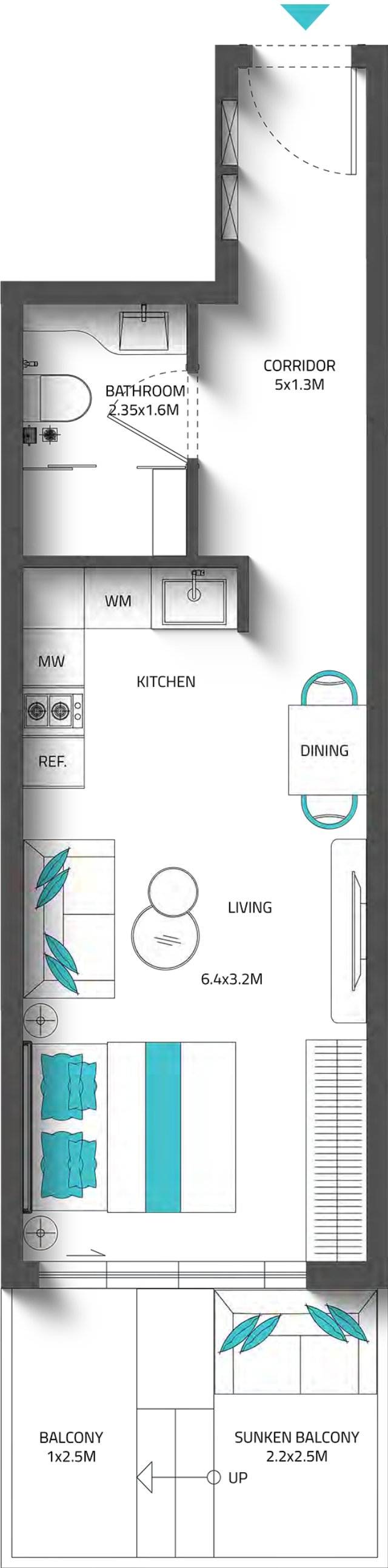
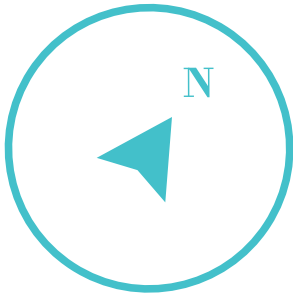
BALCONY AREA
96 SQ.FT

TOTAL AREA
462 SQ.FT

APARTMENT VIEW
**AMENITIES
& COMMUNITY VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	210 214 310-1610 314-1614



2ND FLOOR



3RD-16TH FLOOR

STUDIO

TYPE 1A (Mirror)

CARPET AREA
368 SQ.FT

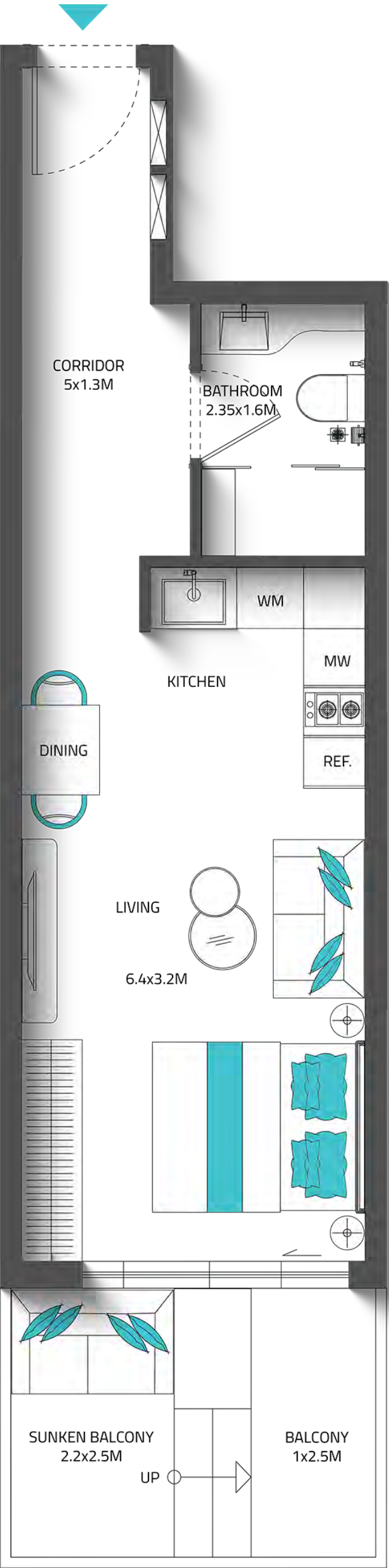
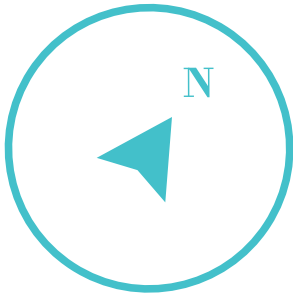
BALCONY AREA
95 SQ.FT

TOTAL AREA
463 SQ.FT

APARTMENT VIEW
**AMENITIES
& COMMUNITY VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	213 313-1613



2ND FLOOR



3RD-16TH FLOOR

STUDIO

TYPE 1B

CARPET AREA
361 SQ.FT

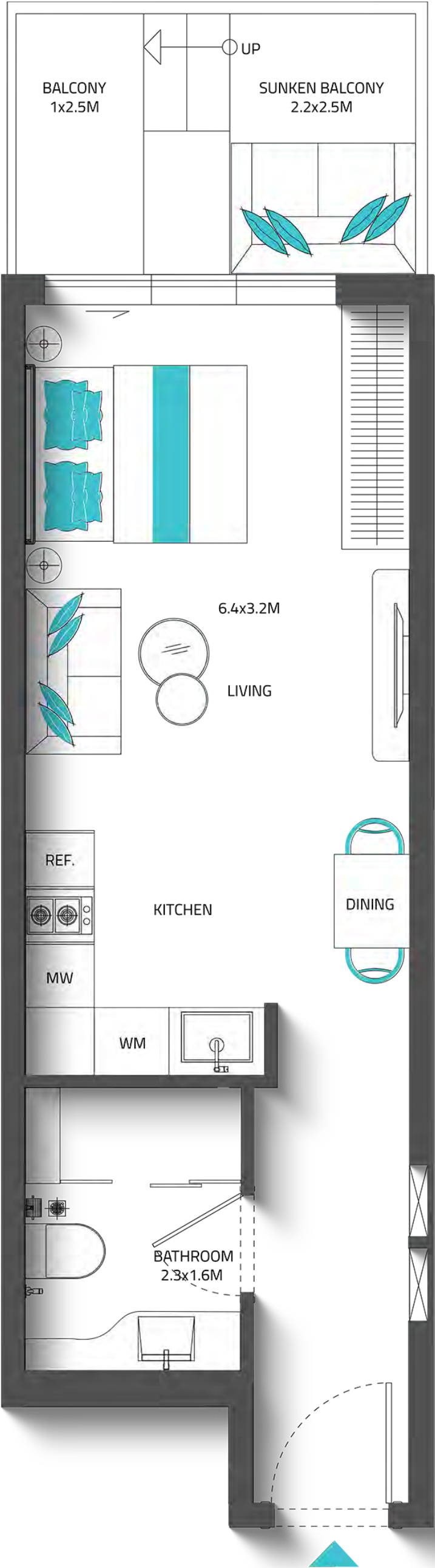
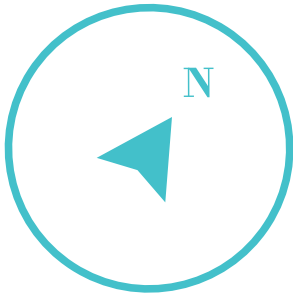
BALCONY AREA
96 SQ.FT

TOTAL AREA
457 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 3RD to 16TH TYPICAL FLOOR	221 326-1626 328-1628



2ND FLOOR



3RD-16TH FLOOR

STUDIO

TYPE 1B (Mirror)

CARPET AREA
361 SQ.FT

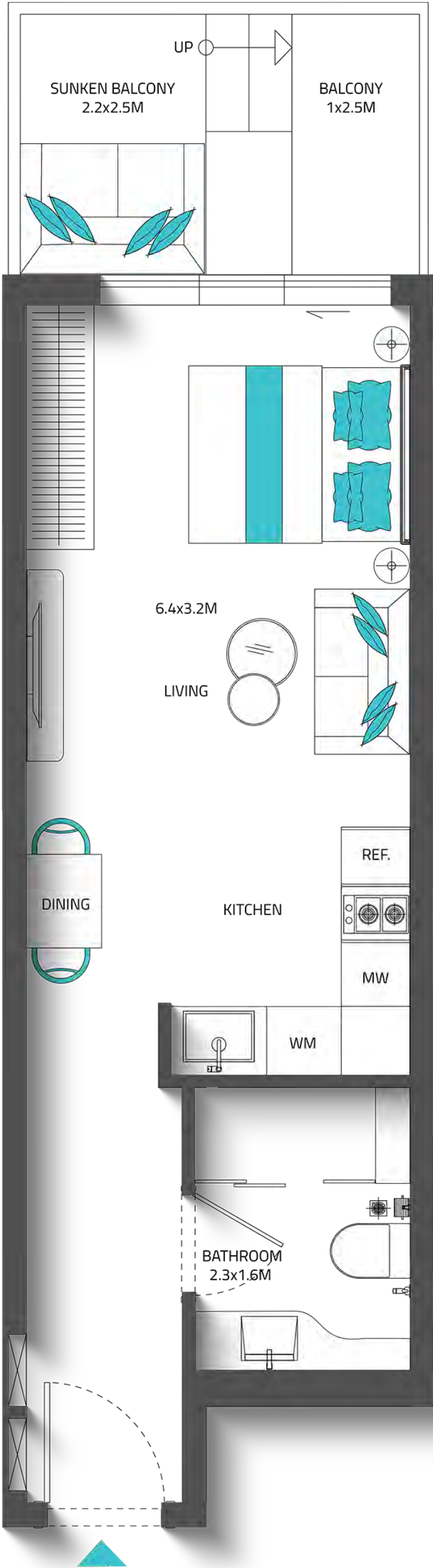
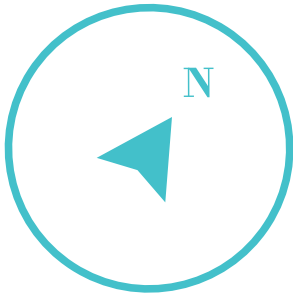
BALCONY AREA
96 SQ.FT

TOTAL AREA
457 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 3RD to 16TH TYPICAL FLOOR	222 329-1629



2ND FLOOR



3RD-16TH FLOOR

STUDIO

TYPE 1C

CARPET AREA
351 SQ.FT

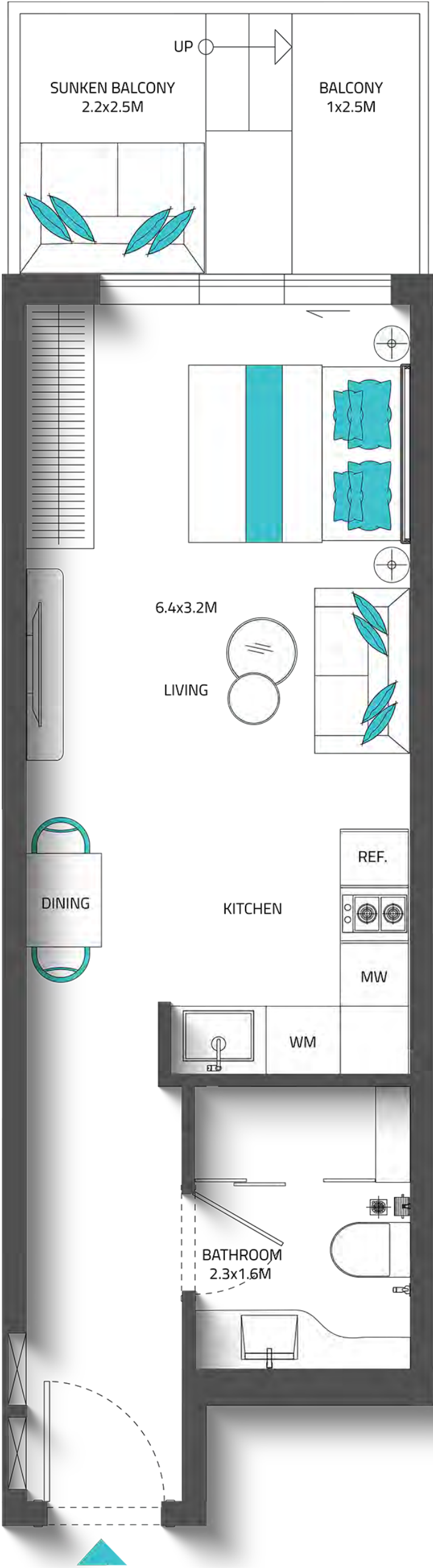
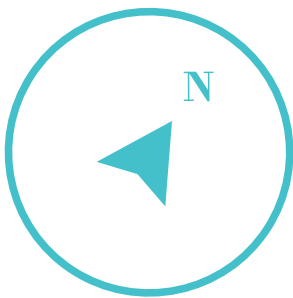
BALCONY AREA
96 SQ.FT

TOTAL AREA
447 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 3RD to 16TH TYPICAL FLOOR	220 327-1627



2ND FLOOR



3RD-16TH FLOOR

STUDIO

TYPE 2

CARPET AREA
301 SQ.FT

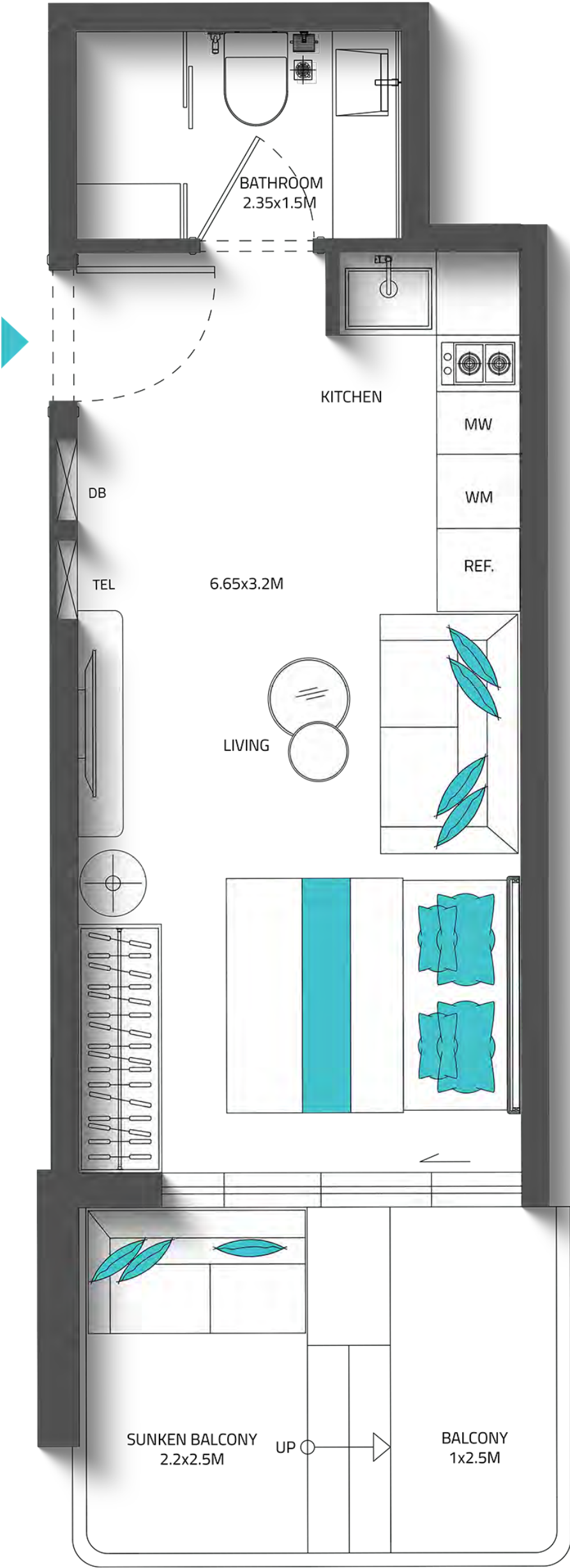
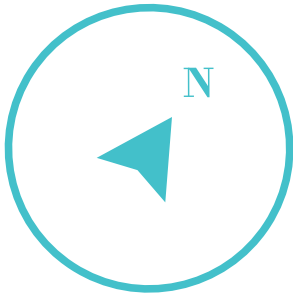
BALCONY AREA
99 SQ.FT

TOTAL AREA
400 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD to 16TH TYPICAL FLOOR	316-1616



3RD-16TH FLOOR

STUDIO

TYPE 3

CARPET AREA
369 SQ.FT

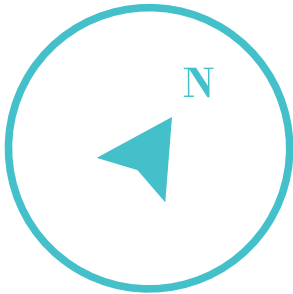
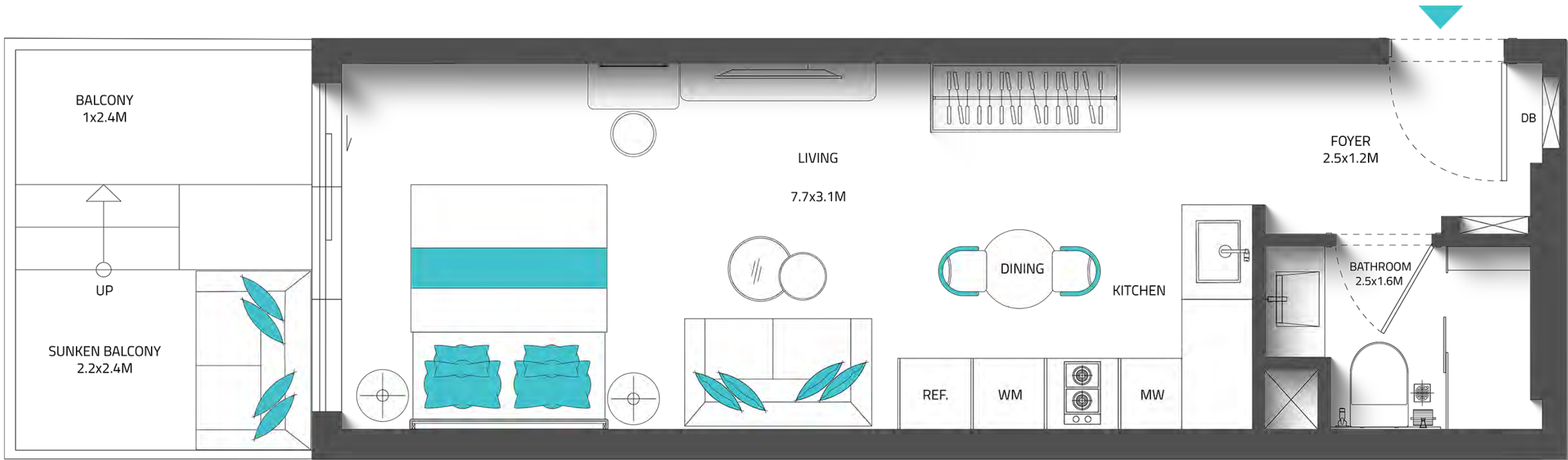
BALCONY AREA
91 SQ.FT

TOTAL AREA
460 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD to 16TH TYPICAL FLOOR	317-1617



3RD-16TH FLOOR

STUDIO

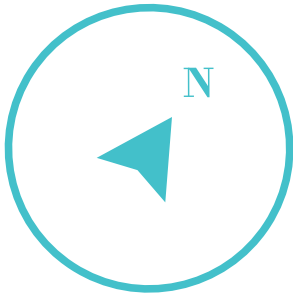
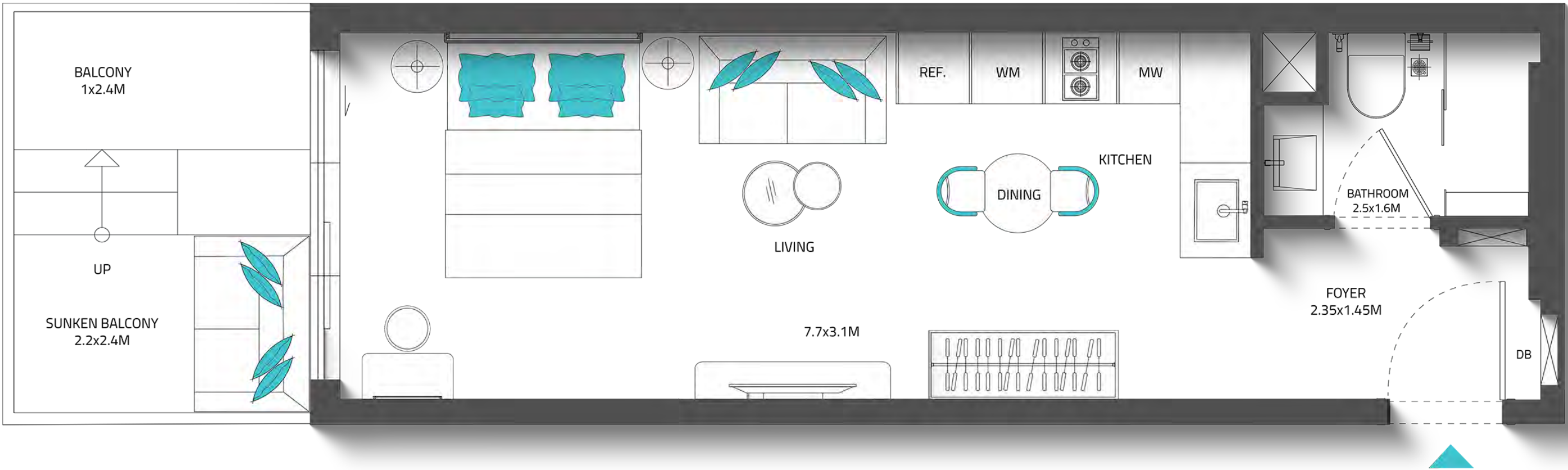
TYPE 3 (Mirror)

CARPET AREA
369 SQ.FT

BALCONY AREA
91 SQ.FT

TOTAL AREA
460 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW



3RD-16TH FLOOR

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD to 16TH TYPICAL FLOOR	325-1625

STUDIO

TYPE 4

CARPET AREA
321 SQ.FT

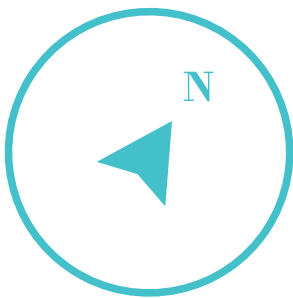
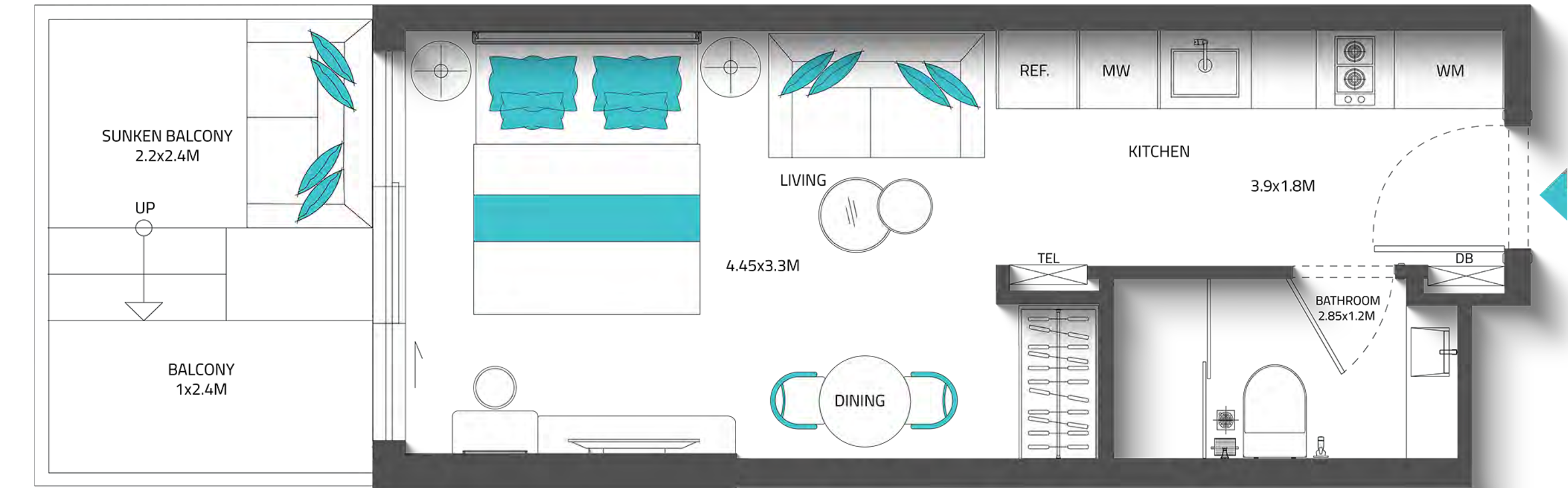
BALCONY AREA
95 SQ.FT

TOTAL AREA
416 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD to 16TH TYPICAL FLOOR	318-1618 320-1620 322-1622 324-1624



3RD-16TH FLOOR

STUDIO

TYPE 4 (Mirror)

CARPET AREA
321 SQ.FT

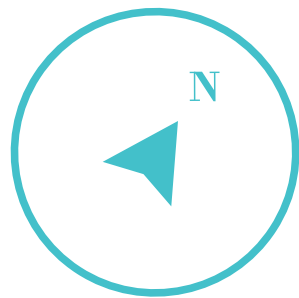
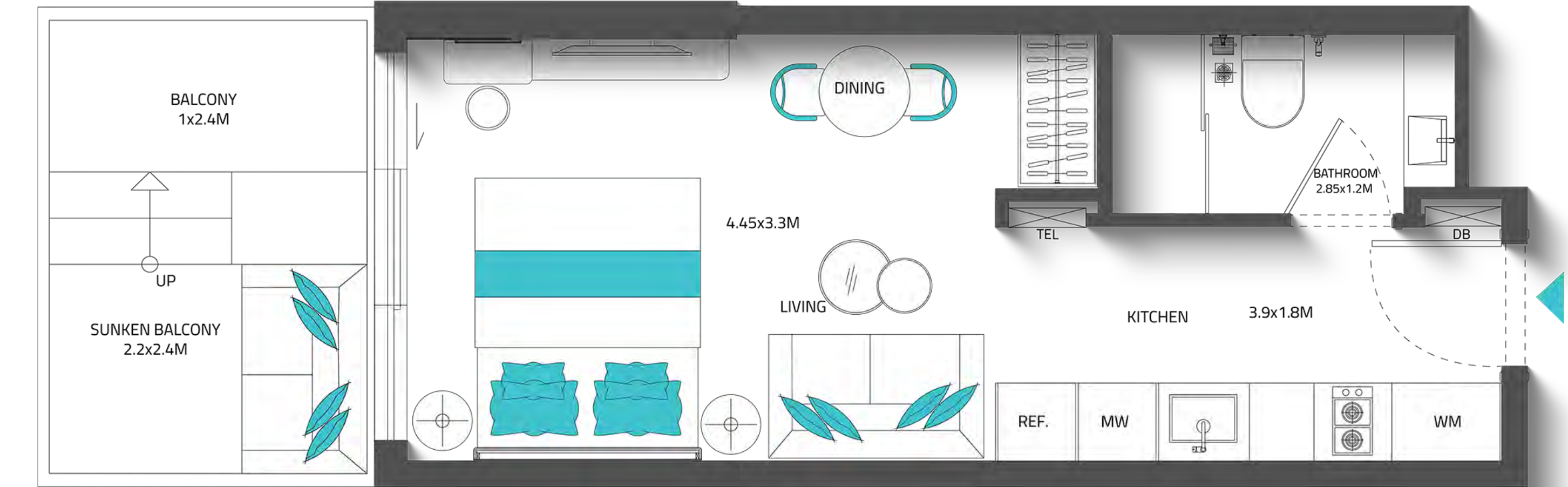
BALCONY AREA
95 SQ.FT

TOTAL AREA
416 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD to 16TH TYPICAL FLOOR	319-1619 321-1621 323-1623



3RD-16TH FLOOR

ONE BEDROOM

I BEDROOM

TYPE 1

CARPET AREA
598 SQ.FT

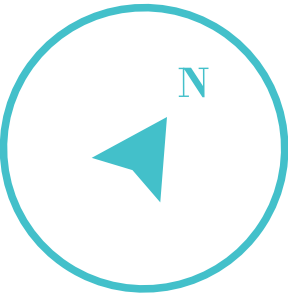
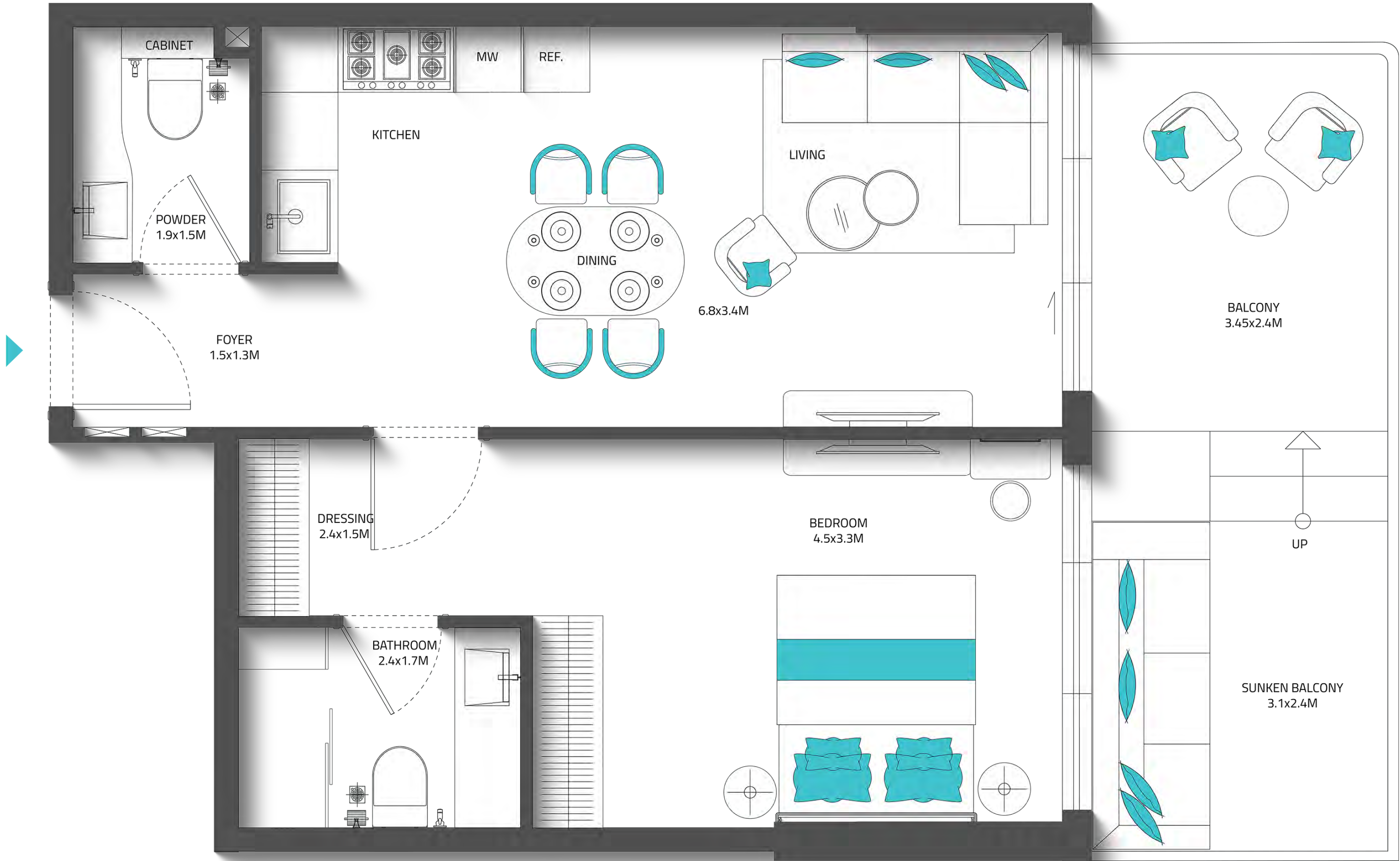
BALCONY AREA
179 SQ.FT

TOTAL AREA
777 SQ.FT

APARTMENT VIEW
**GOLF COURSE &
MARINA SKYLINE VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST-2ND - 3RD to 16TH TYPICAL FLOOR	103 205 305-1605



1ST FLOOR



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 1 (Mirror)

CARPET AREA
598 SQ.FT

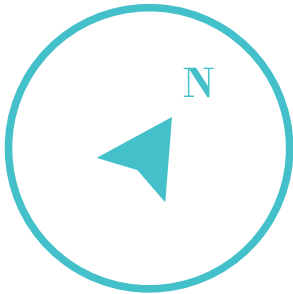
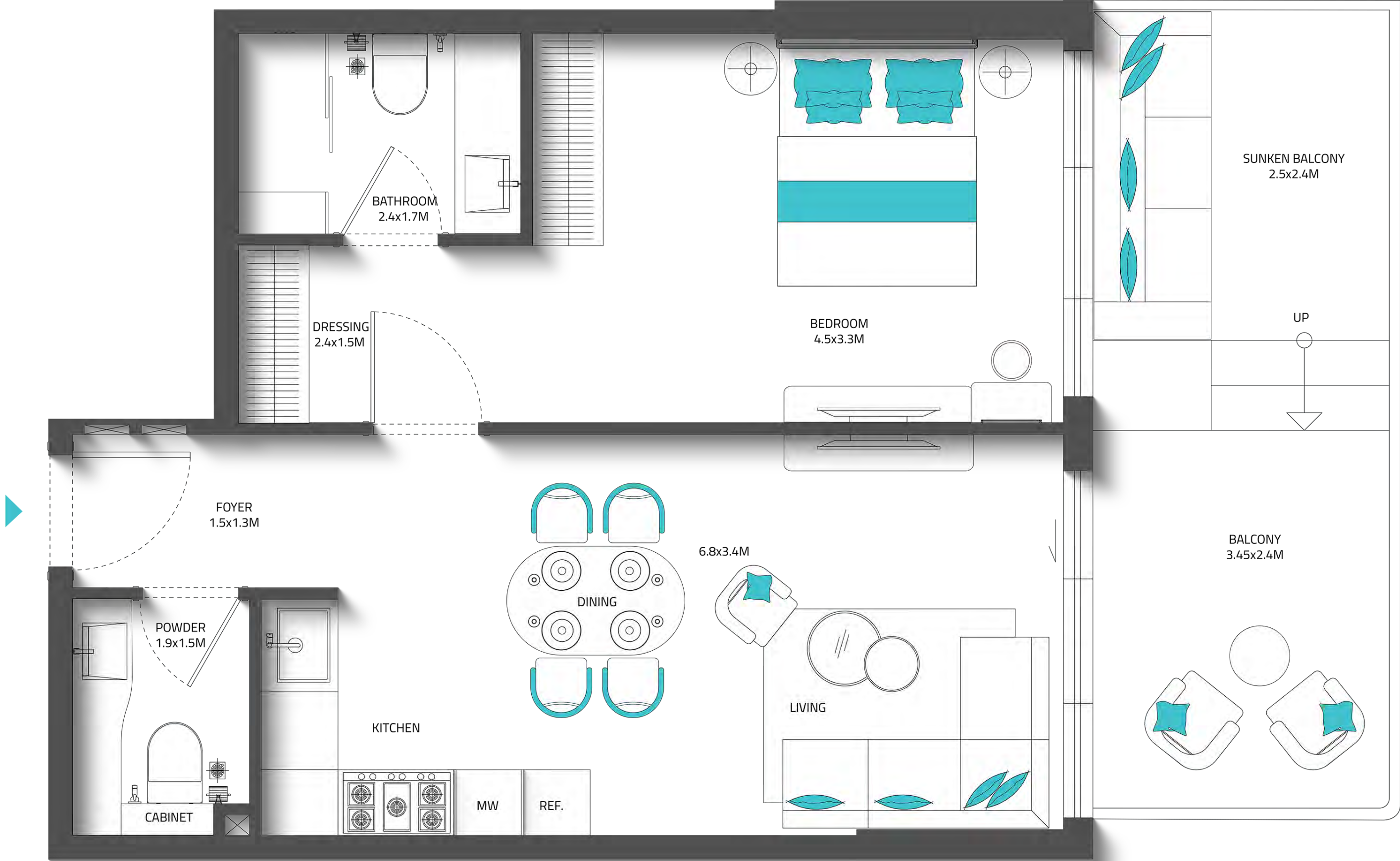
BALCONY AREA
179 SQ.FT

TOTAL AREA
777 SQ.FT

APARTMENT VIEW
GOLF COURSE &
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST-2ND- 3RD to 16TH TYPICAL FLOOR	104 206 306- 1606



1ST FLOOR



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 2

CARPET AREA
692 SQ.FT

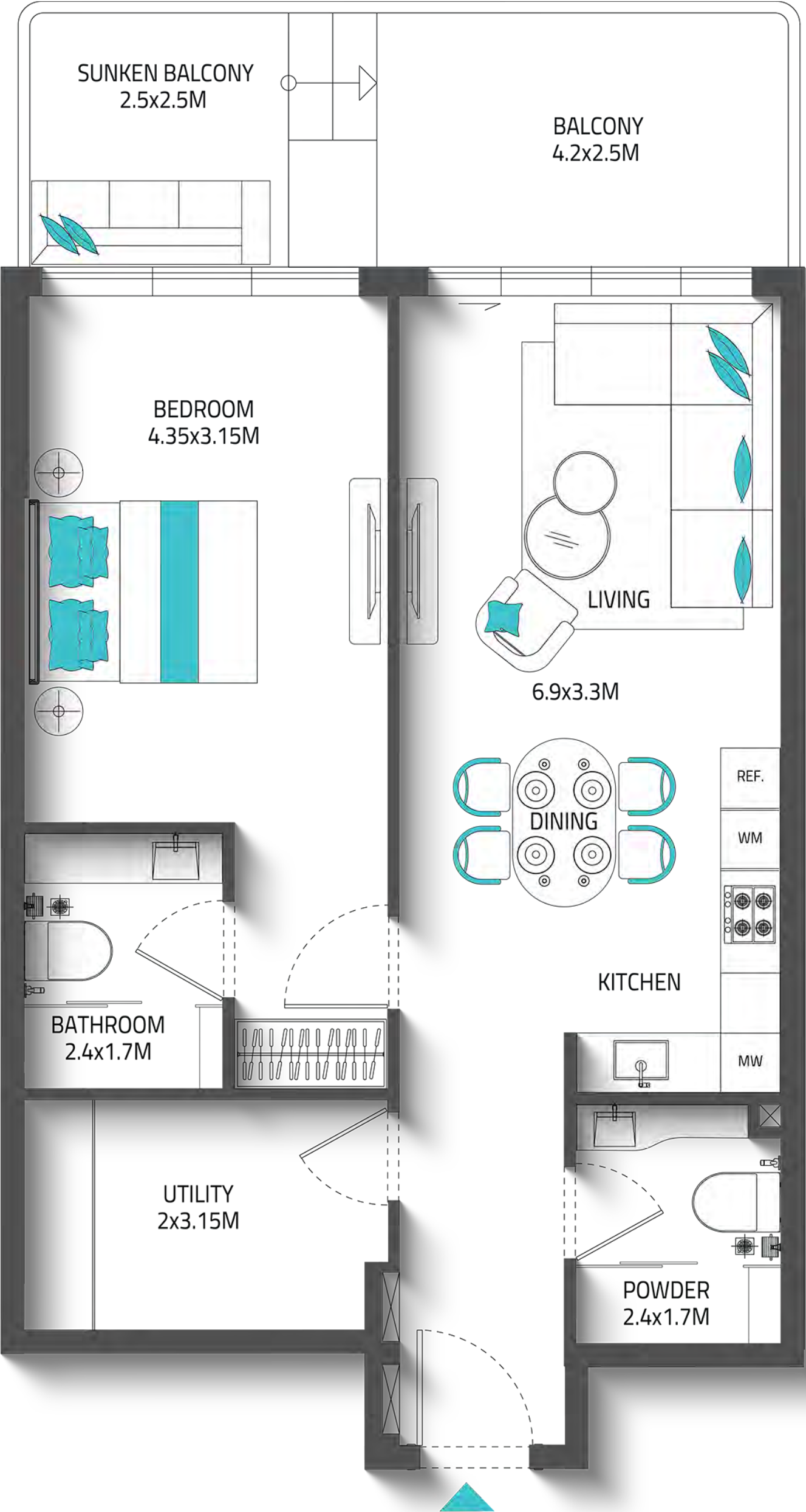
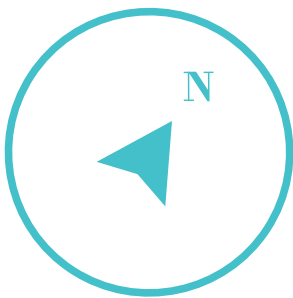
BALCONY AREA
192 SQ.FT

TOTAL AREA
884 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	109



1ST FLOOR

1 BEDROOM

TYPE 3

CARPET AREA
514 SQ.FT

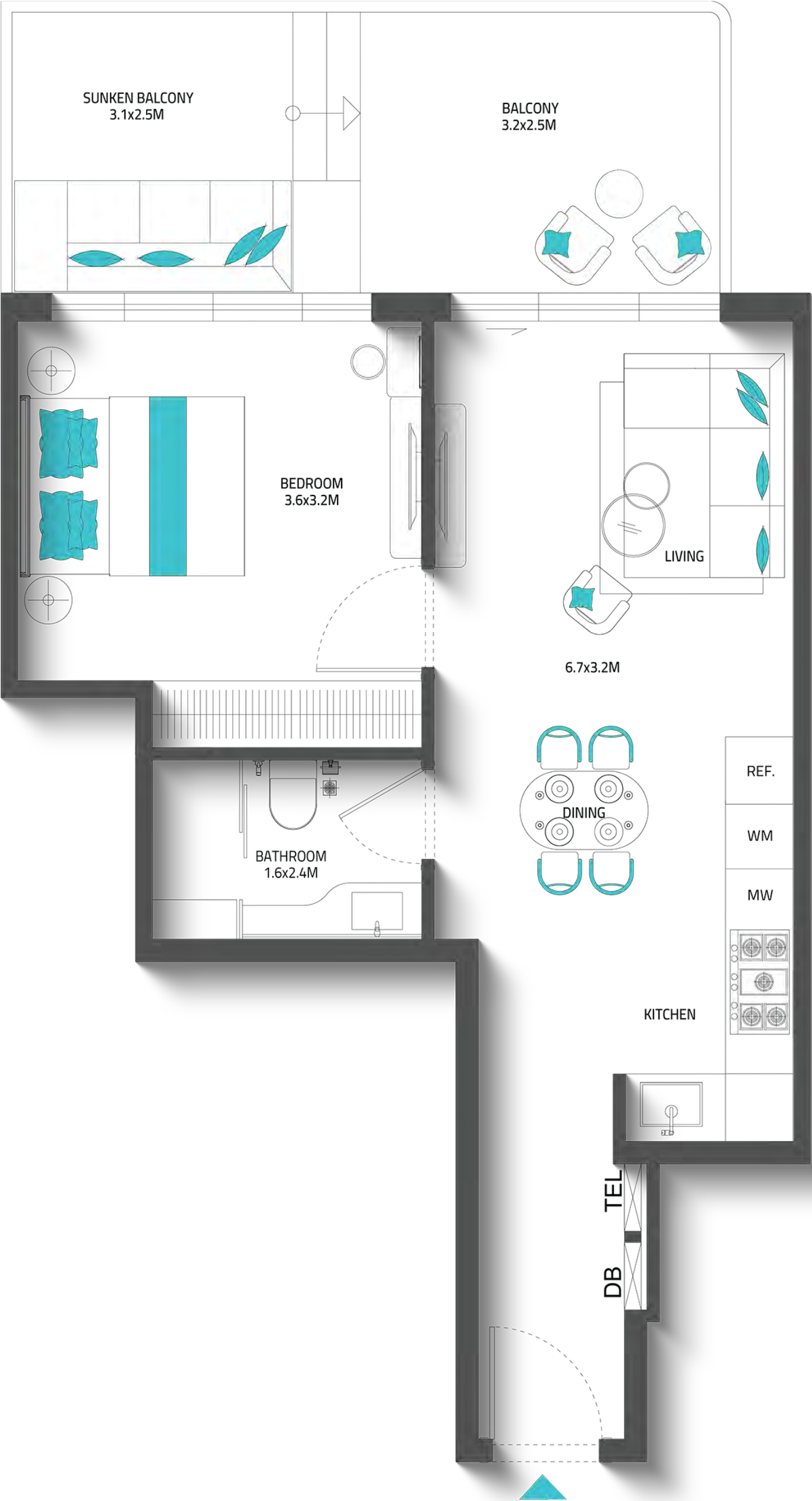
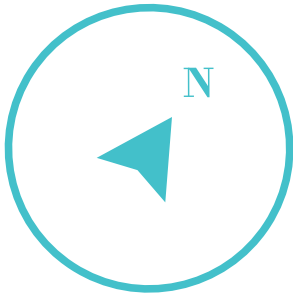
BALCONY AREA
179 SQ.FT

TOTAL AREA
693 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	201 301-1601



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 3 (Mirror)

CARPET AREA
520 SQ.FT

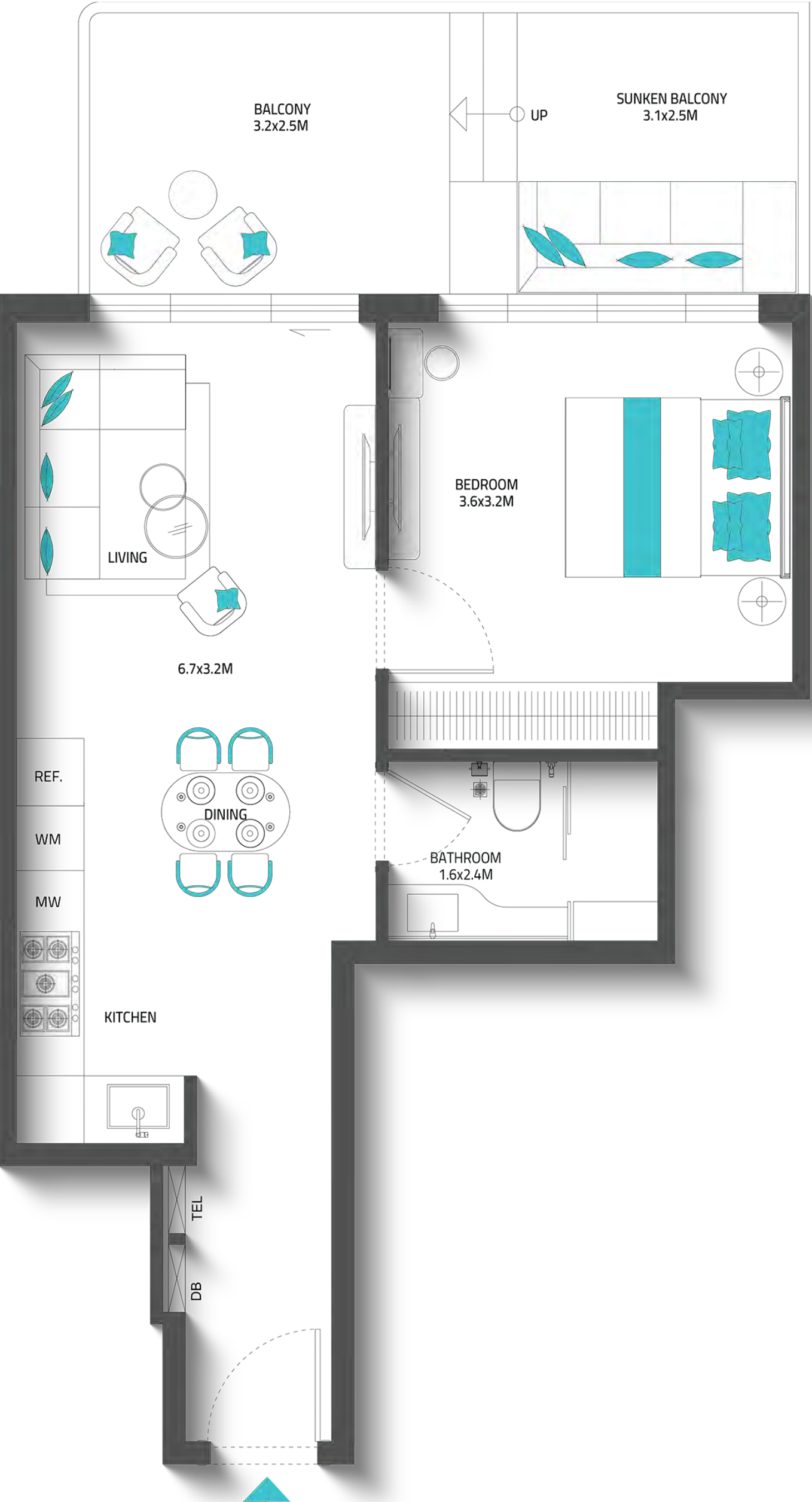
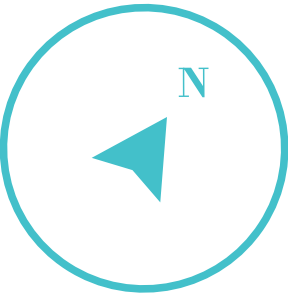
BALCONY AREA
179 SQ.FT

TOTAL AREA
699 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	223 330-1630



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 3A

CARPET AREA
492 SQ.FT

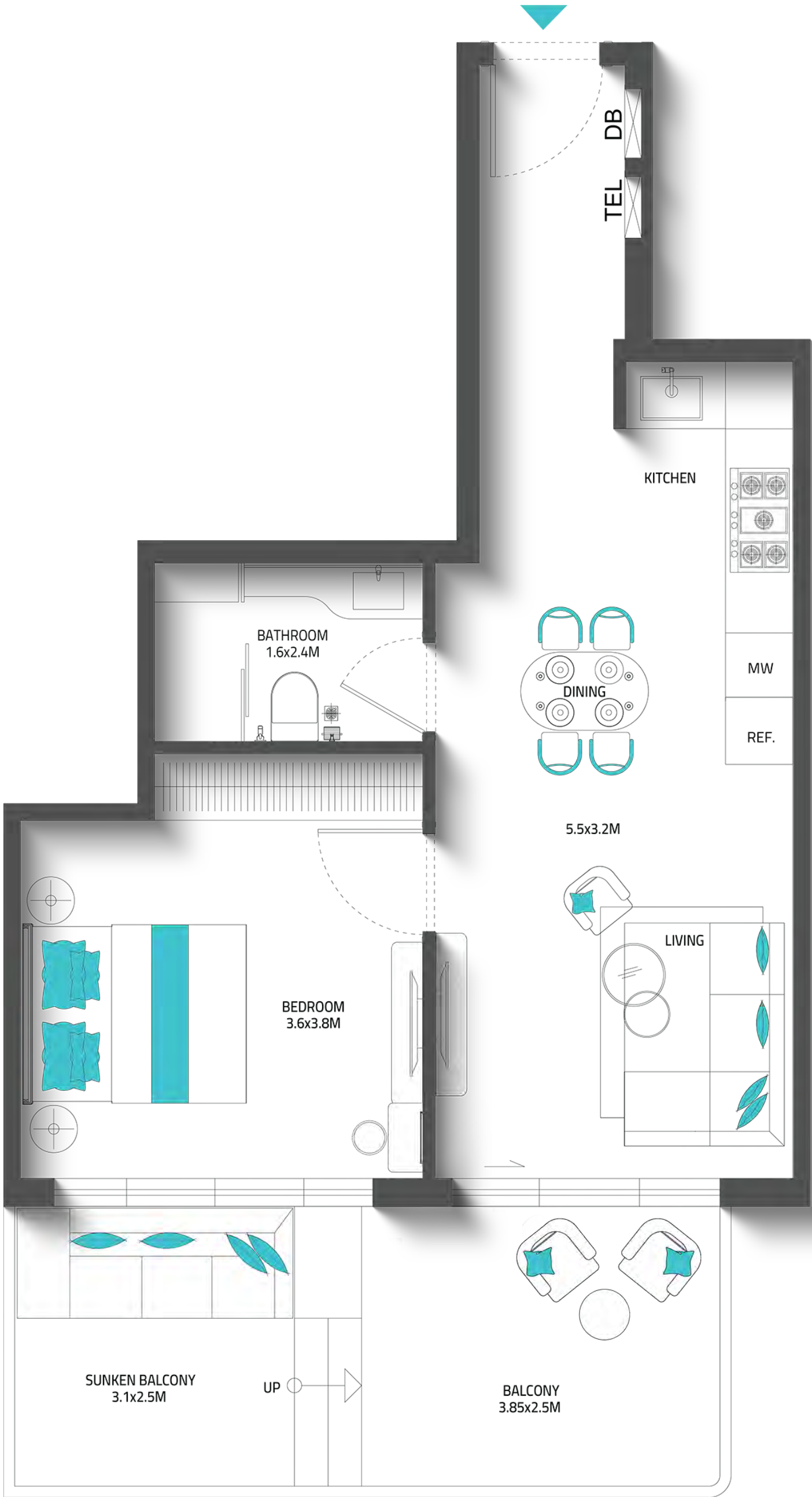
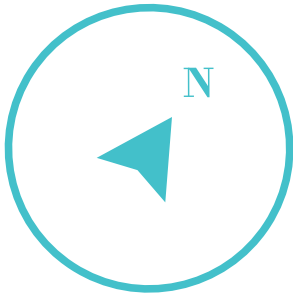
BALCONY AREA
199 SQ.FT

TOTAL AREA
691 SQ.FT

APARTMENT VIEW
**AMENITIES &
COMMUNITY VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	211 311-1611



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 3A (Mirror)

CARPET AREA
492 SQ.FT

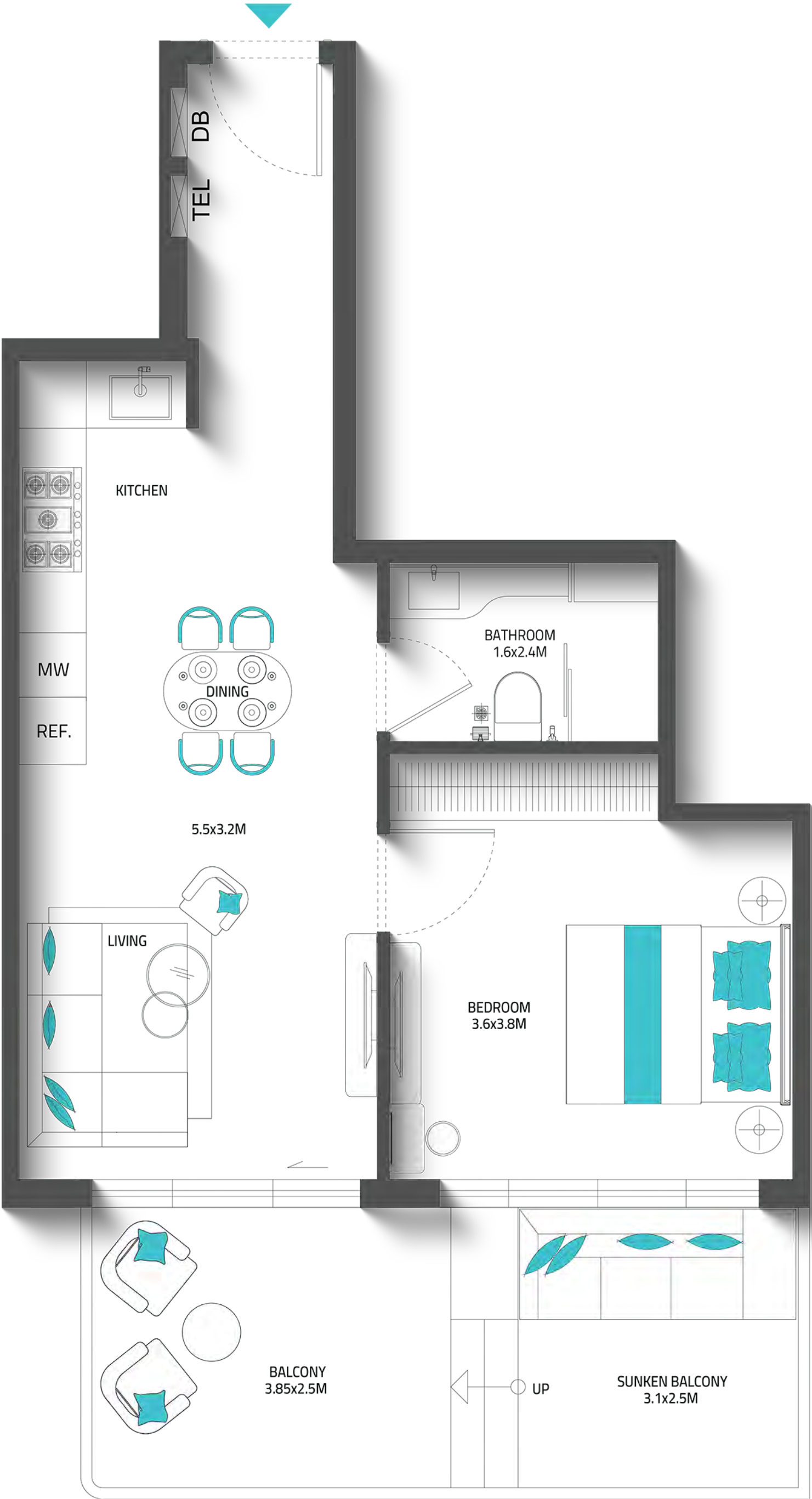
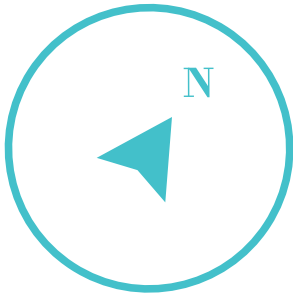
BALCONY AREA
199 SQ.FT

TOTAL AREA
691 SQ.FT

APARTMENT VIEW
AMENITIES & COMMUNITYVIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	212 312-1612



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 4

CARPET AREA
609 SQ.FT

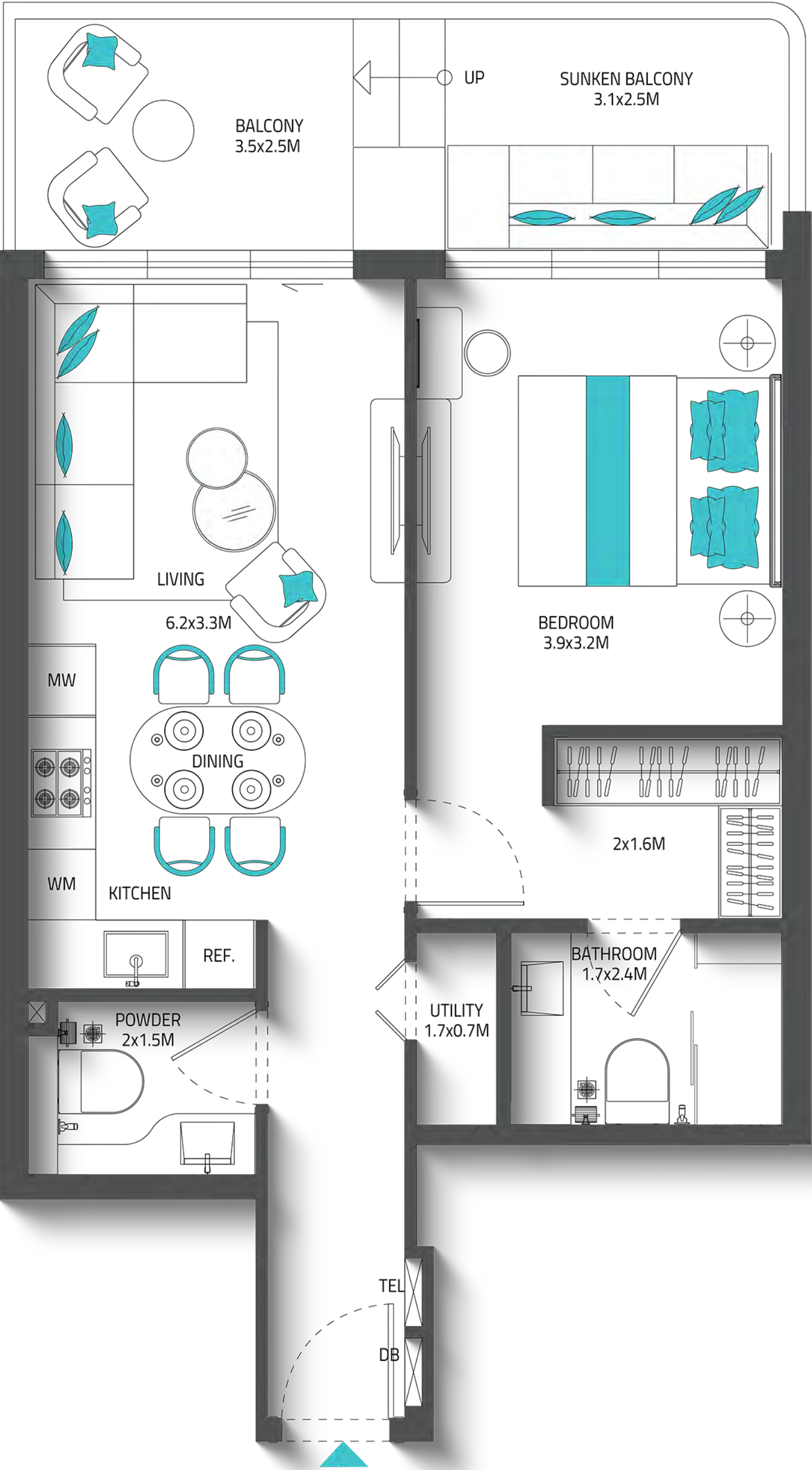
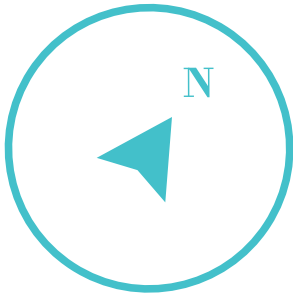
BALCONY AREA
190 SQ.FT

TOTAL AREA
799 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	202 302- 1602



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 5

CARPET AREA
585 SQ.FT

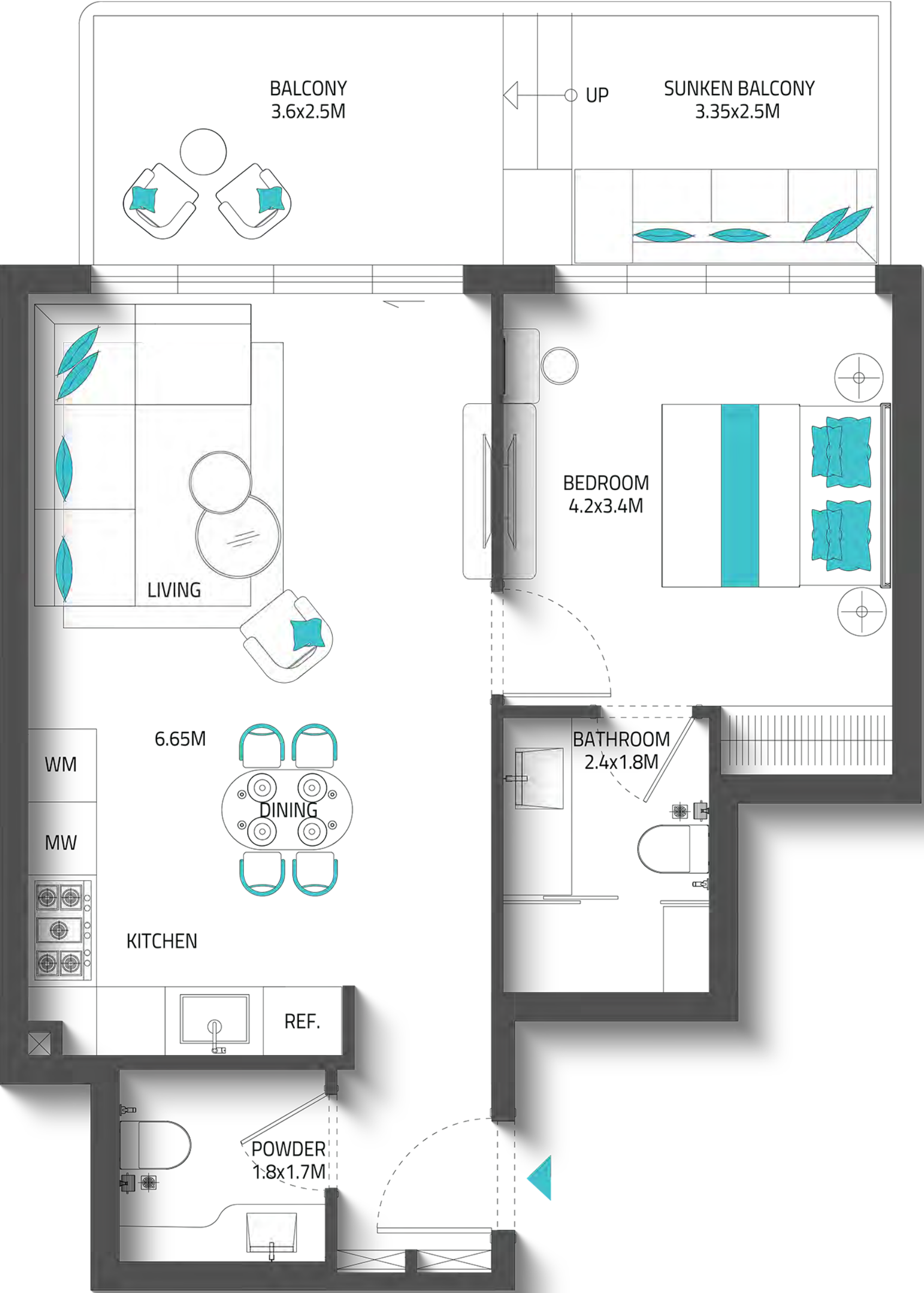
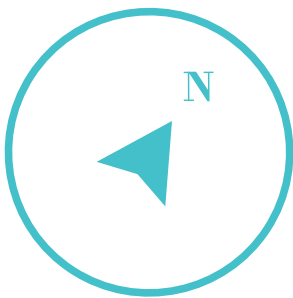
BALCONY AREA
177 SQ.FT

TOTAL AREA
762 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND-3RD to 16TH TYPICAL FLOOR	203 303- 1603



2ND FLOOR



3RD-16TH FLOOR

I BEDROOM

TYPE 5A

CARPET AREA
587 SQ.FT

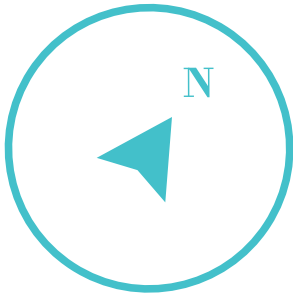
BALCONY AREA
197 SQ.FT

TOTAL AREA
784 SQ.FT

APARTMENT VIEW
**AMENITIES &
COMMUNITY VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 3RD to 16TH TYPICAL FLOOR	208 308- 1608



2ND FLOOR



3RD-16TH FLOOR

1 BEDROOM

TYPE 6

CARPET AREA
611 SQ.FT

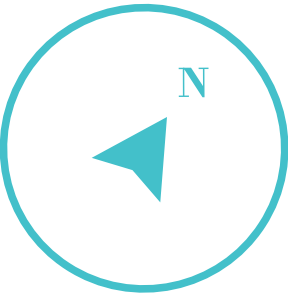
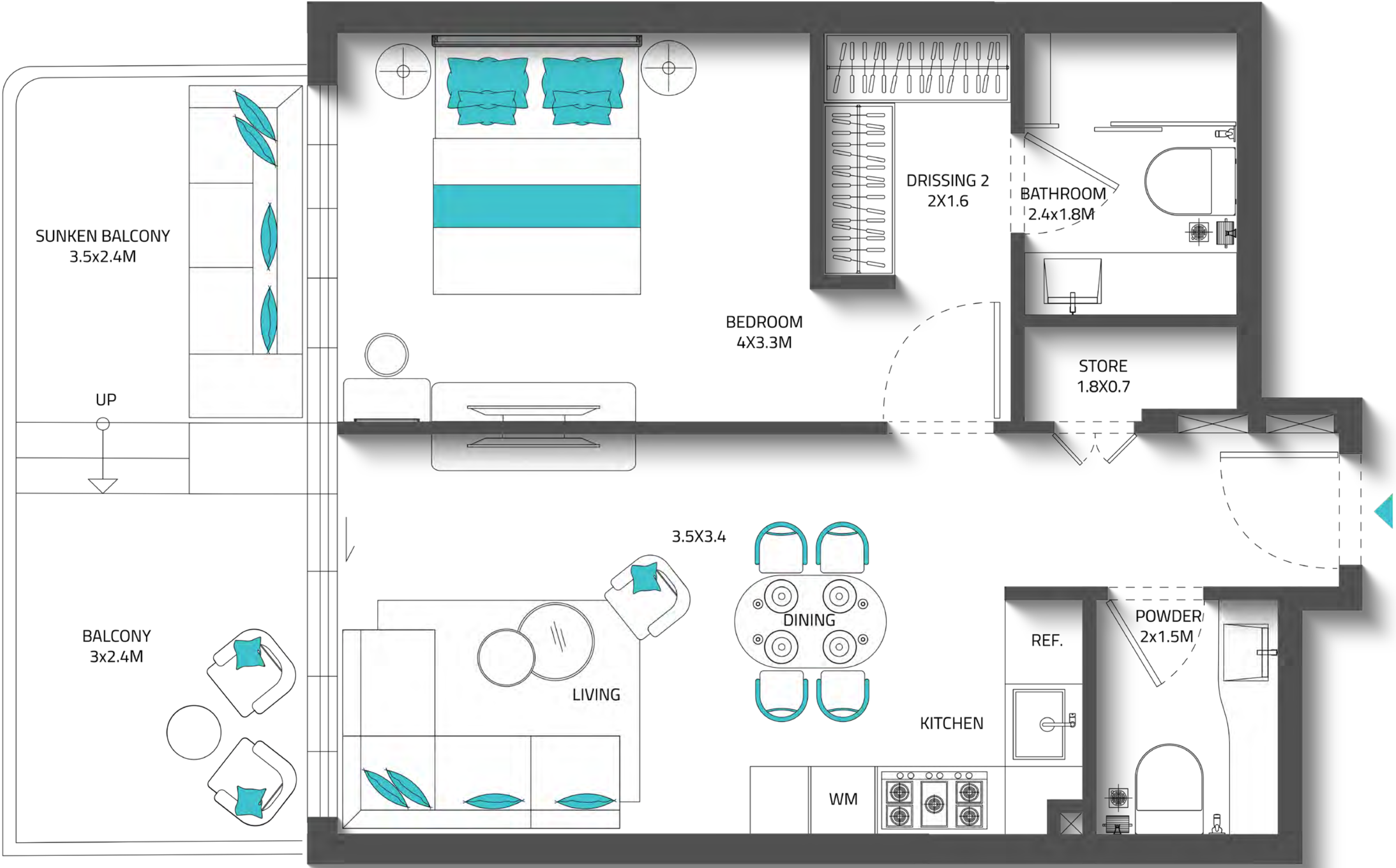
BALCONY AREA
177 SQ.FT

TOTAL AREA
788 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 17TH to 20TH TYPICAL FLOOR	218 1710-2010



2ND FLOOR



17TH-20TH FLOOR

TWO BEDROOM

2 BEDROOM

TYPE 1

CARPET AREA
918 SQ.FT

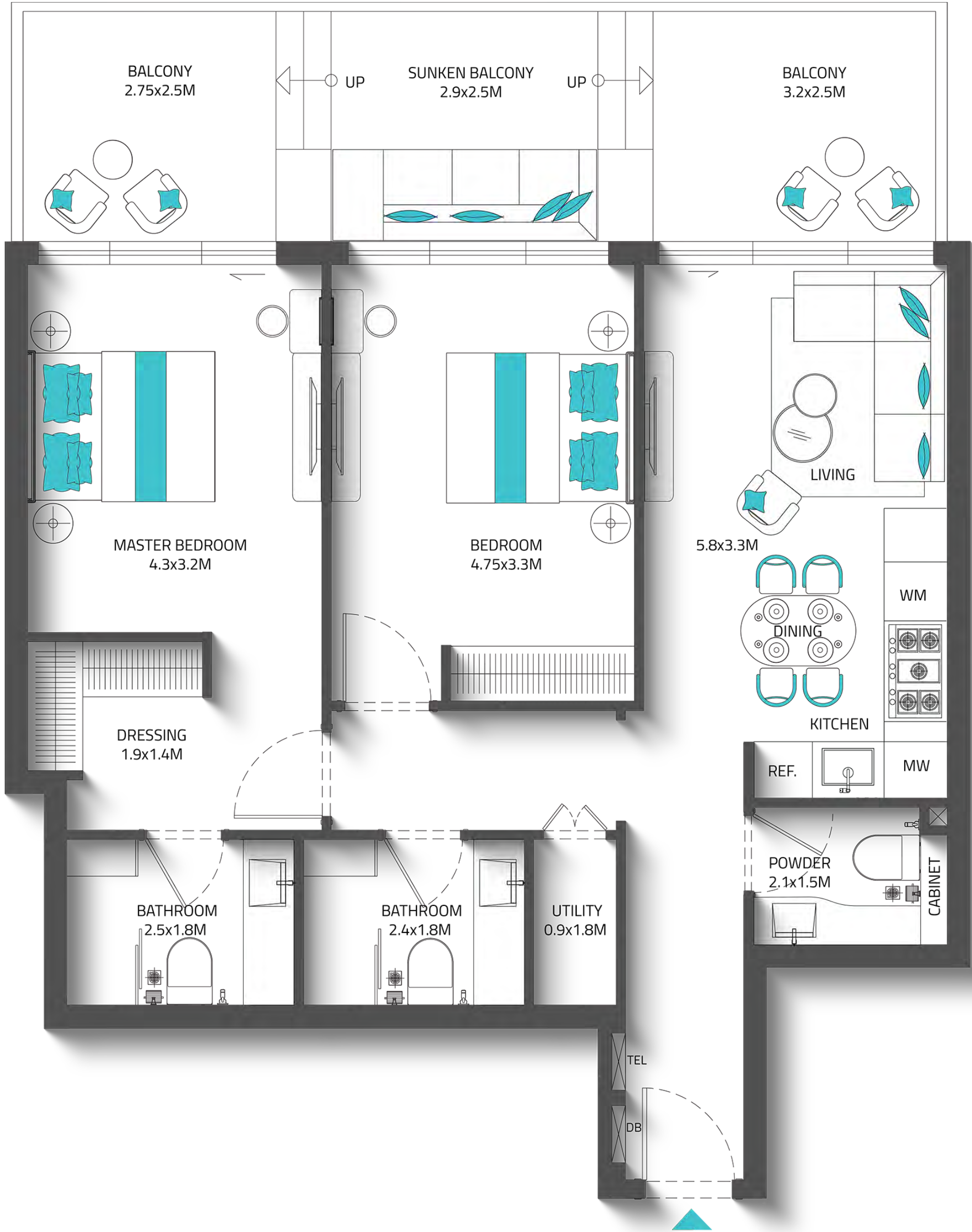
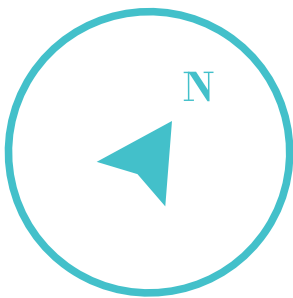
BALCONY AREA
289 SQ.FT

TOTAL AREA
1207 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	101



1ST FLOOR

2 BEDROOM

TYPE 1A

CARPET AREA
916 SQ.FT

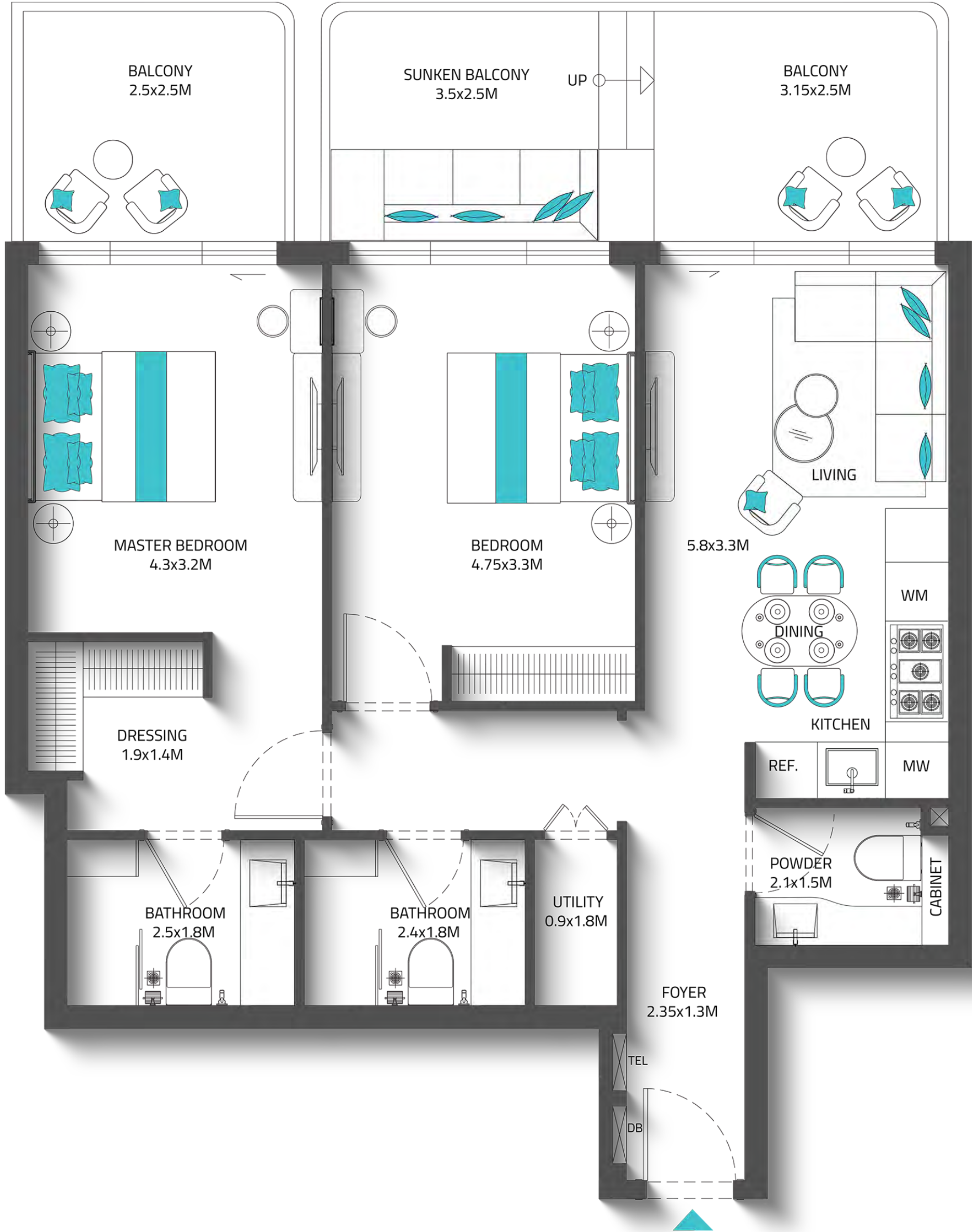
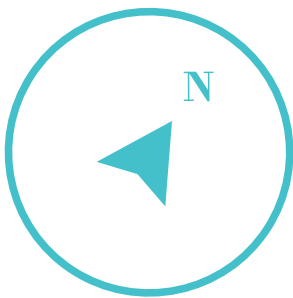
BALCONY AREA
263 SQ.FT

TOTAL AREA
1179 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1701-2001



17TH-20TH FLOOR

2 BEDROOM

TYPE 1B

CARPET AREA
940 SQ.FT

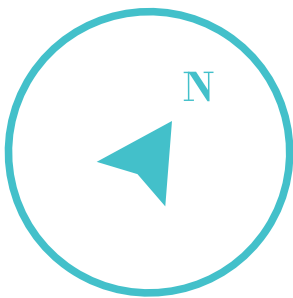
BALCONY AREA
289 SQ.FT

TOTAL AREA
1229 SQ.FT

APARTMENT VIEW
AMENITIES &
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST - 17TH to 20TH TYPICAL FLOOR	108 1707-2007



1ST FLOOR



17TH-20TH FLOOR

2 BEDROOM

TYPE 1C

CARPET AREA
878 SQ.FT

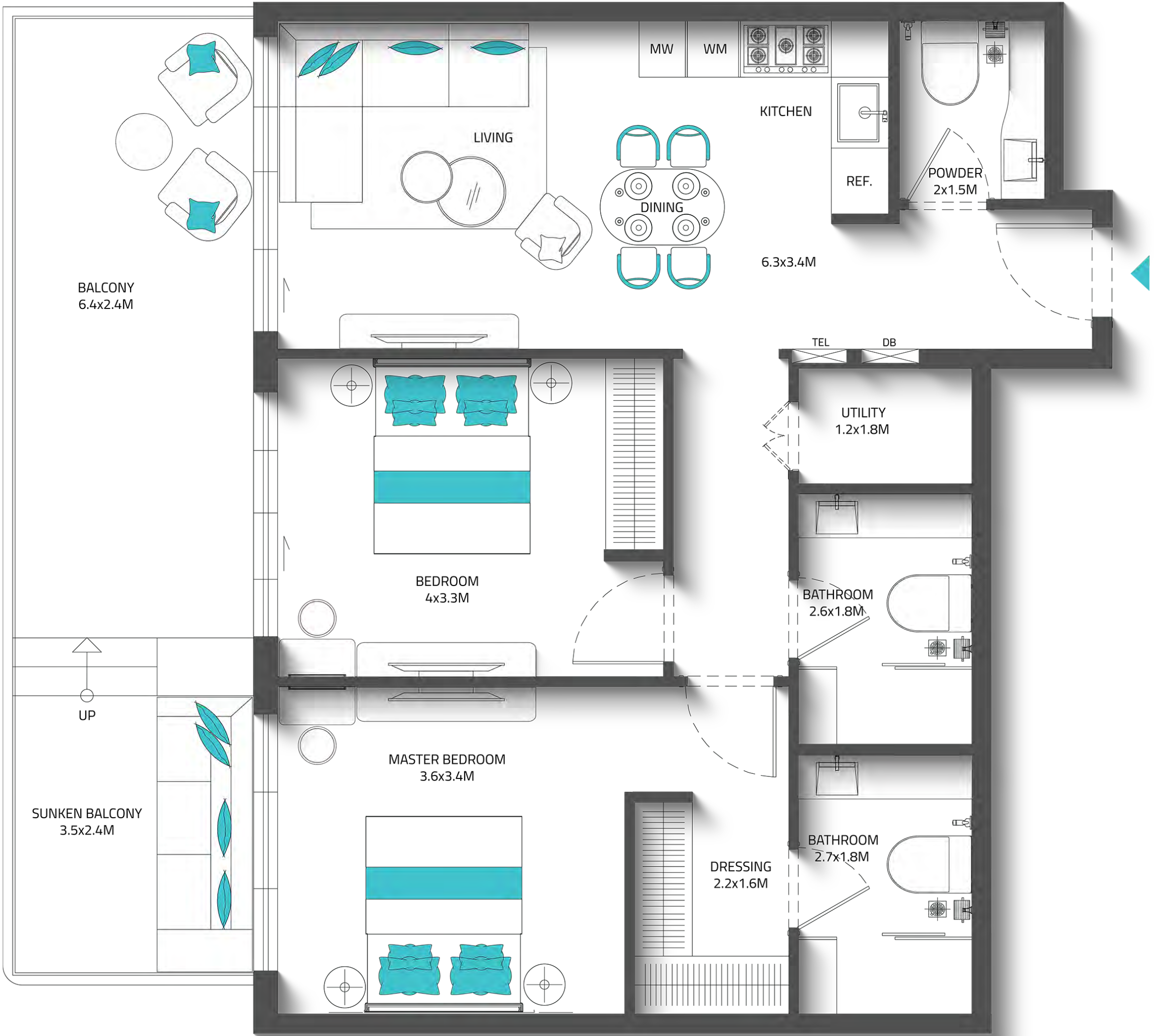
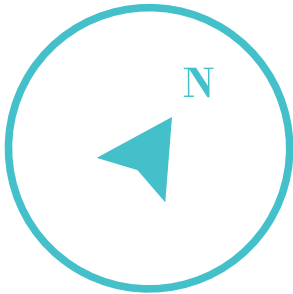
BALCONY AREA
272 SQ.FT

TOTAL AREA
1150 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 17TH to 20TH TYPICAL FLOOR	217 1709-2009



2ND FLOOR



17TH-20TH FLOOR

2 BEDROOM

TYPE 1D

CARPET AREA
987 SQ.FT

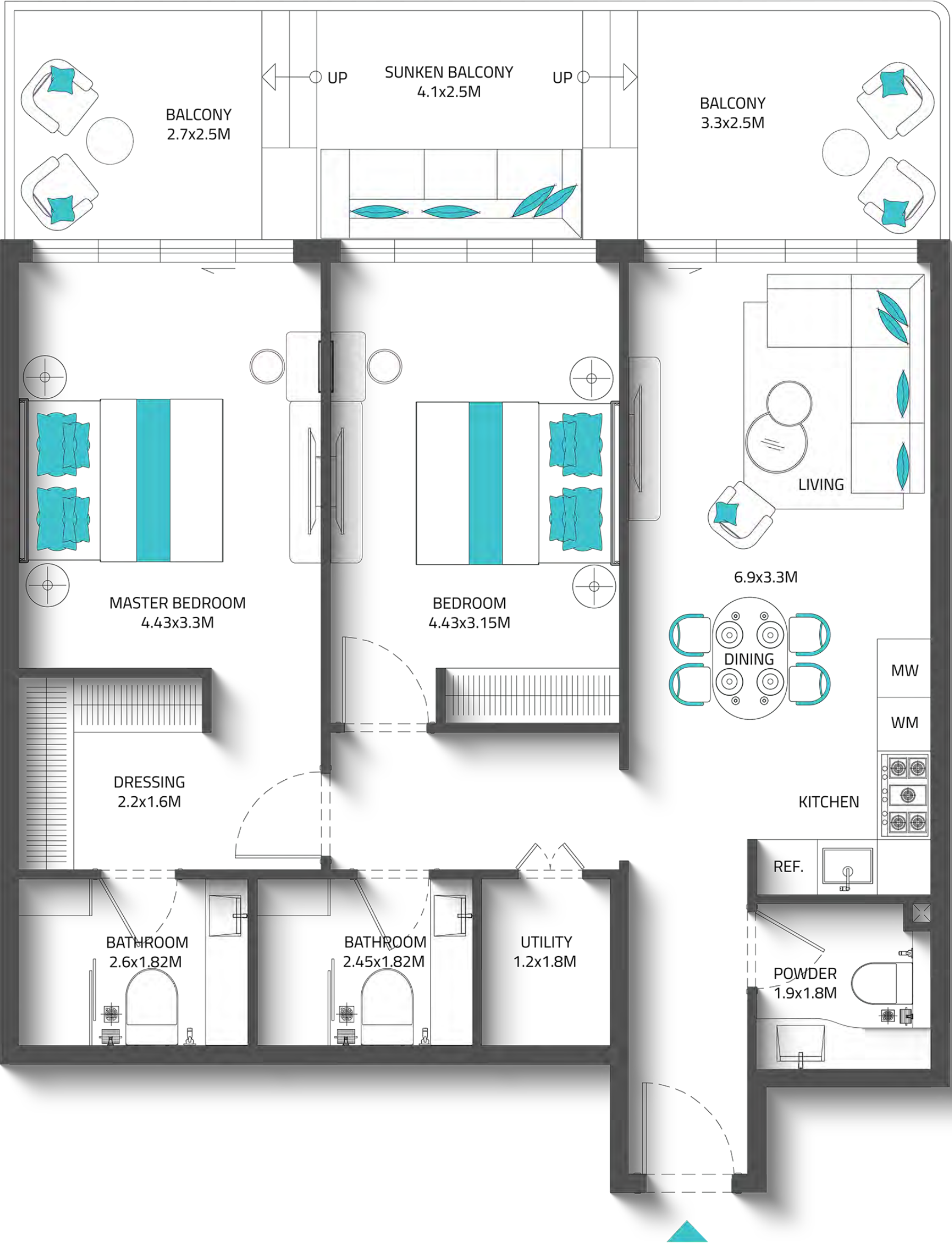
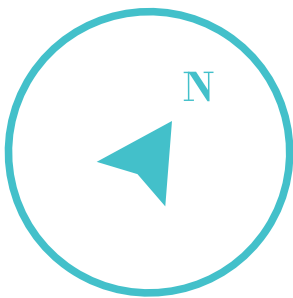
BALCONY AREA
287 SQ.FT

TOTAL AREA
1274 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1712-2012



17TH-20TH FLOOR

2 BEDROOM

TYPE 2

CARPET AREA
785 SQ.FT

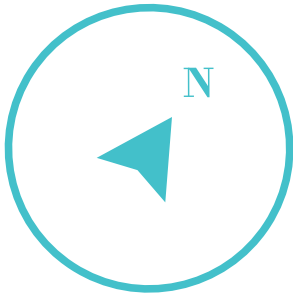
BALCONY AREA
268 SQ.FT

TOTAL AREA
1053 SQ.FT

APARTMENT VIEW
**MARINA SKYLINE
& GOLF COURSE VIEW**

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST-2ND - 3RD to 16TH TYPICAL FLOOR	102 204 304-1604



1ST FLOOR



2ND FLOOR



3RD-16TH FLOOR

2 BEDROOM

TYPE 2 (Mirror)

CARPET AREA
785 SQ.FT

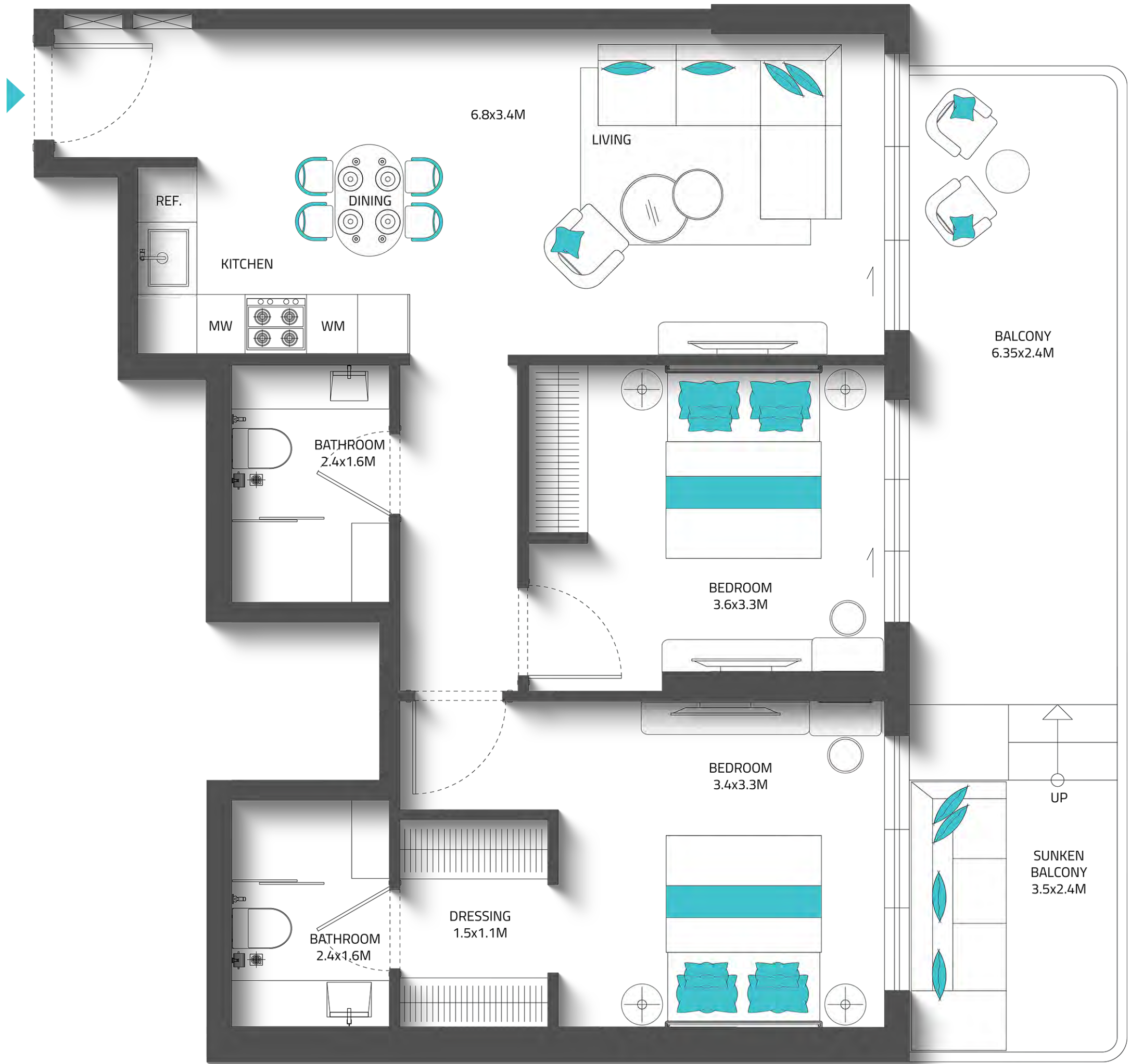
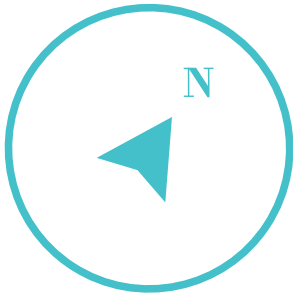
BALCONY AREA
268 SQ.FT

TOTAL AREA
1053 SQ.FT

APARTMENT VIEW
GOLF COURSE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST-2ND - 3RD to 16TH TYPICAL FLOOR	105 207 307-1607



1ST FLOOR



2ND FLOOR



3RD-16TH FLOOR

2 BEDROOM

TYPE 3

CARPET AREA
890 SQ.FT

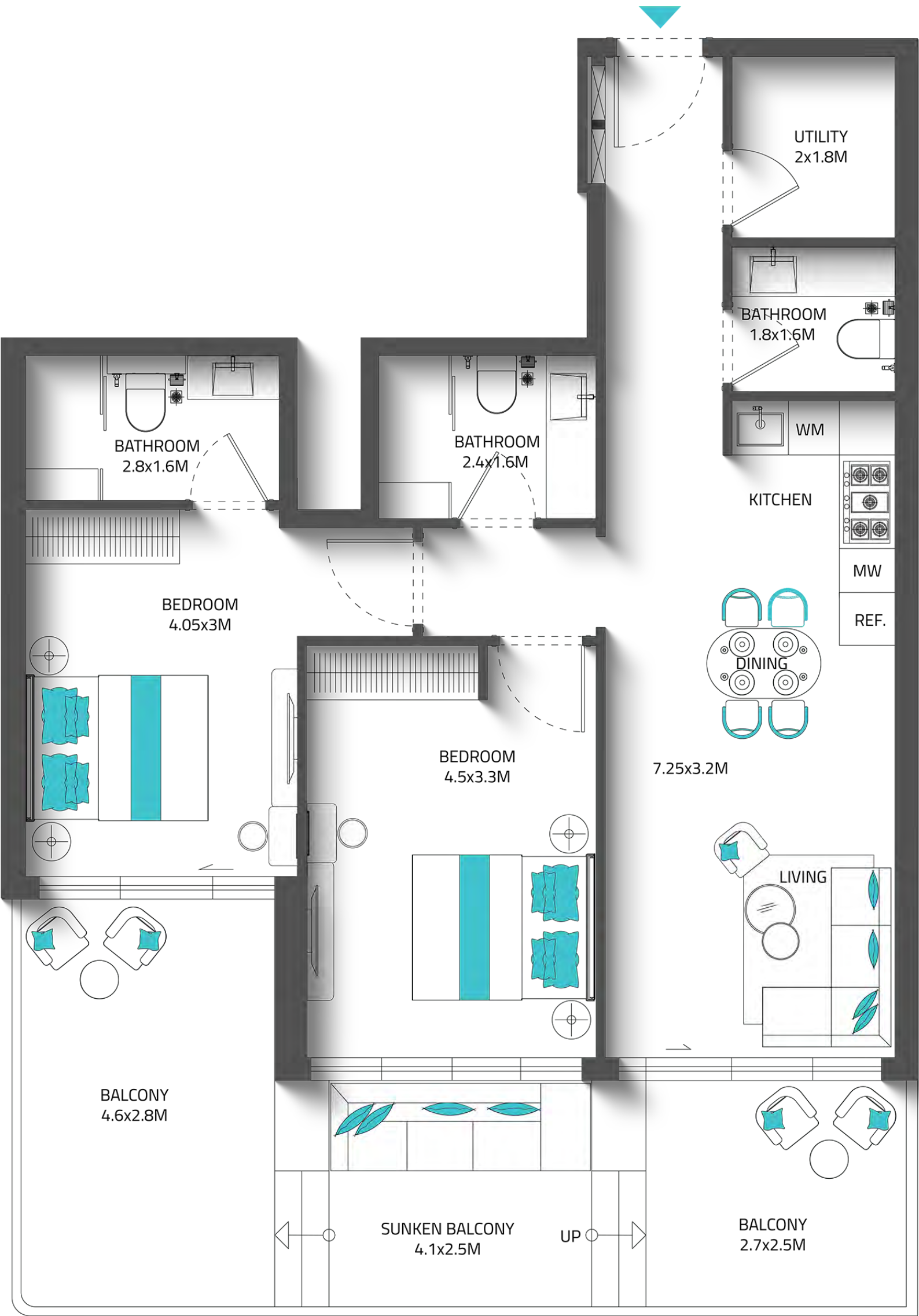
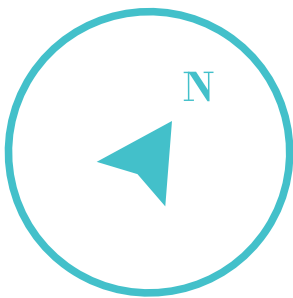
BALCONY AREA
340 SQ.FT

TOTAL AREA
1230 SQ.FT

APARTMENT VIEW
AMENITIES VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	106



1ST FLOOR

2 BEDROOM

TYPE 3A

CARPET AREA
890 SQ.FT

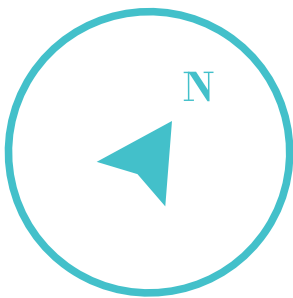
BALCONY AREA
276 SQ.FT

TOTAL AREA
1166 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1705-2005



17TH-20TH FLOOR

2 BEDROOM

TYPE 4

CARPET AREA
822 SQ.FT

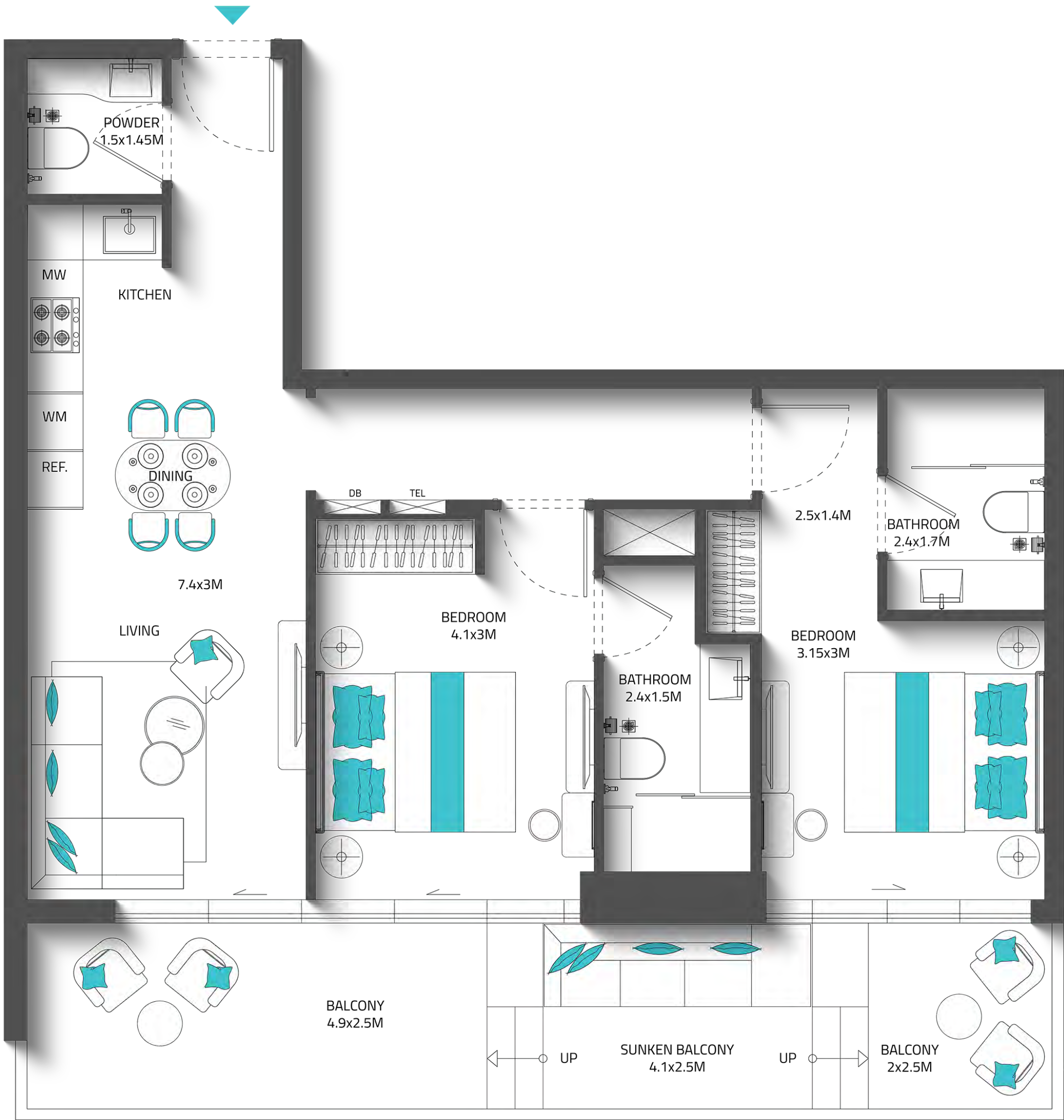
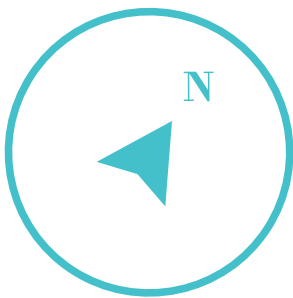
BALCONY AREA
316 SQ.FT

TOTAL AREA
1138 SQ.FT

APARTMENT VIEW
AMENITIES
& COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST - 17TH to 20TH TYPICAL FLOOR	107 1706-2006



1ST FLOOR



17TH-20TH FLOOR

2 BEDROOM

TYPE 5

CARPET AREA
857 SQ.FT

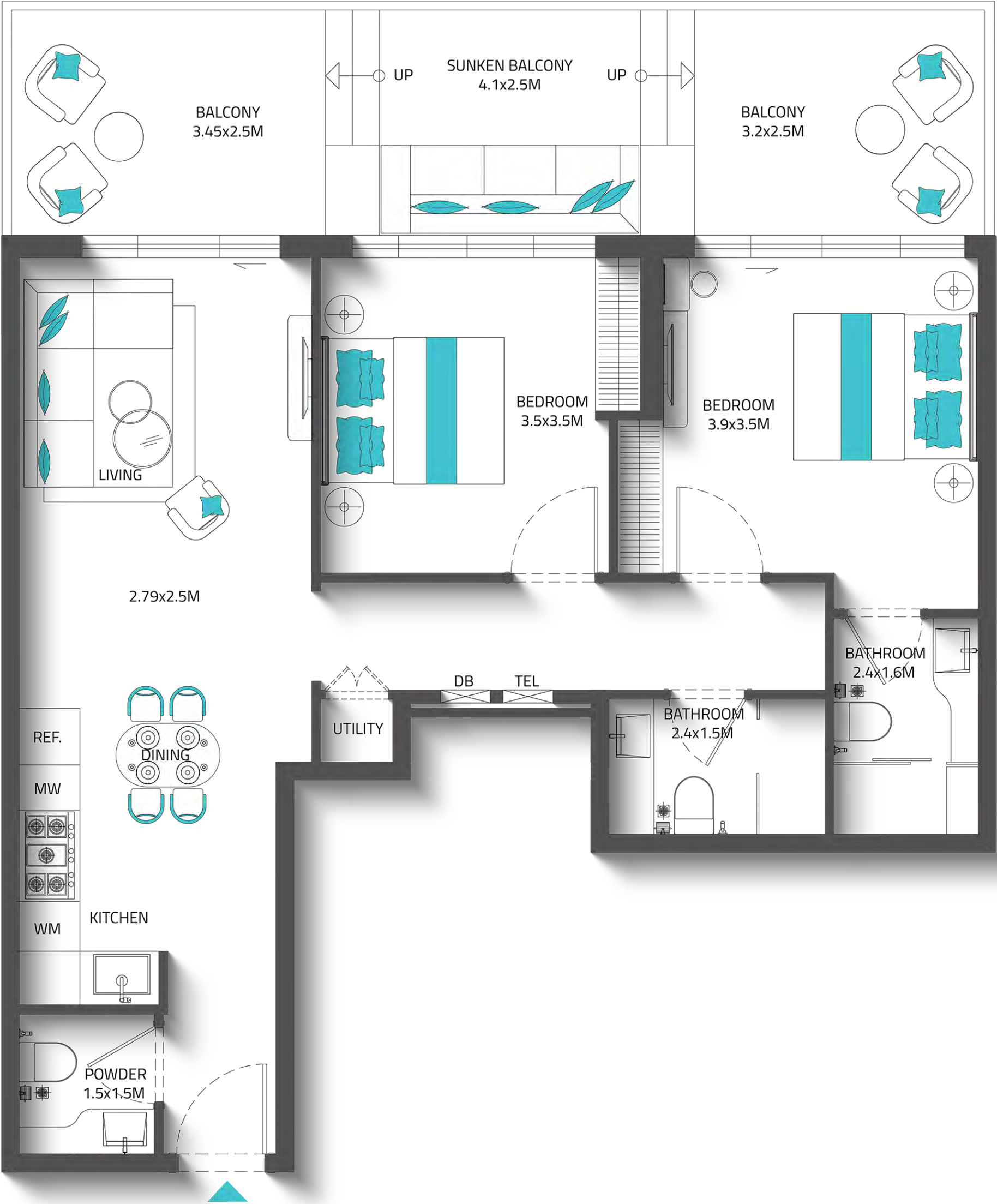
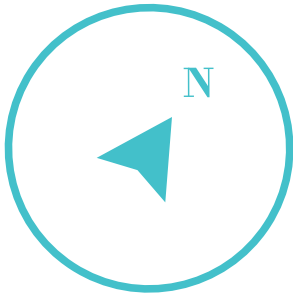
BALCONY AREA
306 SQ.FT

TOTAL AREA
1163 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	110



1ST FLOOR

2 BEDROOM

TYPE 5A

CARPET AREA
857 SQ.FT

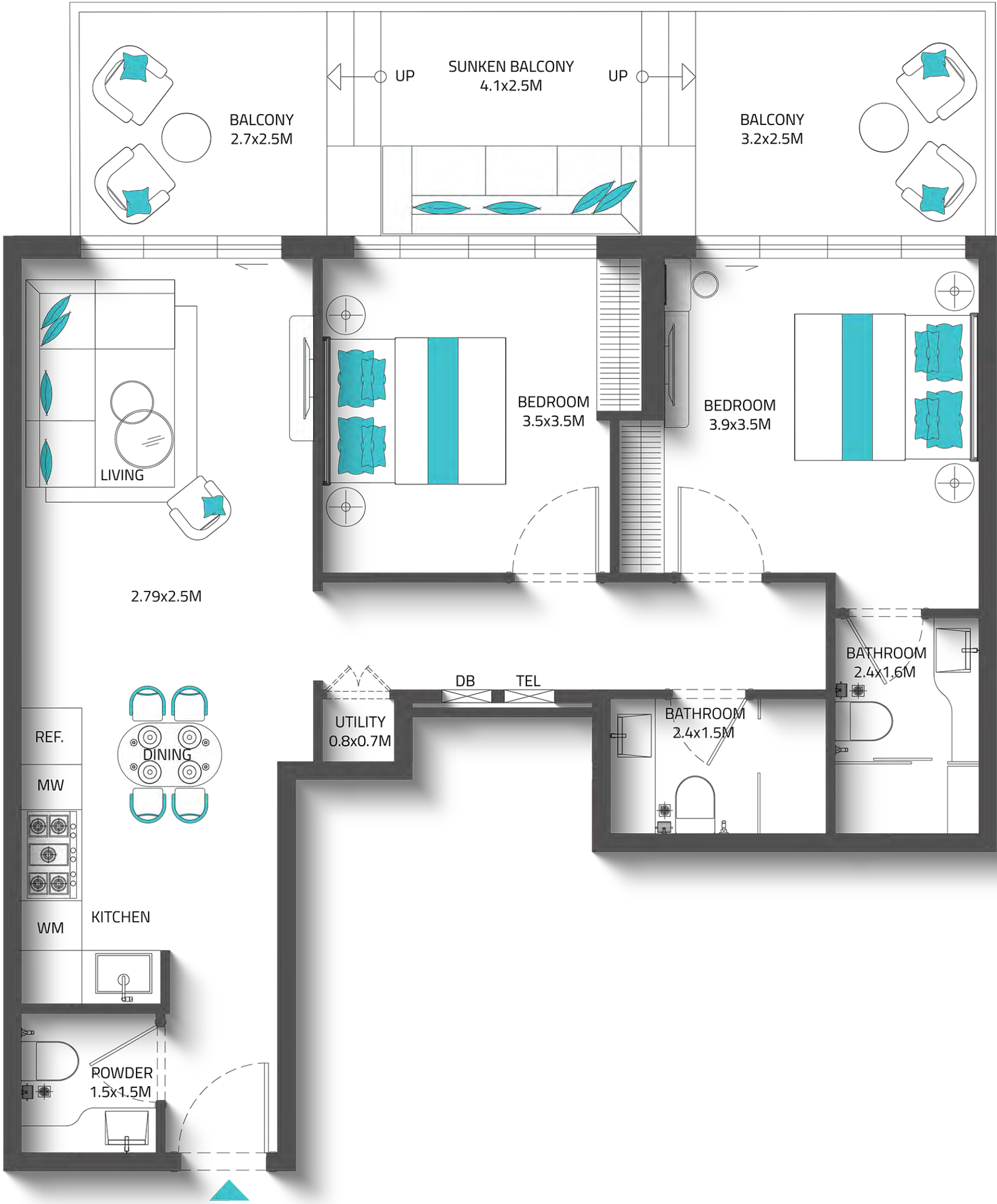
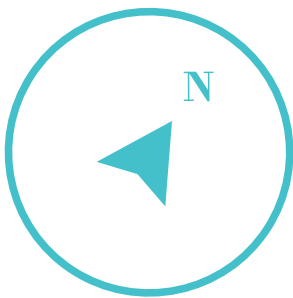
BALCONY AREA
284 SQ.FT

TOTAL AREA
1141 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20Th TYPICAL FLOOR	1713-2013



17TH-20TH FLOOR

THREE BEDROOM

3 BEDROOM

TYPE 1

CARPET AREA
1091 SQ.FT

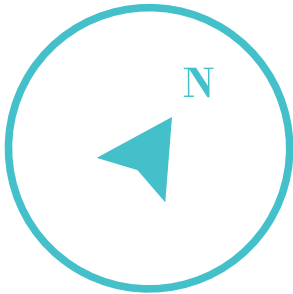
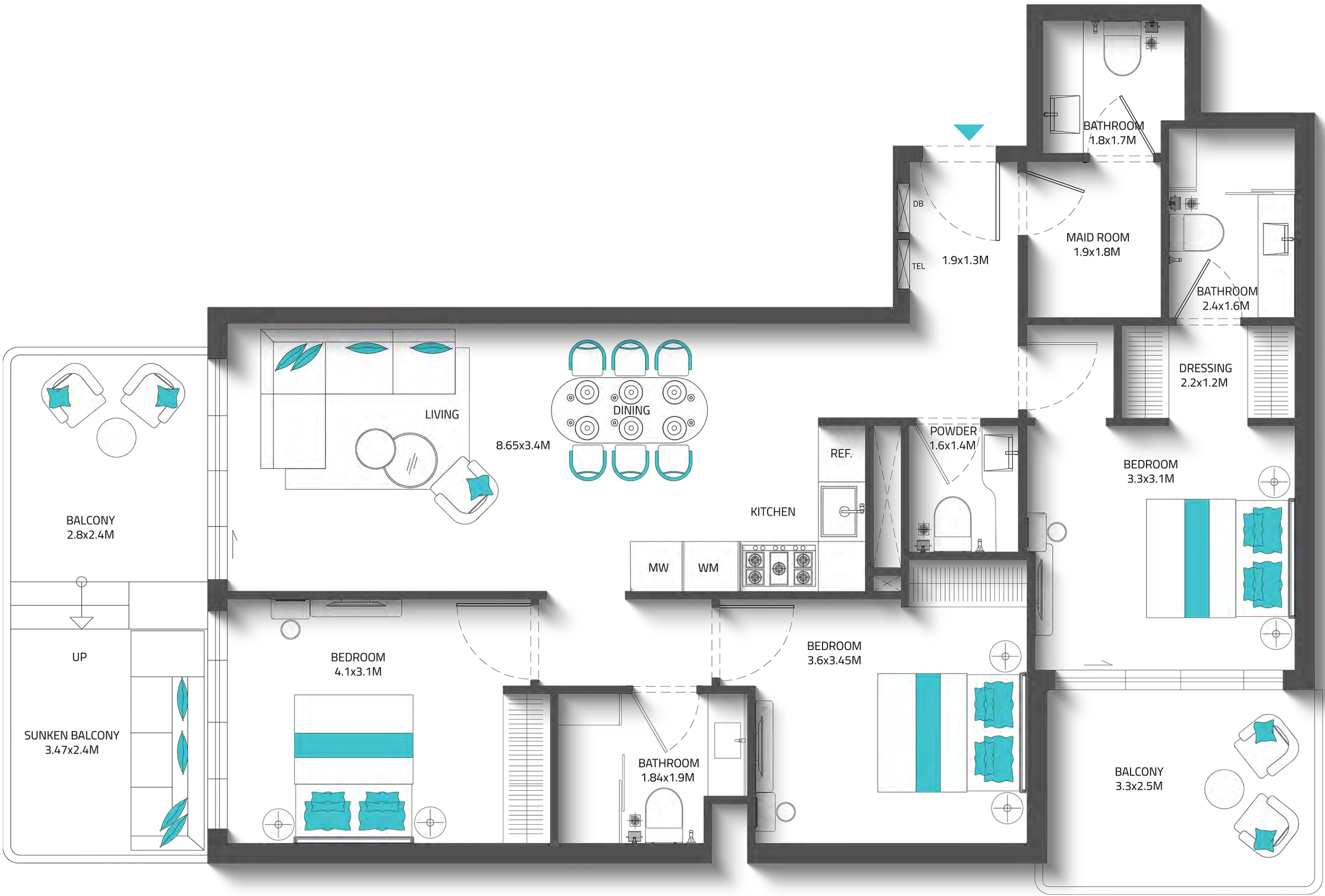
BALCONY AREA
272 SQ.FT

TOTAL AREA
1362 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 17TH to 20TH TYPICAL FLOOR	216 1708-2008



2ND FLOOR



17TH-20TH FLOOR

3 BEDROOM

TYPE 1A

CARPET AREA
1181 SQ.FT

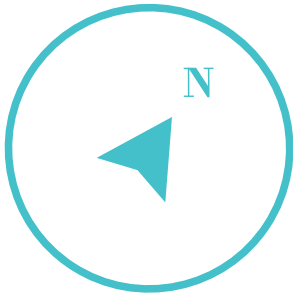
BALCONY AREA
268 SQ.FT

TOTAL AREA
1449 SQ.FT

APARTMENT VIEW
COMMUNITY VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 17TH to 20TH TYPICAL FLOOR	219 1711-2011



2ND FLOOR



17TH-20TH FLOOR

3 BEDROOM

TYPE 2

CARPET AREA
1460 SQ.FT

BALCONY AREA
445 SQ.FT

TOTAL AREA
1905 SQ.FT

APARTMENT VIEW
MARINA SKYLINE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1702-2002



17TH-20TH FLOOR

3 BEDROOM

TYPE 2A

CARPET AREA
1457 SQ.FT

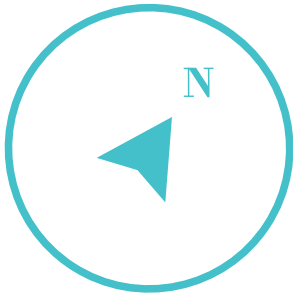
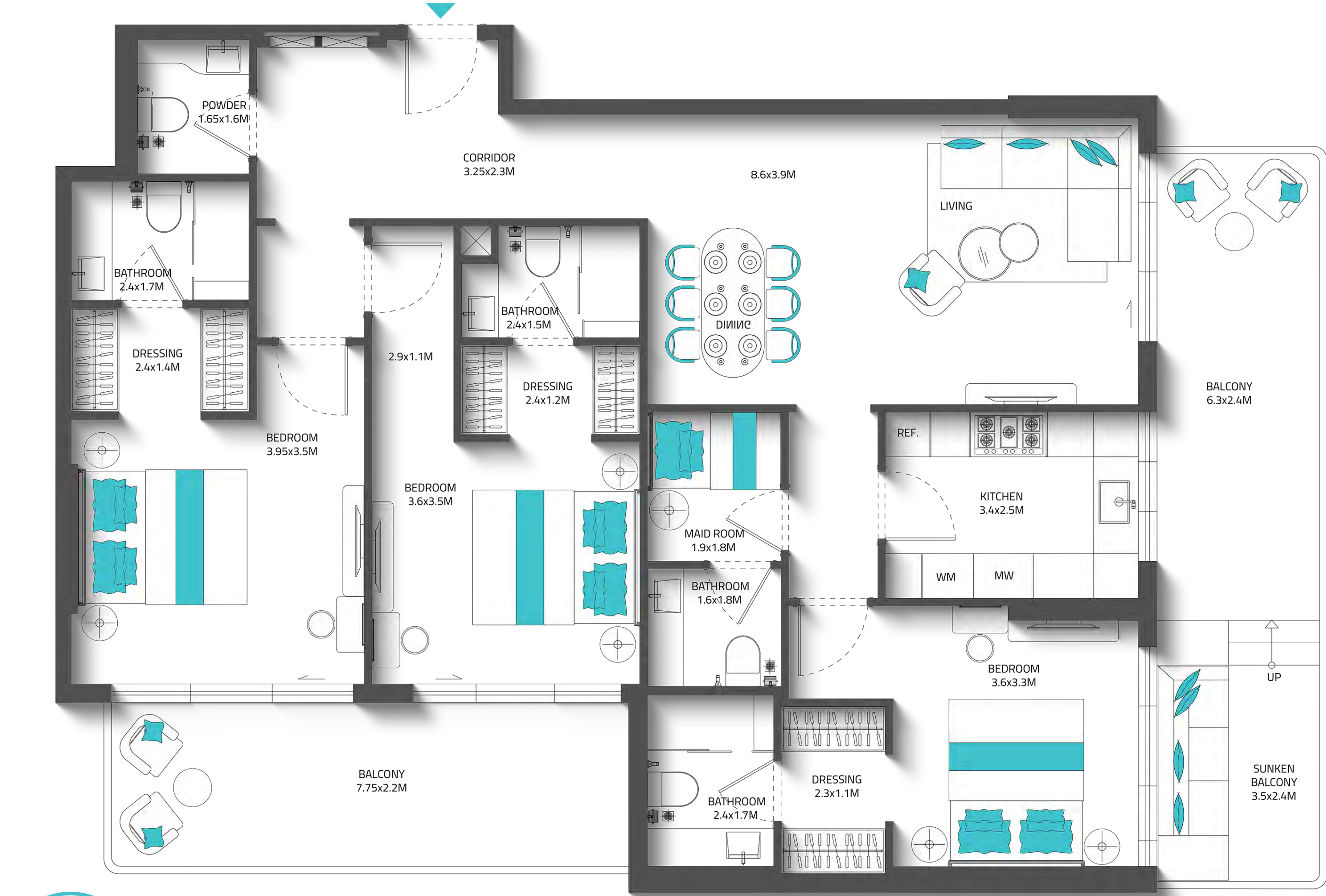
BALCONY AREA
465 SQ.FT

TOTAL AREA
1922 SQ.FT

APARTMENT VIEW
GOLF COURSE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1704-2004



17TH-20TH FLOOR

3 BEDROOM

TYPE 3

CARPET AREA
1250 SQ.FT

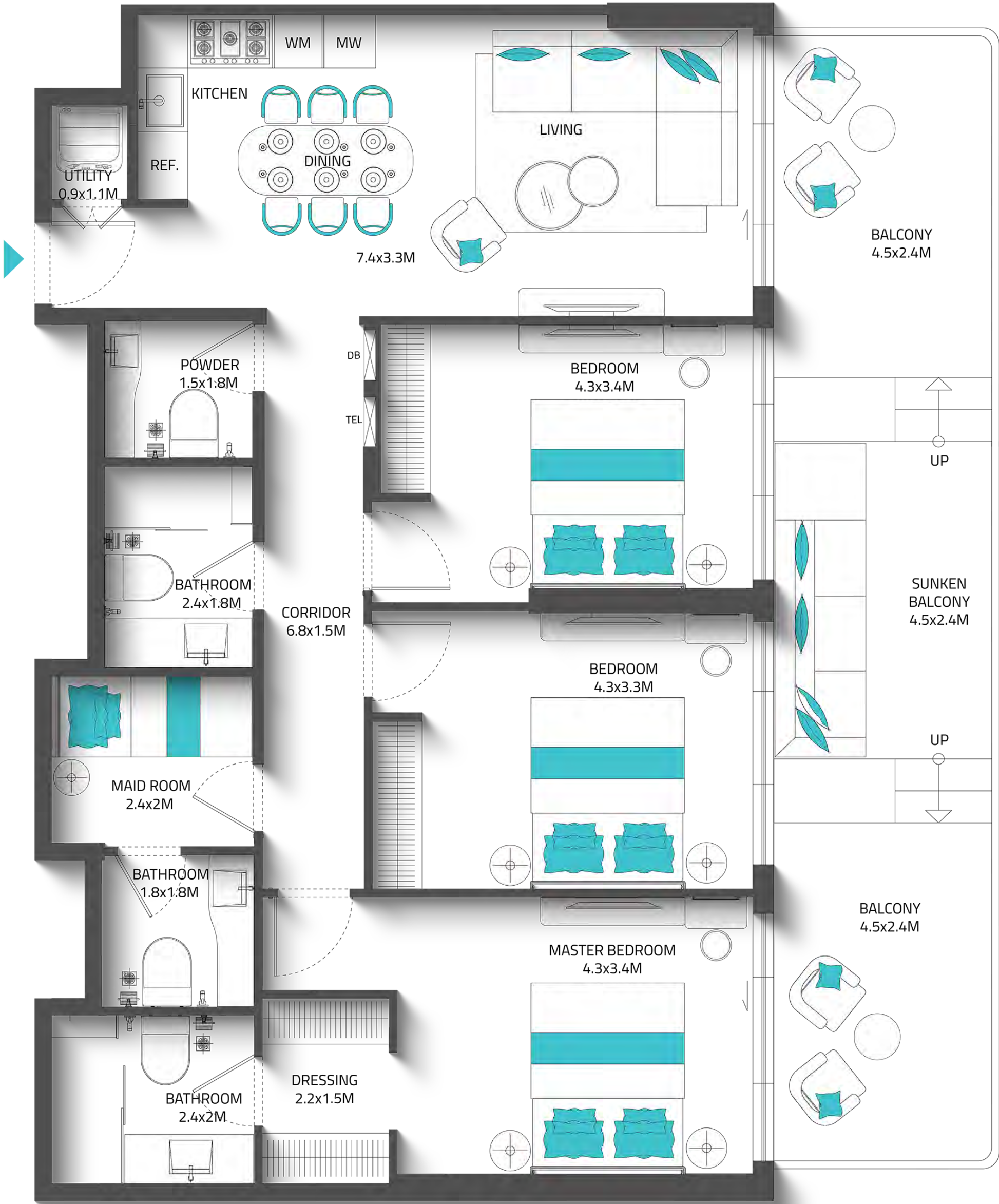
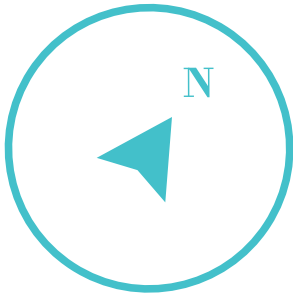
BALCONY AREA
359 SQ.FT

TOTAL AREA
1609 SQ.FT

APARTMENT VIEW
GOLF COURSE VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
17TH to 20TH TYPICAL FLOOR	1703-2003



17TH-20TH FLOOR

REEF

LUXURY DEVELOPMENTS

reefdevelopments.ae

+971 800 3 7333

info@reefdevelopments.ae

REEF Villa 522, Jumeirah 3, Dubai, UAE