

REEF 997

REEF

LUXURY DEVELOPMENTS

Fact Sheet

WHY REEF 997

REEF 997, the new chapter in REEF's story of bold innovation -where luxury living meets the soul-soothing rhythm of the sea. Located in the iconic Dubai Islands, REEF 997 features a collection of 63 exclusive residences including elegant Apartments, stylish Duplexs and premium Penthouse. Each home is a sculptural expression of flow, thoughtfully crafted with REEF's signature Sunken Balconies—engineered to deliver year-round comfort in the open air.

Residents enjoy a curated selection of resort-style amenities and a tranquil island atmosphere, just minutes from the heart of Dubai.

At REEF 997, life is built around emotional luxury—the kind that goes beyond aesthetics and architecture to offer a sanctuary of calm in a city that never stops moving.





REEF 997

LOBBY AREA ←
PARKING →

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

15

MINUTES

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

25

MINUTES

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

10

MINUTES

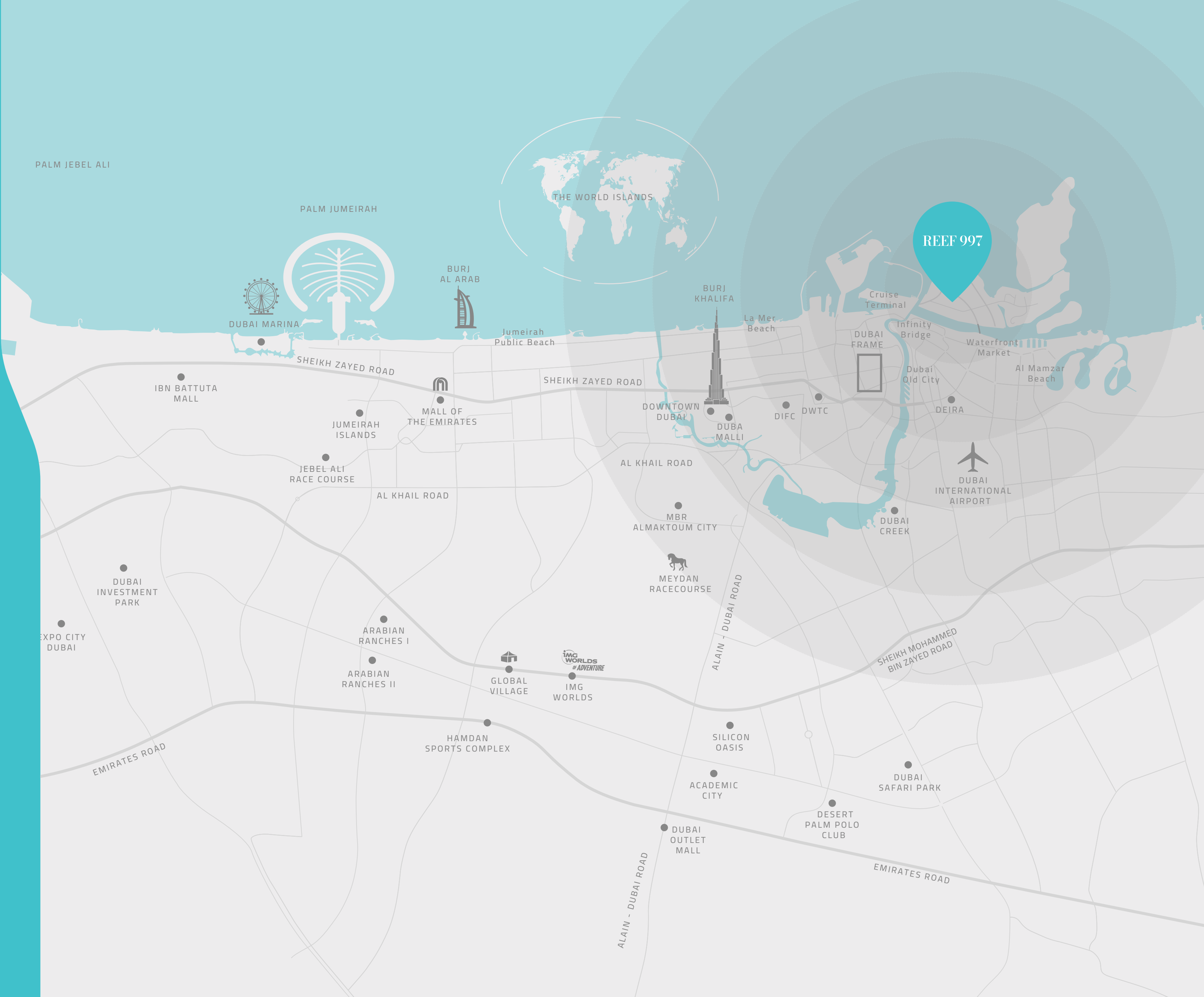
- Dubai Creek
- Dubai Frame
- Infinity Bridge
- Al Mamzar Park

20

MINUTES

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

LOCATION

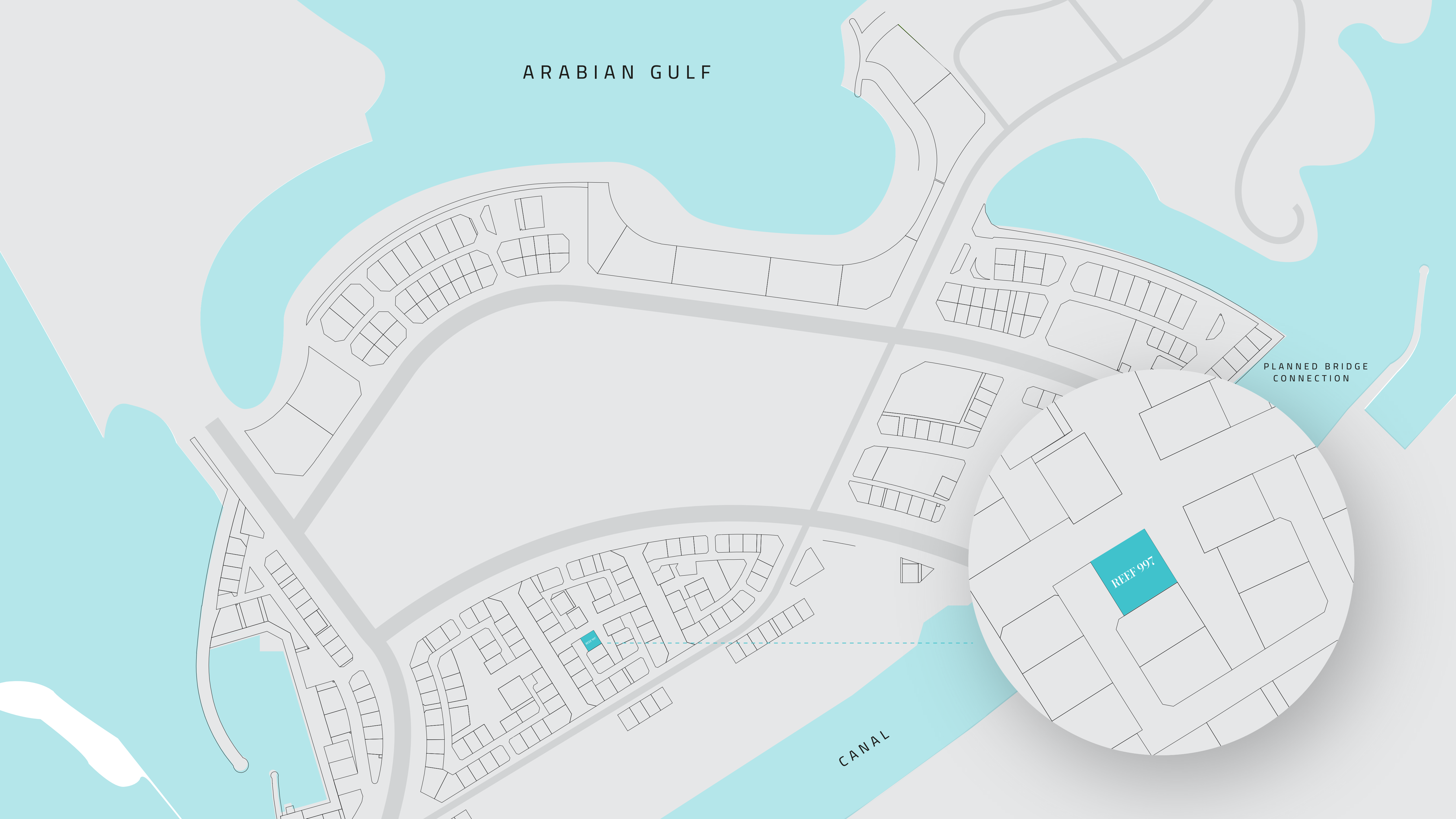


ARABIAN GULF

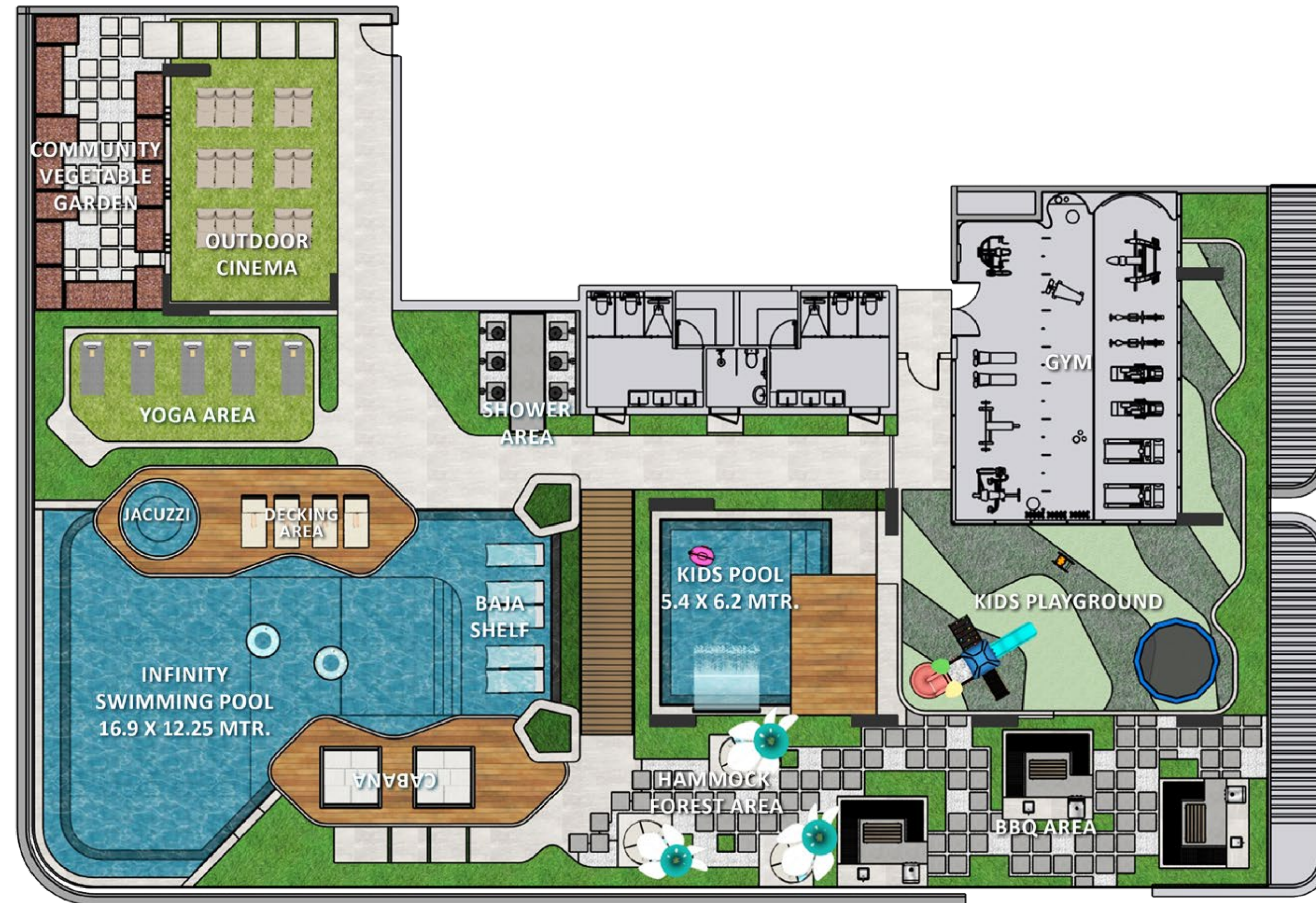
PLANNED BRIDGE
CONNECTION

REEF 997

CANAL

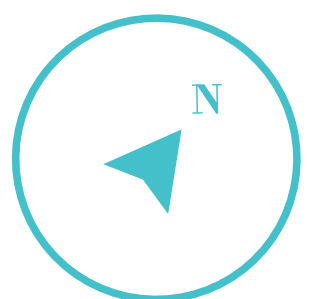






FIRST FLOOR PLAN

AMENITIES



FIRST FLOOR

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

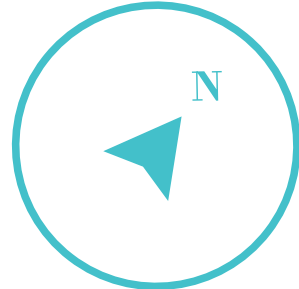


AMENITIES

FLOOR LAYOUT

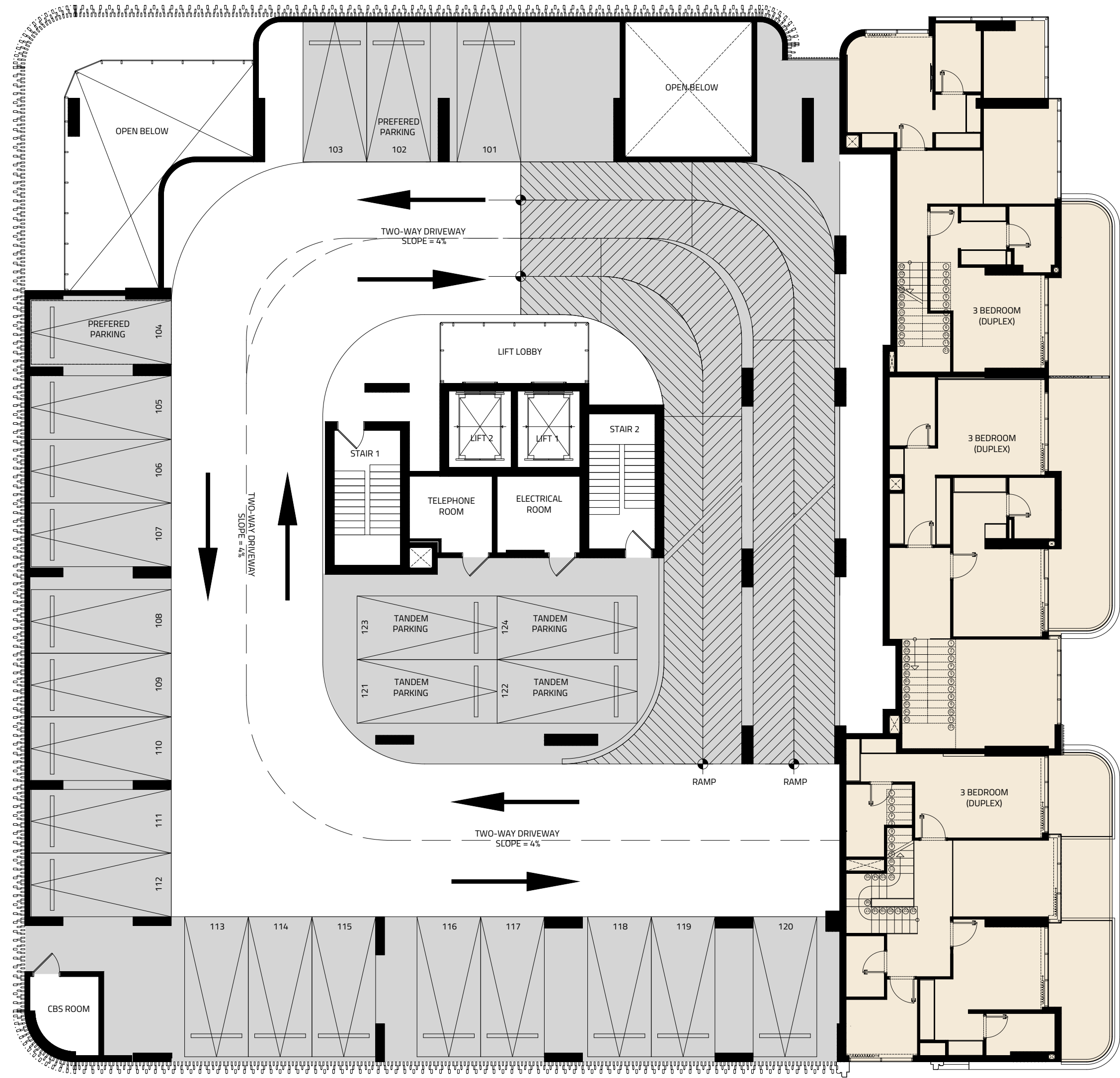
GROUND FLOOR

- 3 BEDROOM (DUPLEX)
- SERVICES
- PARKING



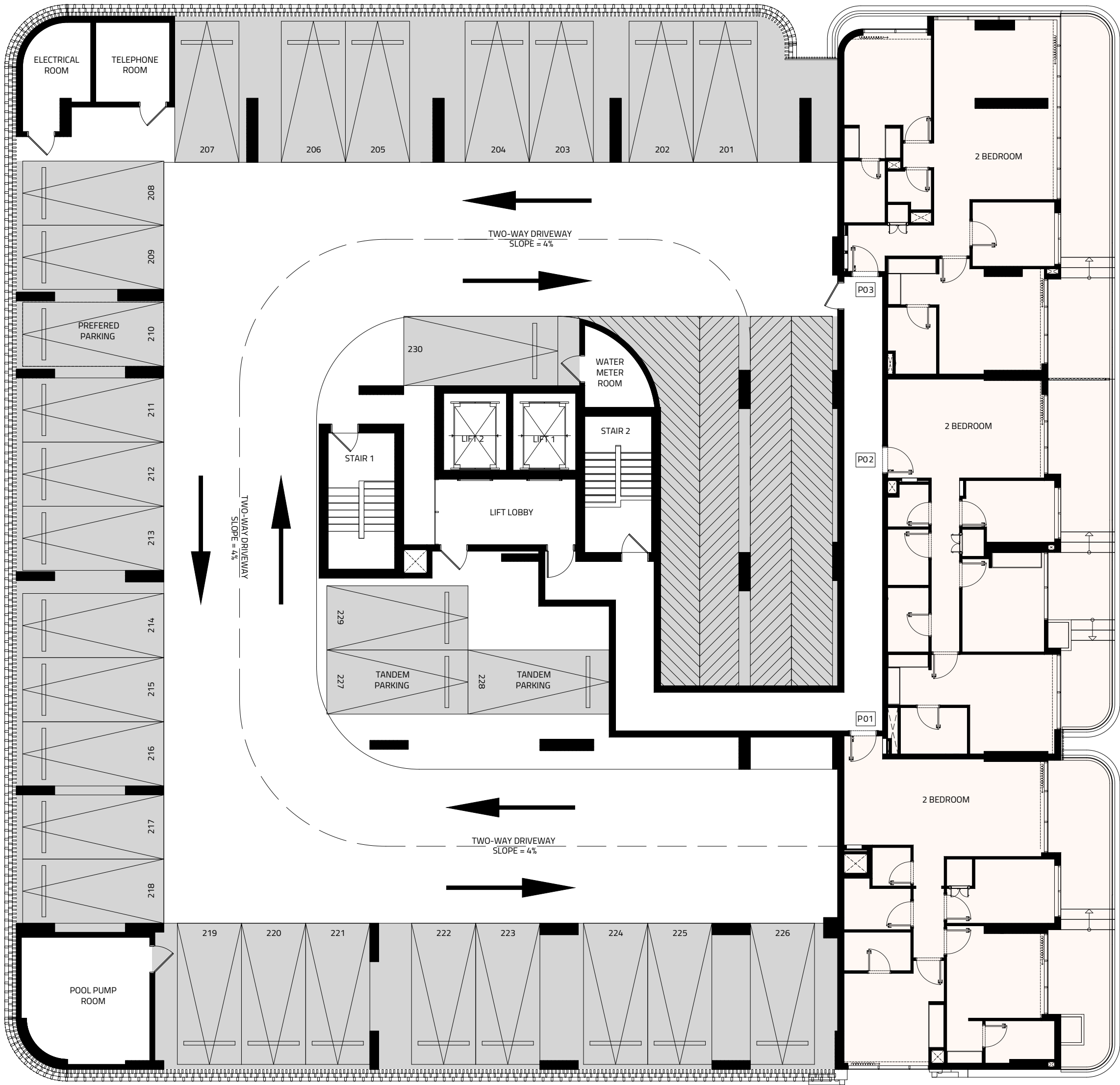
PODIUM 1

- 3 BEDROOM (DUPLEX)
- SERVICES
- PARKING



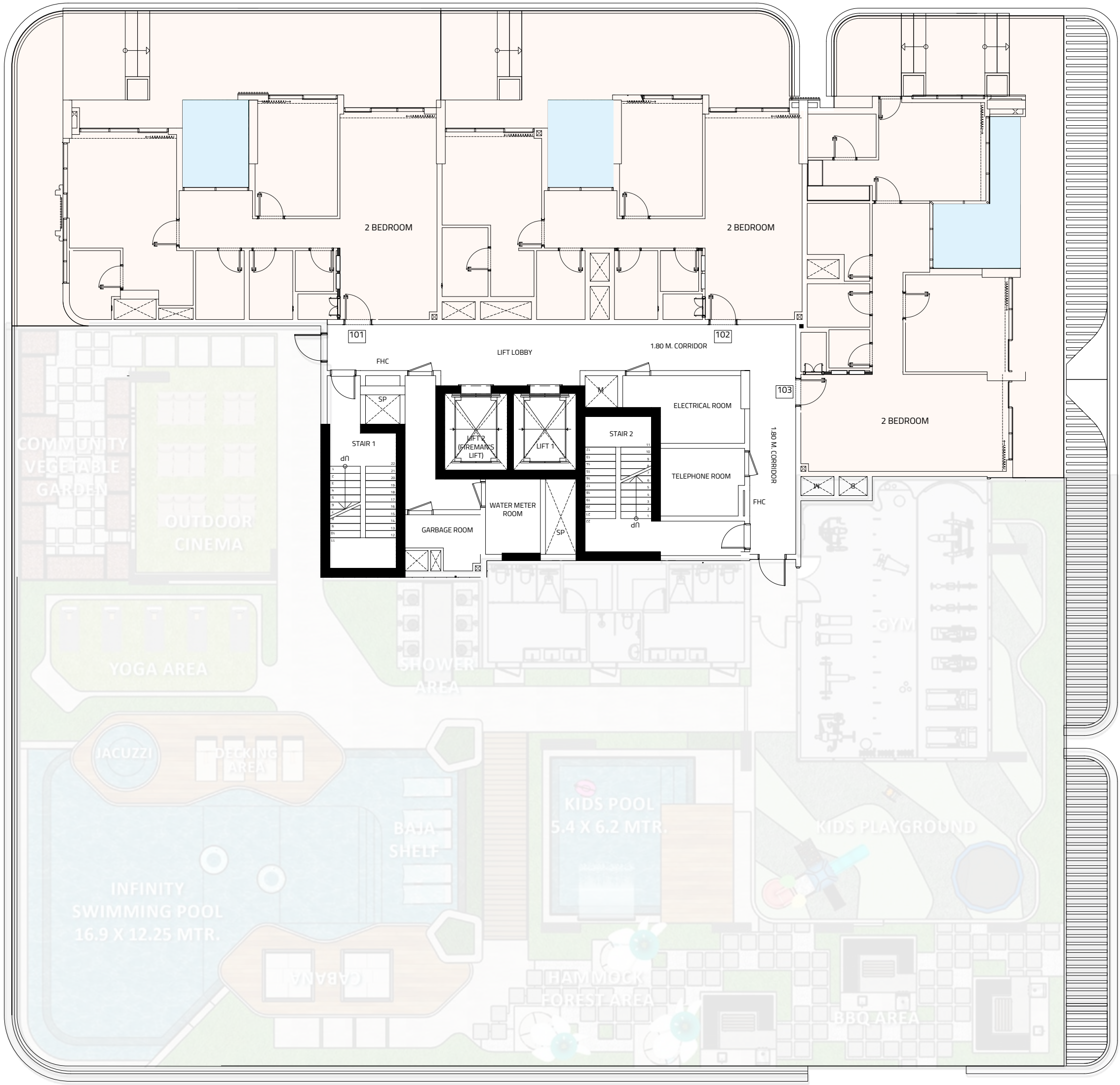
PODIUM 2

- 2 BEDROOM
- SERVICES
- PARKING



1ST FLOOR

- 2 BEDROOM
- POOL
- SERVICES



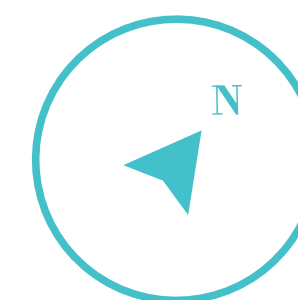
2ND FLOOR

- 2 BEDROOM
- 1 BEDROOM
- SERVICES



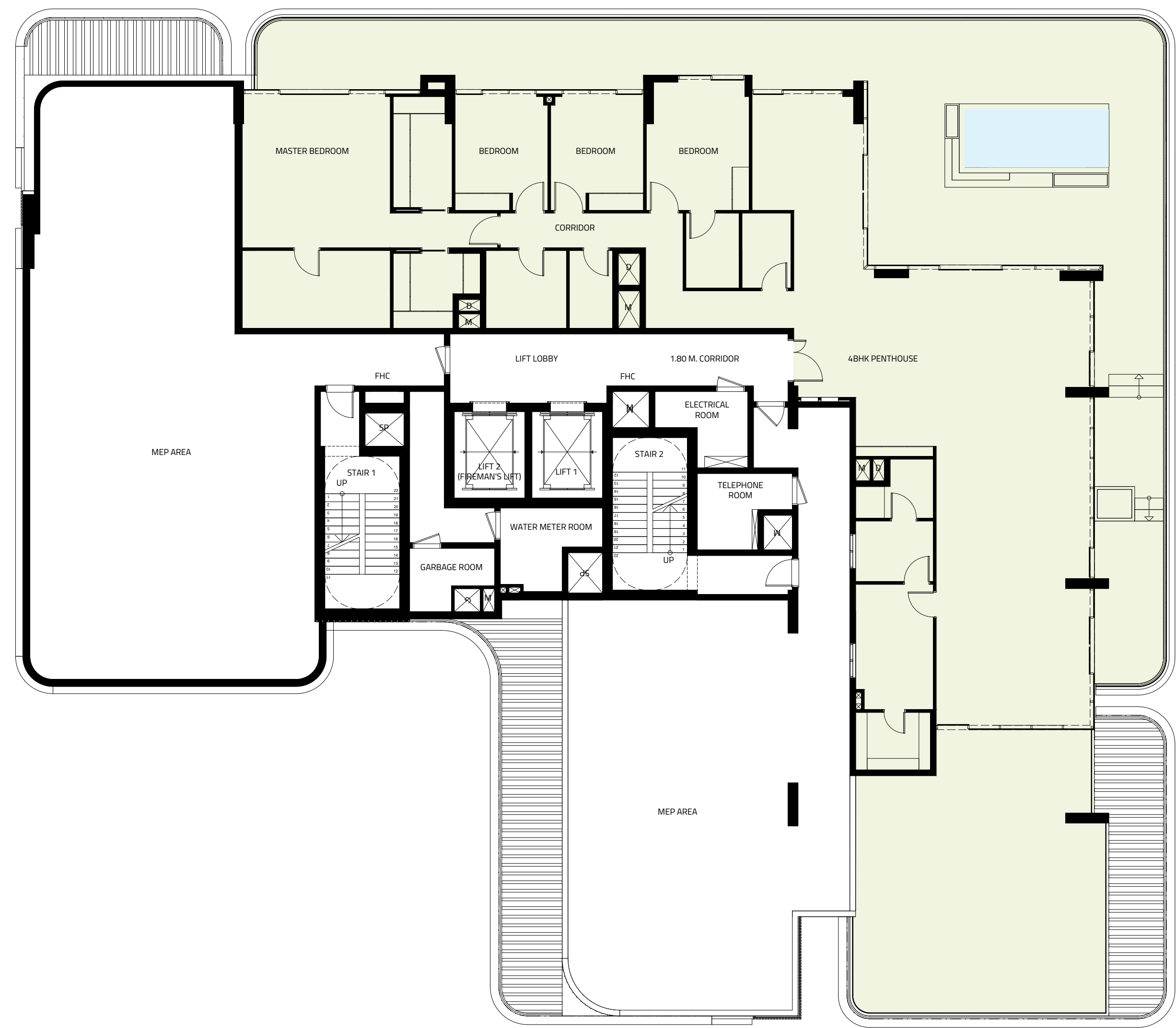
3RD TO 7TH FLOOR

- 2 BEDROOM
- 1 BEDROOM
- SERVICES



8TH FLOOR

- 4 BEDROOM
- SERVICES



UNIT DETAILS & *PAYMENT PLAN*

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

PAYMENT PLAN

DETAILS	PAYMENT PERCENTAGE	DUE DATE
Down Payment / 1st Instalment	20 %	Booking Day
2nd Instalment	5 %	90 Days
3rd Instalment	5 %	180 Days
4th Instalment	5 %	270 Days
5th Instalment	5 %	360 Days
6th Instalment	5 %	450 Days
7th Instalment	5 %	540 Days
8th Instalment	5 %	630 Days
9th Instalment	5 %	720 Days
34th Instalment Q1 2028	40 %	On Completion

