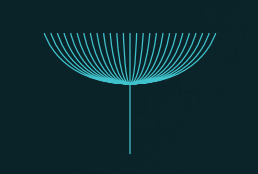


9
9
5



PRE-LAUNCH

PROJECT OVERVIEW



THE ESSENCE OF
OUTDOOR LUXURY

reefdevelopments.ae



A woman with long, dark, wavy hair is sitting on a white cushioned sofa on a rooftop terrace. She is wearing a white, ribbed, spaghetti-strap top and white trousers. She has a pearl earring and a ring on her finger. She is smiling and looking up towards the sky. In the background, there is a cityscape with greenery and a body of water, viewed through a glass railing. The scene is bathed in warm, golden light, suggesting sunset or sunrise. The text "Innovative Luxury Experience" is overlaid on the right side of the image.

Innovative
Luxury Experience

Project Highlights



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.



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



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.

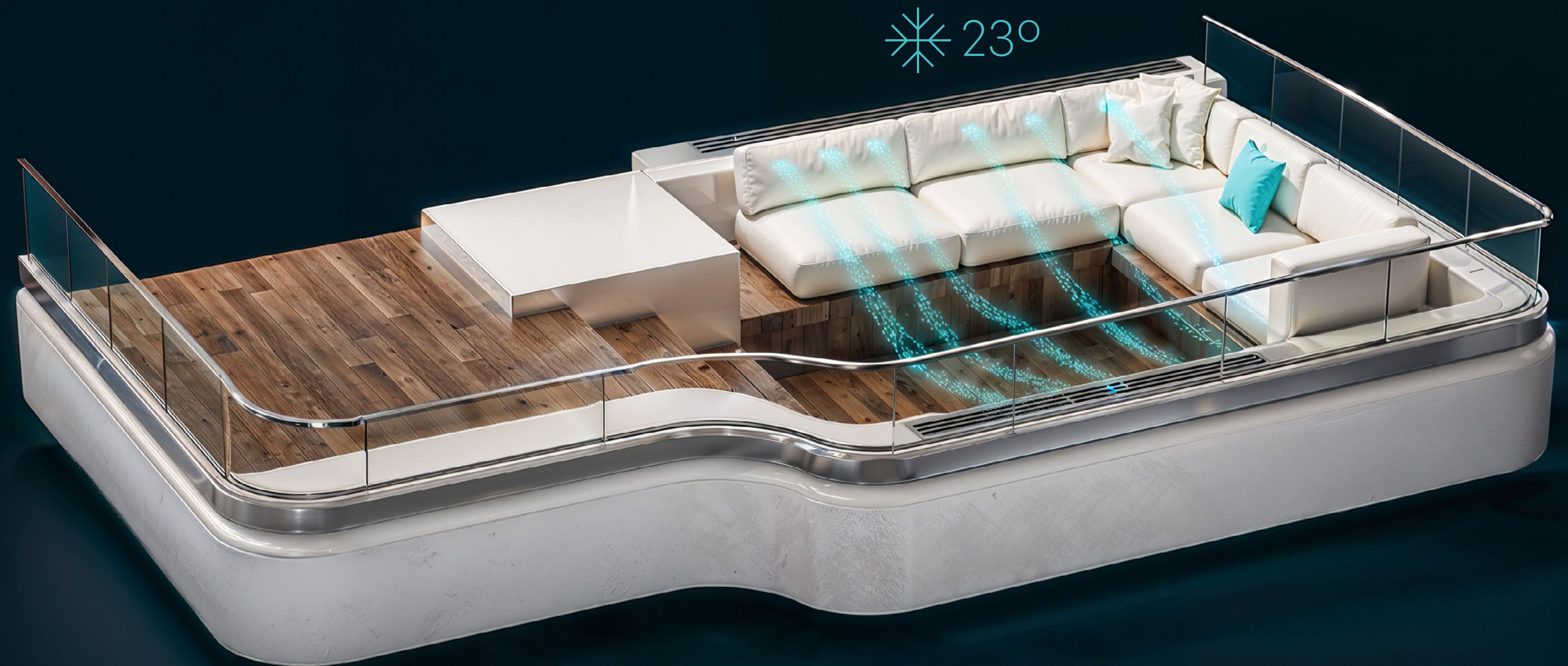
What keeps the cold air inside our houses?

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.

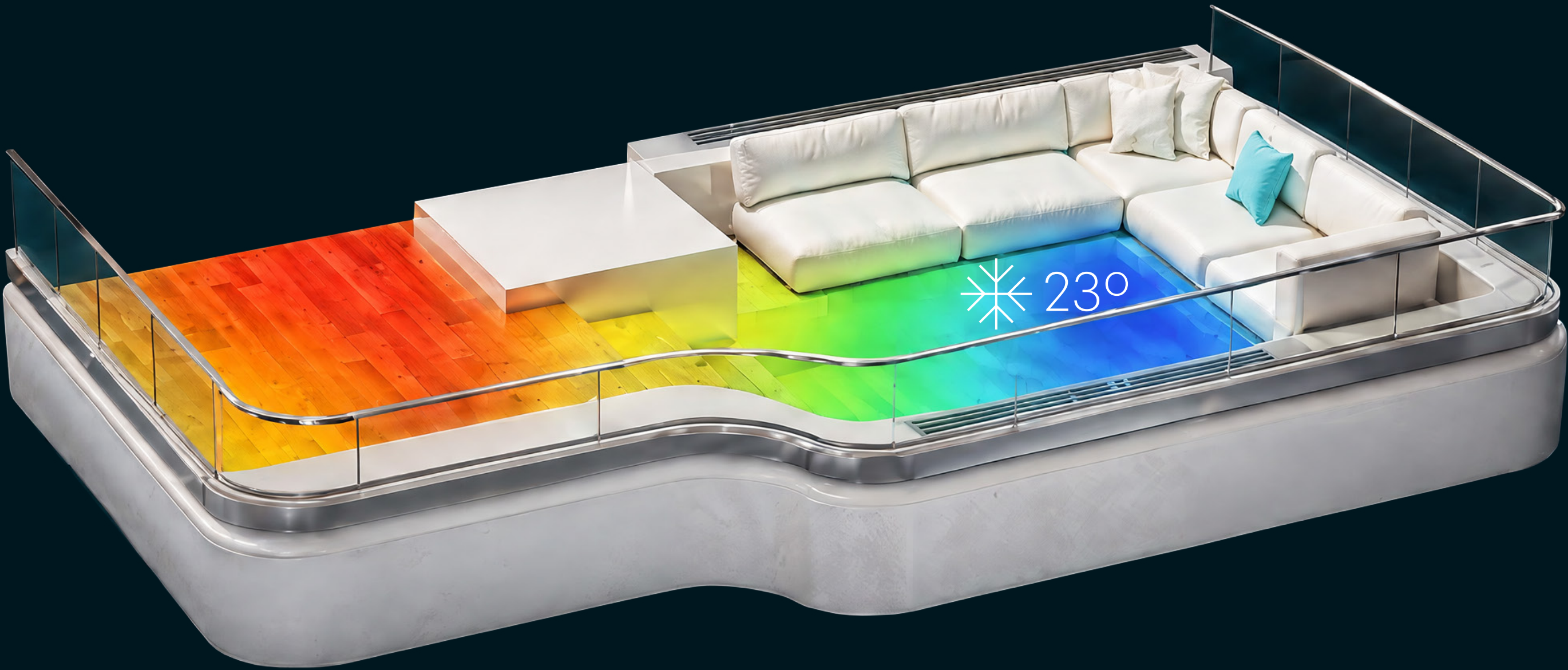
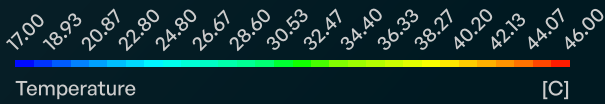
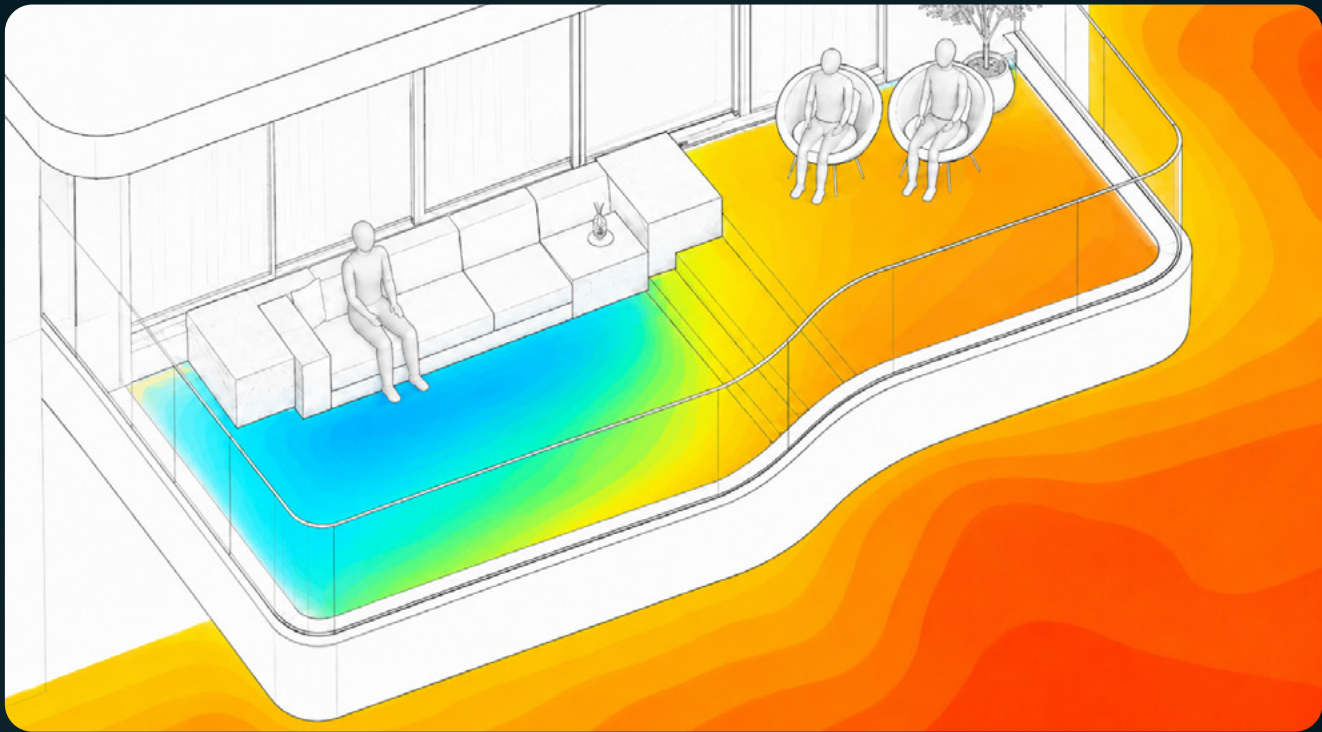


Precision Climate Engineering

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

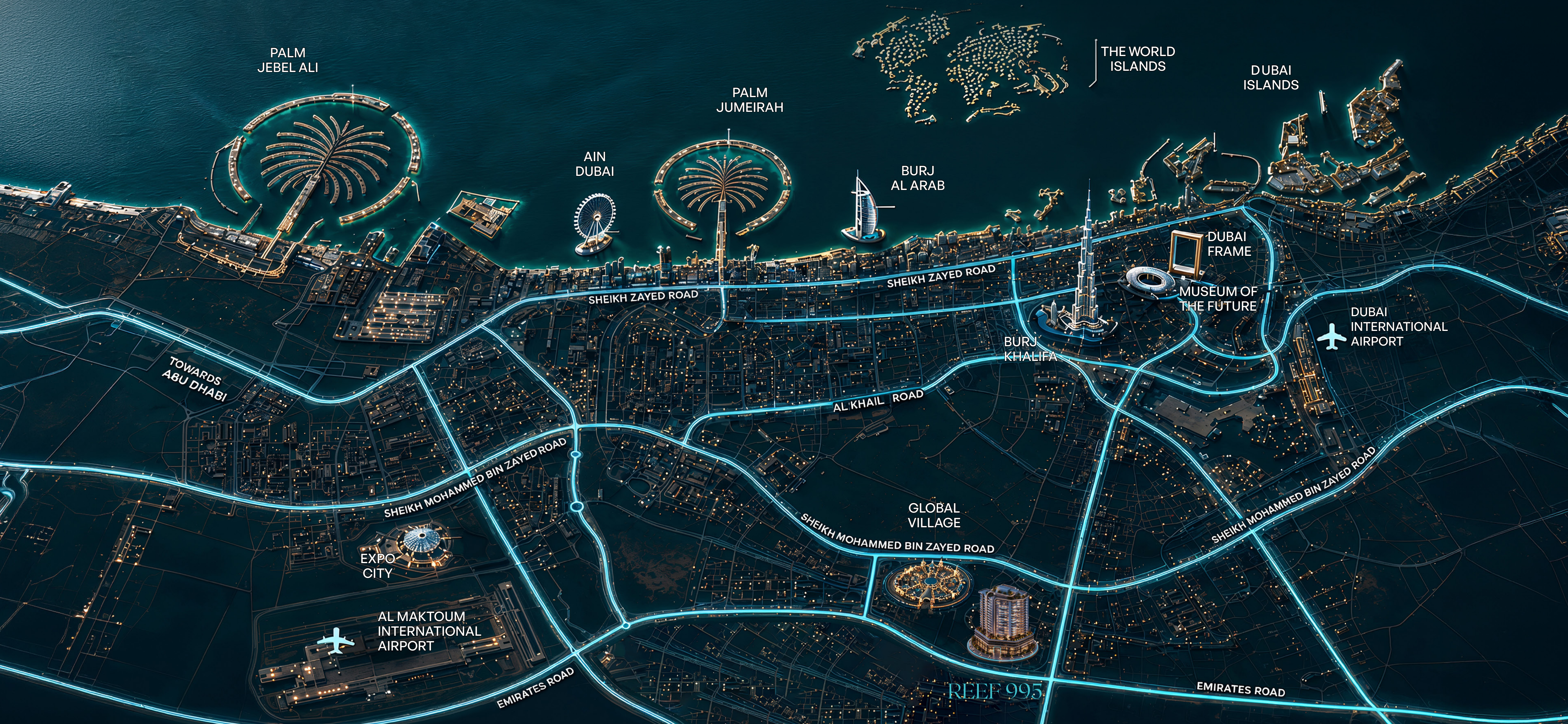
Trump International Golf Club
Dubai Safari Park
Dubai Silicon Oasis

20 MINUTES

Dubai International Airport
Dubai Mall
Burj Khalifa
Meydan Racecourse

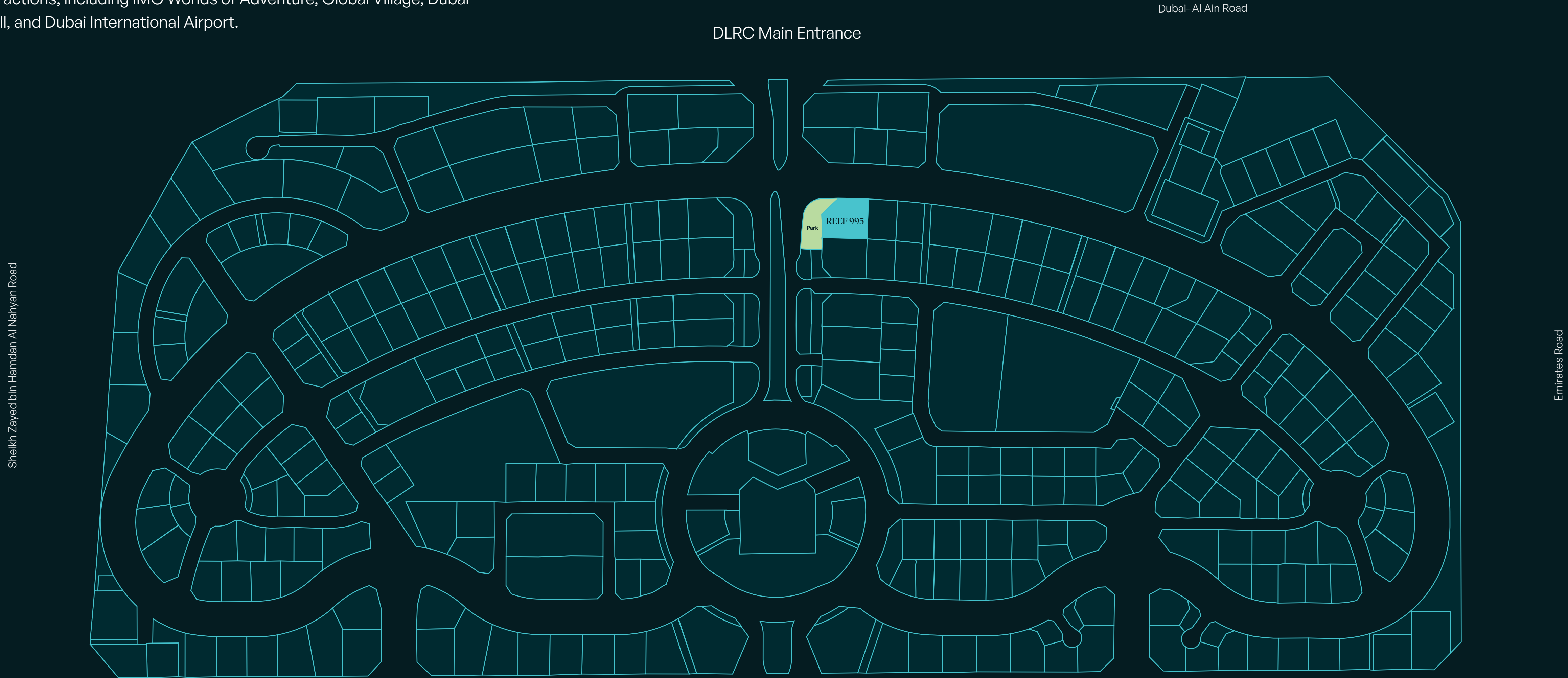
25 MINUTES

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.

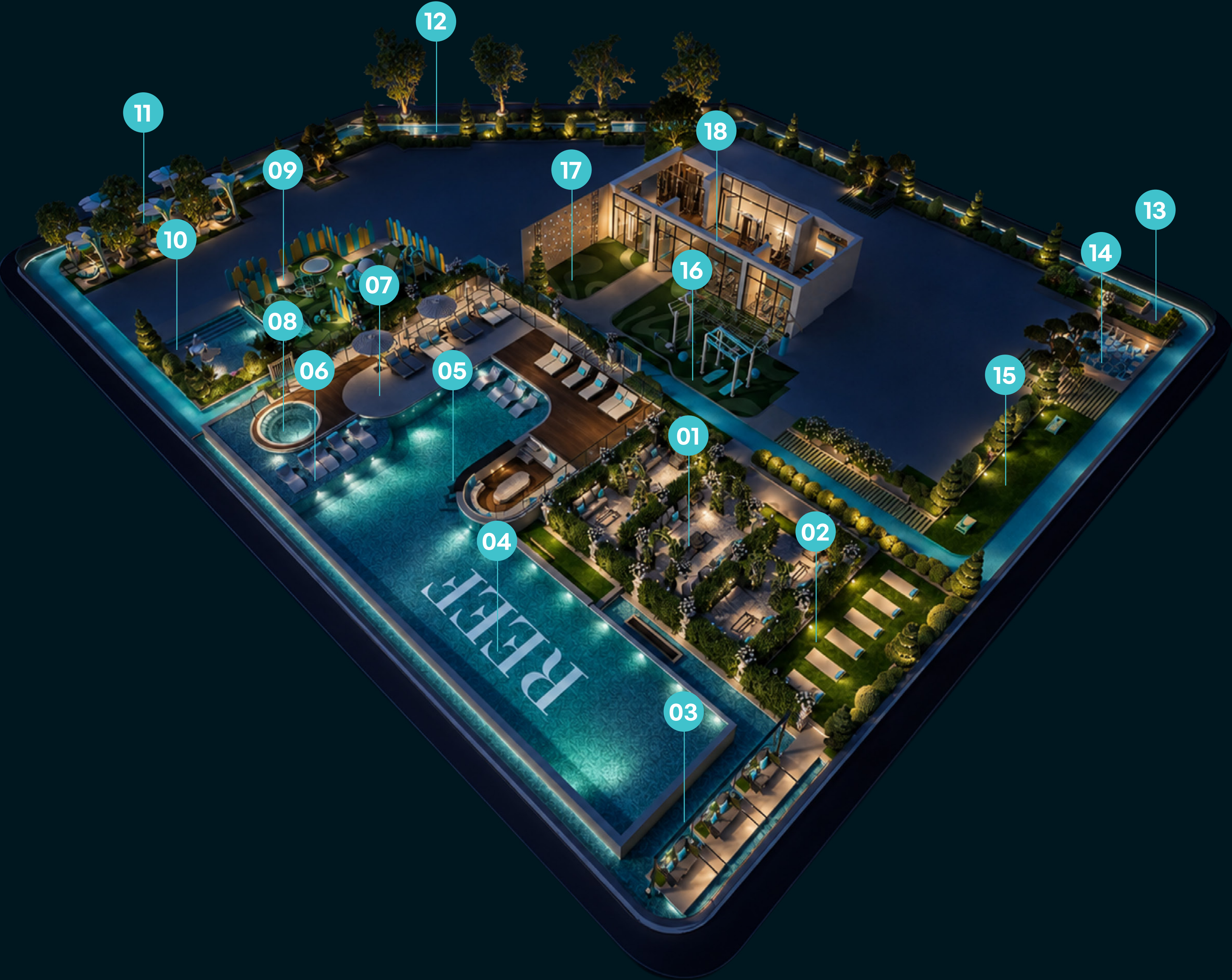


Amenities

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



- 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



- 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

	OPTION 1	OPTION 2
DETAILS	60/40 ON HANDOVER PLAN	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

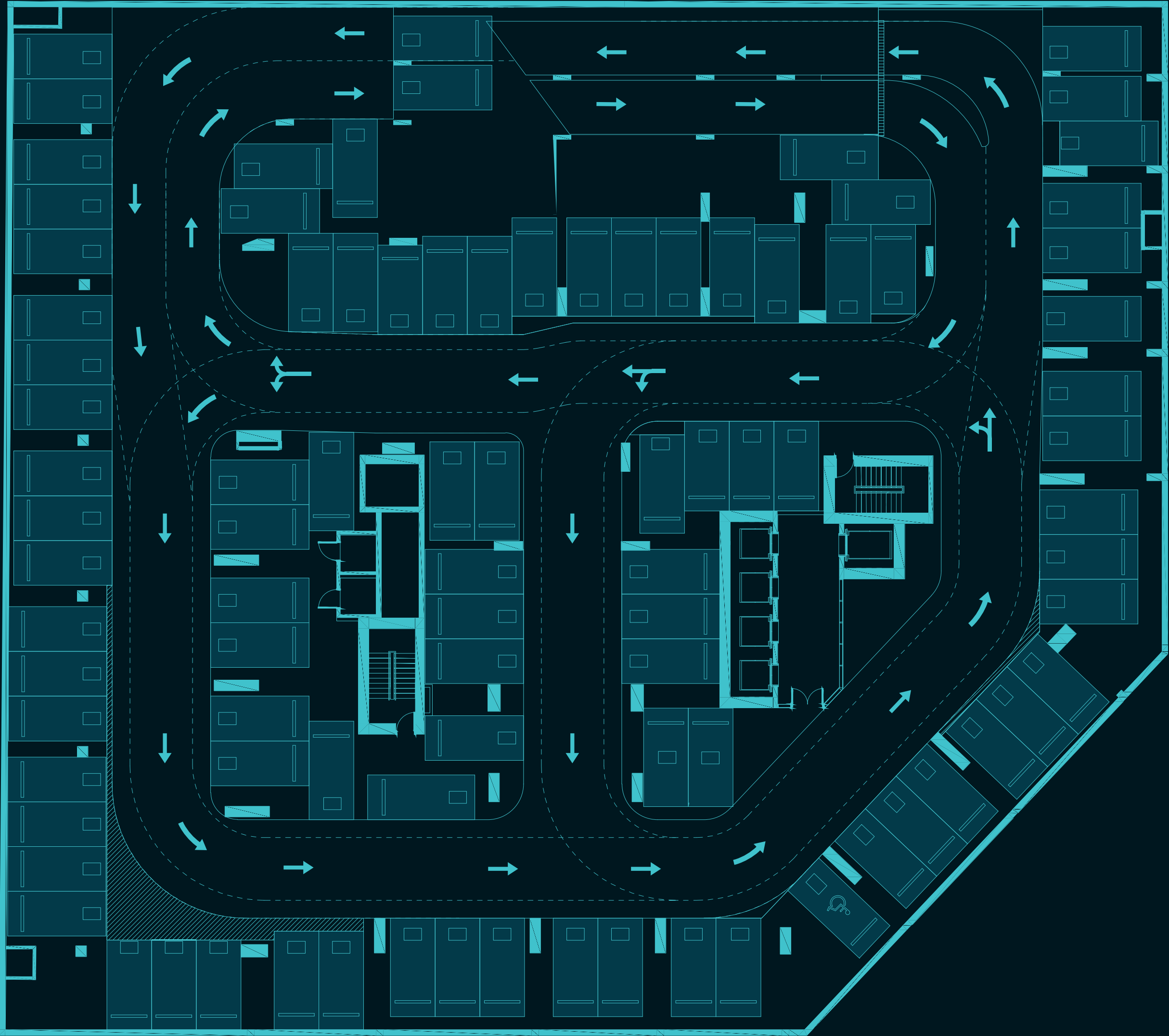
Floor Layout

Basement 2nd Floor



FLOOR TYPE

Parking



Pool View



Park View



Community View

Parking



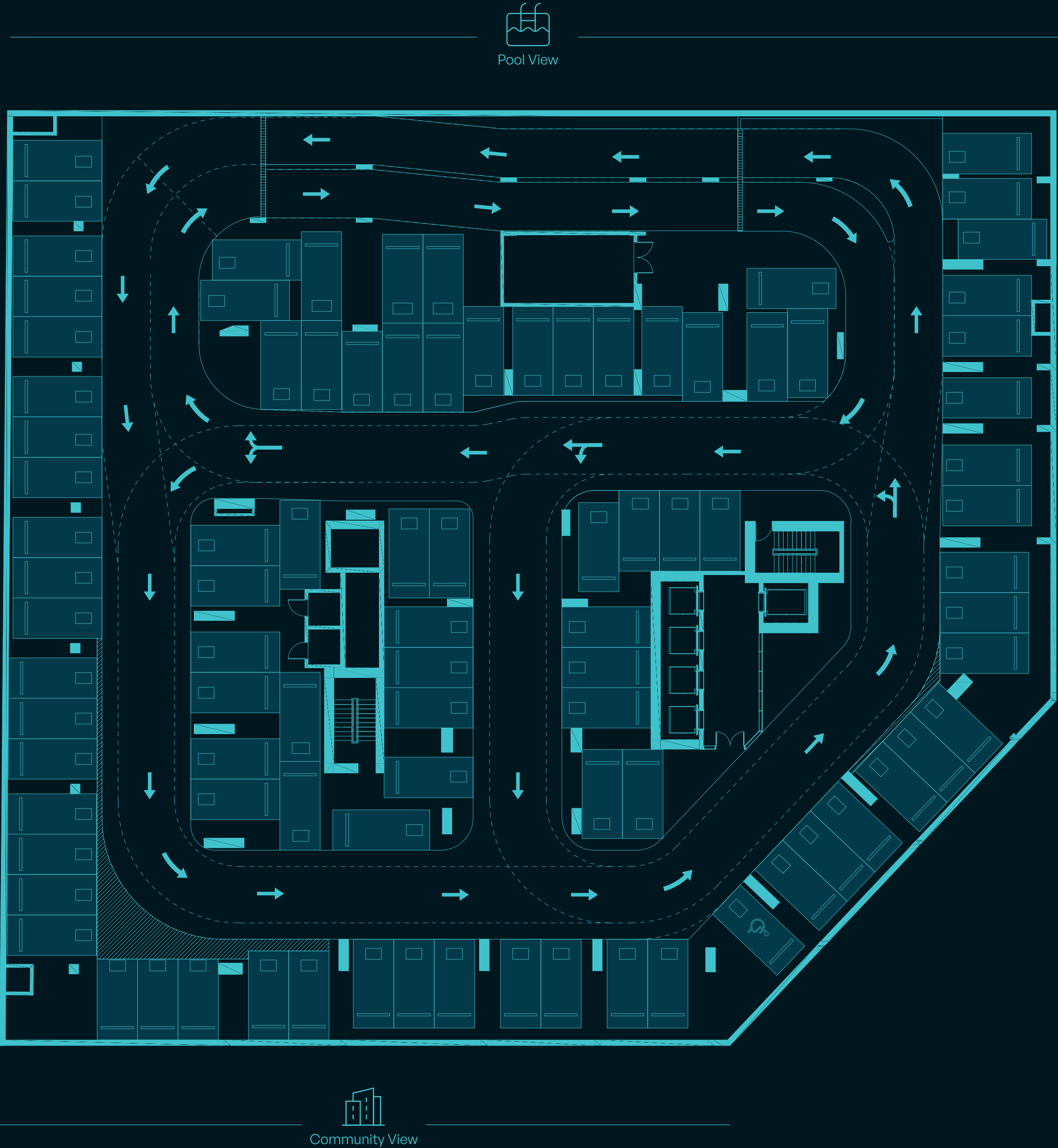
Basement

1st Floor



FLOOR TYPE

Parking



Park View

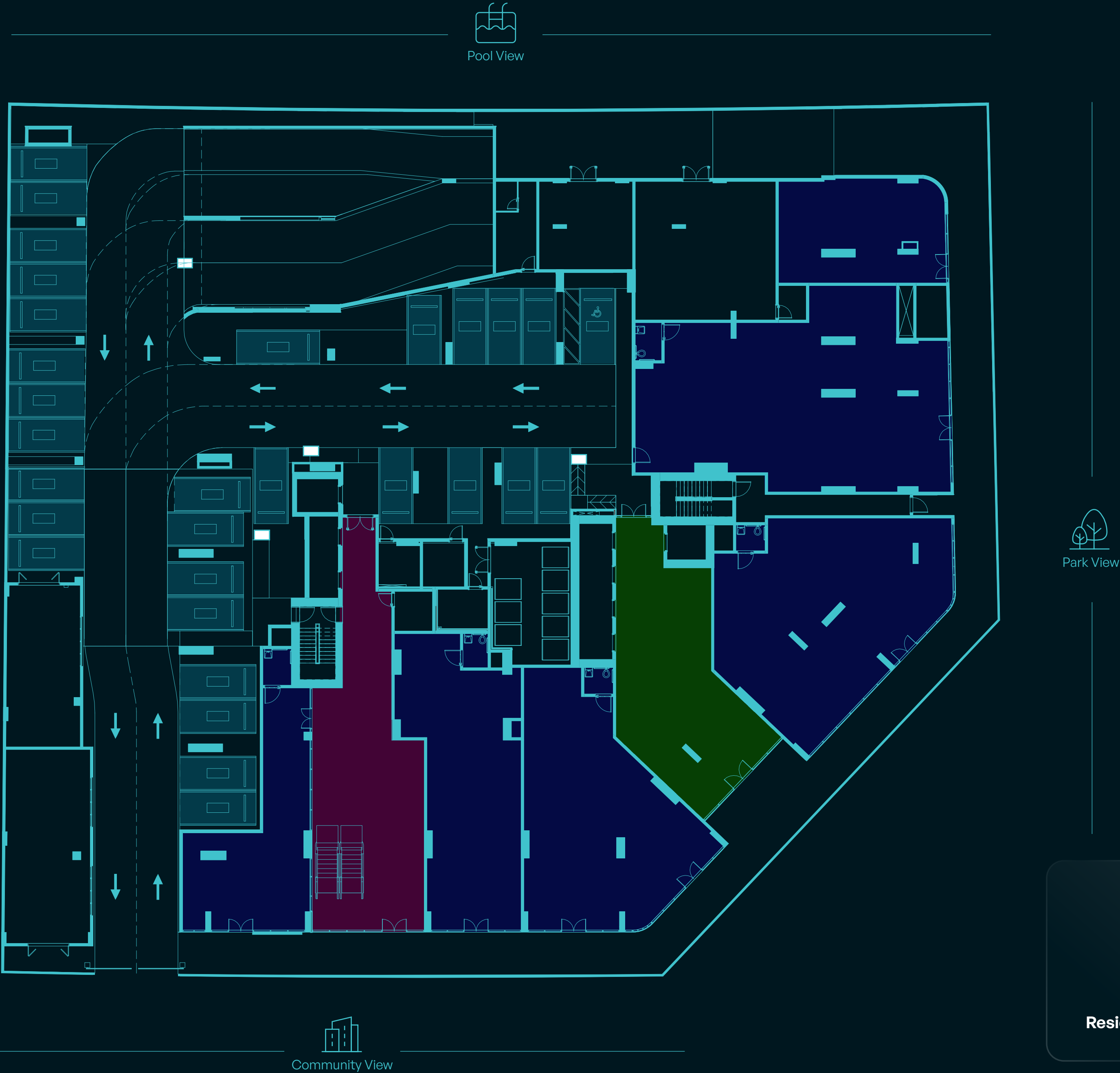
Parking

Ground Floor



FLOOR TYPE **Parking - Mall**

MALL OUTLETS **06**



Parking

Mall

Mall Lobby

Residential Lobby

Podium 1st Floor

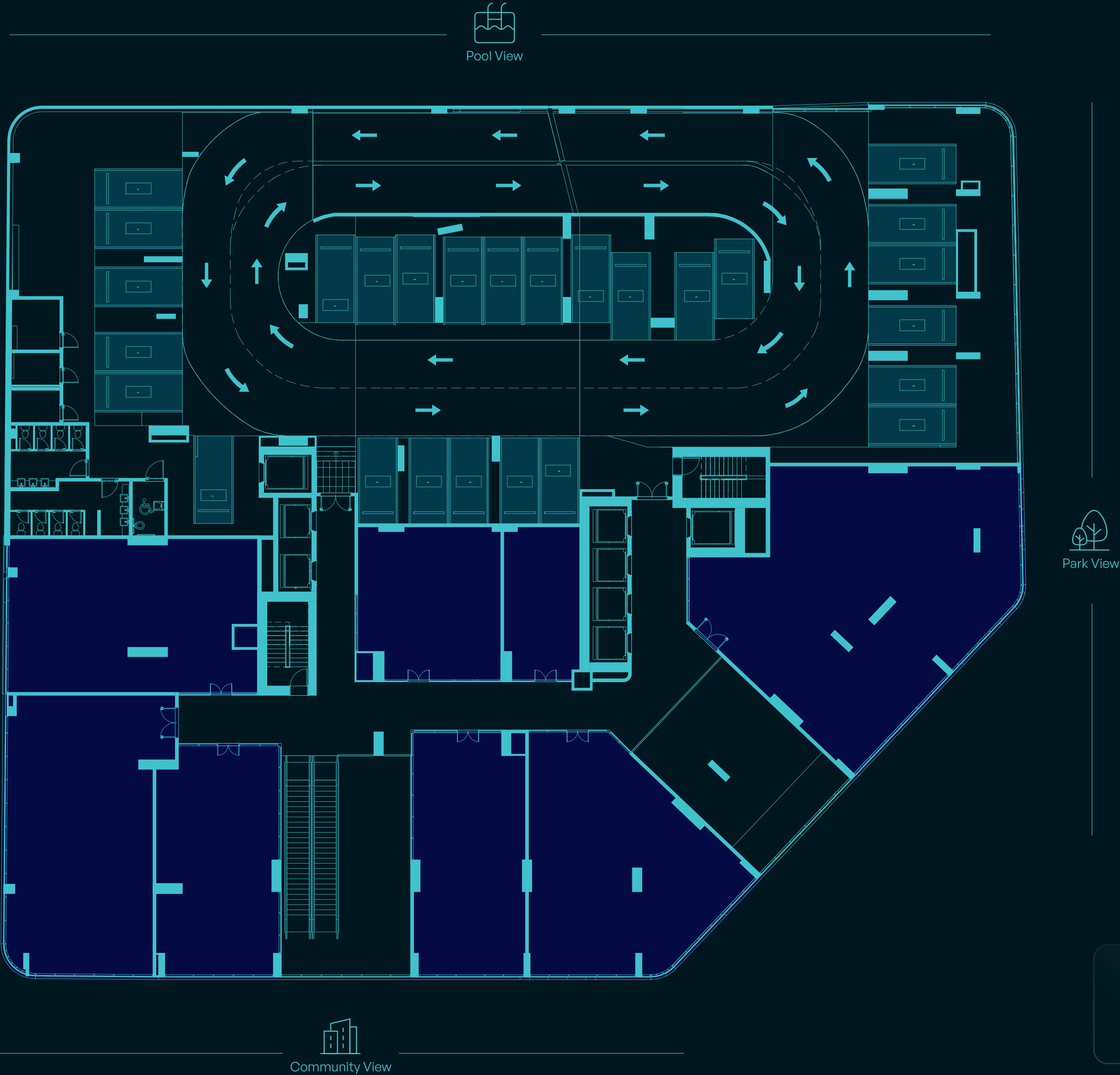


FLOOR TYPE

Parking - Mall

MALL OUTLETS

08

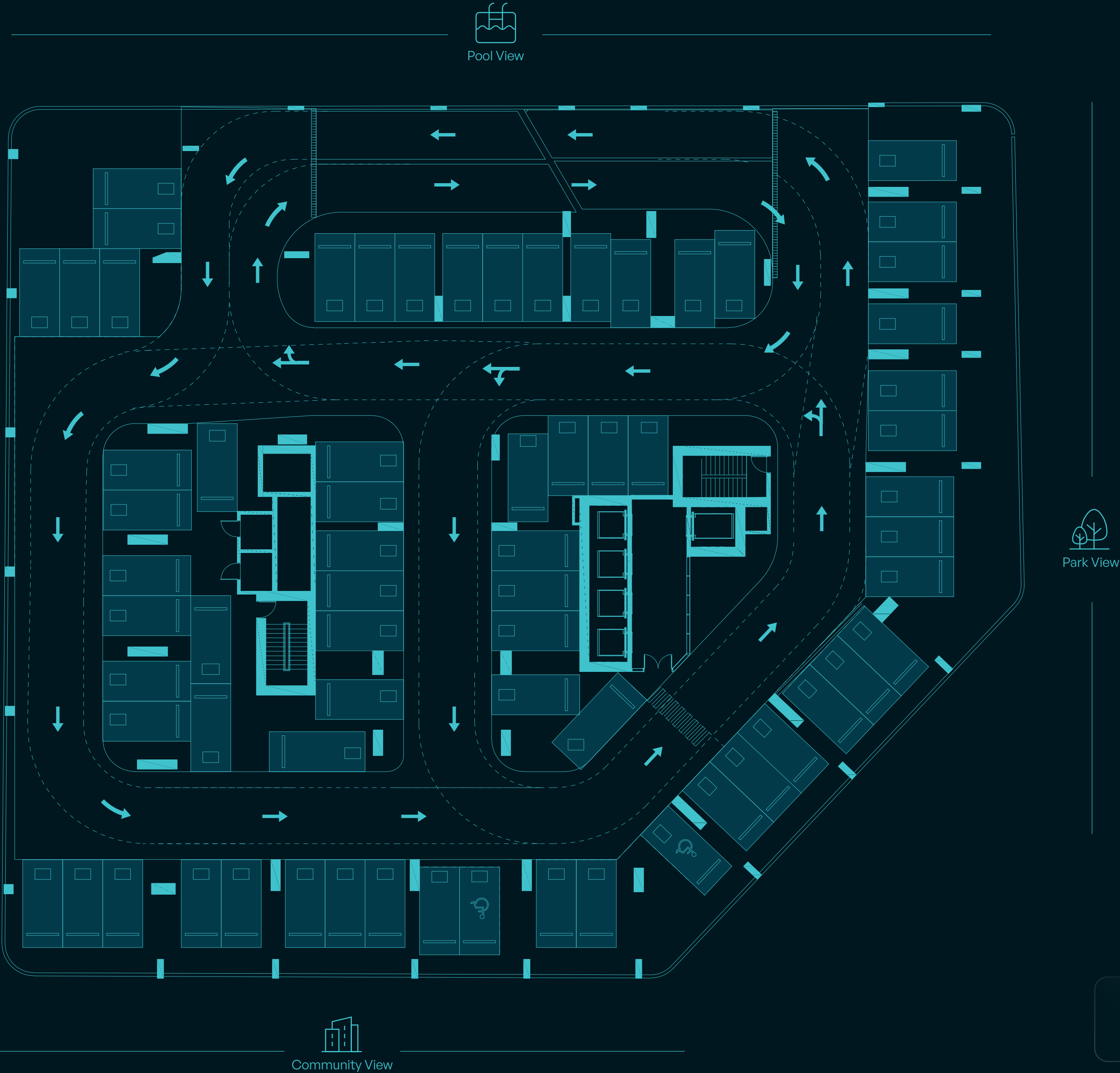


Podium 2nd Floor



FLOOR TYPE

Parking



Parking

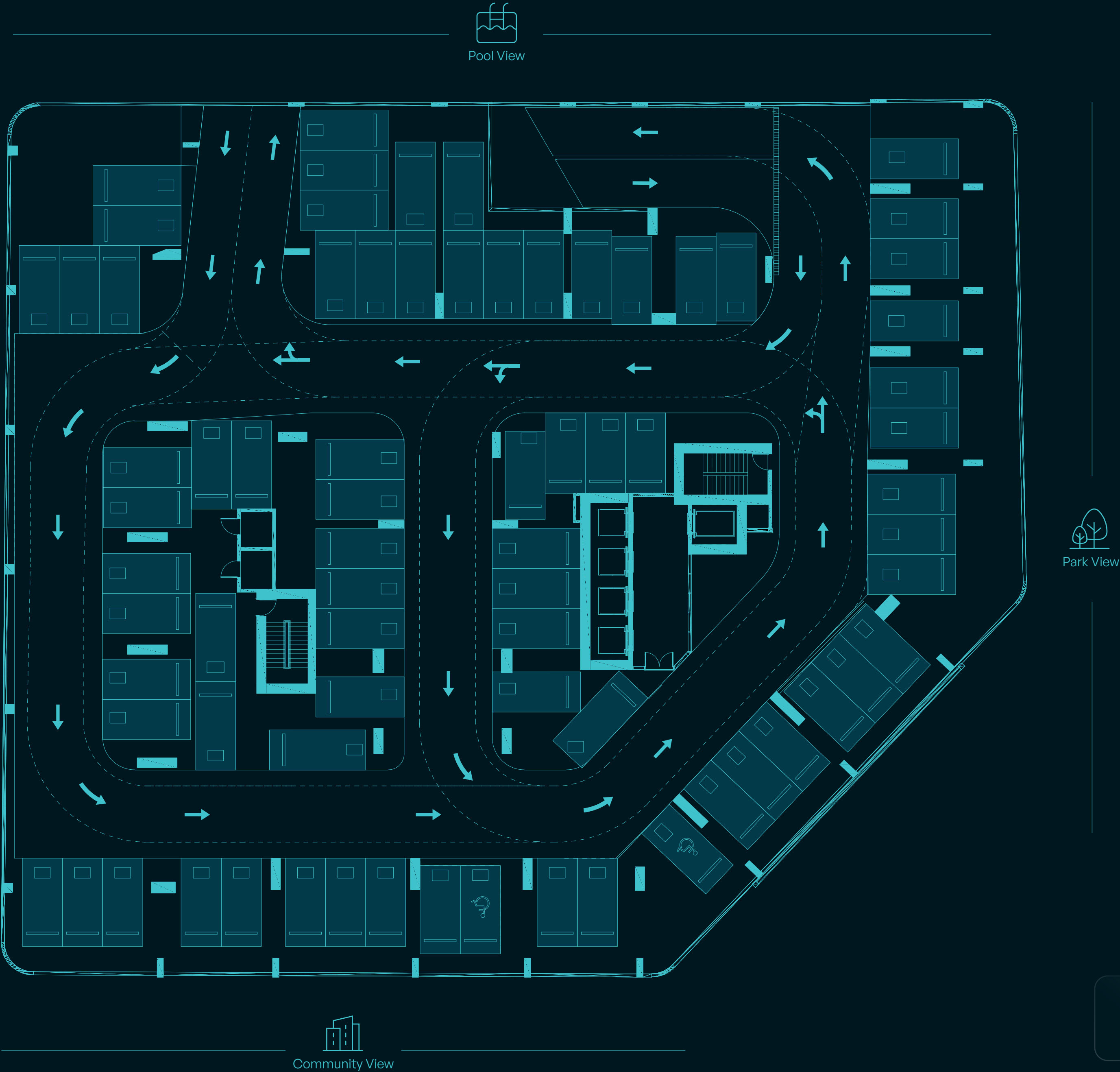


Podium
3rd Floor



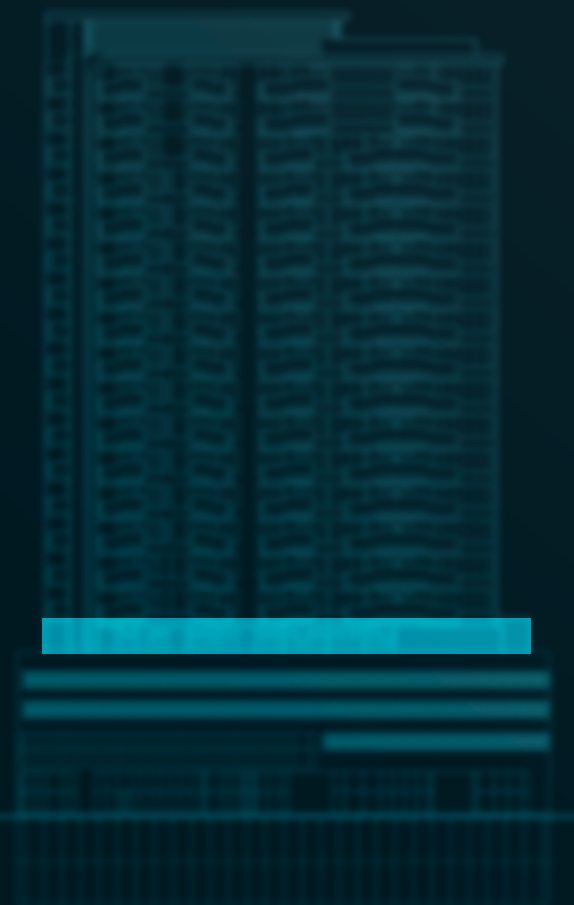
FLOOR TYPE

Parking



Parking

1st
Floor



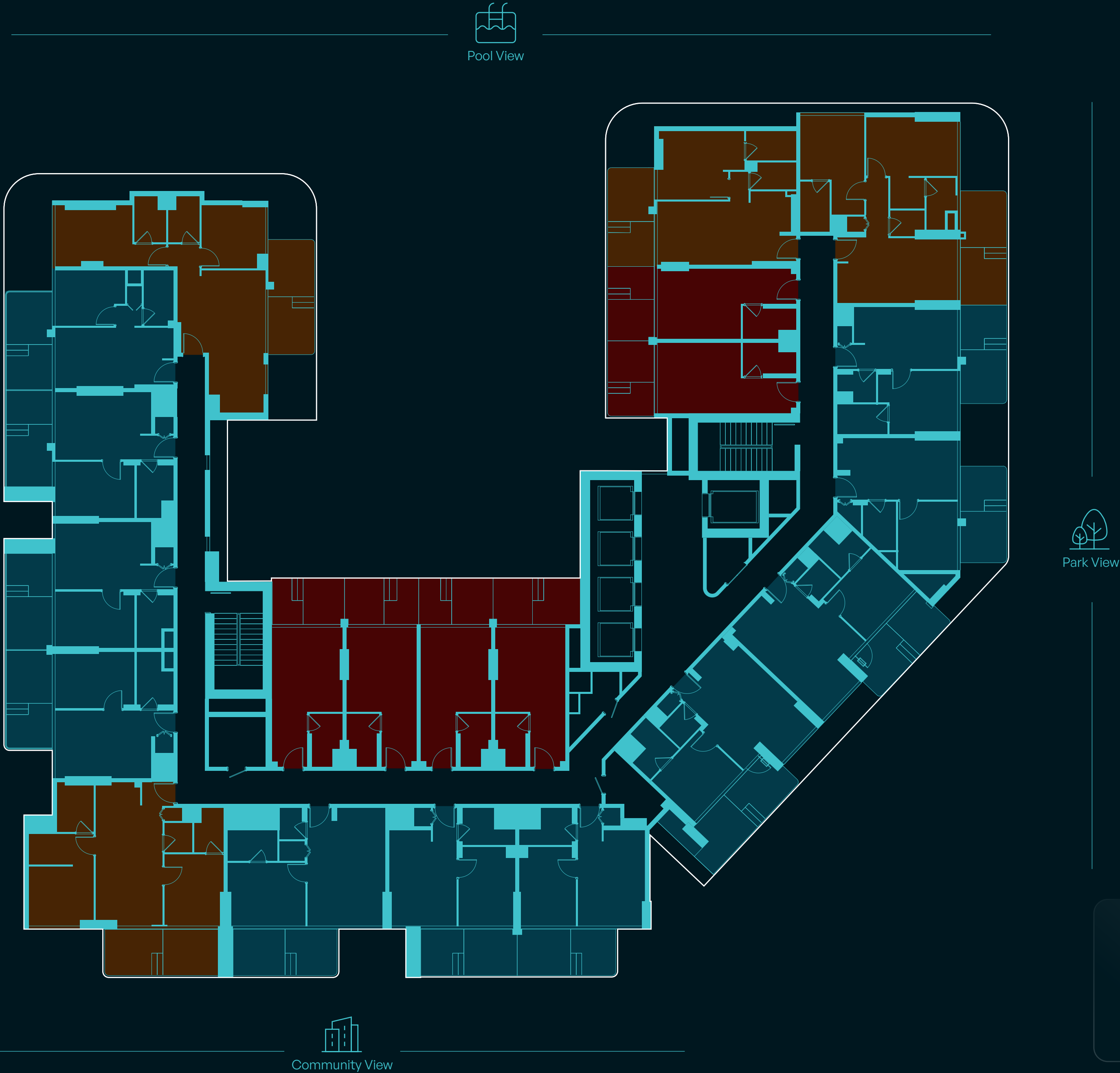
FLOOR TYPE	Residential - Amenities
RESIDENCES	10
AMENITIES	18



2nd - 15th
Floor



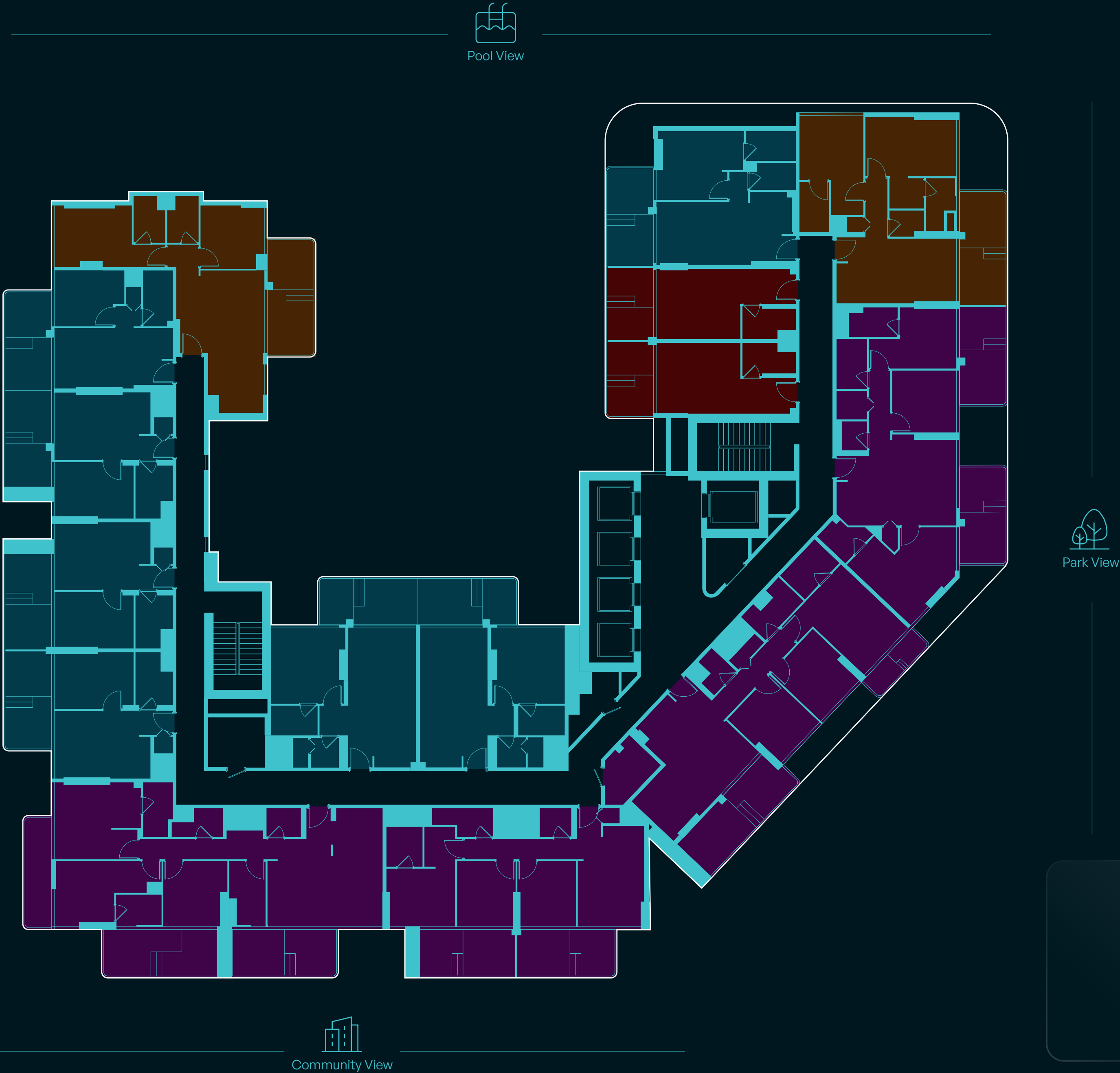
FLOOR TYPE	Residential
RESIDENCES PER FLOOR	21



16th - 17th
Floor



FLOOR TYPE	Residential
RESIDENCES PER FLOOR	15



Roof Floor

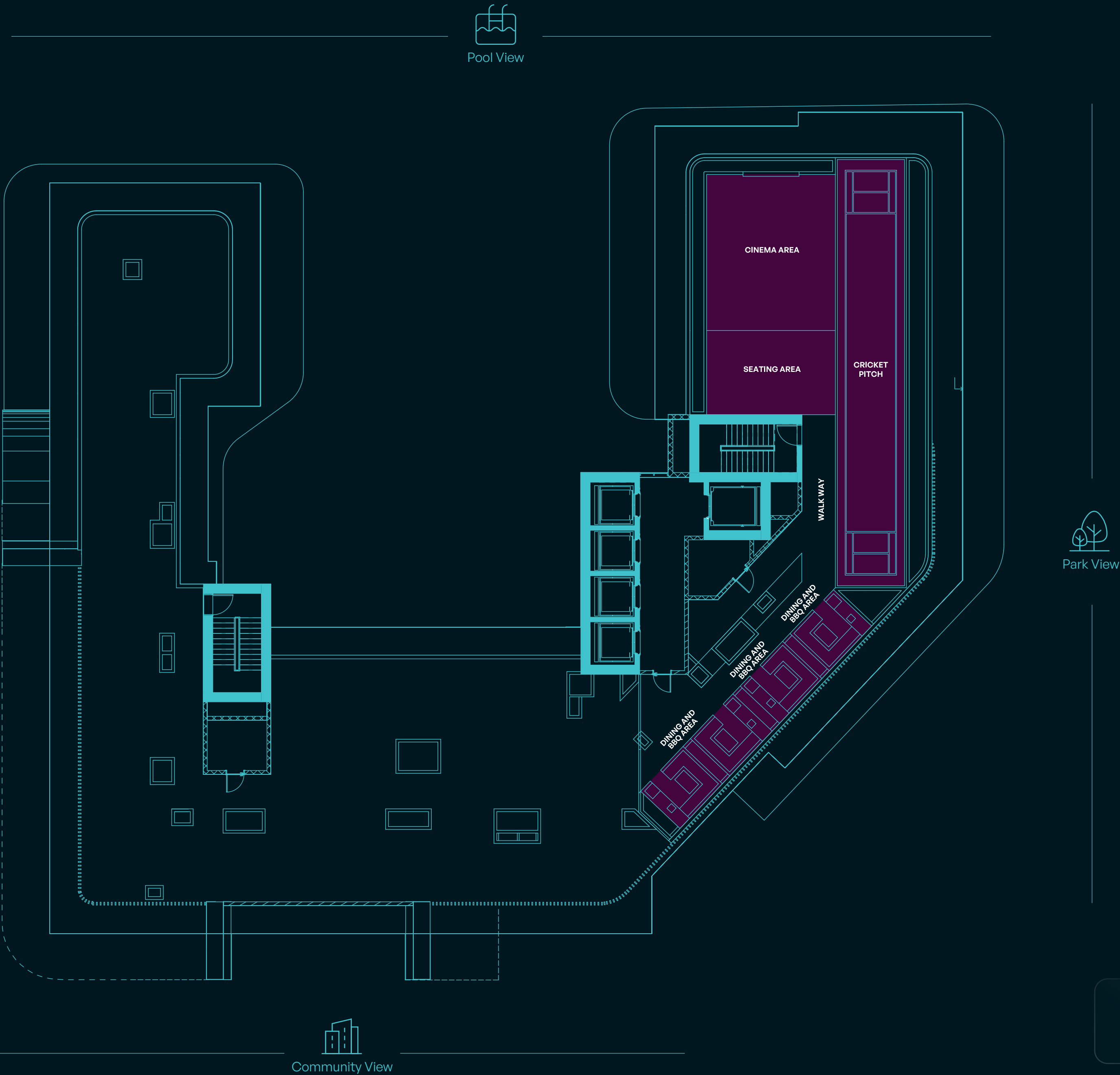


FLOOR TYPE

Amenities

AMENITIES

04



REEF

LUXURY DEVELOPMENTS

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