

REEF

LUXURY DEVELOPMENTS

Project Brochure

REEF 996

FEEL THE LUXURY
LIVE THE INNOVATION



REEF 996 introduces the world's first Outdoor-Cooled Garden Lounges within its amenities, bringing together nature and innovation in perfect harmony. Each home features a patented Outdoor-Cooled Sunken Balcony, ensuring true luxury living in every season.

WORLD'S FIRST
BUILDING WITH
OUTDOOR-COOLED
GARDEN LOUNGES

A HARMONY OF NATURE & INNOVATION



PROJECT OVERVIEW

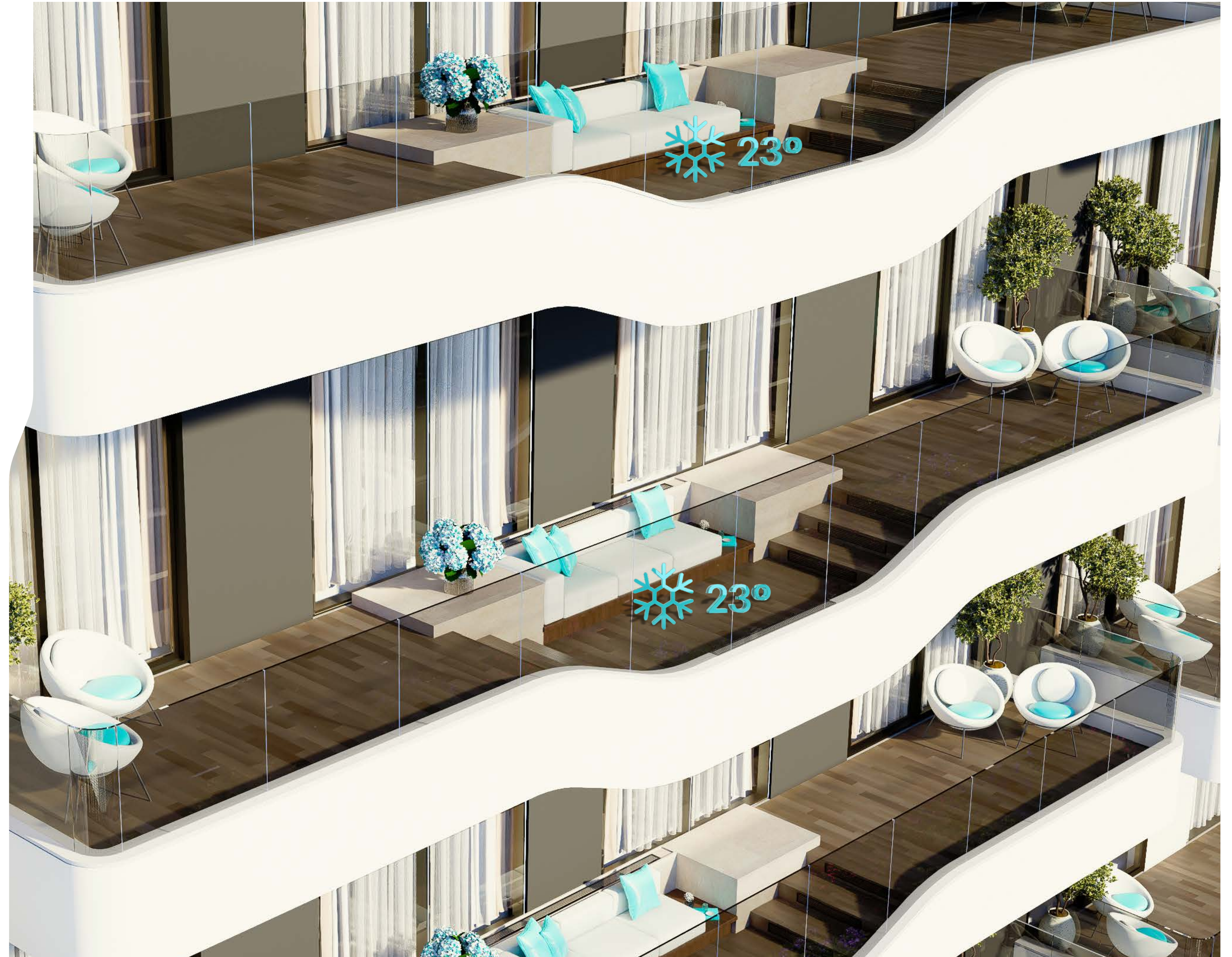
Name	Location
REEF 996	Dubai Production City
Project Type	Building Configuration
Residential	1B + G + 3P + 20

REEF 996 offers a collection luxury residences, including studios, one-, two-, and three-bedroom apartments. Each home 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 996**, outdoor spaces become a luxurious extension of your home. Embrace the next generation of outdoor living with the world's first 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.



OUTDOOR- COOLED GARDEN LOUNGES

REEF 996 introduces the world's first Outdoor-Cooled Garden Lounges, a luxurious outdoor escape where nature, comfort, and elegance exist in perfect harmony, all year round.



REEF 996 offers seamless connectivity from Dubai Production City. Its prime location provides direct access to major highways such as Sheikh Mohamed bin Zayed Road and Al Khail Road, ensuring smooth commutes to Dubai's business districts, leisure destinations, and world-class entertainment like Mall of the Emirates and Dubai Marina.

LOCATION

10 Minutes

Dubai Marina
Dubai Miracle Garden
Jumeirah Beach Residence
Mall of the Emirates

15 Minutes

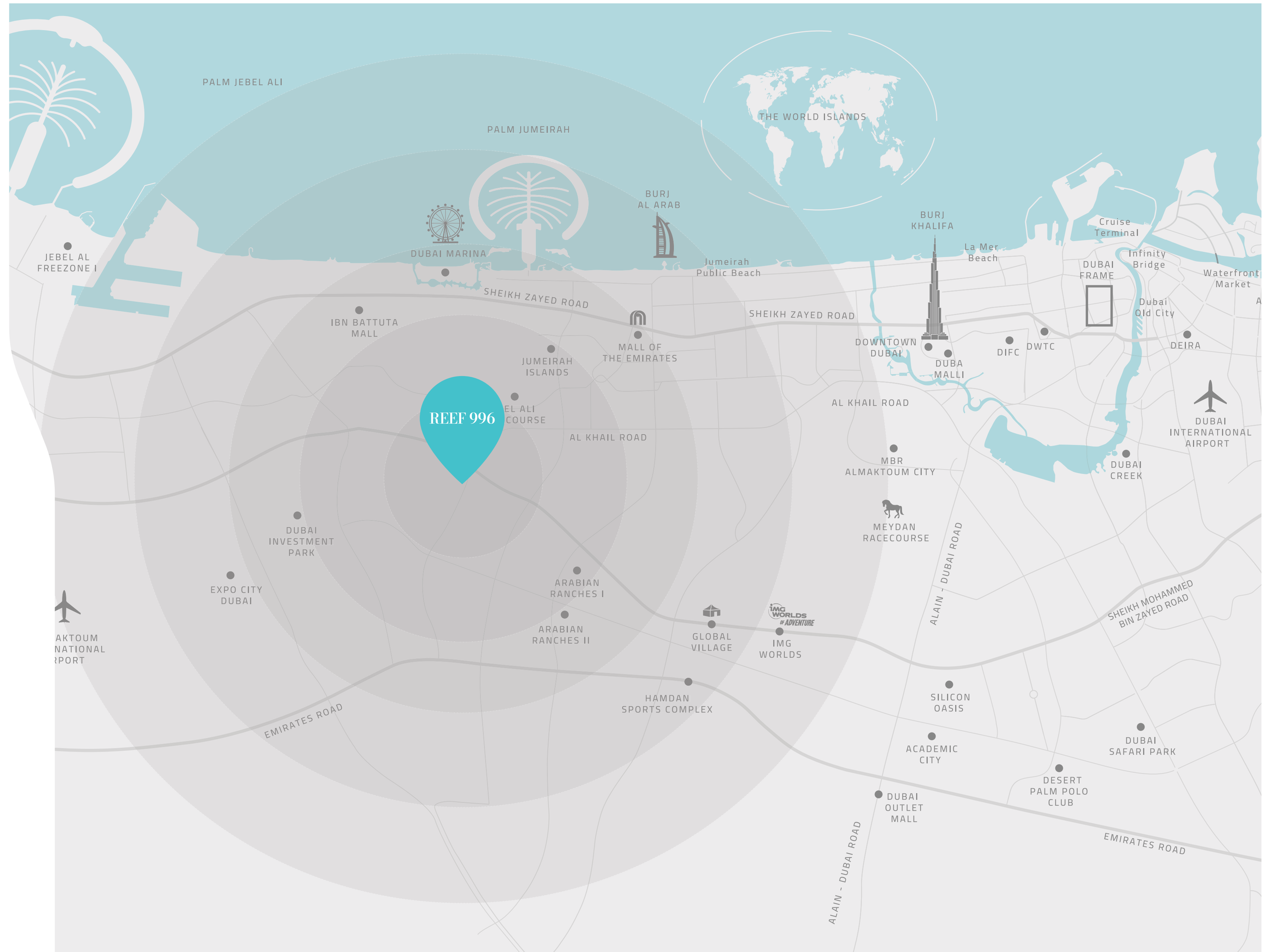
Palm Jumeirah
Global Village
Al Maktoum International Airport (DWC)

20 Minutes

Burj Khalifa
Dubai Mall

25 Minutes

Dubai International Airport (DXB)





Sheikh
Mohammed
Bin Zayed Rd

Al Fay Rd

REEF 996

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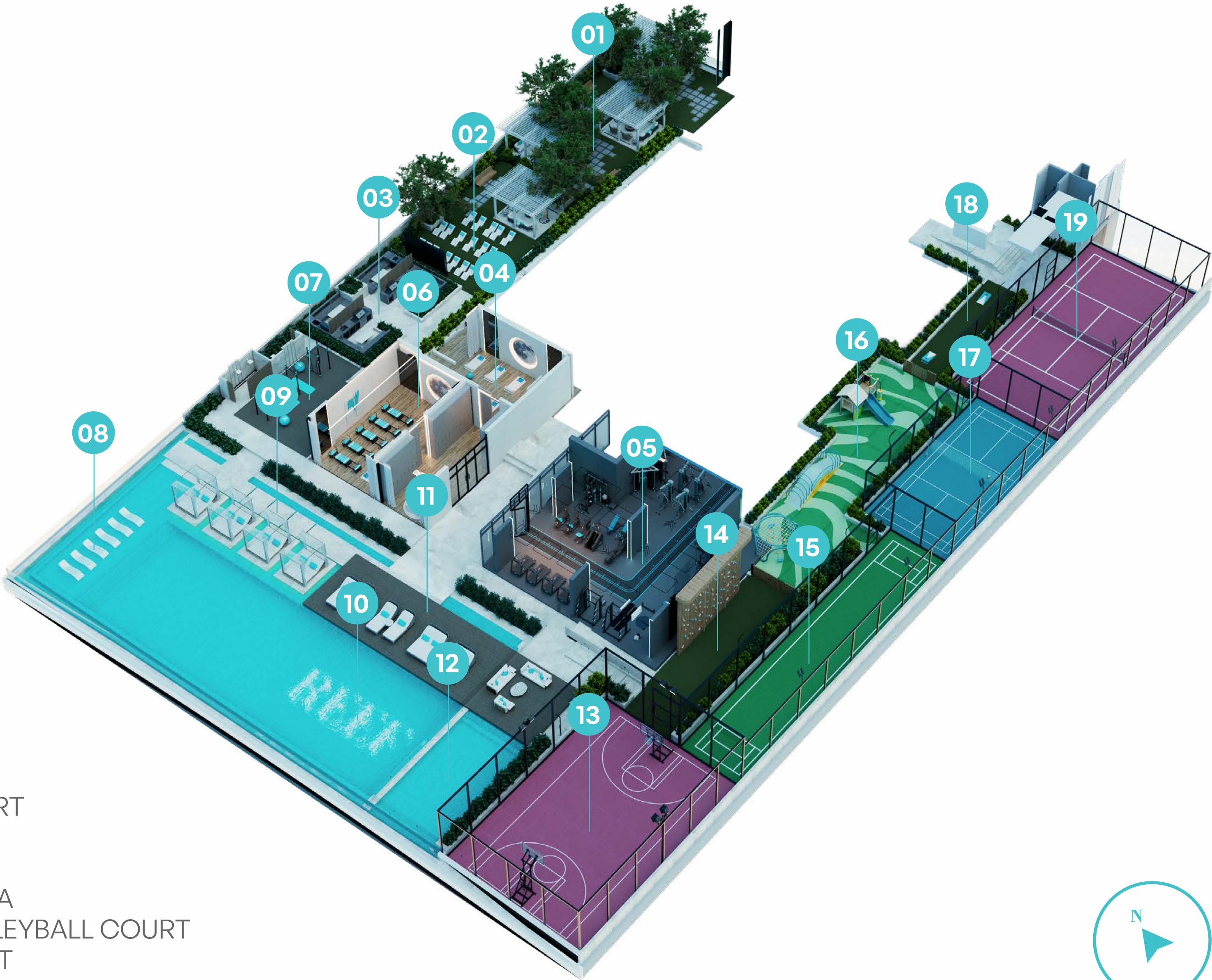
REEF 996 | Dubai Production City

AMENITIES

FIRST FLOOR

- 1. OUTDOOR- COOLED GARDEN LOUNGES
- 2. CINEMA AREA
- 3. BBQ AREA
- 4. YOGA STUDIO
- 5. GYM
- 6. PILATES STUDIO
- 7. CROSSFIT AREA
- 8. BAJA SHELF
- 9. CABANA

- 10. INFINITY POOL
- 11. DECKING AREA
- 12. KIDS POOL
- 13. BASKETBALL COURT
- 14. WALL CLIMBING
- 15. CRICKET PITCH
- 16. KIDS PLAYING AREA
- 17. BADMINTON/VOLLEYBALL COURT
- 18. CORNHOLE COURT
- 19. TENNIS/PADEL COURT





OUTDOOR-COOLED GARDEN LOUNGES

❄️ 23°



OUTDOOR-COOLED GARDEN LOUNGES



❄️ 23°

❄️ 23°

OUTDOOR-COOLED GARDEN LOUNGES



❄️ 23°

OUTDOOR-COOLED GARDEN LOUNGES



❄️ 23°

OUTDOOR-COOLED GARDEN LOUNGES



CINEMA AREA



BBQ AREA



BBQ AREA



YOGA STUDIO





GYM



LOCKER ROOM



PILATES STUDIO



CROSSFIT AREA





CABANA | DECKING AREA



INFINITY SWIMMING POOL



DECKING AREA



KIDS POOL



BASKETBALL COURT



WALL CLIMBING



CRICKET PITCH



BADMINTON | VOLLEYBALL COURT



KIDS PLAYING AREA



CORNHOLE COURT



TENNIS | PADEL COURT

REEF

LUXURY DEVELOPMENTS

REEF 996 | Dubai Production City

INTERIORS

LOBBY AREA

The lobby at REEF 996 is designed to be spacious, light-filled, and welcoming. With its elegant details and contemporary finishes, it sets the tone for refined everyday living and a sense of belonging.





REEF 996









CORRIDORS

The corridors at REEF 996 are designed with elegant flowing lines and refined finishes, creating a serene path that blends comfort with contemporary style.





1
2
0

1
2
1

APARTMENTS

Where Sophistication Meets Comfort

Every residence at REEF 996 is designed with meticulous attention to detail, blending timeless elegance with modern functionality. Interiors are enhanced with premium brands, ensuring an elevated lifestyle that reflects refinement and exclusivity.

Kitchen Excellence by **BOSCH**

German precision and seamless performance define your kitchen, equipped with built-in appliances from Bosch-renowned worldwide for innovation, durability, and sleek design.

Fixtures by **GROHE**

Bathrooms are elevated with advanced fittings from Grohe, a global leader in premium sanitary ware, combining cutting-edge technology with timeless sophistication.

Aluminium Systems by **GUTMANN**

German engineering at its finest—windows and façades at REEF 996 are crafted with premium aluminum systems from Gutmann, ensuring durability, energy efficiency, and timeless elegance.

From high ceilings and panoramic windows to hand-selected finishes and refined details, every apartment at REEF 996 is crafted with elegance, comfort, and style, seamlessly blending modern innovation with timeless luxury.



Area in sq.ft

Min Max

400 473

STUDIO







Area in sq.ft

Min

Max

691

852

ONE BEDROOM



LIVING ROOM



BEDROOM



BEDROOM



KITCHEN



BATHROOM



Area in sq.ft
Min Max
1,063 1,274

TWO BEDROOM



LIVING ROOM



LIVING ROOM | KITCHEN



KITCHEN



KITCHEN



MASTER BEDROOM



MASTER BEDROOM



BEDROOM



BEDROOM



BATHROOM



Area in sq.ft

Min

Max

1,369

1,932

THREE BEDROOM



LIVING ROOM



LIVING ROOM | DINING AREA



ENTRANCE



KITCHEN



MASTER BEDROOM



MASTER BEDROOM



BEDROOM 01



BEDROOM 01

BEDROOM 02





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