

REEF 997

REEF

LUXURY DEVELOPMENTS

FLOOR PLANS

REEF 997

REEF Luxury Developments is redefining beachfront living, introducing REEF 997 on Dubai Islands. A new benchmark in innovation and luxury, and the world's first development to feature patented Outdoor Cooled Amenities.

REEF 997 Features exclusive 63 residences, including elegant apartments, premium duplexes, and crown-jewel penthouse.

Each home is enhanced with REEF's globally patented Climate-Controlled Sunken Balconies and Winter Gardens, redefining private outdoor living with comfort and wellbeing, all year around.

At REEF 997, life flows with a unique rhythm of luxury, balancing the serene feeling of a calm island retreat with the vibrant pulse of Dubai's heart.



Name

REEF 997

Project type

Residential

Location:

Dubai Islands

Building Configuration

G + 2P + 8

PROJECT OVERVIEW



05

MINUTES

- Waterfront Market
- Mamzar Beach
- Deira
- Dubai Cruise Terminal

10

MINUTES

- Dubai Creek
- Dubai Frame
- Infinity Bridge
- Al Mamzar Park

15

MINUTES

- Dubai International Airport (DXB)
- Festival City
- Gold Souk
- Dubai Design District (D3)

20

MINUTES

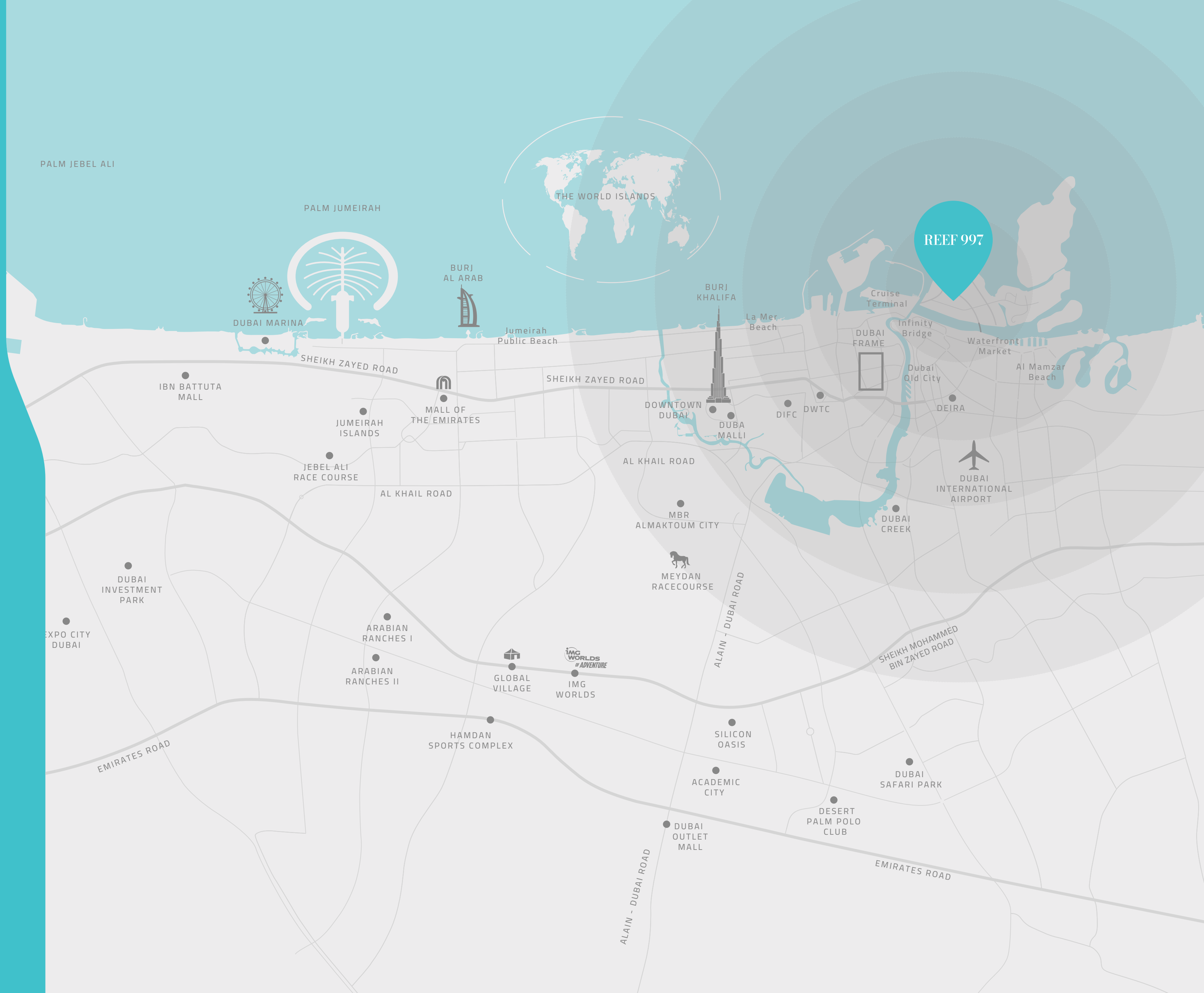
- Downtown Dubai
- Burj Khalifa
- Dubai Mall
- DIFC
- Al Seef

25

MINUTES

- Mall of the Emirates
- Jumeirah Beach
- Dubai Marina
- Palm Jumeirah

LOCATION

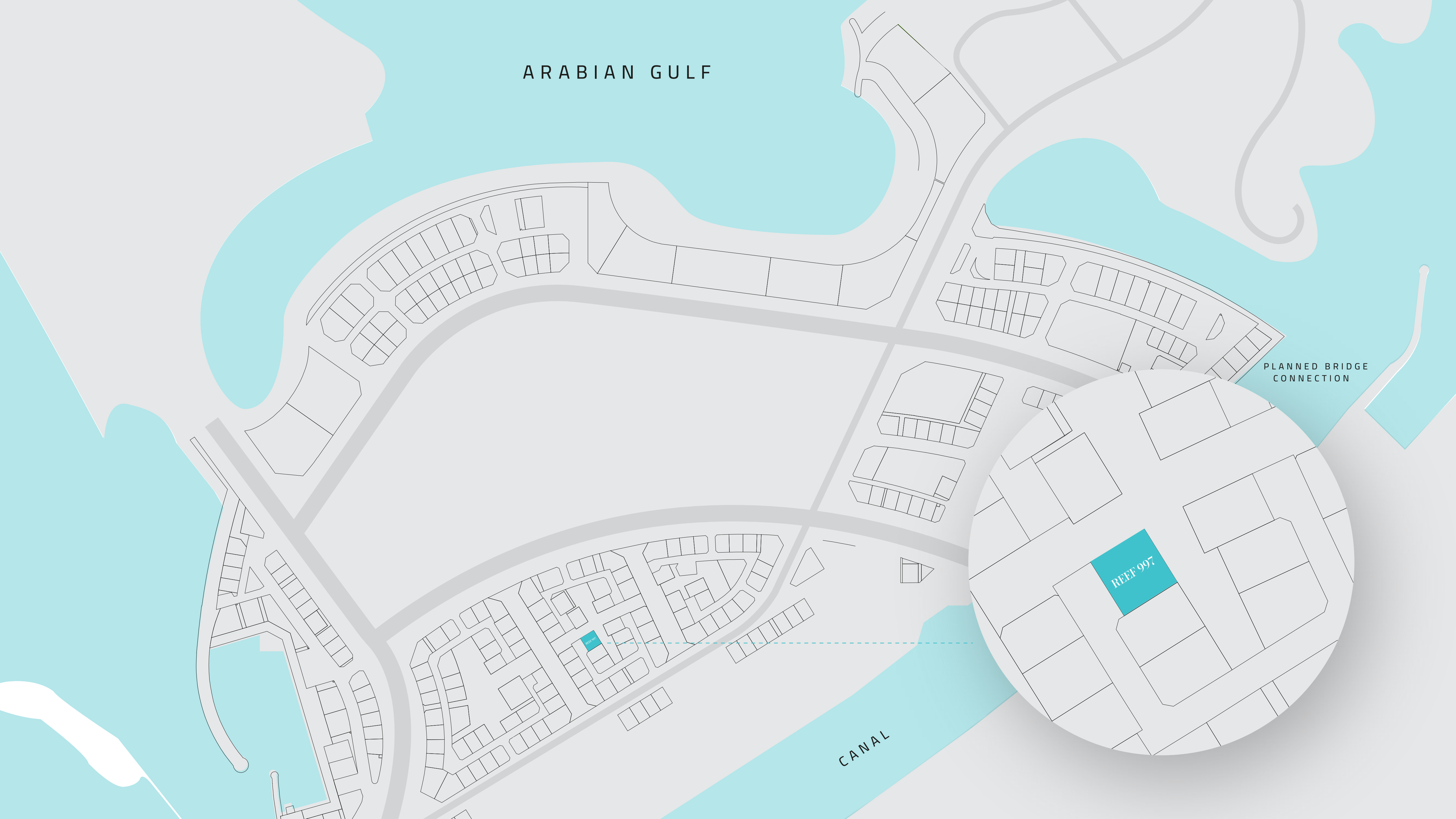


ARABIAN GULF

PLANNED BRIDGE
CONNECTION

REEF 997

CANAL

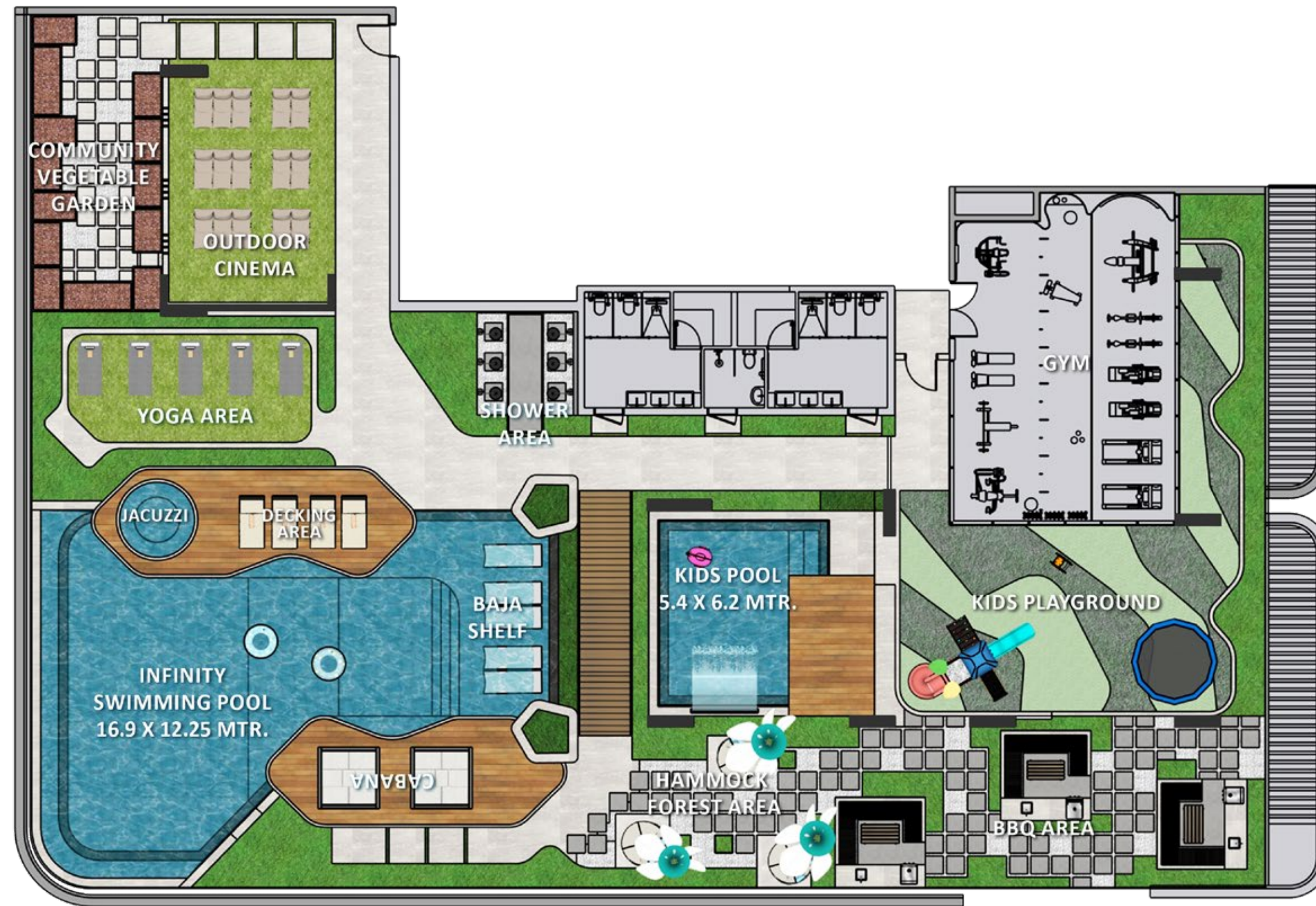


UNIT DETAILS

APARTMENTS	63 UNITS	AREA IN SQ.FT		STARTING PRICE
		Min	Max	
One Bedroom	23	776	1062	AED 2,026,186
Two Bedroom	36	1220	2187	AED 2,988,247
Three Bedroom Duplex	03	2492	2550	AED 6,642,622
Four Bedroom Penthouse	01	6022		AED 19,813,378

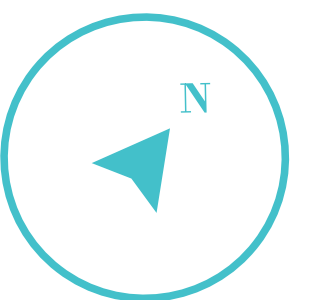


AMENITIES



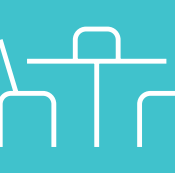
FIRST FLOOR PLAN

AMENITIES



FIRST FLOOR

- | | |
|--------------------------|------------------------------|
| ▪ Infinity Swimming Pool | ▪ BBQ Area |
| ▪ Kids Pool | ▪ Kids Playground |
| ▪ Jacuzzi | ▪ Gym |
| ▪ Decking Area | ▪ Yoga Area |
| ▪ Baja Shelf | ▪ Outdoor Cinema |
| ▪ Cabana | ▪ Community Vegetable Garden |
| ▪ Hammock Forest Area | ▪ Shower Area |

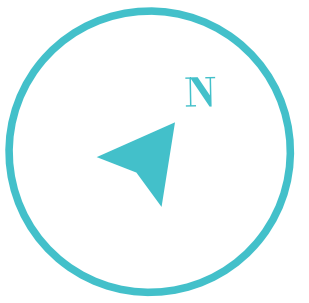


AMENITIES

FLOOR LAYOUT

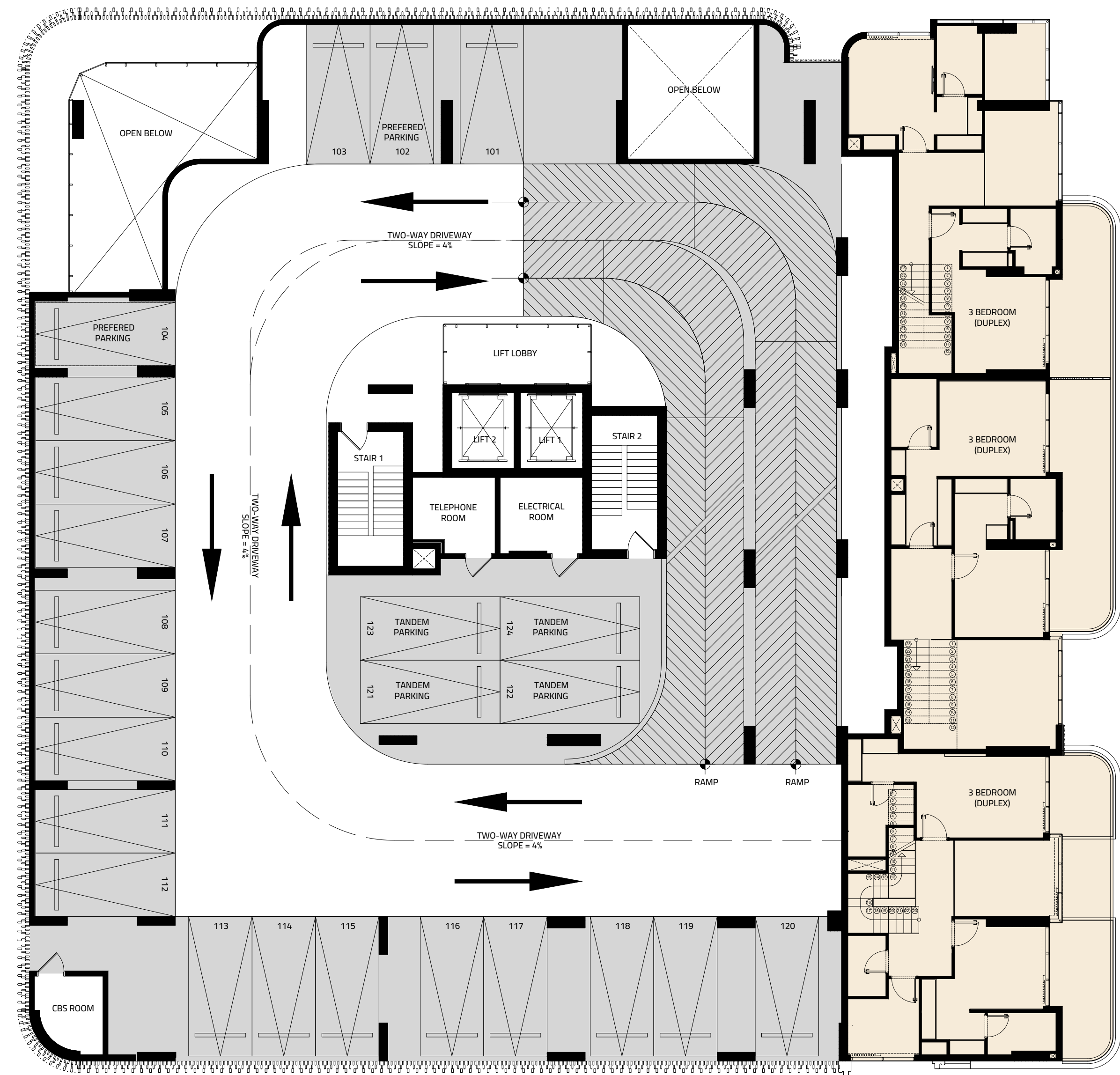
GROUND FLOOR

- 3 BEDROOM (DUPLEX)
- SERVICES
- PARKING



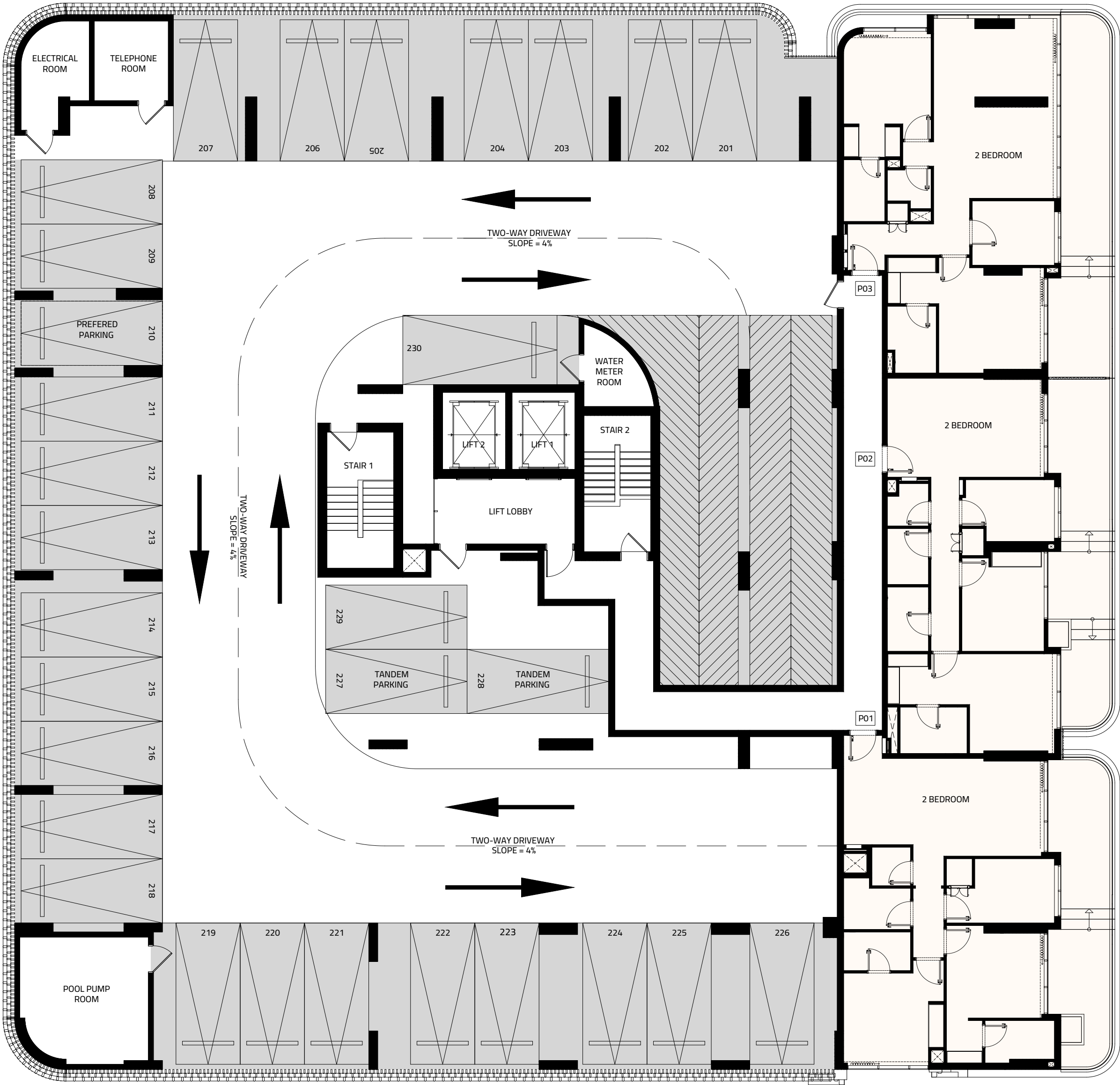
PODIUM 1

- 3 BEDROOM (DUPLEX)
- SERVICES
- PARKING



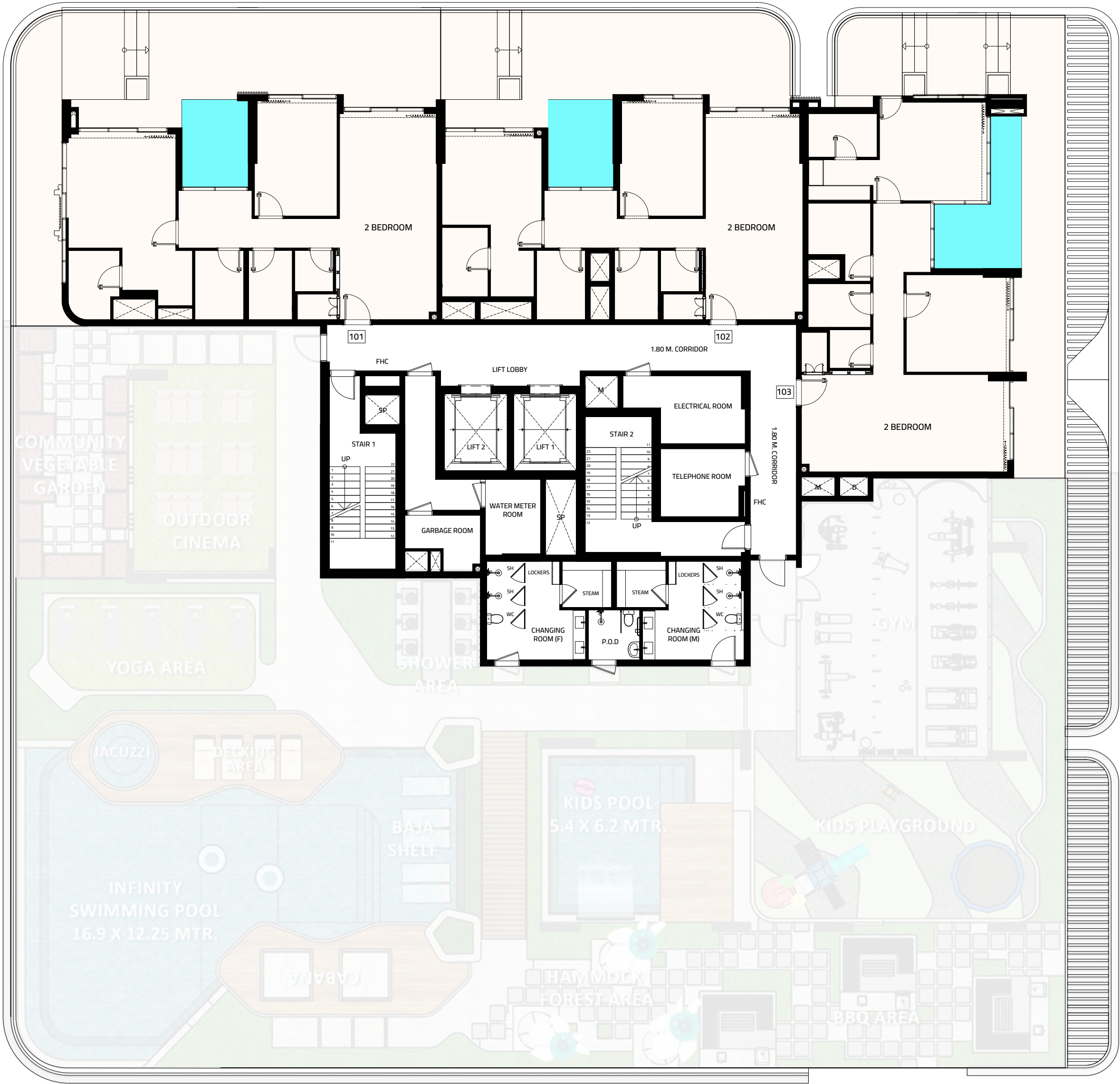
PODIUM 2

- 2 BEDROOM
- SERVICES
- PARKING



1ST FLOOR

- 2 BEDROOM
- POOL
- SERVICES



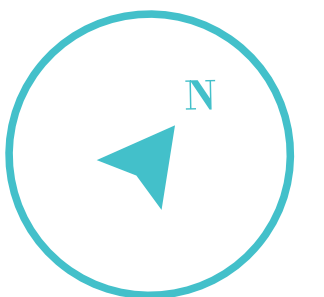
2ND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- SERVICES



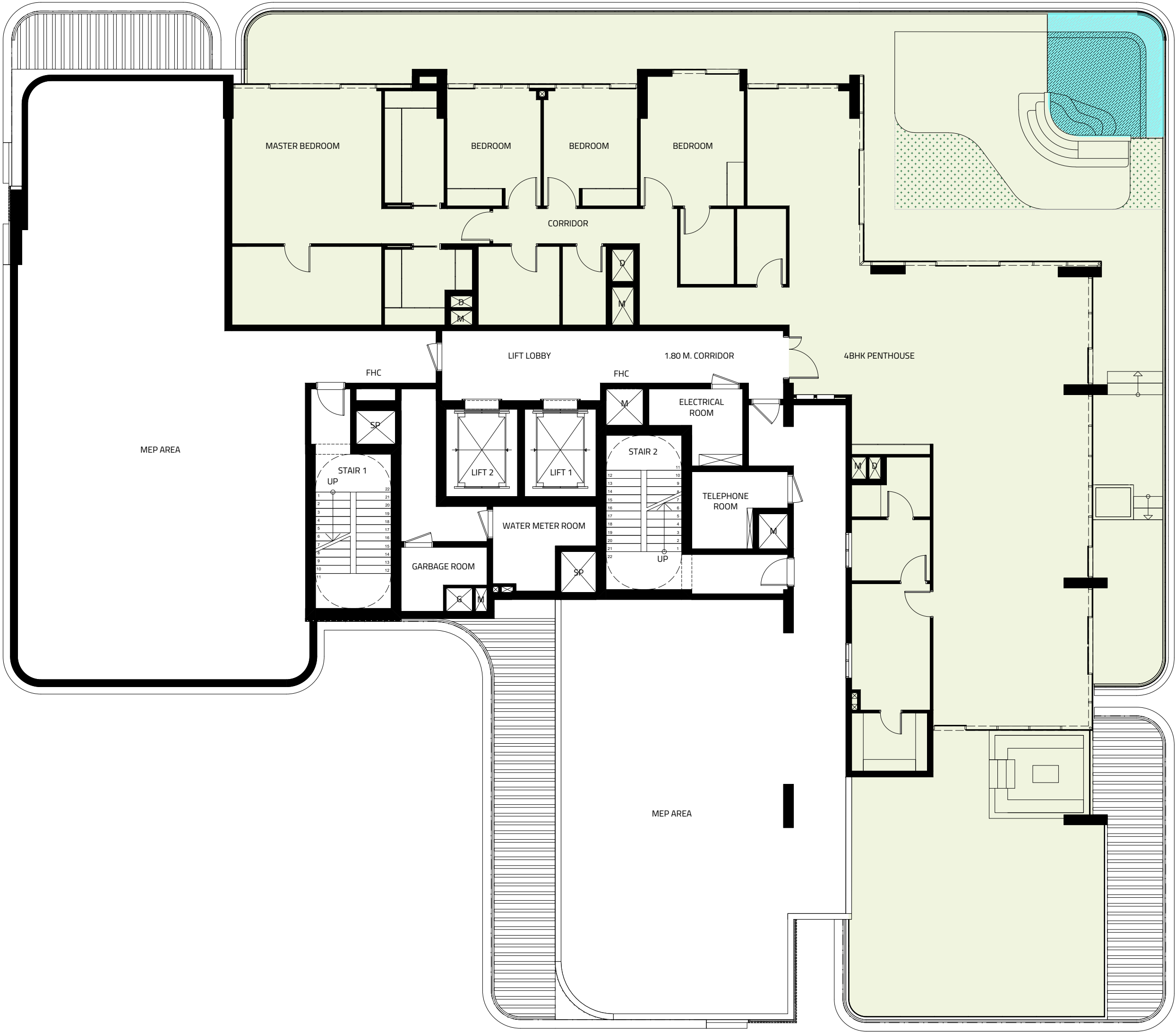
3RD TO 7TH FLOOR

- 2 BEDROOM
- 1 BEDROOM
- SERVICES



8TH FLOOR

- 4 BEDROOM
- SERVICES



ONE BEDROOM

1 BHK

MULTIPURPOSE TYPE 1

CARPET AREA
740 SQ.FT

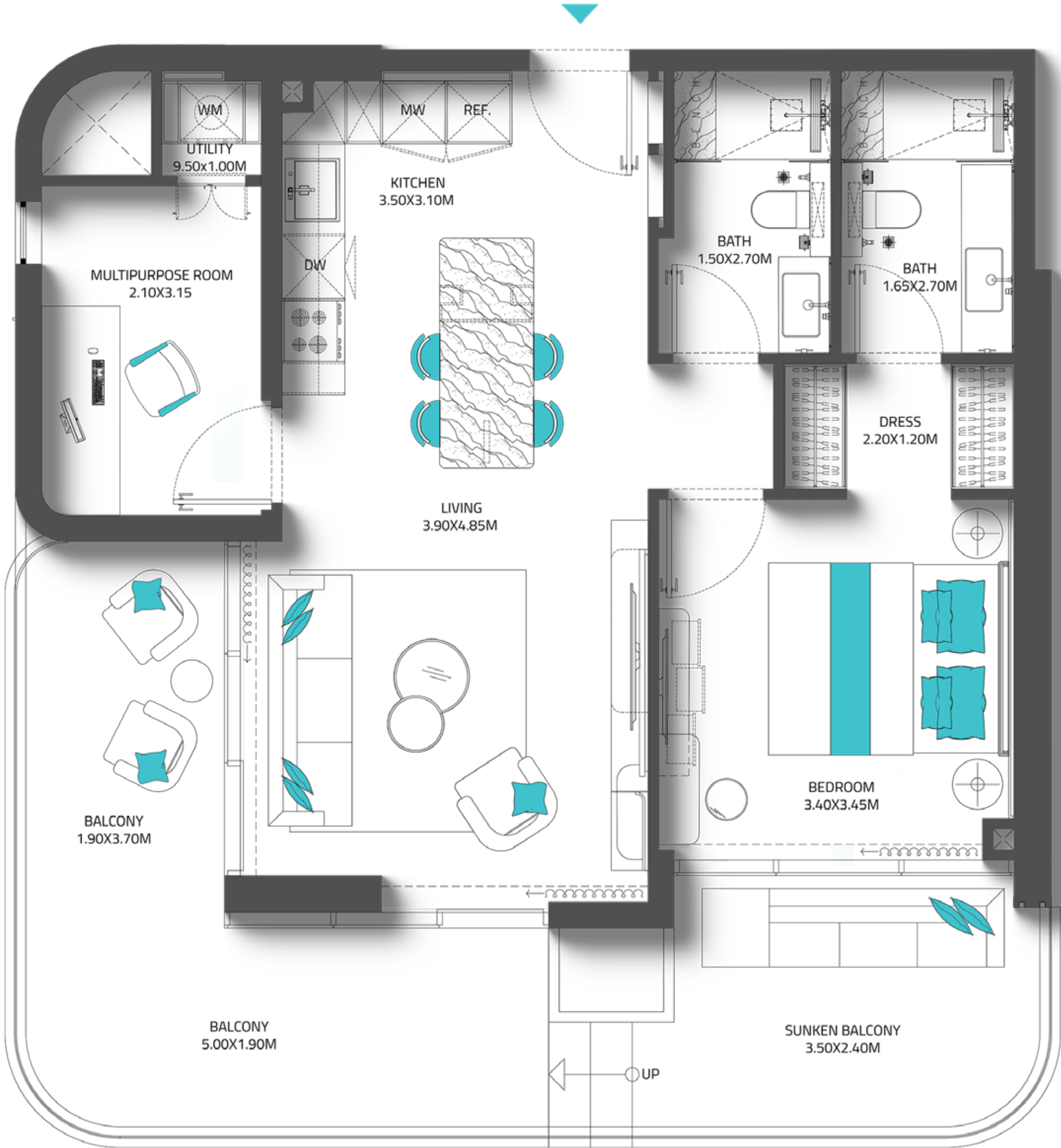
BALCONY AREA
321.20 SQ.FT

TOTAL AREA
1061.20 SQ.FT

APARTMENT VIEW
POOL VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND- 7TH TYPICAL FLOOR	201 301 401 501 601 701



1 BHK

TYPE 2

CARPET AREA
669 SQ.FT

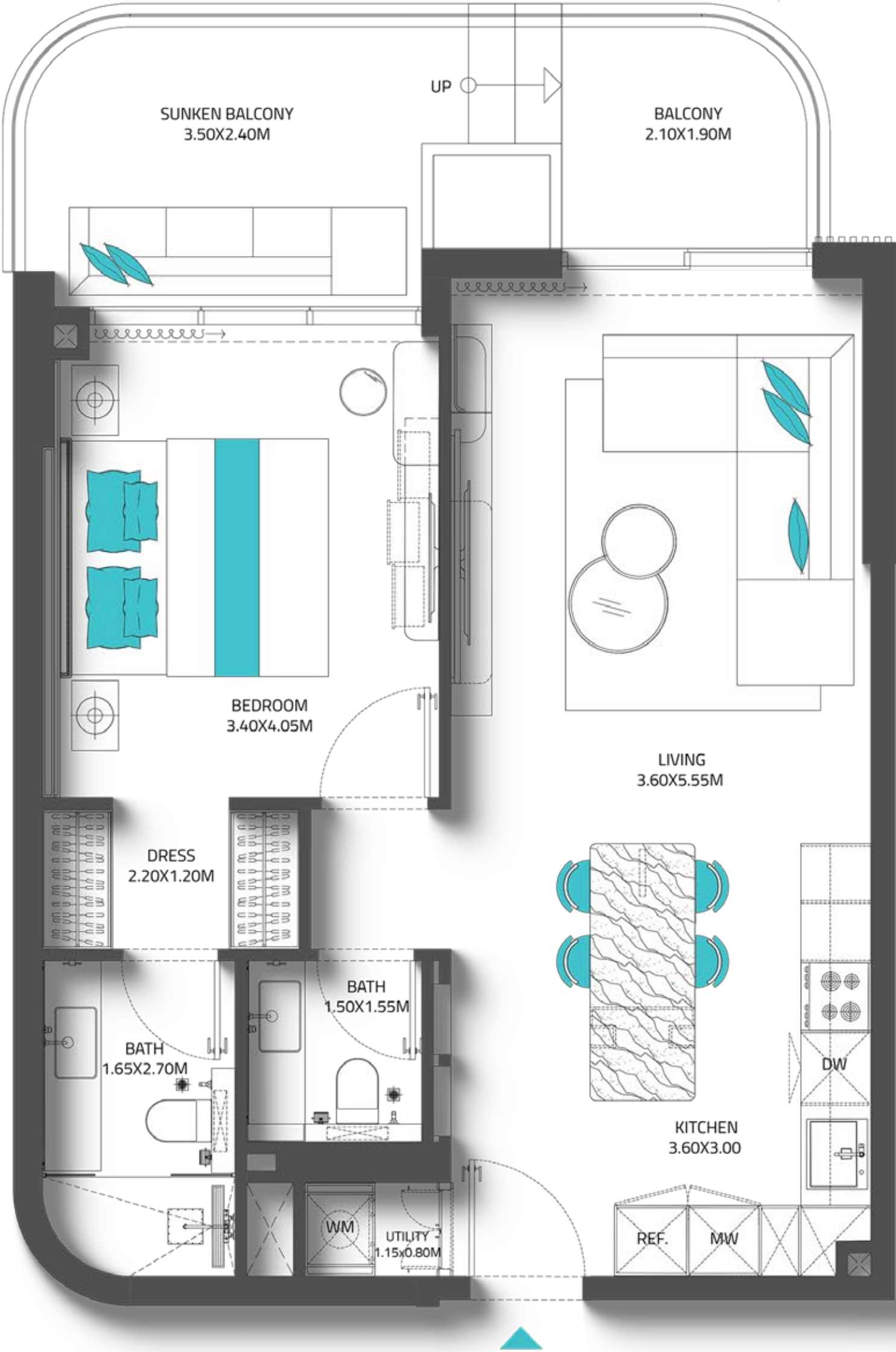
BALCONY AREA
167.27 SQ.FT

TOTAL AREA
836.27 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 7TH TYPICAL FLOOR	202 302 402 502 602 702



1 BHK

TYPE 3

CARPET AREA

620 SQ.FT

BALCONY AREA

339.92 SQ.FT

TOTAL AREA

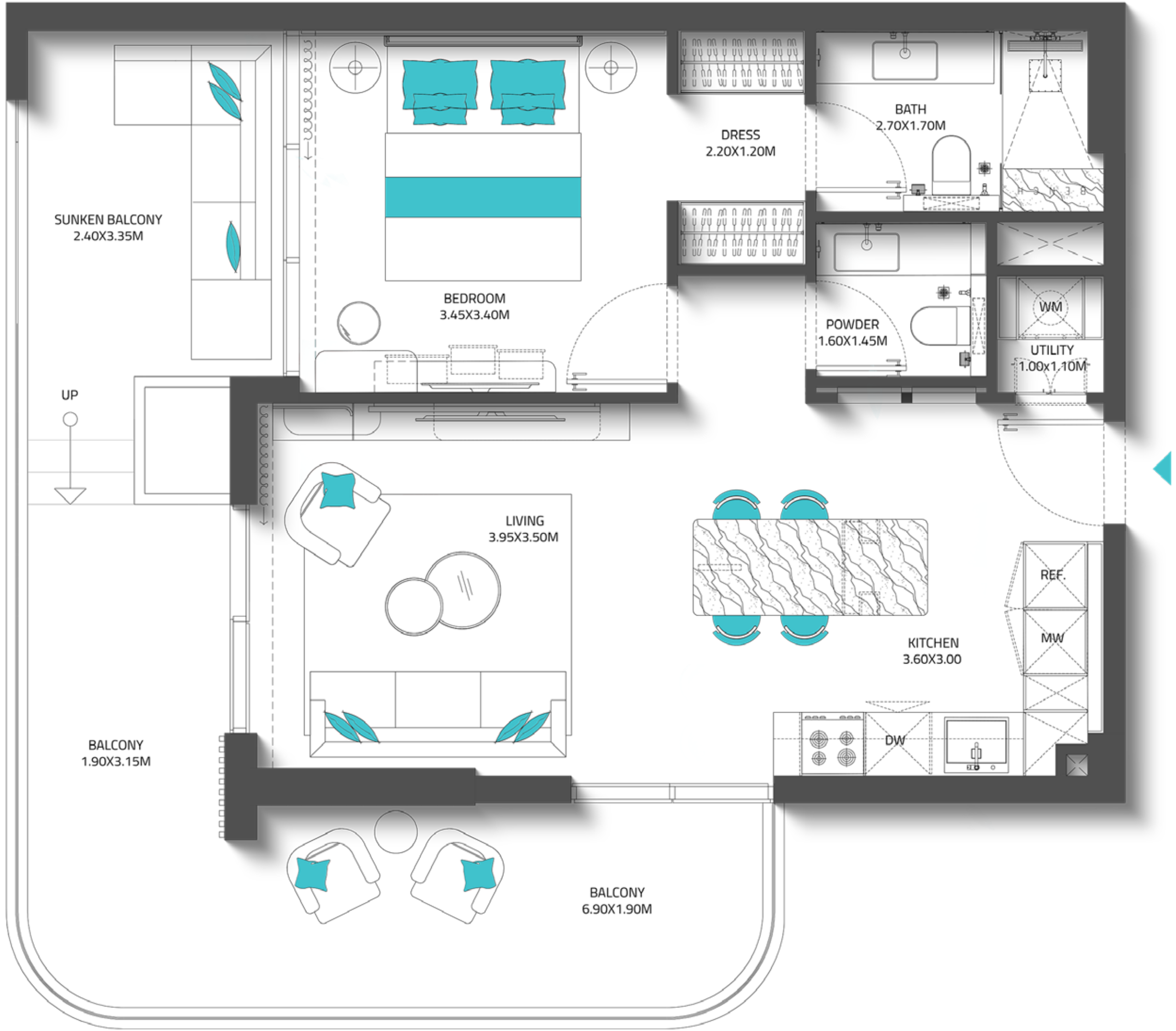
959.92 SQ.FT

APARTMENT VIEW

POOL VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND TYPICAL FLOOR	208



1 BHK

TYPE 3A

CARPET AREA
616 SQ.FT

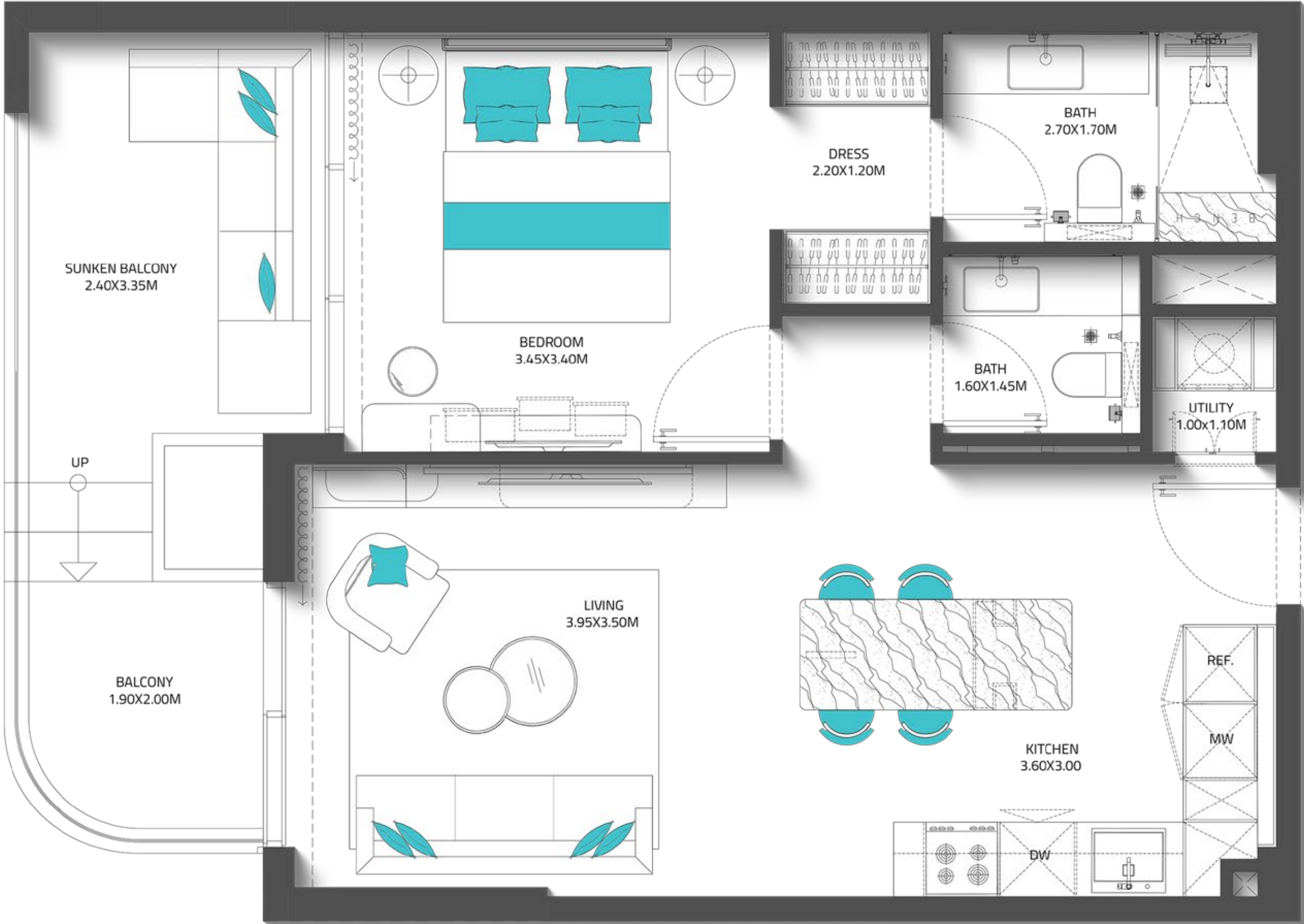
BALCONY AREA
164.90 SQ.FT

TOTAL AREA
780.90 SQ.FT

APARTMENT VIEW
POOL VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD - 7TH TYPICAL FLOOR	308 408 508 608 708



1 BHK

TYPE 3B

CARPET AREA

610 SQ.FT

BALCONY AREA

165.55 SQ.FT

TOTAL AREA

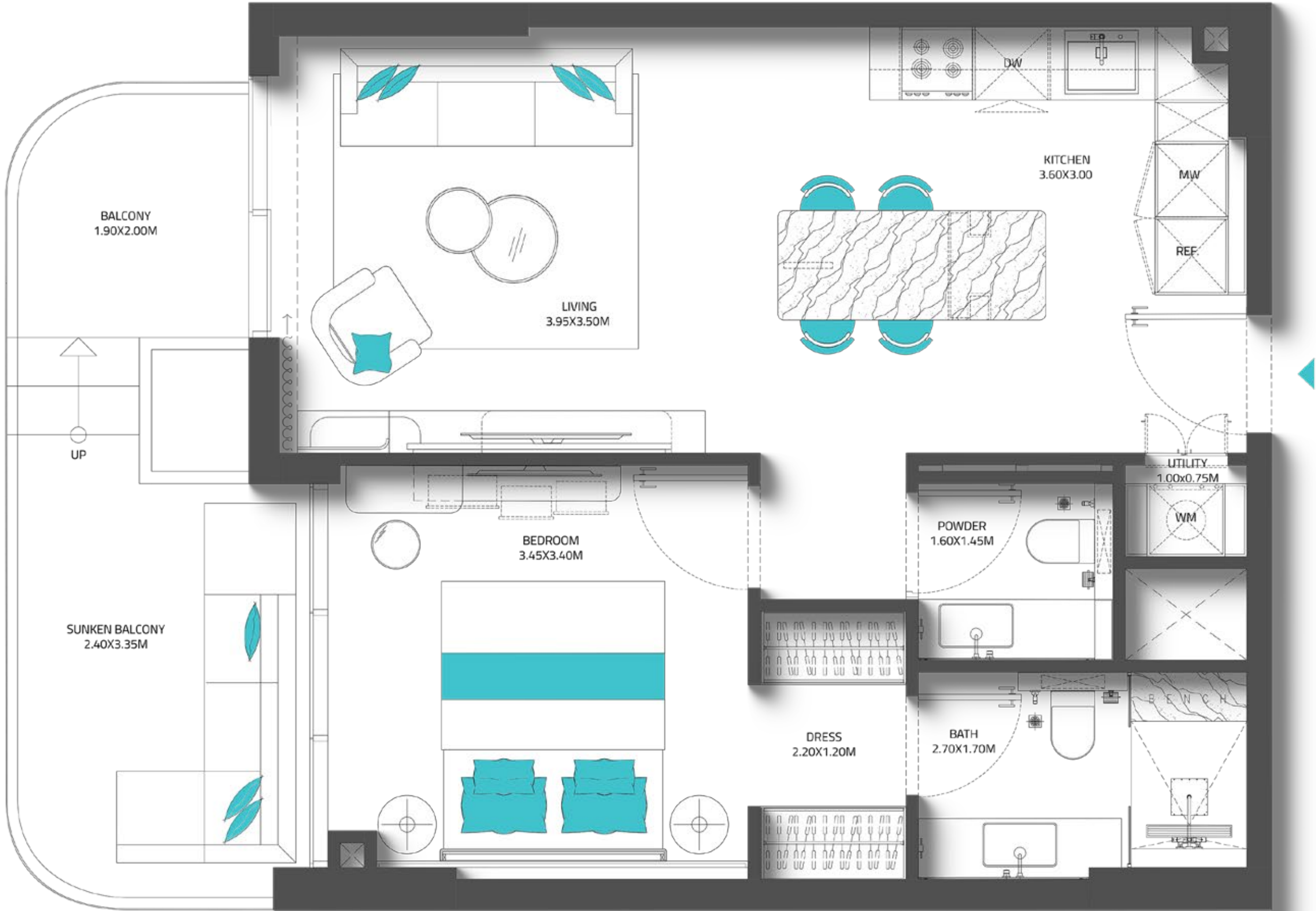
775.55 SQ.FT

APARTMENT VIEW

POOL VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
3RD - 7TH TYPICAL FLOOR	309 409 509 609 709



TWO BEDROOM

2 BHK

MULTIPURPOSE
TYPE 1

CARPET AREA
1077.68 SQ.FT

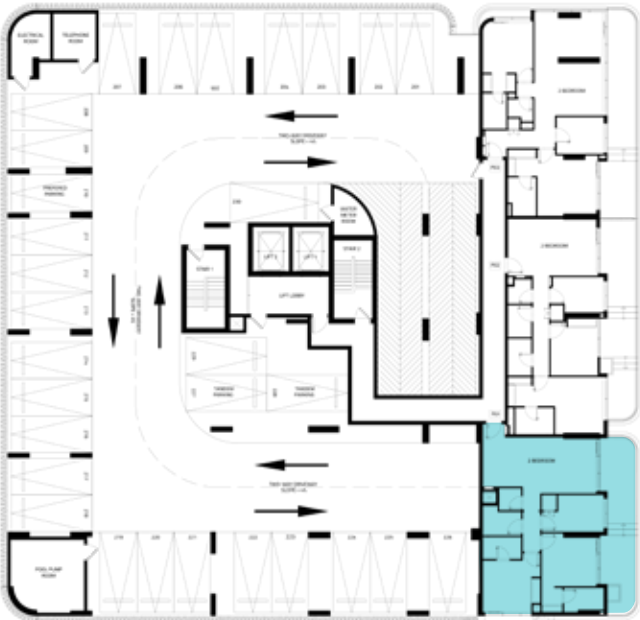
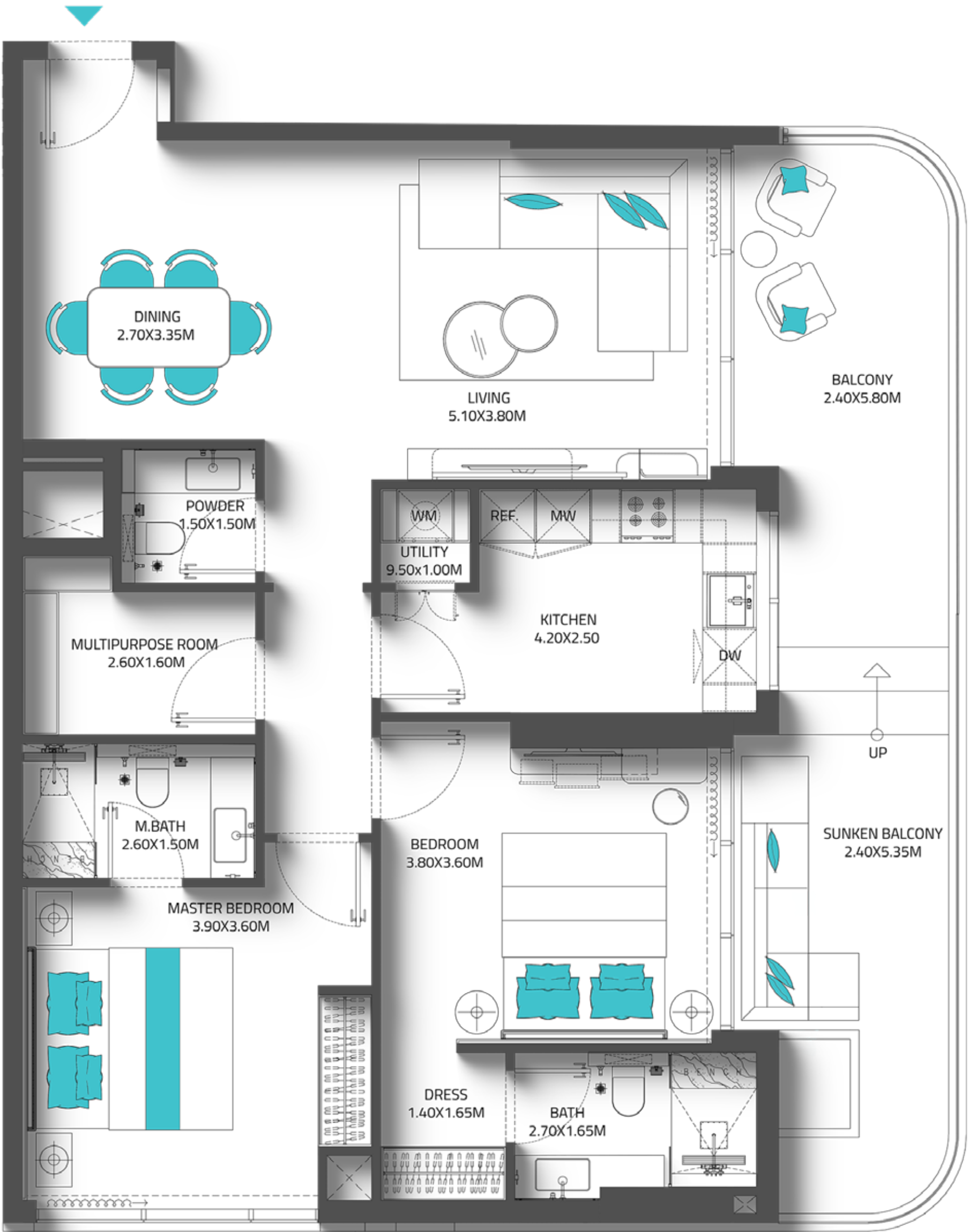
BALCONY AREA
302.00 SQ.FT

TOTAL AREA
1379.68 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
PODIUM 2 TYPICAL FLOOR	P01



2 BHK

MULTIPURPOSE
TYPE 2

CARPET AREA
1029.03 SQ.FT

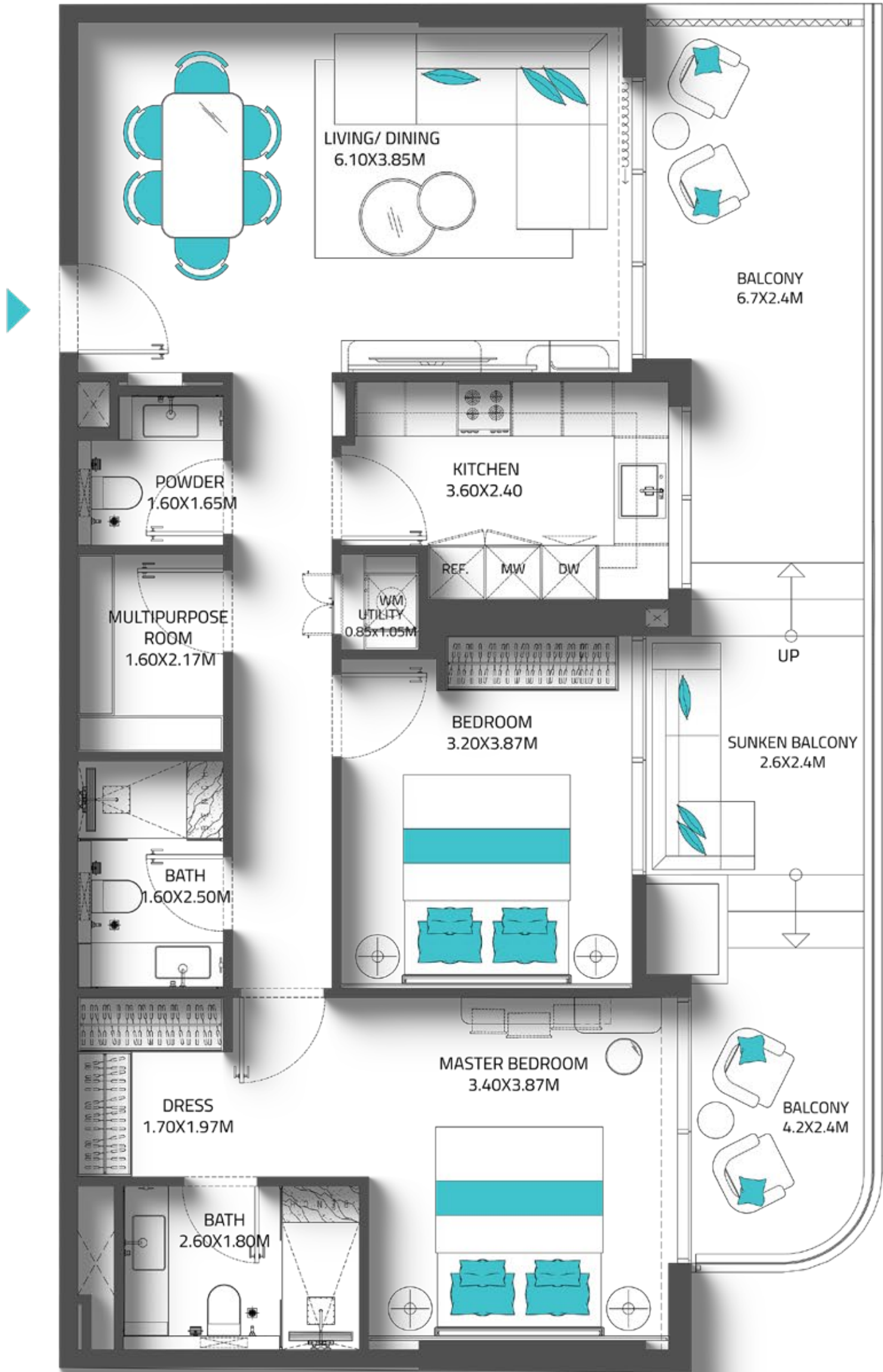
BALCONY AREA
337.23 SQ.FT

TOTAL AREA
1366.26 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
PODIUM 2 TYPICAL FLOOR	P02



2 BHK

TYPE 3

CARPET AREA
1162 SQ.FT

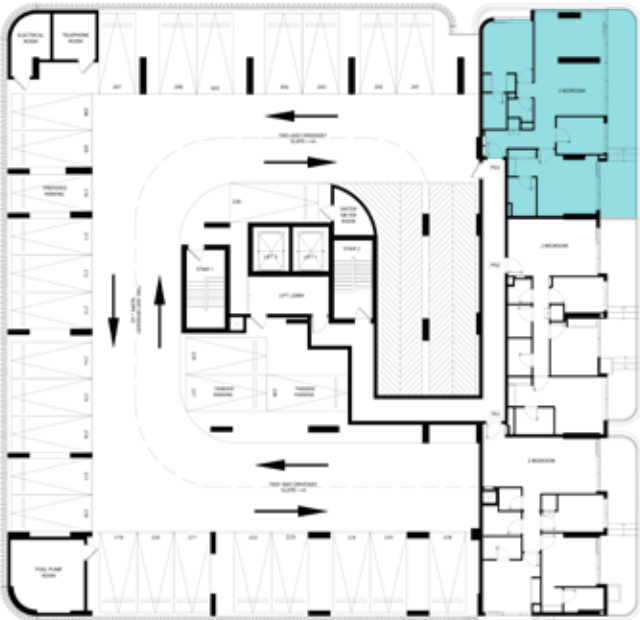
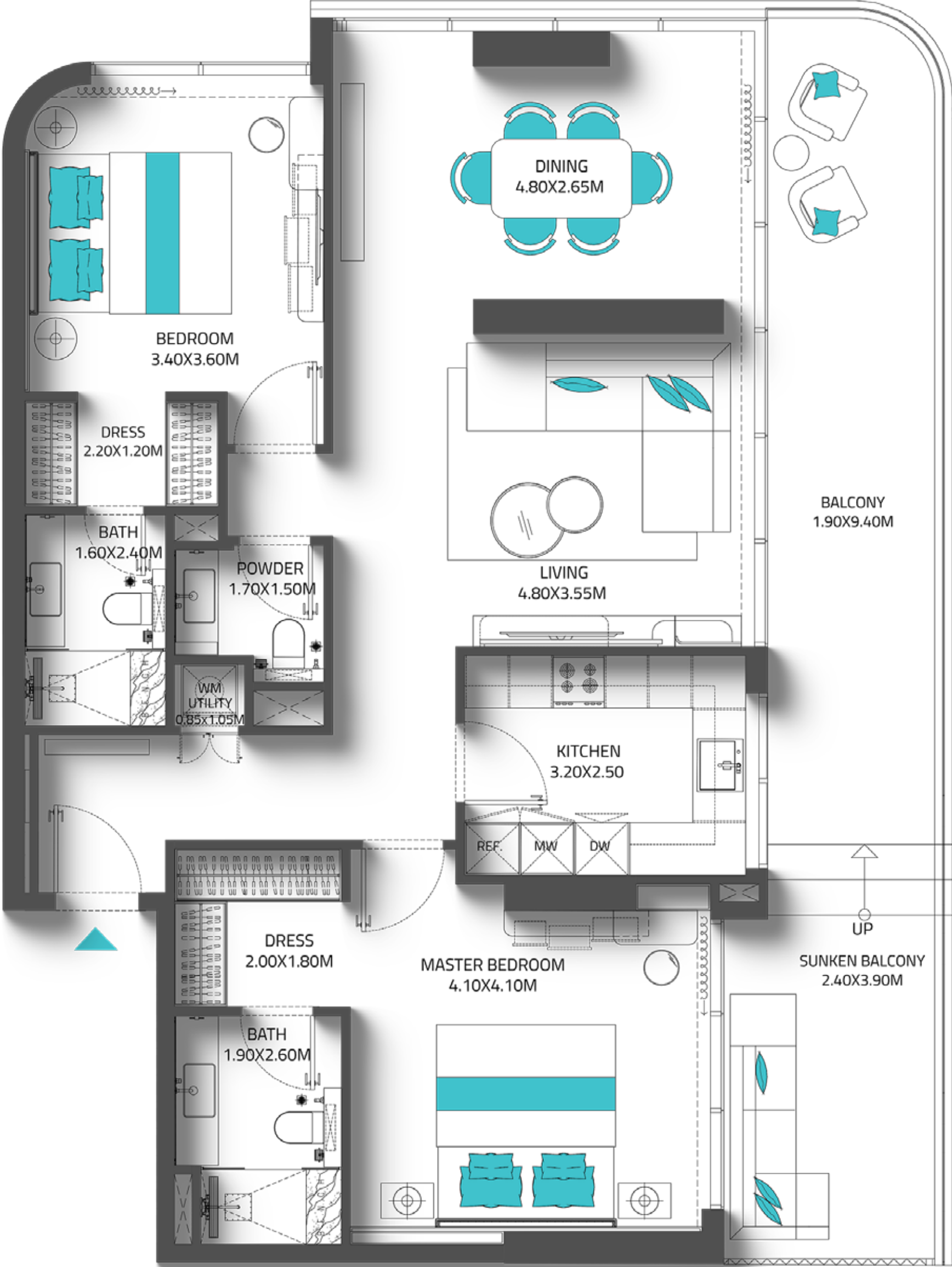
BALCONY AREA
330 SQ.FT

TOTAL AREA
1492 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
PODIUM 2 TYPICAL FLOOR	P03



2 BHK
MULTIPURPOSE
TYPE 4

CARPET AREA
1180 SQ.FT

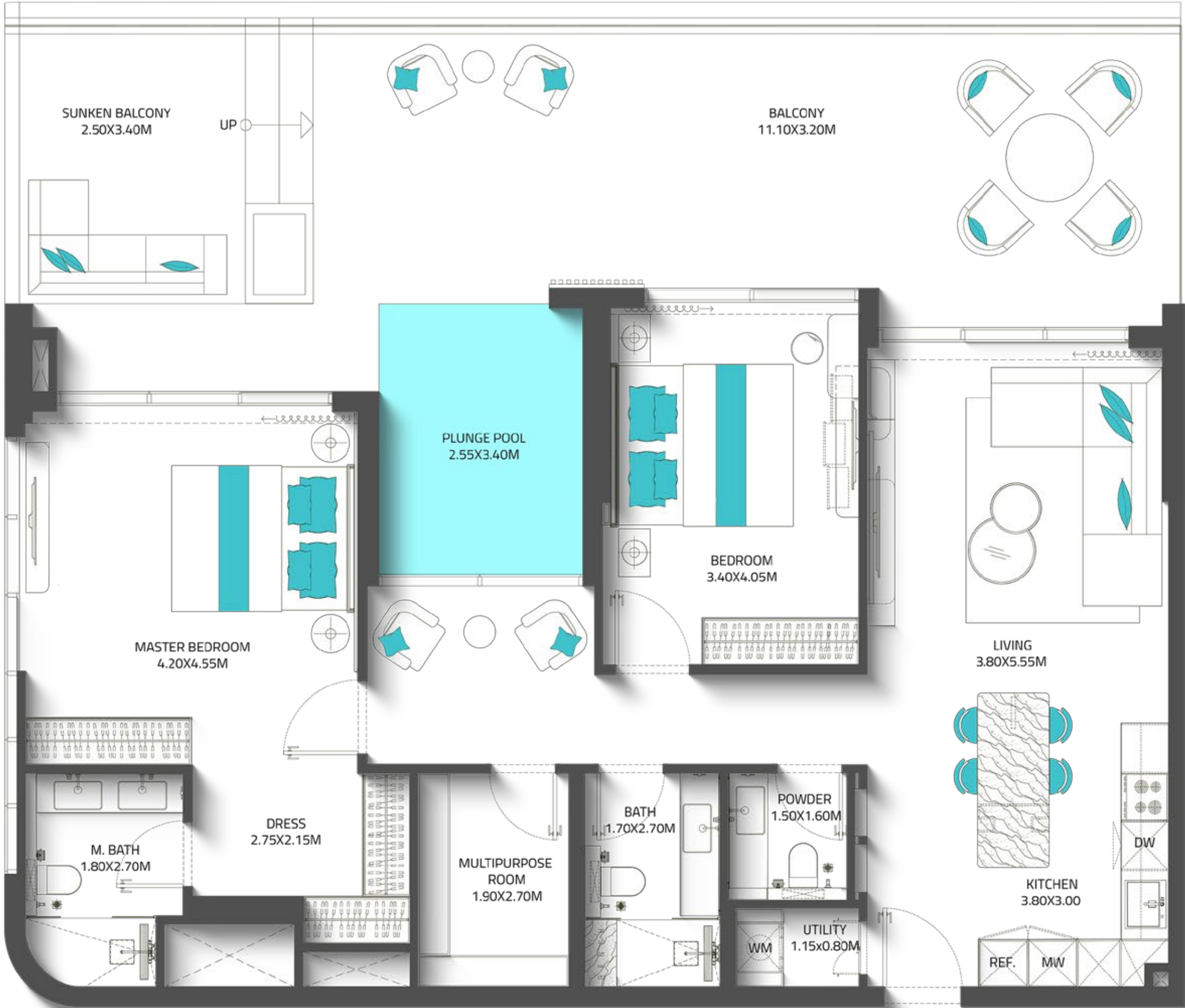
BALCONY AREA
1007 SQ.FT

TOTAL AREA
2187 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	101



2 BHK

MULTIPURPOSE
TYPE 4A

CARPET AREA
1111 SQ.FT

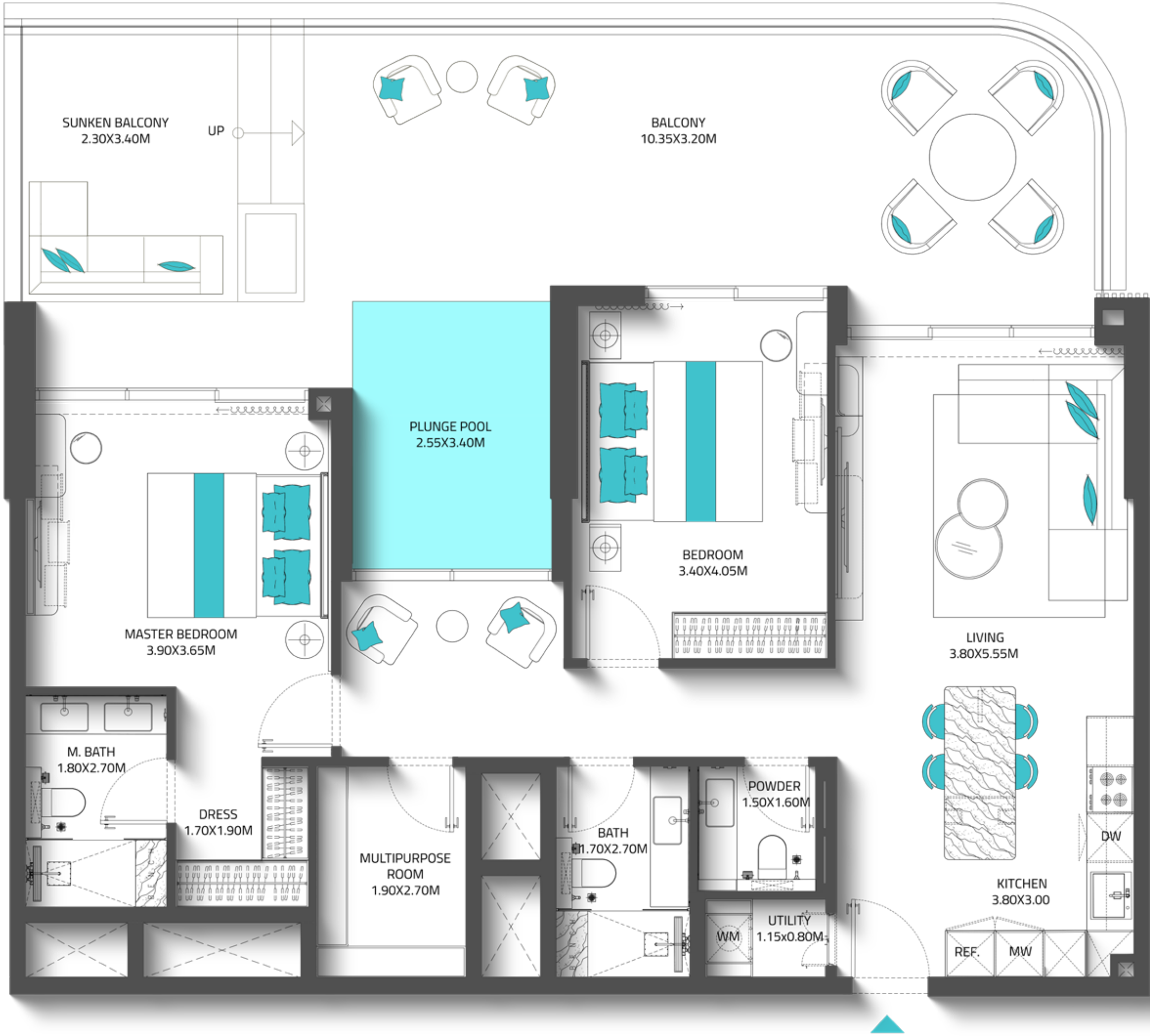
BALCONY AREA
671 SQ.FT

TOTAL AREA
1782 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	102



2 BHK

TYPE 4B

CARPET AREA
1139 SQ.FT

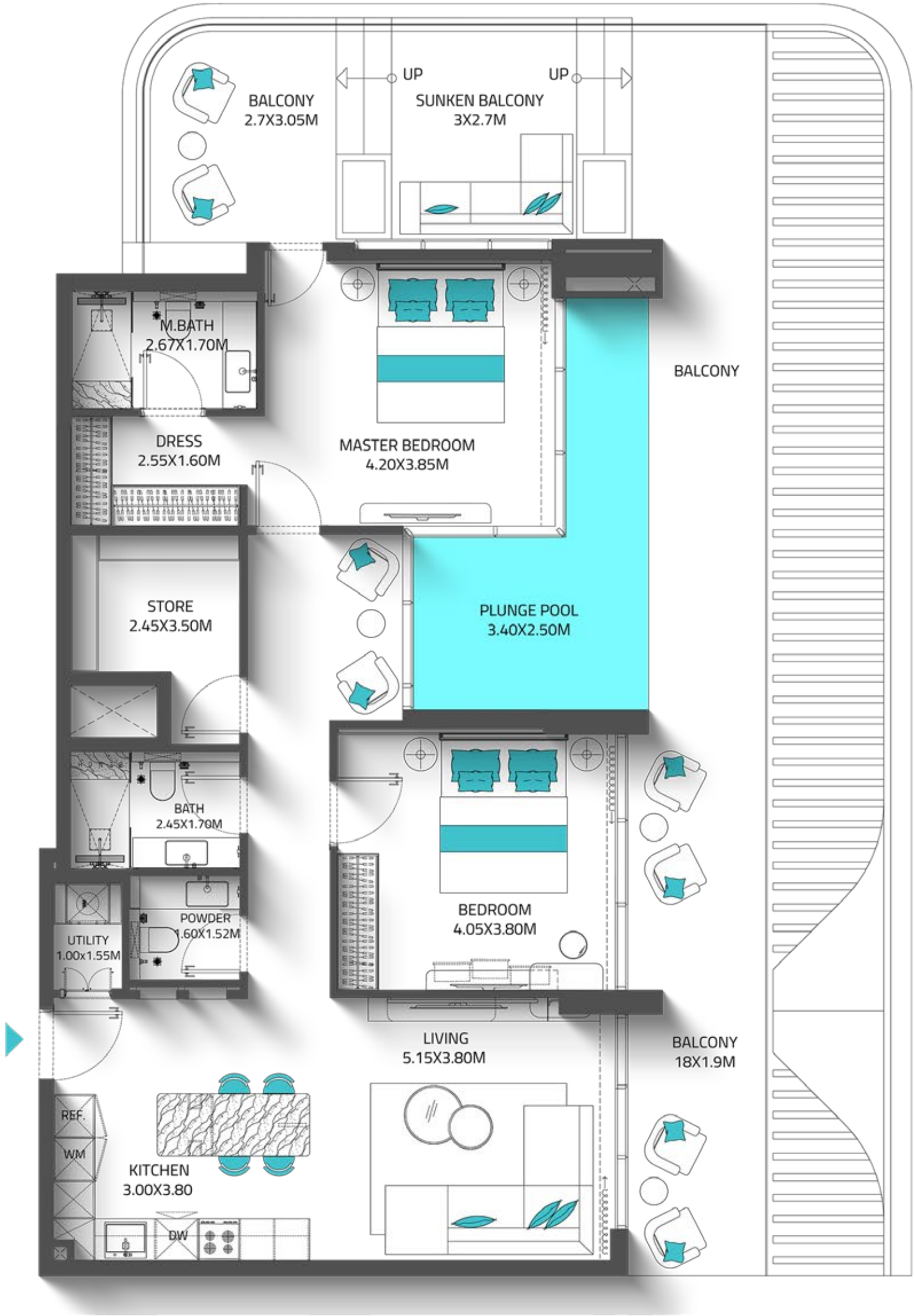
BALCONY AREA
776 SQ.FT

TOTAL AREA
1915 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
1ST TYPICAL FLOOR	103



2 BHK

TYPE 5

CARPET AREA
960 SQ.FT

BALCONY AREA
262.64 SQ.FT

TOTAL AREA
1222.64 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 7TH TYPICAL FLOOR	203 303 403 503 603 703 207 307 407 507 607 707



2 BHK

TYPE 5 (Mirror)

CARPET AREA
960 SQ.FT

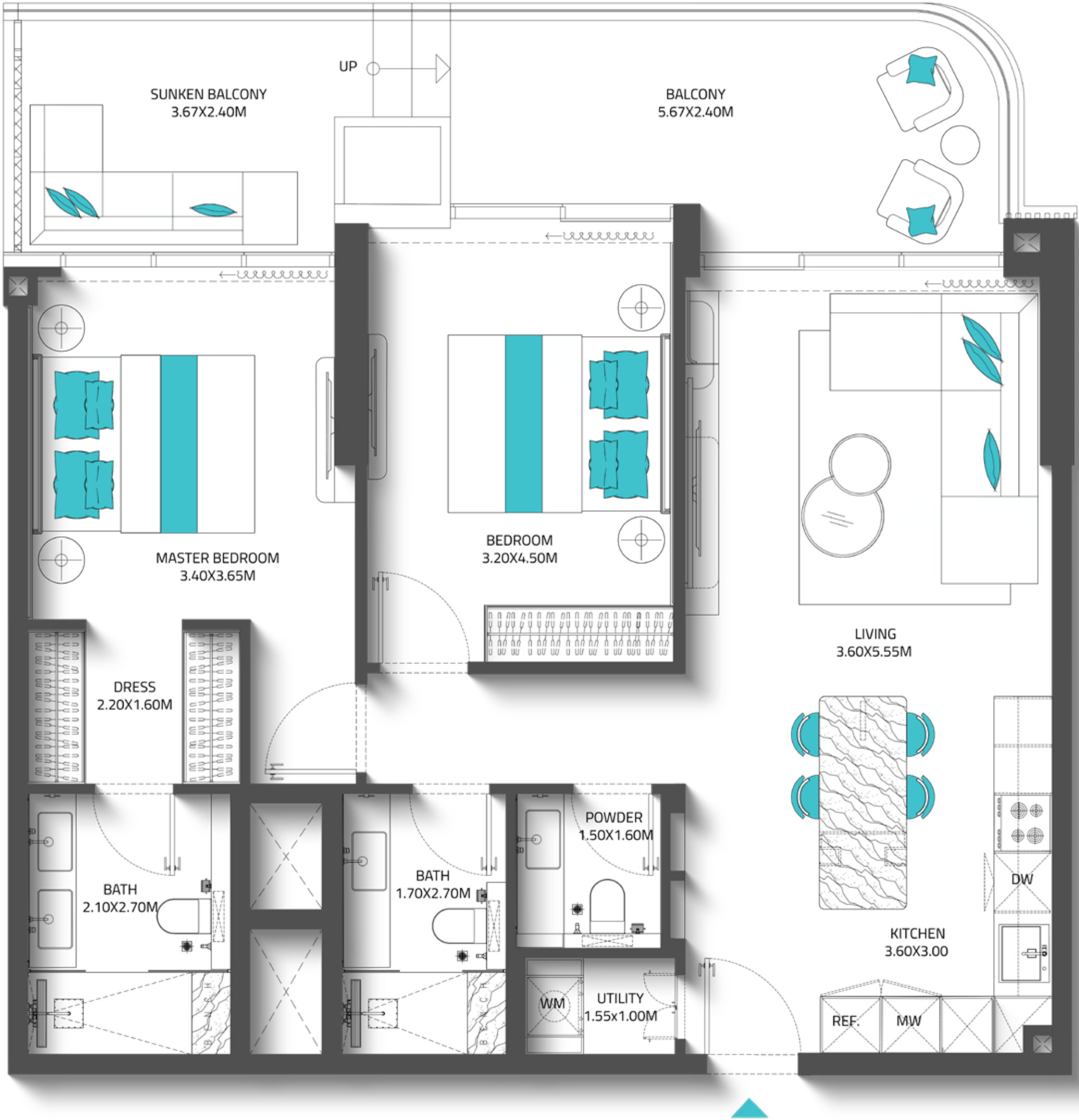
BALCONY AREA
263.93 SQ.FT

TOTAL AREA
1219.93 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 7TH TYPICAL FLOOR	204 304 404 504 604 704 206 306 406 506 606 706



2 BHK

TYPE 6

CARPET AREA

941 SQ.FT

BALCONY AREA

529.05 SQ.FT

TOTAL AREA

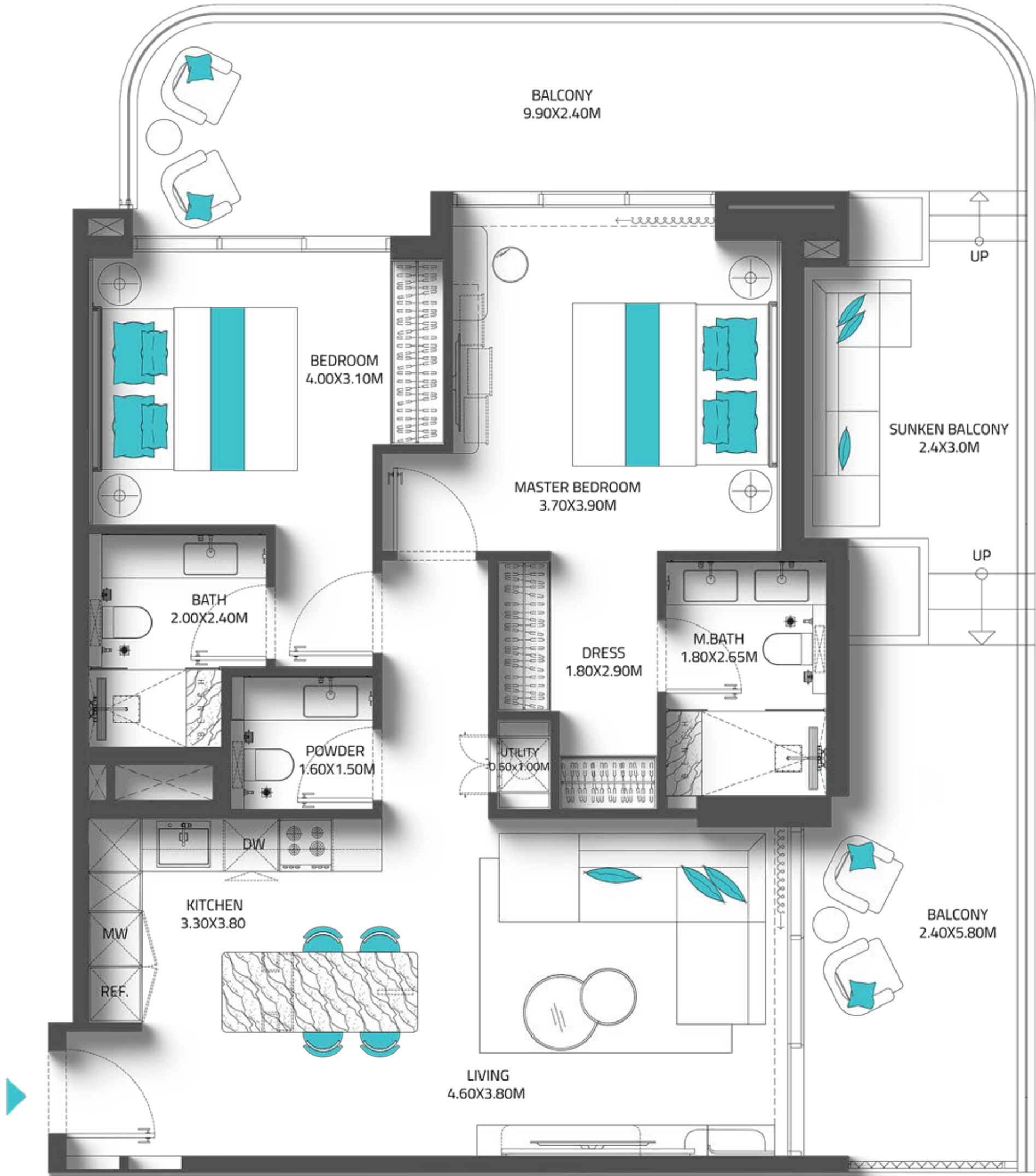
1470.05 SQ.FT

APARTMENT VIEW

PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
2ND - 7TH TYPICAL FLOOR	205 305 405 505 605 705



THREE BEDROOM

Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 1 (LOWER LEVEL)

CARPET AREA
2015.54 SQ.FT

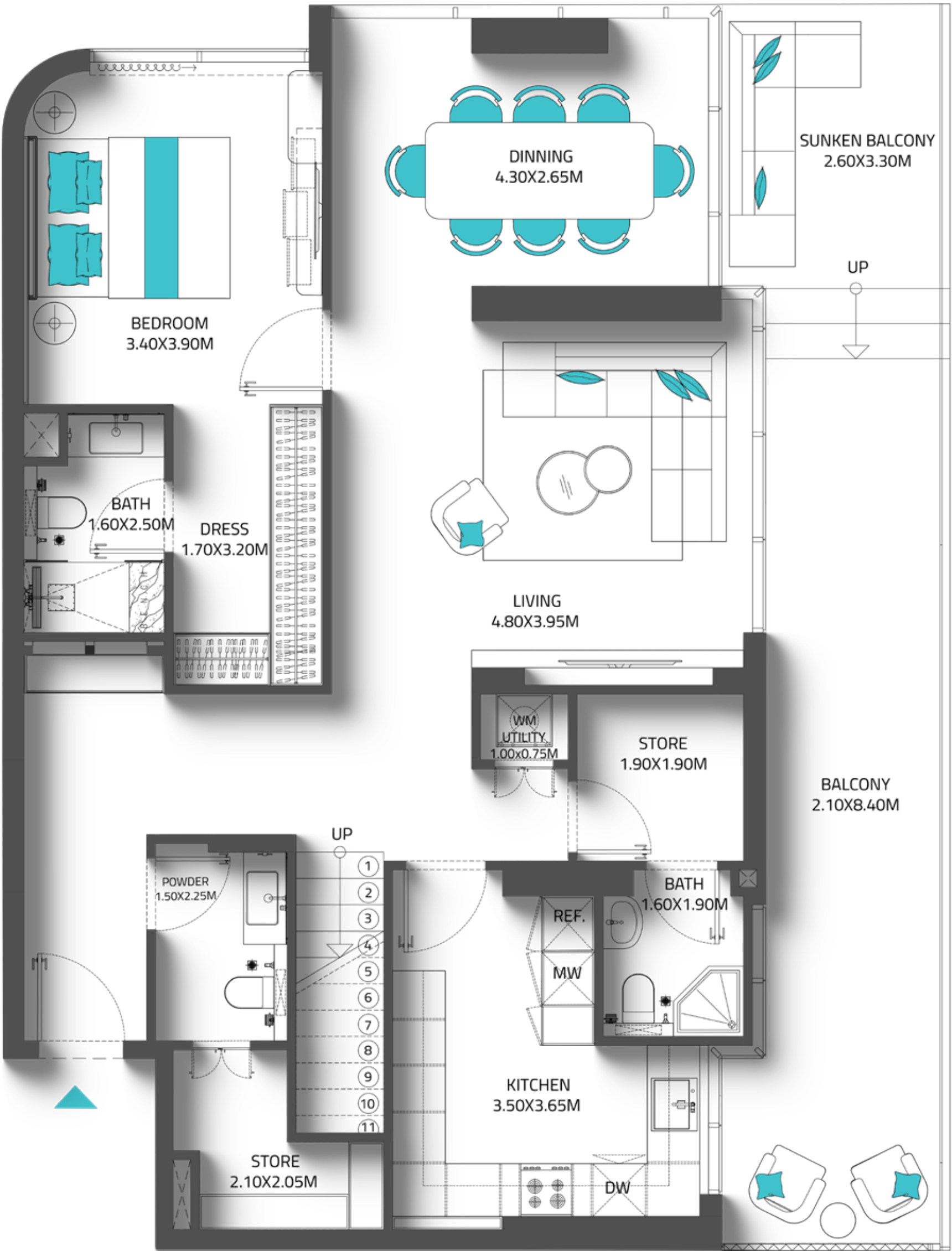
BALCONY AREA
520.22 SQ.FT

TOTAL AREA
2535.76 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G01



Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 1(UPPER LEVEL)

CARPET AREA
2015.54 SQ.FT

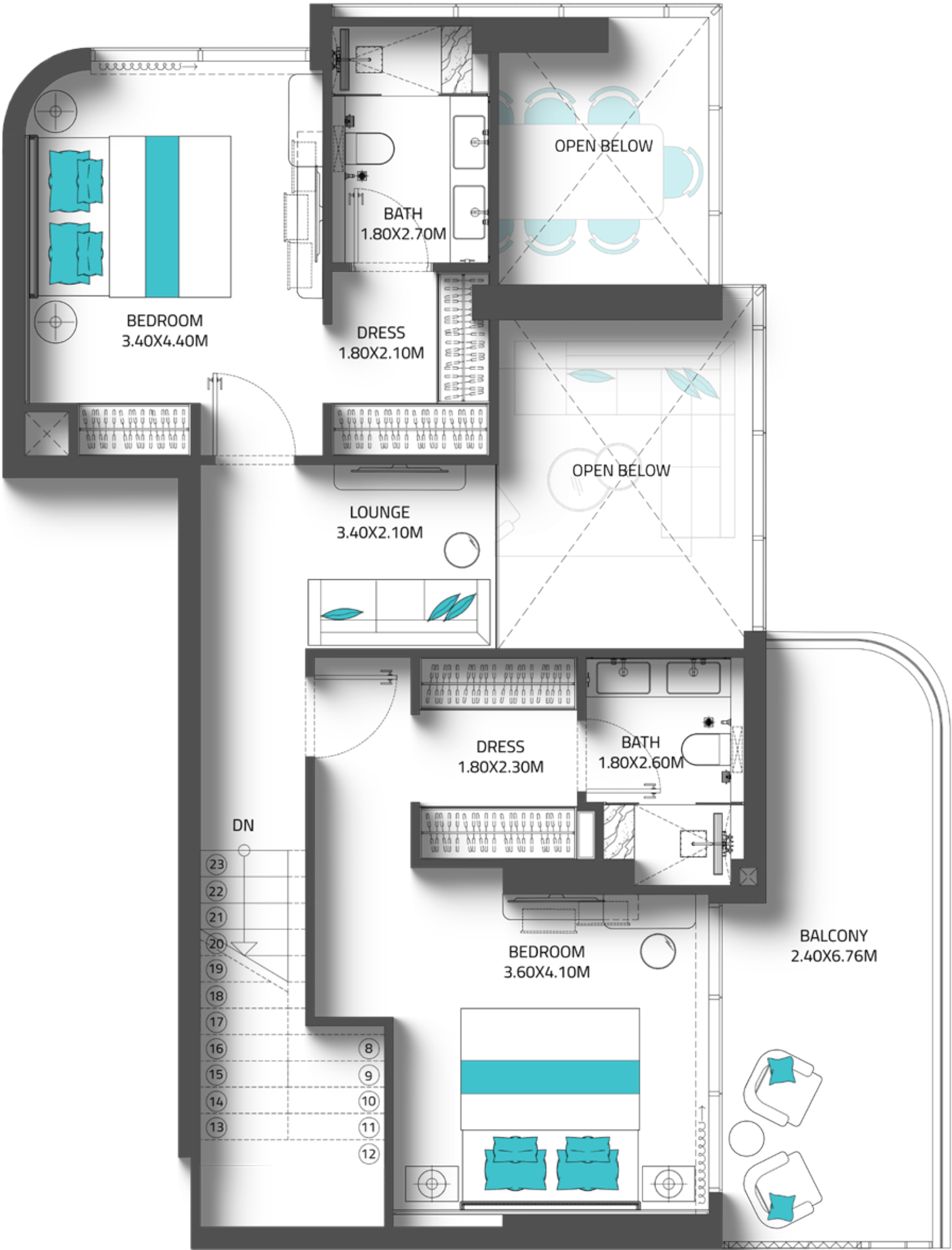
BALCONY AREA
520.22 SQ.FT

TOTAL AREA
2535.76 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G01



Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 2 (LOWER LEVEL)

CARPET AREA
1874.32 SQ.FT

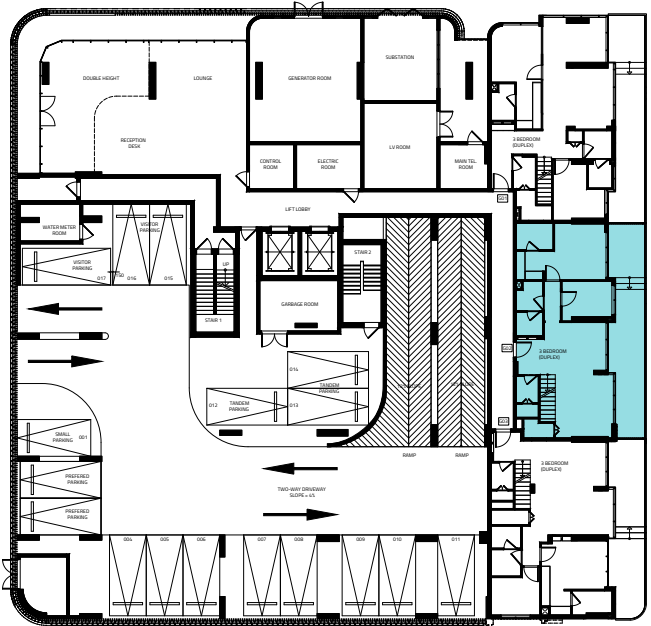
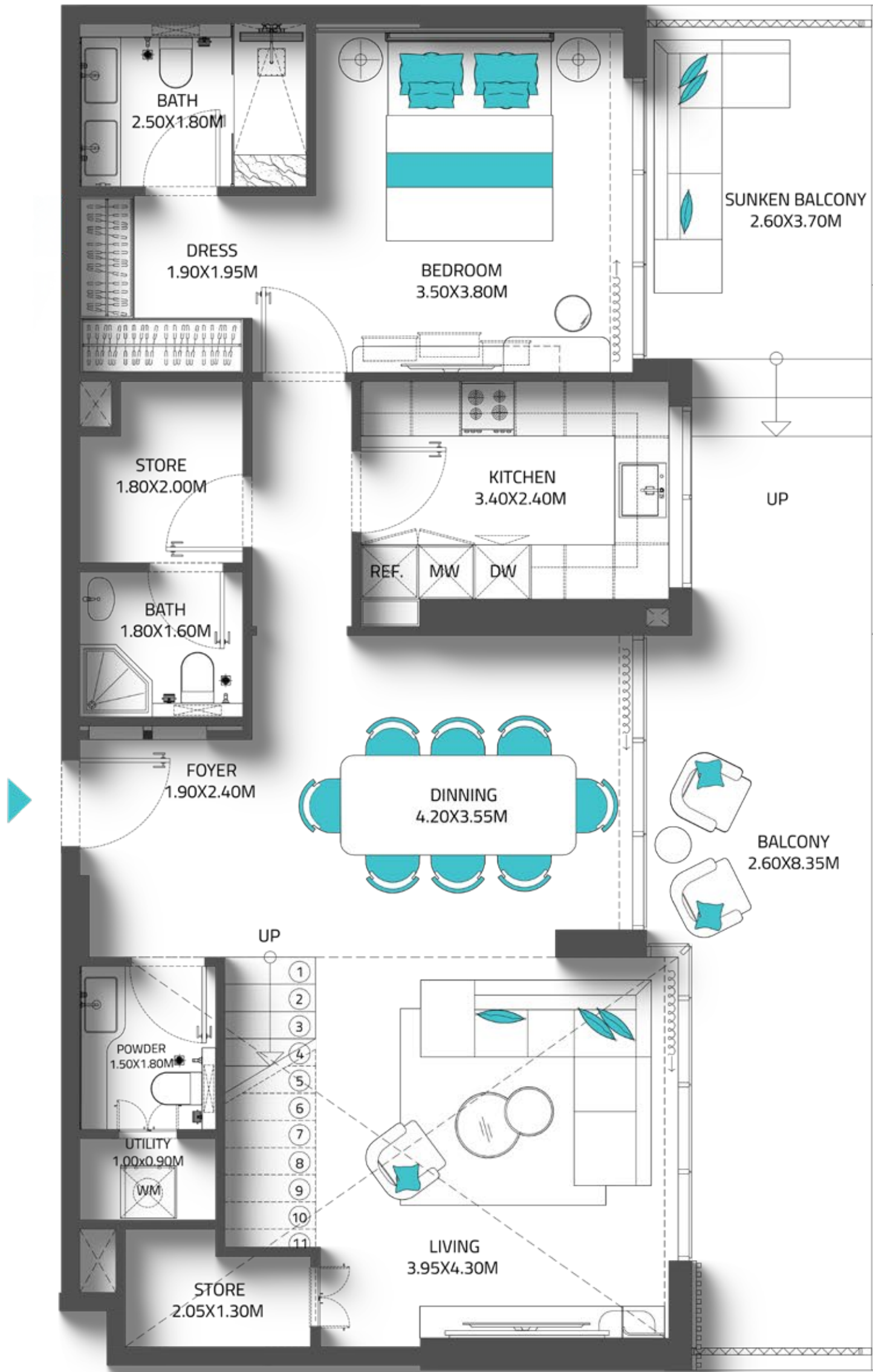
BALCONY AREA
616.99 SQ.FT

TOTAL AREA
2491.31 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G02



Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 2(UPPER LEVEL)

CARPET AREA
1874.32 SQ.FT

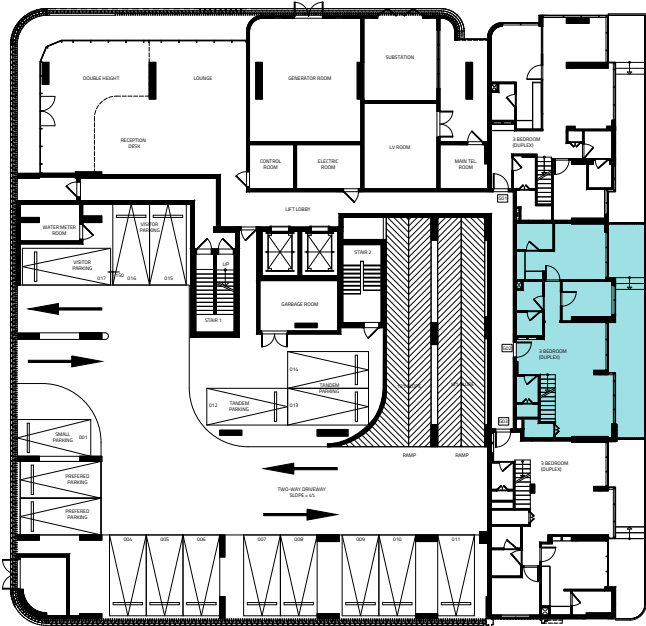
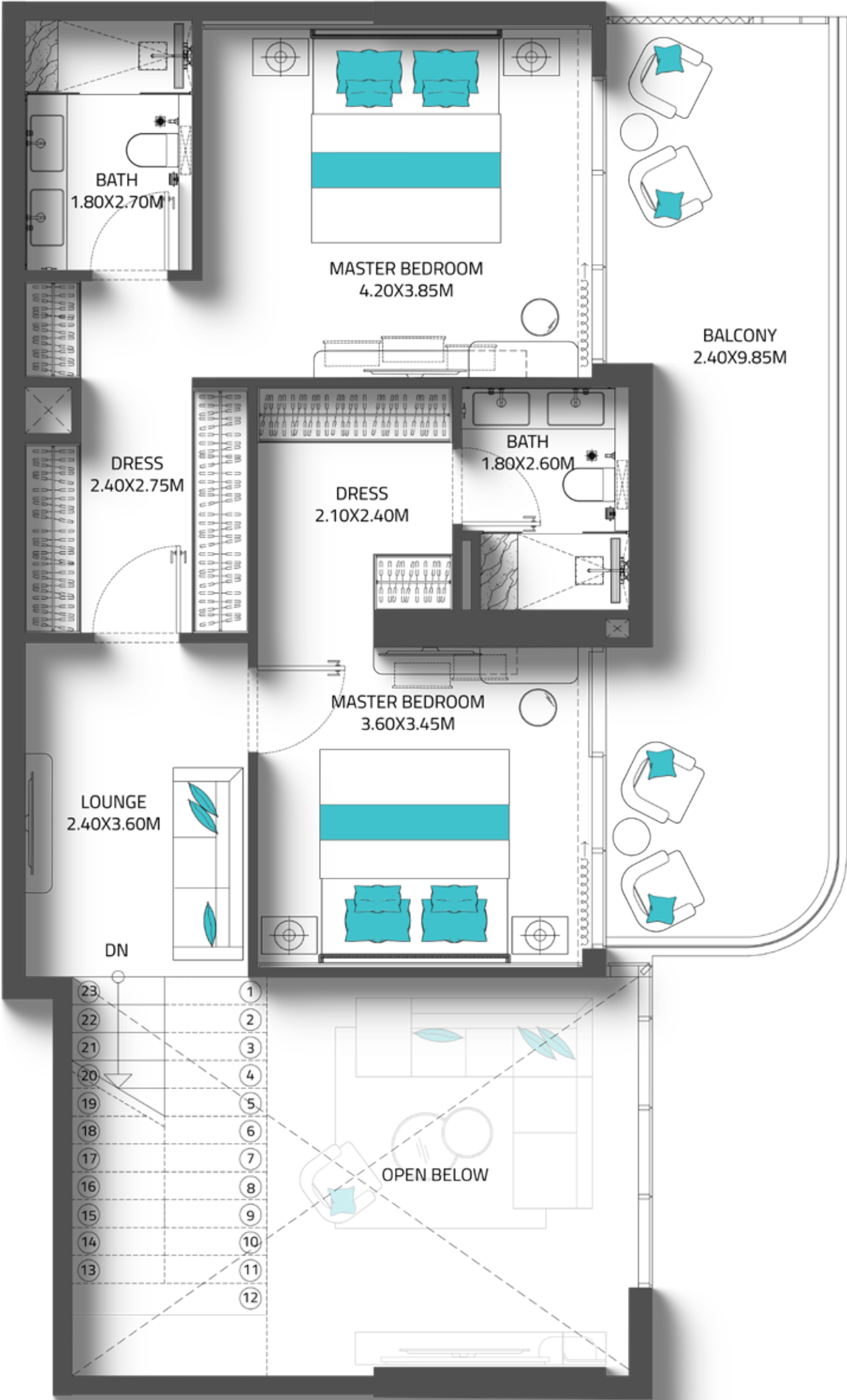
BALCONY AREA
616.99 SQ.FT

TOTAL AREA
2491.31 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G02



Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 3 (LOWER LEVEL)

CARPET AREA
2022 SQ.FT

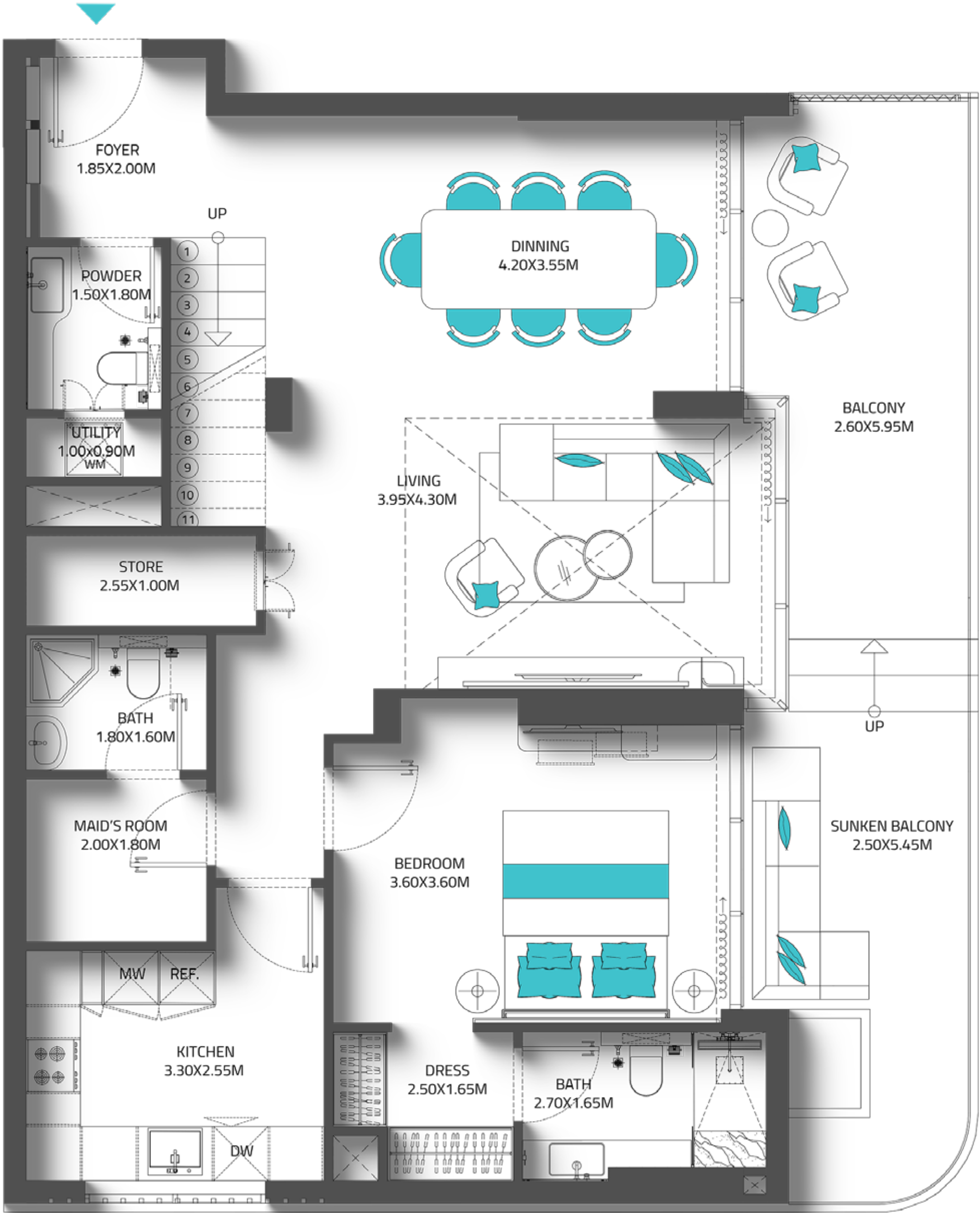
BALCONY AREA
528 SQ.FT

TOTAL AREA
2550 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G03



Duplex

3 BHK

MAID'S ROOM + STORE
TYPE 3(UPPER LEVEL)

CARPET AREA
2022 SQ.FT

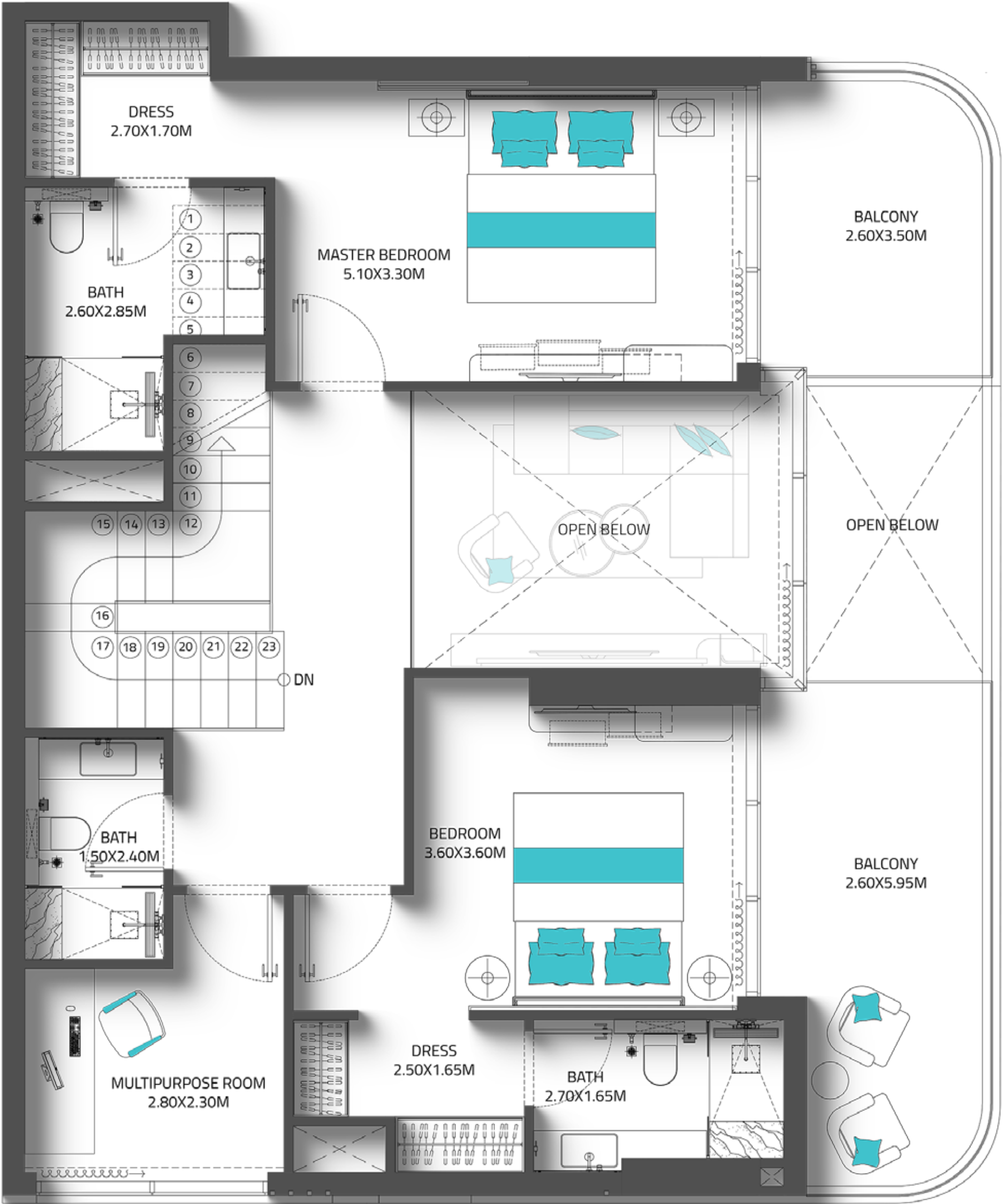
BALCONY AREA
528 SQ.FT

TOTAL AREA
2550 SQ.FT

APARTMENT VIEW
PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
GROUND TYPICAL FLOOR	G03



FOUR BEDROOM

Penthouse

4 BHK

MAID'S ROOM + STORE

CARPET AREA

3486 SQ.FT

BALCONY AREA

2778 SQ.FT

TOTAL AREA

6264 SQ.FT

APARTMENT VIEW

PARK VIEW

UNIT ALLOCATION

FLOOR	UNIT NUMBER
8TH TYPICAL FLOOR	801

