REEF
LUXURY DEVELOPMENTS

PRE-LAUNCH

PROJECT OVERVIEW

THE ESSENCE OF
OUTDOOR LUXURY

reefdevelopments.ae

Innovative
Luxury Experience

Project Highlights

PATENTED INNOVATION

REEF 995 introduces a new residential address shaped by an innovative luxury experience. The project features the Globally Patented Outdoor-Cooled Sunken Balcony in every residence.

FRENCH INSPIRED

This experience is defined by French inspiration, drawing on timeless Parisian charm to redefine outdoor living with true luxury in every season.

LONGEVITY HUB

A new benchmark in health-led living, the Longevity Hub brings advanced wellness therapies into an elevated experience, designed to support restoration, rejuvenation, and long-term wellbeing.

REEF 995

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.

INNOVATION
Globally Patented Outdoor-Cooled
Sunken Balcony

PROJECT TYPE
RESIDENTIAL & MALL

RESIDENCE TYPES
STUDIO-1-2-3 BEDROOMS

BUILDING CONFIGURATION
2B + G + 3P + 17

NUMBER OF RESIDENCES
334

TOTAL AMENITIES AREA
24,660 Sq Ft

COMPLETION DATE
Q4 2028

LOCATION
DUBAI LAND RESIDENCE COMPLEX

995

Patented Outdoor-Cooled Sunken Balcony Innovation

Allowing REEF Brand Owners to experience outdoor living all-year-round.

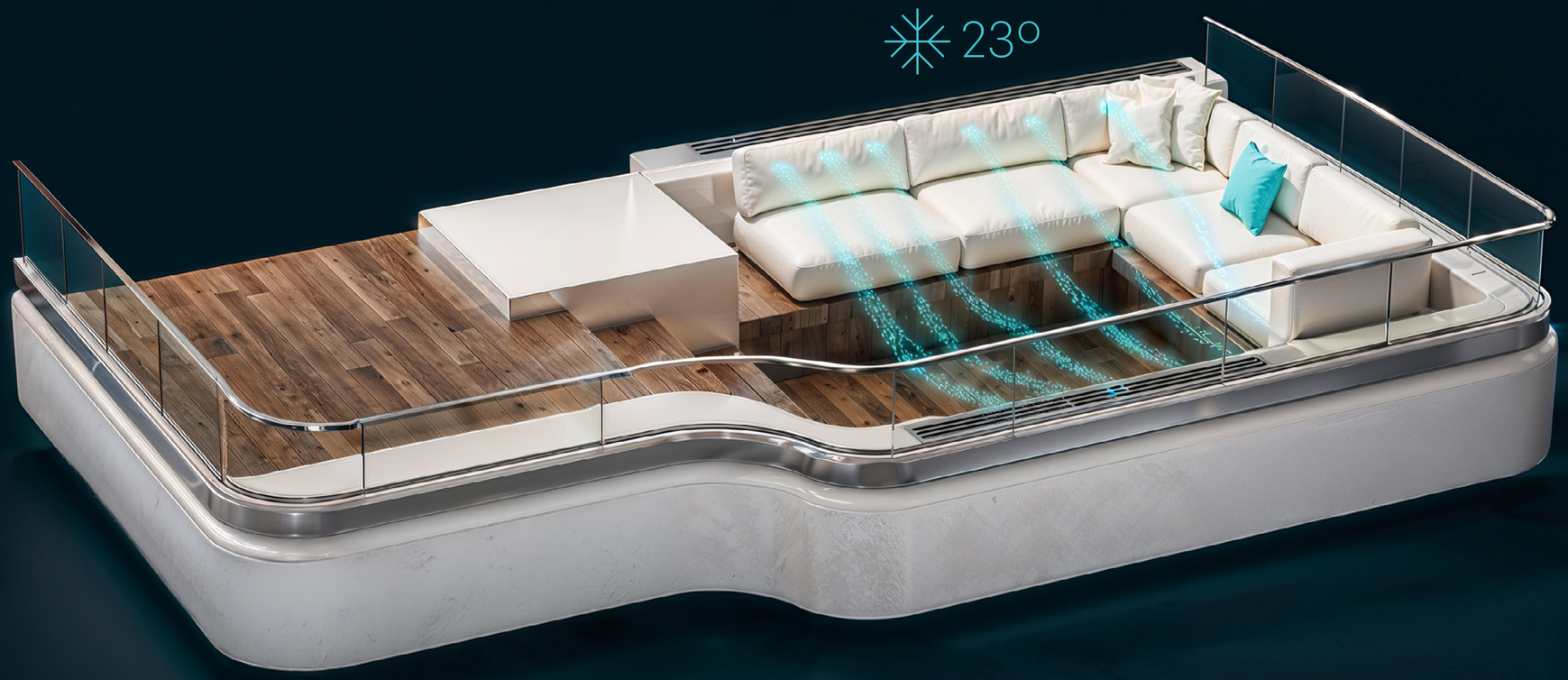
What keeps the cold air inside our houses?

The walls, ceilings, and windows keep the cold air contained in the rooms.

To cool an outdoor area, we created a sophisticated “virtual room” to retain cool air within the outdoor space.

Our process involves a meticulous five-year analysis of wind data collected every 10 minutes, every day. Along with a detailed study of each building and space orientation, every balcony and garden is treated as a unique, customized case to create this “virtual room.”

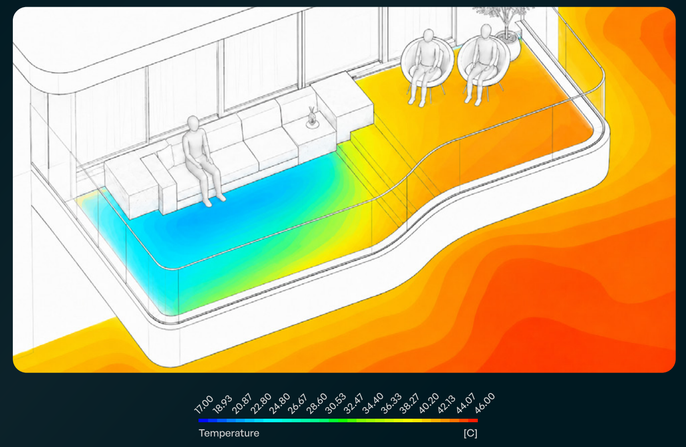
This allows us to precisely determine the optimal airflow: its volume, speed, and direction. The ideal temperature is set ensuring year-round comfort with minimal energy consumption delivering an elegant sustainable solution that maintains the highest standards of luxury experience.

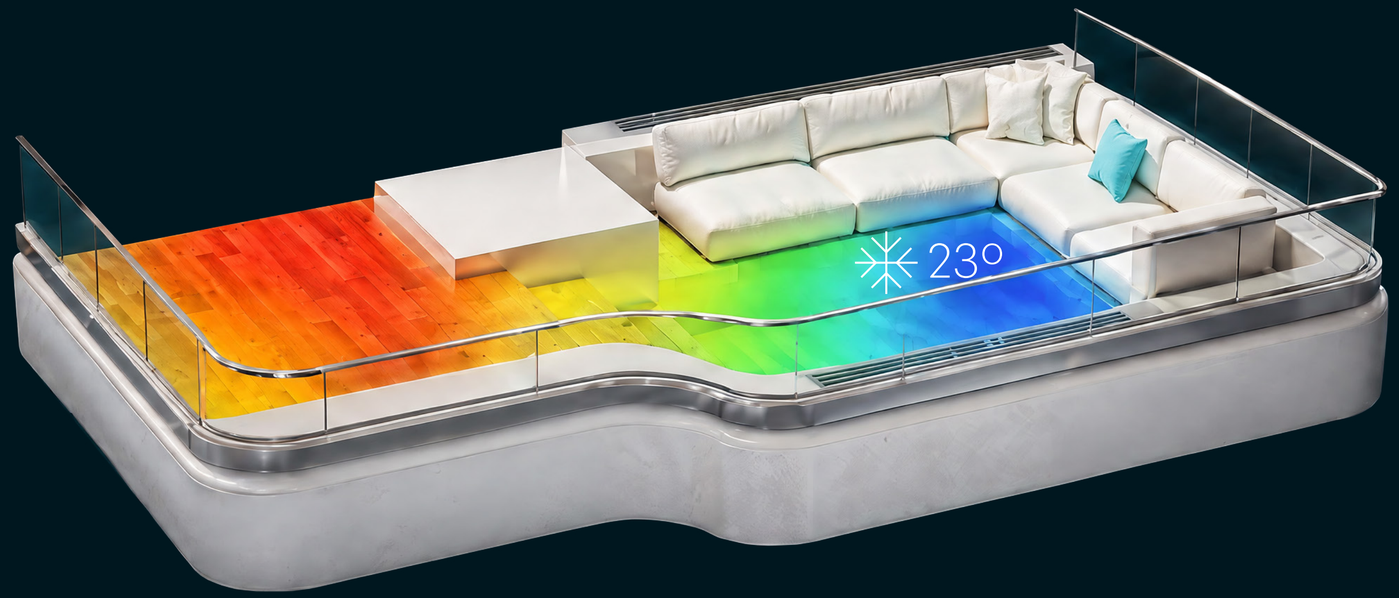


Precision Climate Engineering

Airflow Lines

Temperature Contours





The French Courtyards

Discover the French Courtyards at REEF 995, elegantly designed outdoor spaces where nature, calm, and timeless beauty enhance the human living experience.

The Longevity Hub

A new benchmark in health-led living, the Longevity Hub integrates advanced longevity therapies into a dedicated experience.

The Hub features:

- Hyperbaric Oxygen Therapy
- Ai-Powered Gym Machines
- Red Light Therapy Booths
- Ai Robot Massage
- Cryo Chambers

Red Light Therapy Booths

AI-Powered Gym Machines

Cryo Chambers

Hyperbaric Oxygen Therapy

AI Robot Massage

Project Location

05 Minutes

IMG Worlds of Adventure

Al Barari

10 MINUTES

Global Village

Dubai Outlet Mall

Academic City

15 MINUTES

Trump International Golf Club

Dubai Safari Park

Dubai Silicon Oasis

20 MINUTES

Dubai International Airport

Dubai Mall

Burj Khalifa

Meydan Racecourse

25 MINUTES

Palm Jumeirah

Expo City Dubai

Location

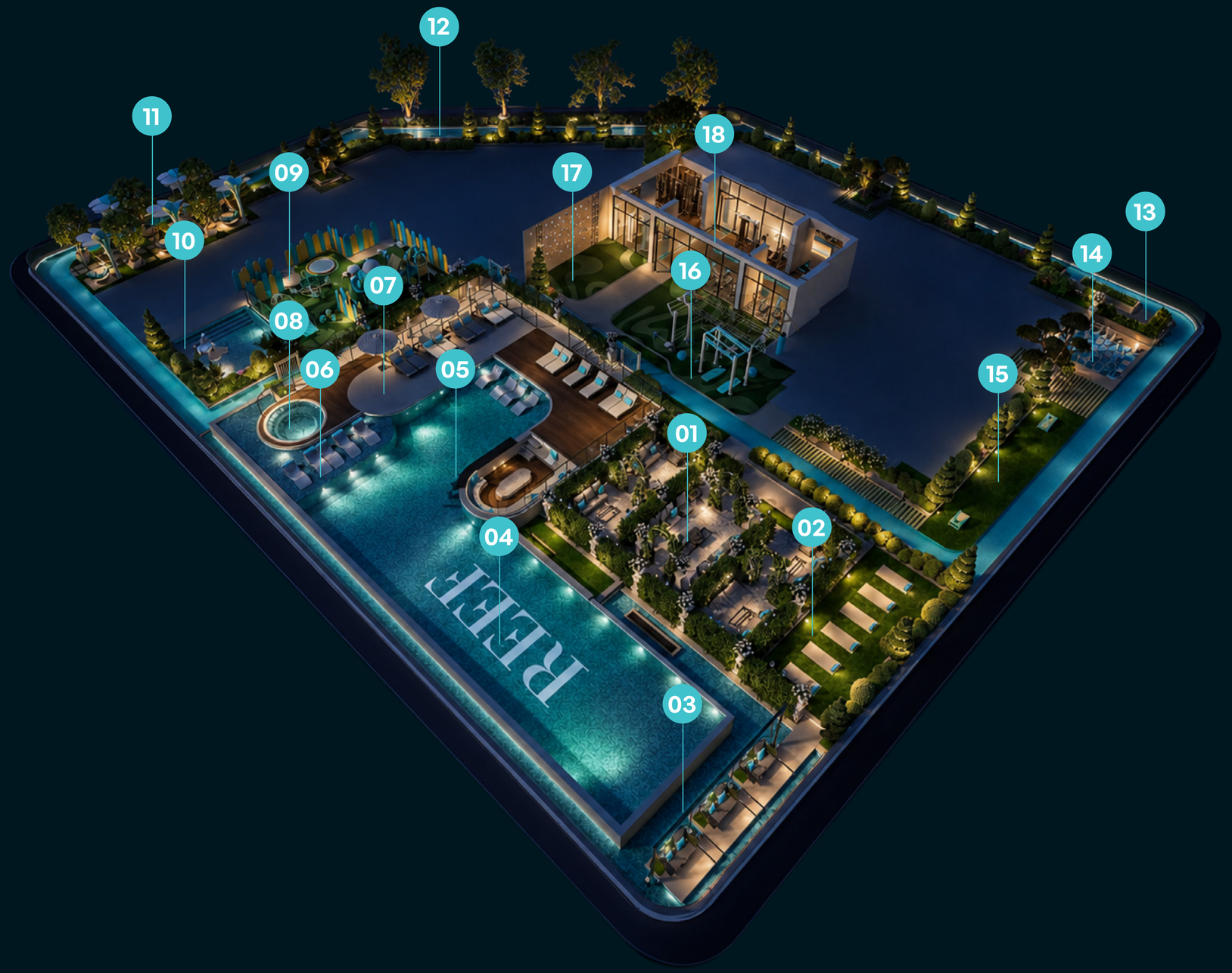
REEF 995 is strategically located in Dubai Land Residence Complex, just moments from Al Ain Road and Emirates Road, offering seamless access to Dubai's key destinations from everyday conveniences to major leisure attractions, including IMG Worlds of Adventure, Global Village, Dubai Mall, and Dubai International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

Amenities

22+

REEF 995 brings together more than 22 amenities across its podium and roof floors. Unwind at the infinity pool, jacuzzi, and sunken seating; stay active across the gym, crossfit, wall-climbing, and jogging track; find calm in the French Courtyards, Zen garden, and chess garden; and gather at the rooftop cinema, cricket pitch, and BBQ. Every space is shaped around the experience of living well outdoors.

First Floor Amenities



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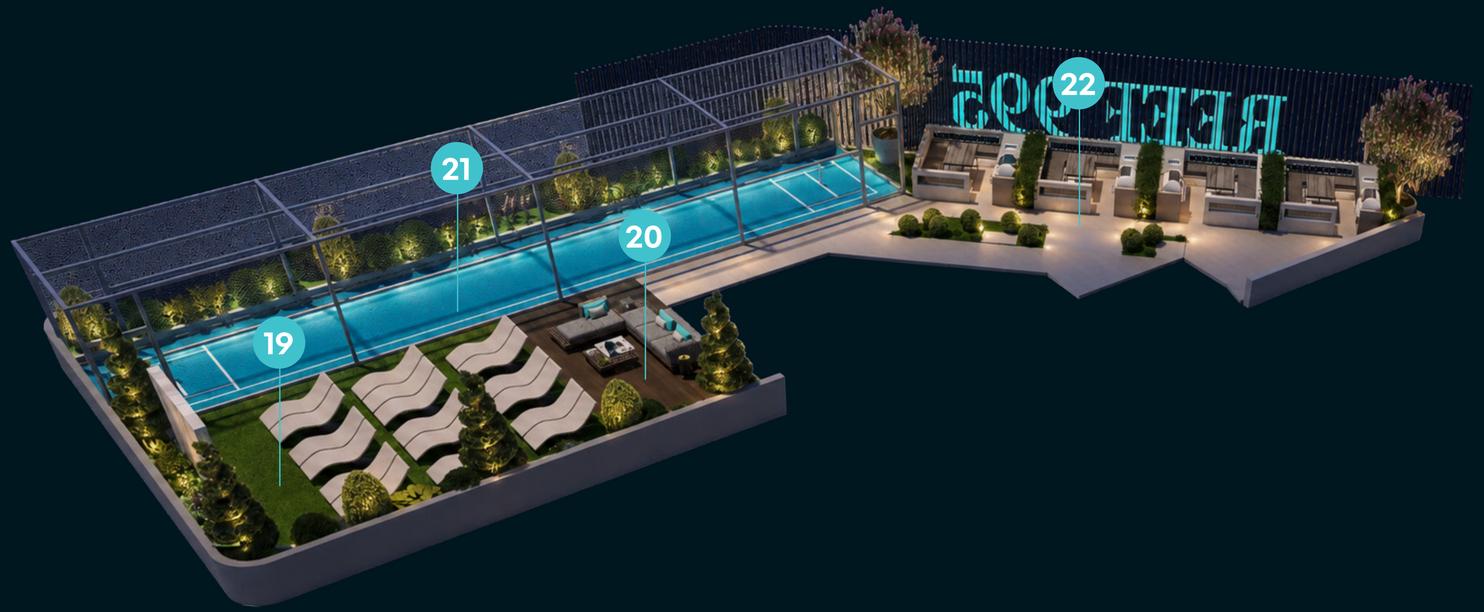
1. French Courtyards
2. Outdoor Yoga Area
3. Swing Viewing Area
4. Infinity Swimming Pool
5. Sunken Seating Area
6. Baja Shelf
7. Decking Area
8. Jacuzzi
9. Kids Playground
10. Kids Pool
11. Hammock & Zen Garden
12. Jogging Track
13. Vegetables Garden
14. Chess Garden
15. Cornhole Court
16. Crossfit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

Roof Floor Amenities

N



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

Project Configuration

RESIDENCES DETAILS			
Residences	**Starting Areas** (Sq Ft)	**Total**	**Starting Price**
Studio	433	88	฿ ***696,777***
One Bedroom	597	191	฿ ***904,777***
Two Bedroom	971	47	฿ ***1,434,777***
Three Bedroom	1,197	8	฿ ***1,827,777***

Payment Plan

DETAILS	OPTION 1 60/40 ON HANDOVER PLAN	OPTION 2 60/40 POST HANDOVER PLAN
Down Payment	20%	20%
During Construction	40%	40%
Final Payment	40% On Handover	40% Post Handover
Monthly Installments		1.33% Per Month
Expected Handover Date	Q4 2028	Q4 2028
Who is it for?	Those who prefer to finish payments by handover	Those seeking flexibility after handover

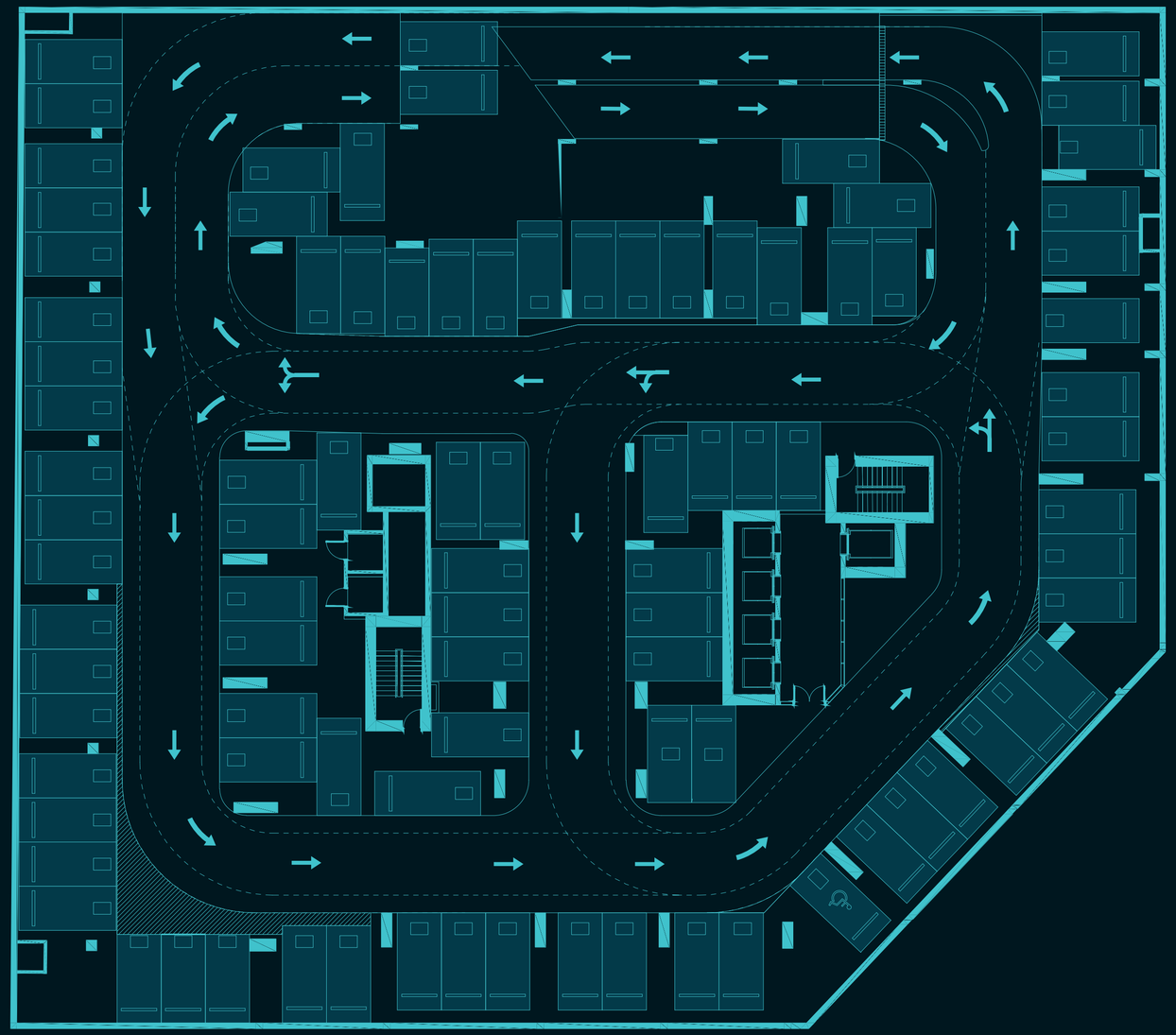
Floor Layout

Basement
2nd Floor

FLOOR TYPE

Parking

Pool View



Park View

Community View

N

Parking

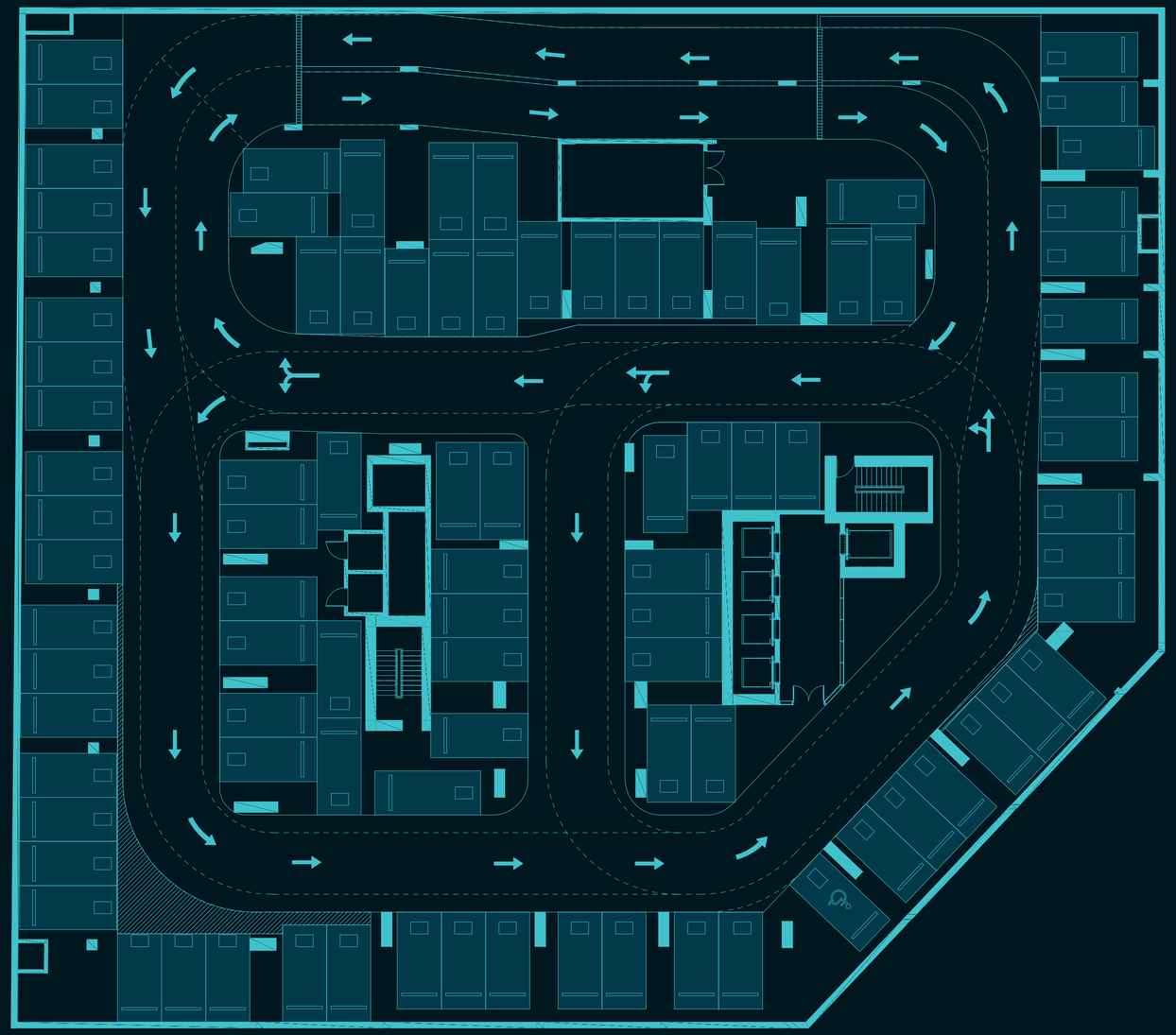
Basement
1st Floor

FLOOR TYPE

Parking

Pool View

N



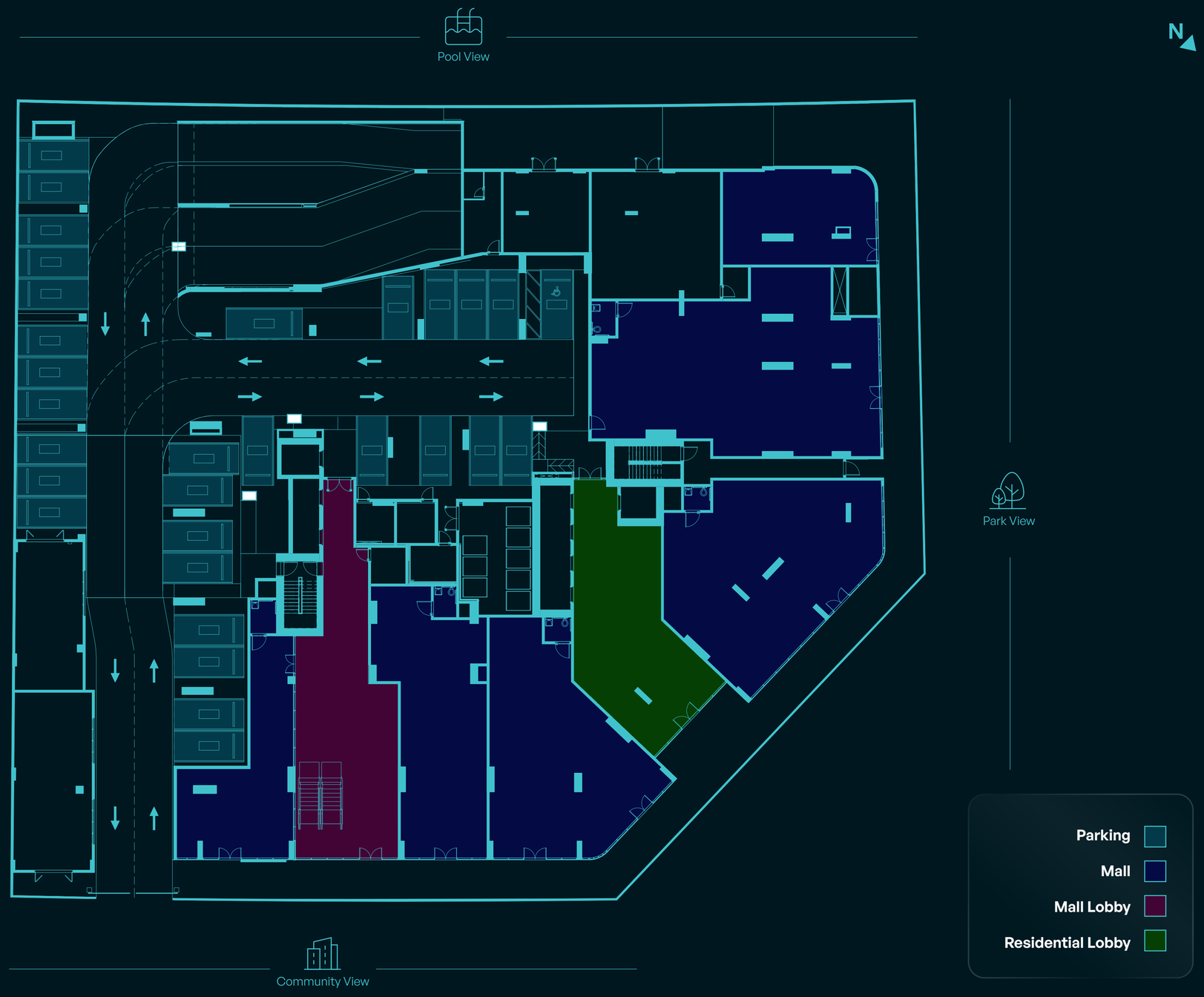
Park View

Community View

Parking

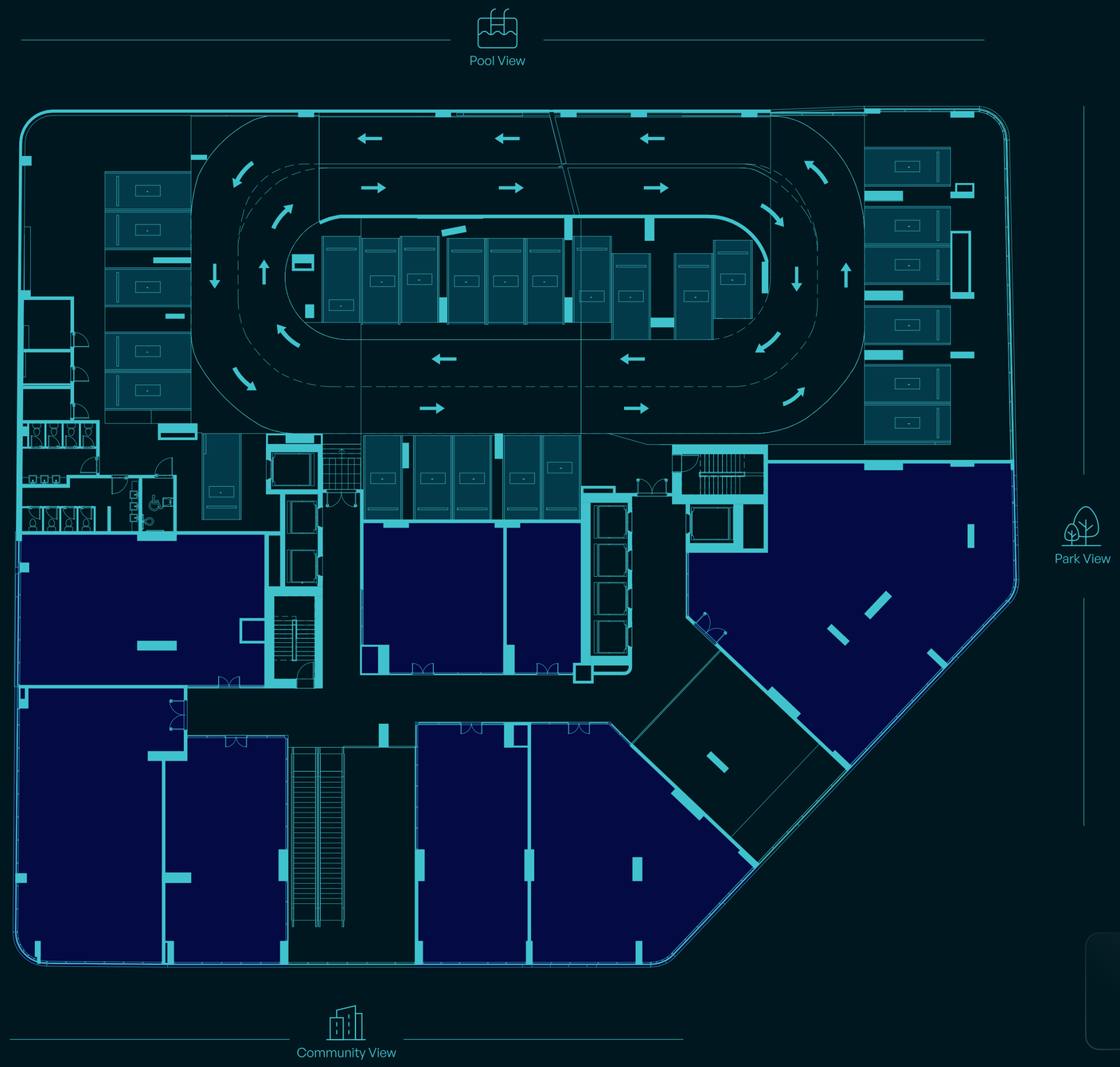
Ground Floor

FLOOR TYPE	**Parking - Mall**
MALL OUTLETS	**06**



Podium
1st Floor

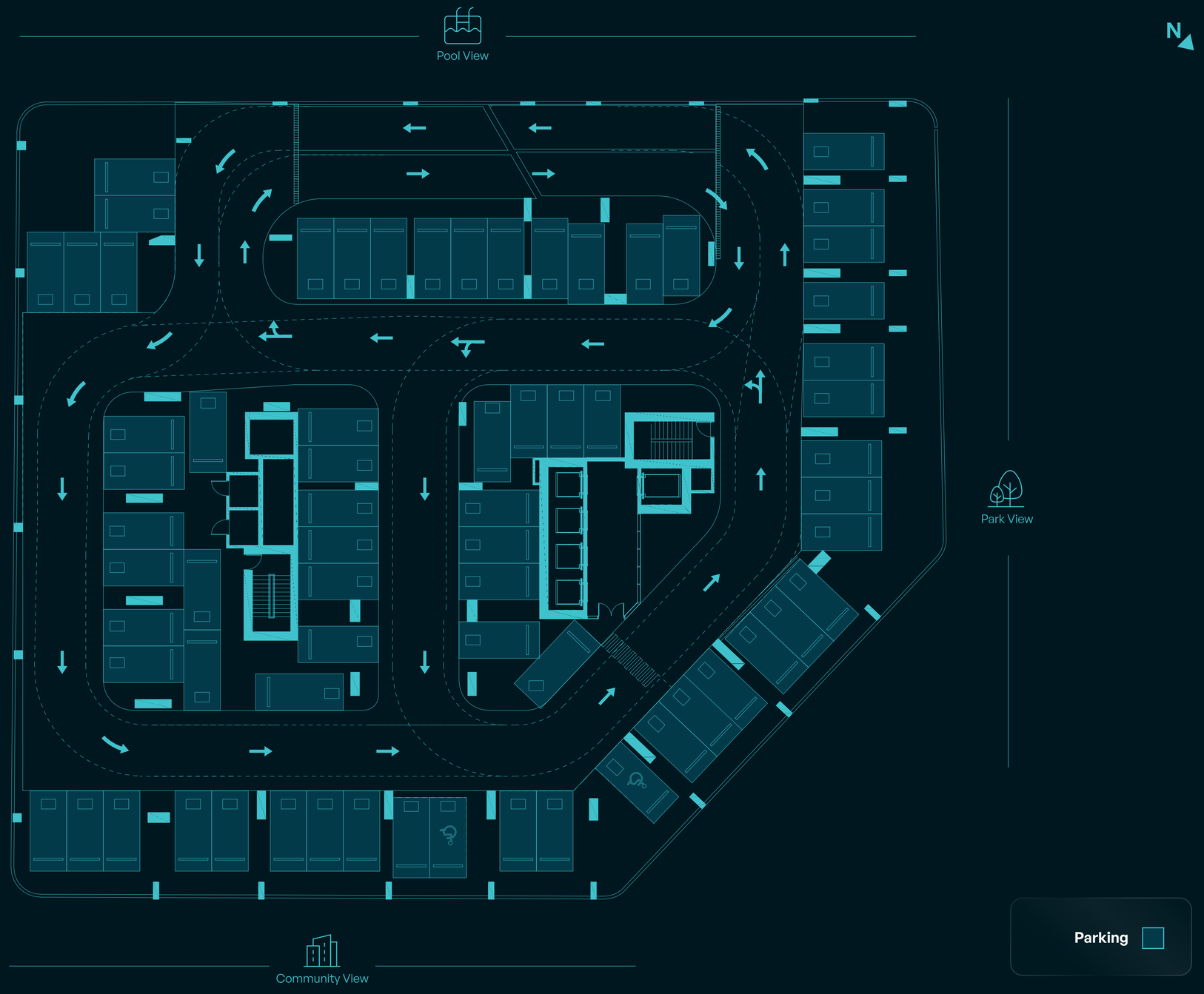
FLOOR TYPE	**Parking - Mall**
MALL OUTLETS	**08**



Podium
2nd Floor

FLOOR TYPE

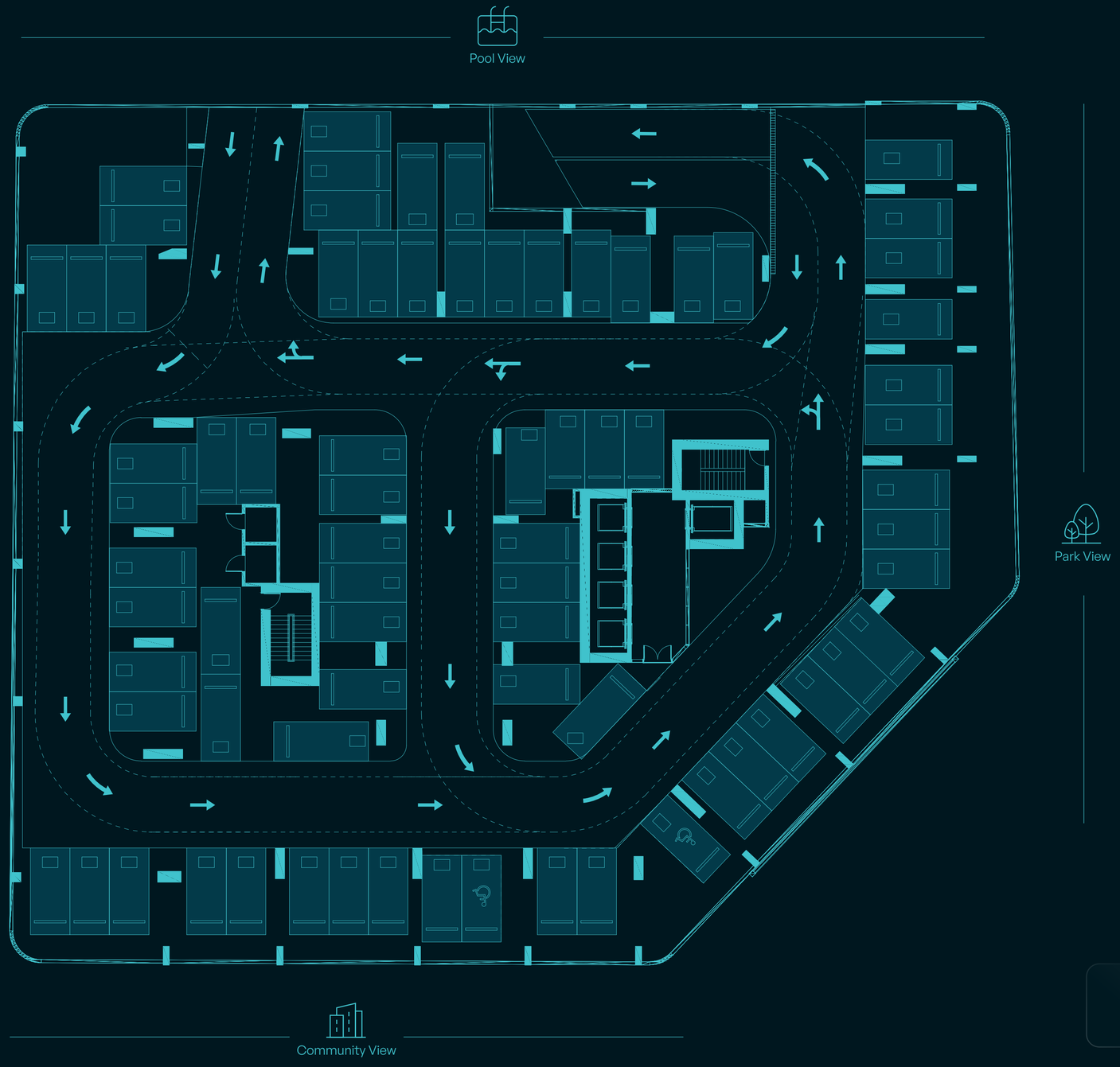
Parking



Podium
3rd Floor

FLOOR TYPE

Parking



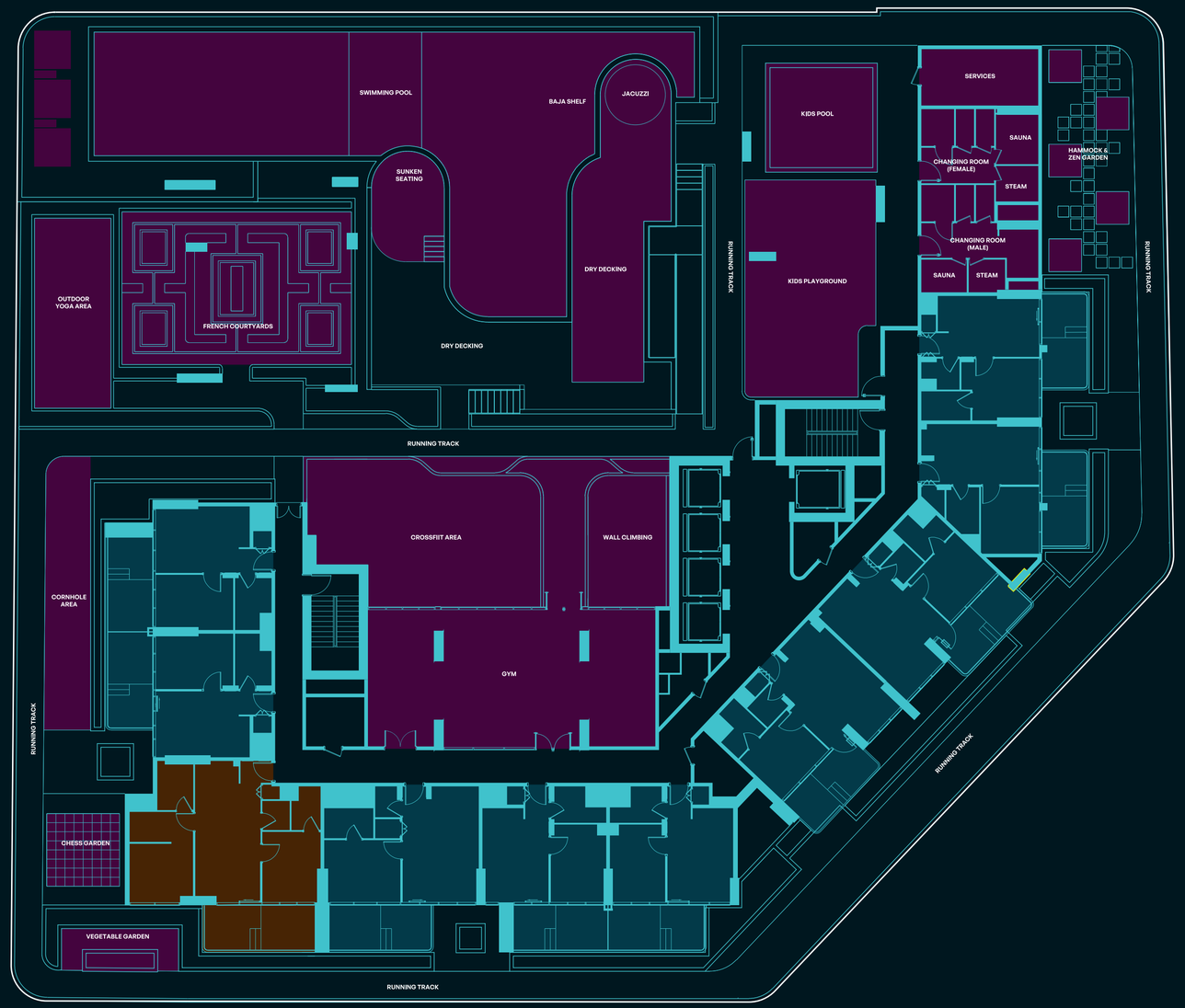
Parking

1st Floor

FLOOR TYPE	**Residential - Amenities**
RESIDENCES	**10**
AMENITIES	**18**

Pool View

N



Park View

Community View

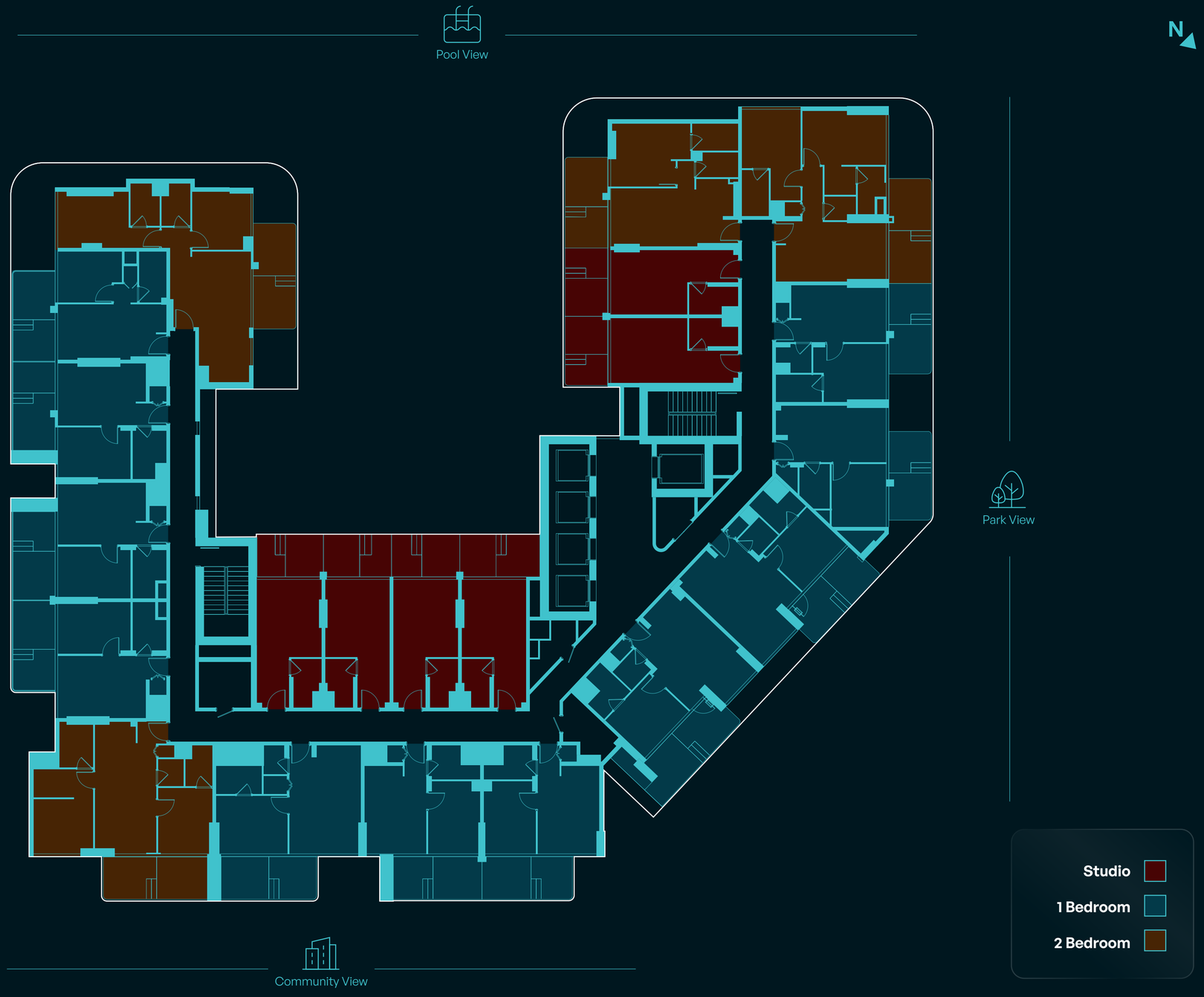
Amenities

1 Bedroom

2 Bedroom

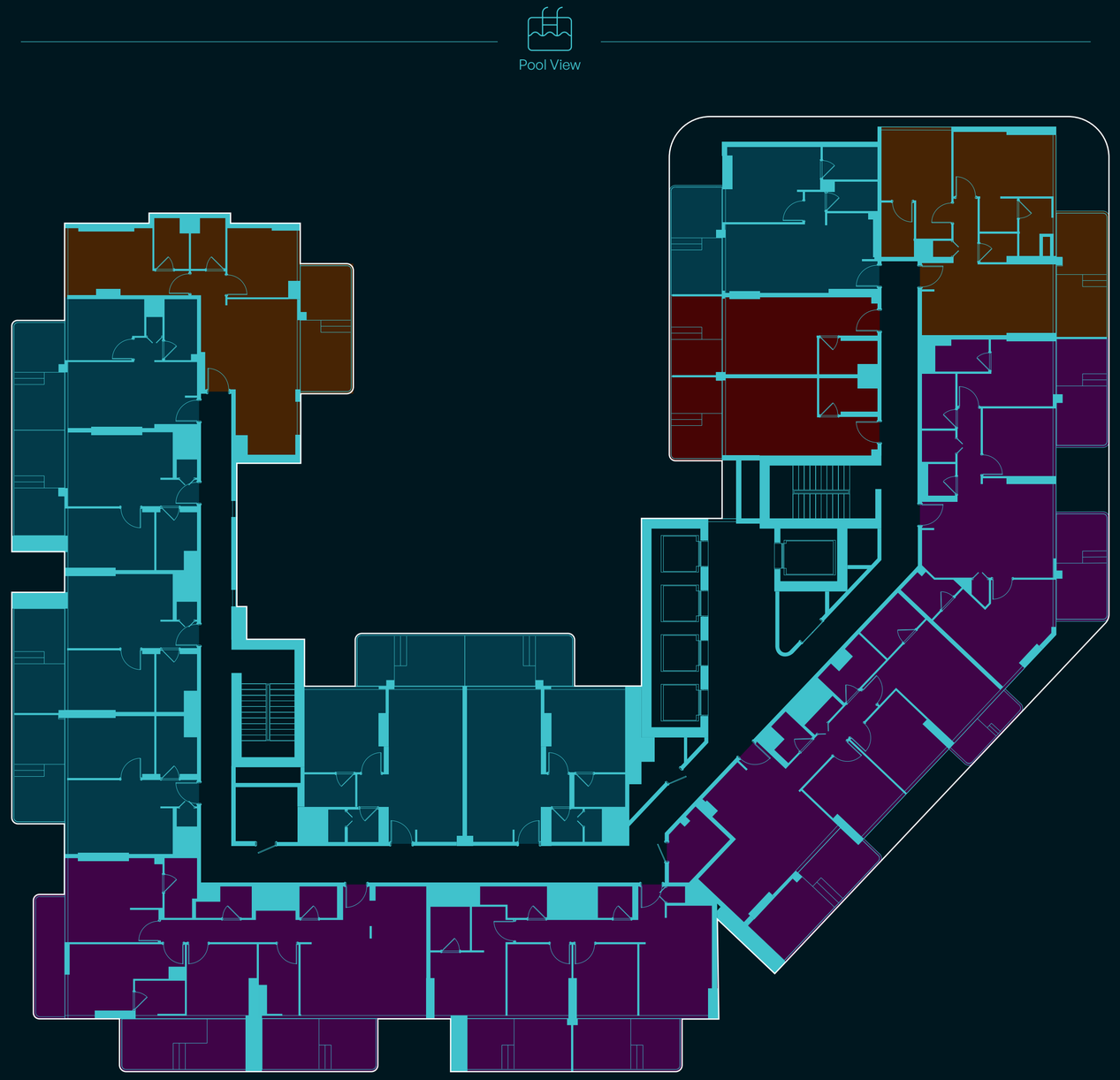
2nd - 15th Floor

FLOOR TYPE	**Residential**
RESIDENCES PER FLOOR	**21**



16th - 17th Floor

FLOOR TYPE	**Residential**
RESIDENCES PER FLOOR	**15**



Studio

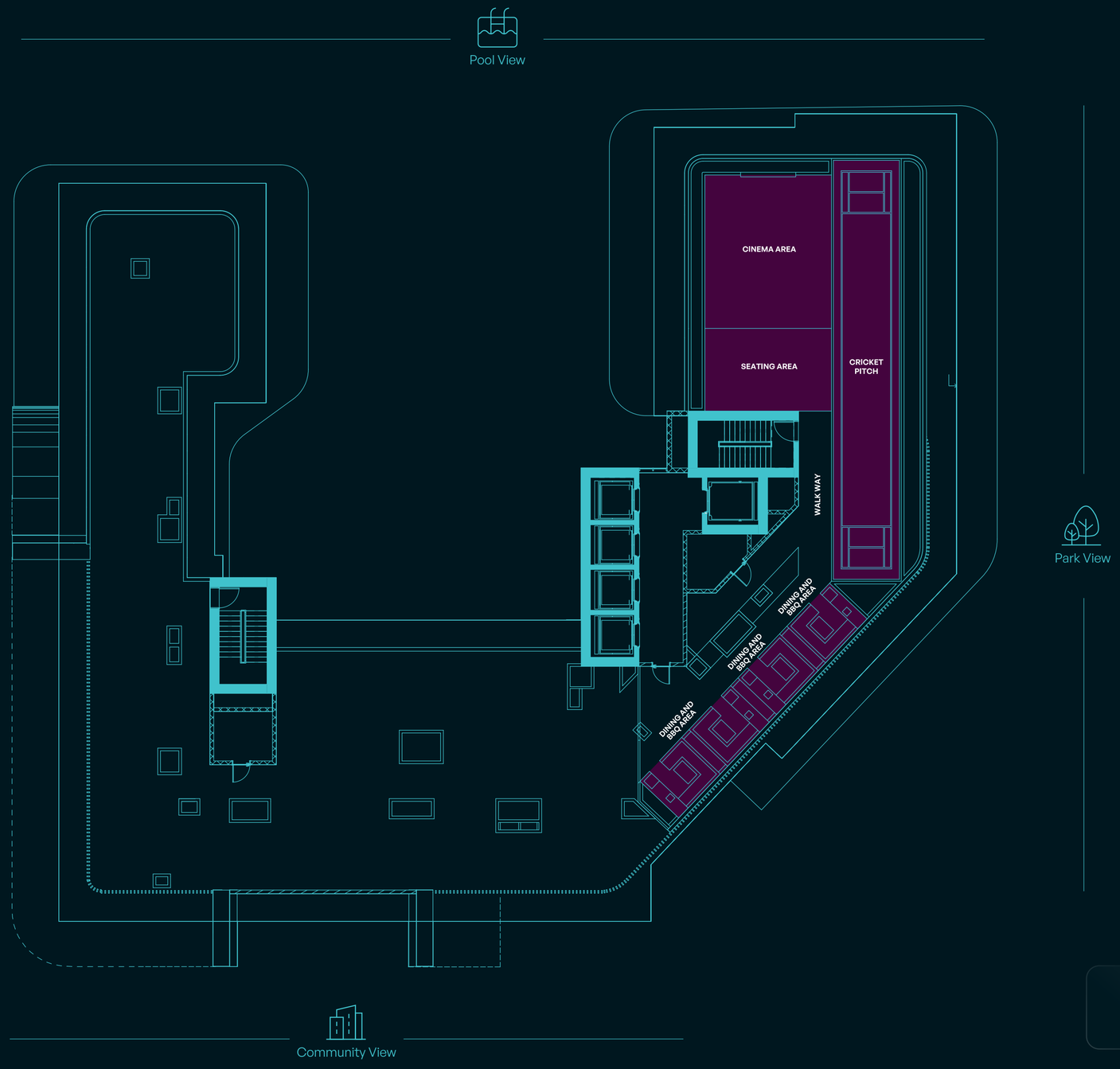
1 Bedroom

2 Bedroom

3 Bedroom

Roof Floor

FLOOR TYPE	**Amenities**
AMENITIES	**04**



Amenities

REEF

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