

REEF

LUXURY DEVELOPMENTS

Summary Info

REEF 995

The background is a solid teal color. Several dandelion seed heads are scattered across the frame. One is in the upper left, another in the center, and a large, detailed one is on the right side. The text is centered in the middle of the image.

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

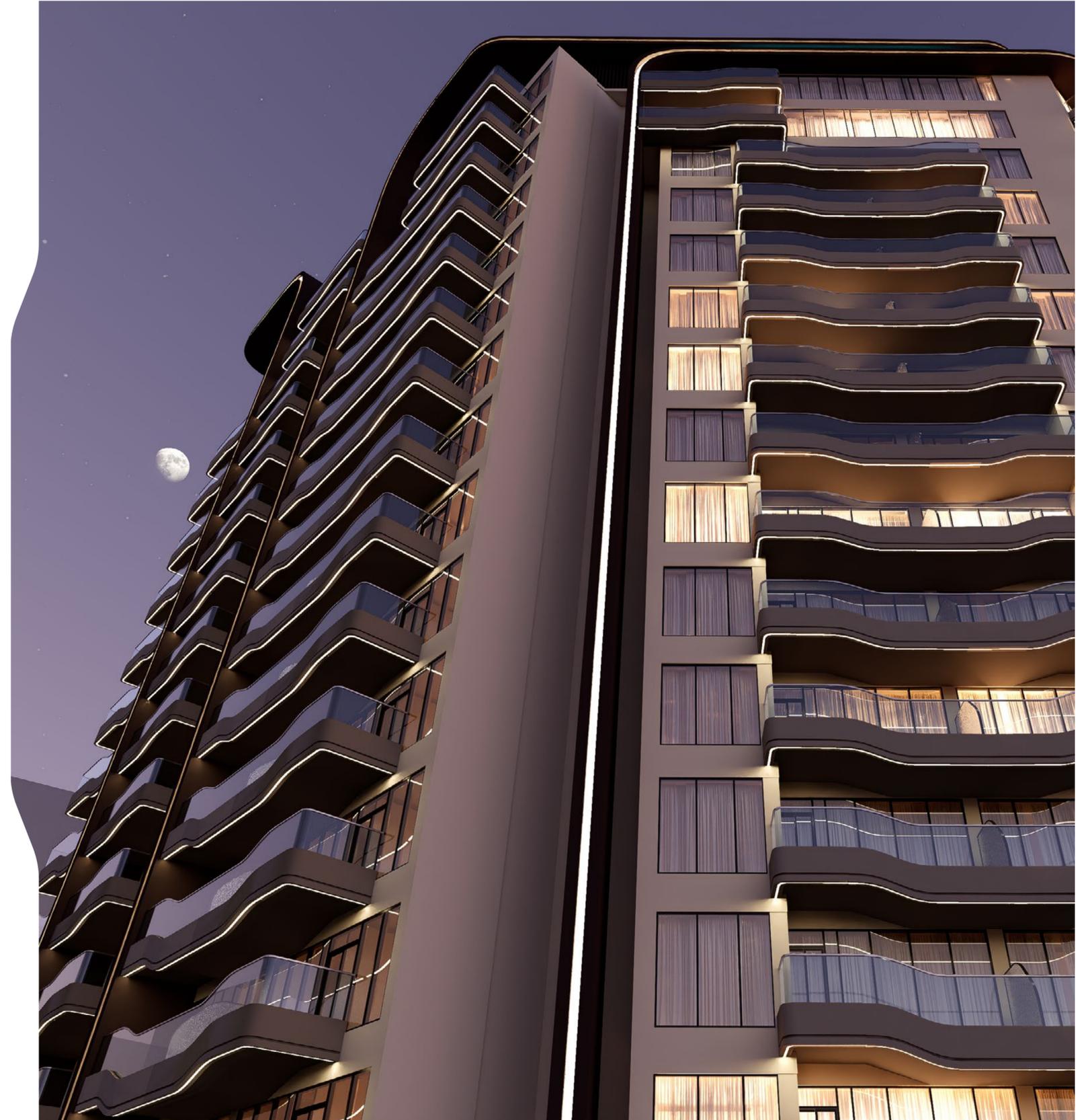
Project Type

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.





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

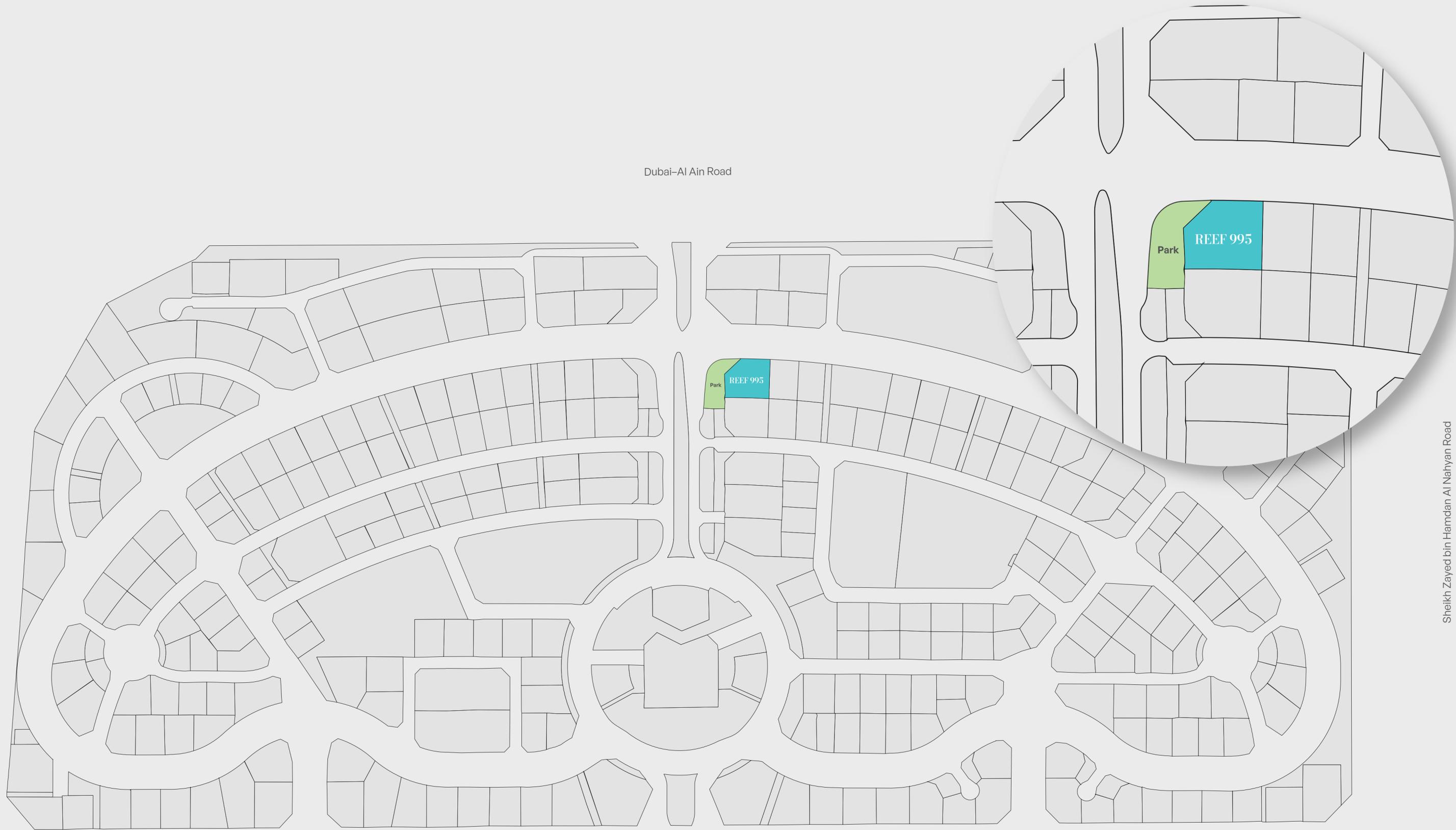
25

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

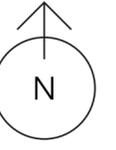
AMENITIES

REEF

LUXURY DEVELOPMENTS

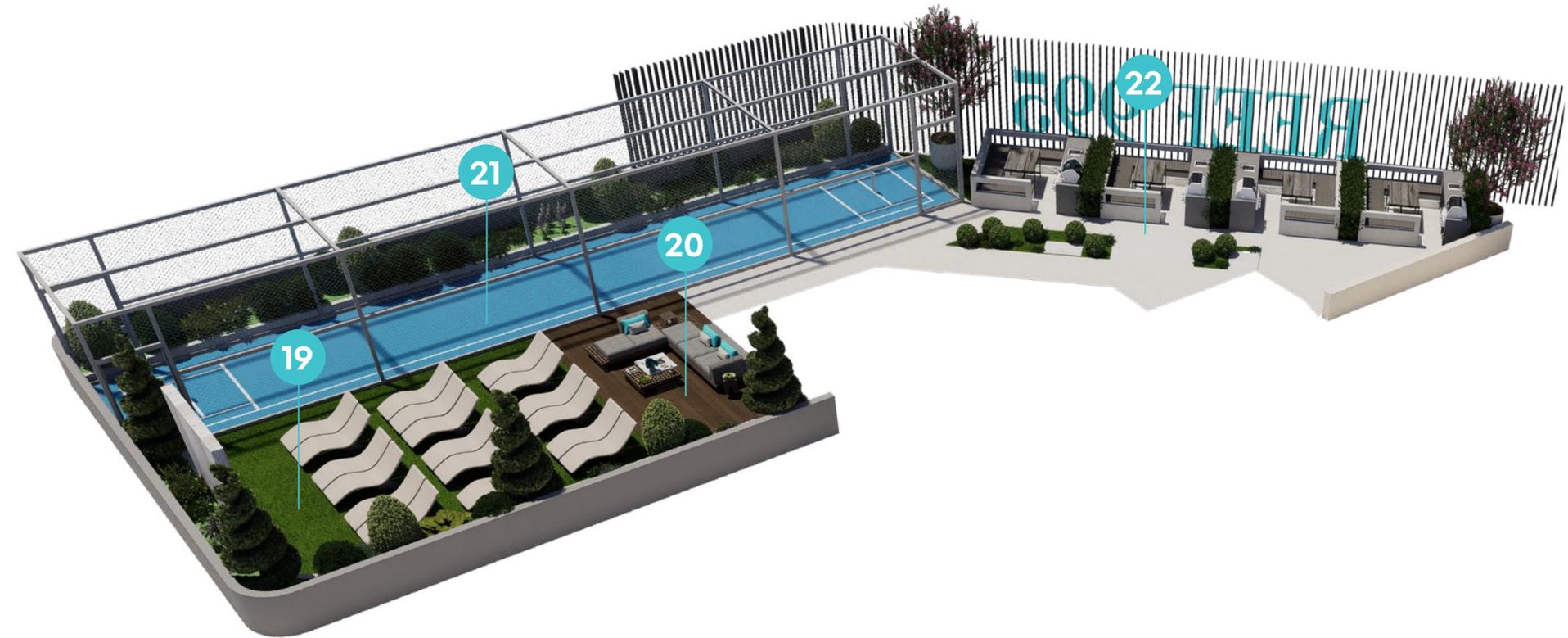
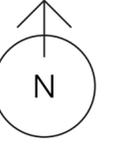
REEF 995
Dubai Land Residence Complex

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

PAYMENT PLAN

DETAILS	OPTION 1	OPTION 2
	70/30 POST HANDOVER PLAN	70/30 3-YEAR PLAN
Down Payment	20%	20%
During Construction	50%	50%
Final Payment	30% Post Handover	30% on Handover
Monthly Installments	1% per month	
Expected Handover Date	Q3 2028	Q3 2028
Who is it for?	Those seeking flexibility after handover	Those who prefer to finalize payments by handover