

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
<b>REEF 996</b>	<b>Dubai Production City</b>
Project Type	Building Configuration
<b>Residential</b>	<b>1B + G + 3P + 20</b>

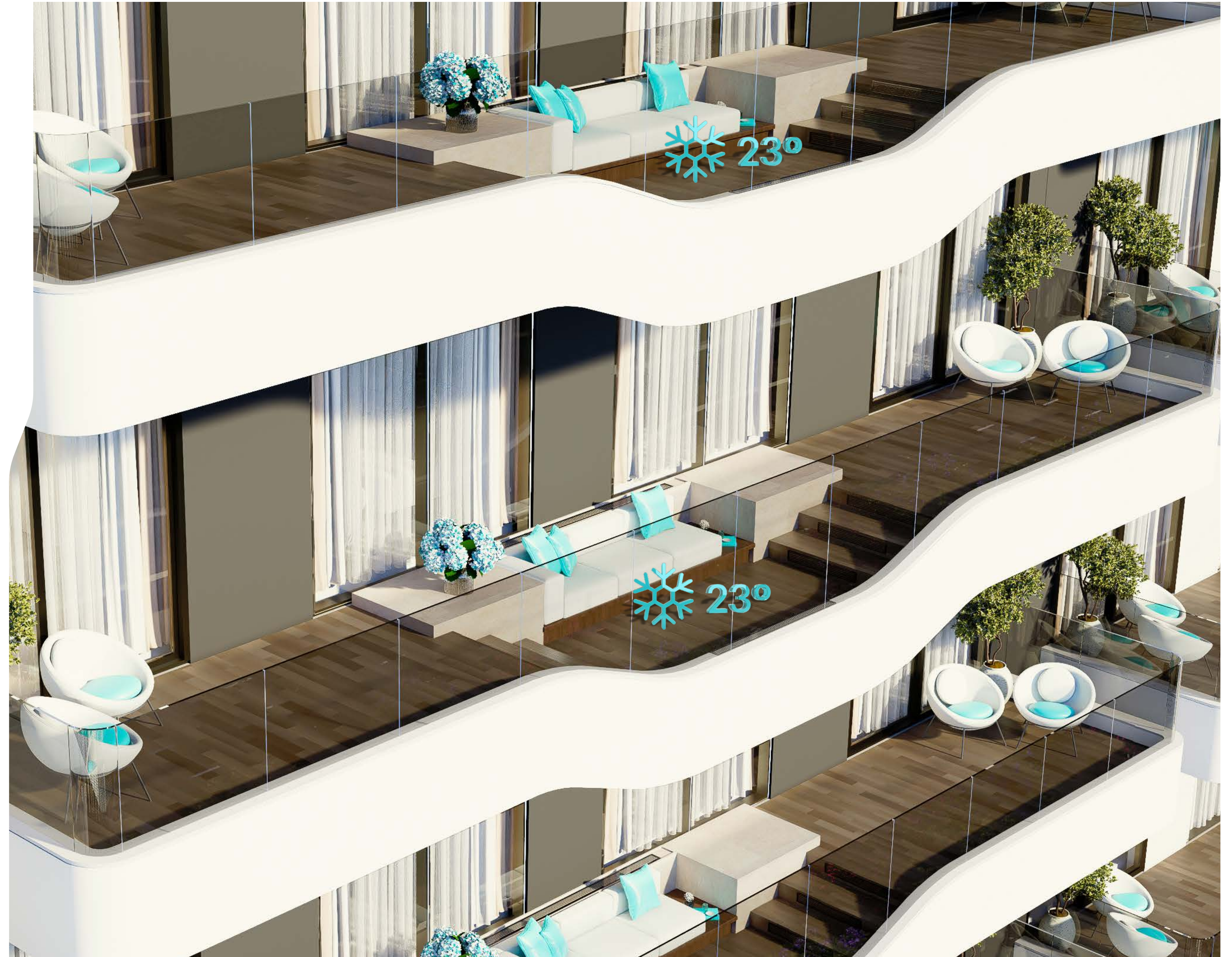
**REEF 996** offers a collection luxury residences, including studios, one-, two-, and three-bedroom apartments. Each home is elevated with REEF’s globally patented Outdoor-Cooled Sunken Balcony, allowing REEF brand owners to enjoy an outdoor living experience, even during Dubai’s peak summer months.





# *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.





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REEF 996 | Dubai Production City

**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

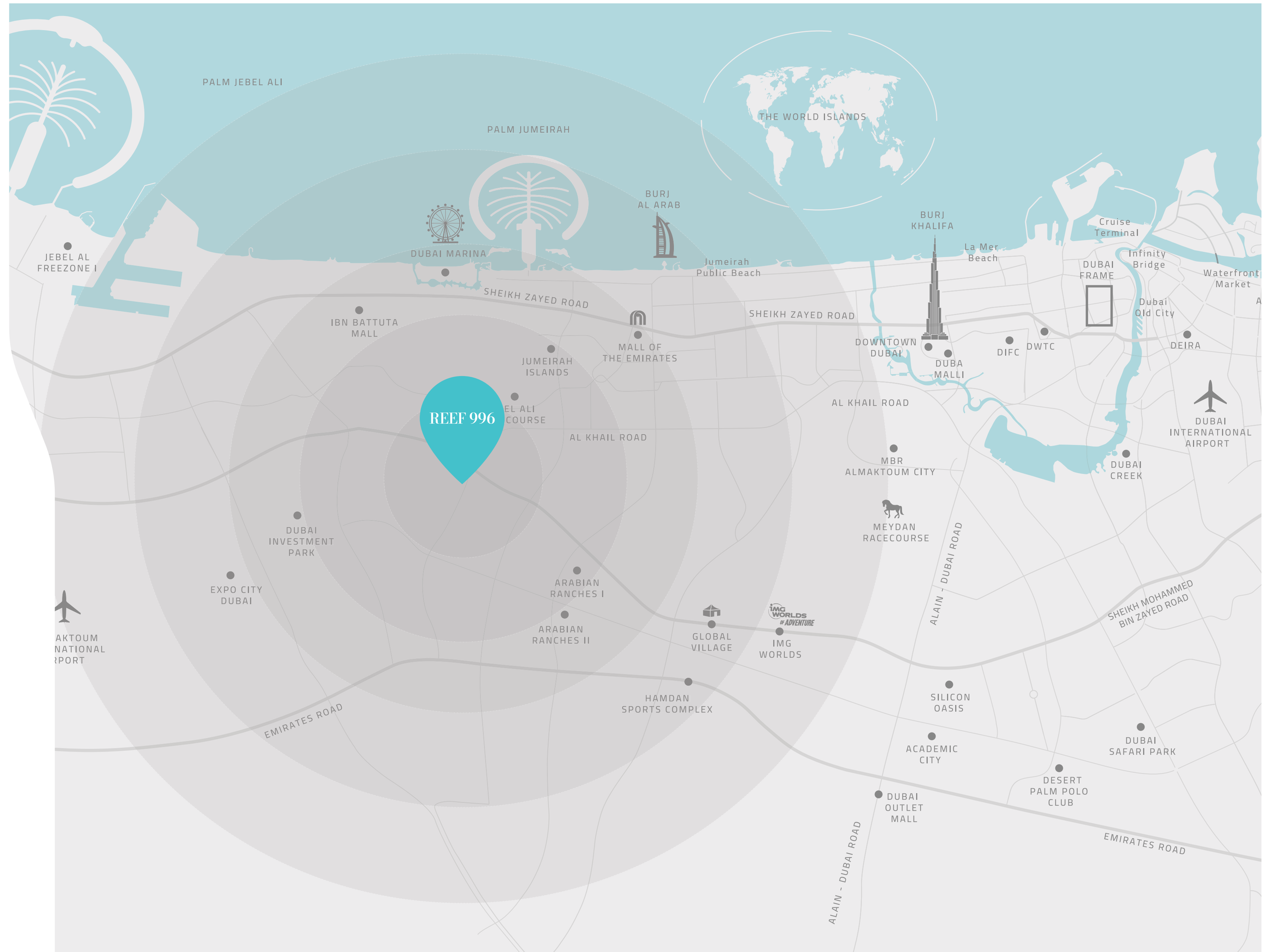
Palm Jumeirah  
Global Village  
Al Maktoum International Airport (DWC)

# 20 Minutes

Burj Khalifa  
Dubai Mall

# 25 Minutes

Dubai International Airport (DXB)





Sheikh  
Mohammed  
Bin Zayed Rd

Al Fay Rd

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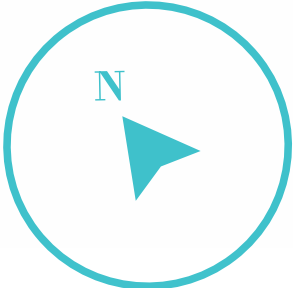
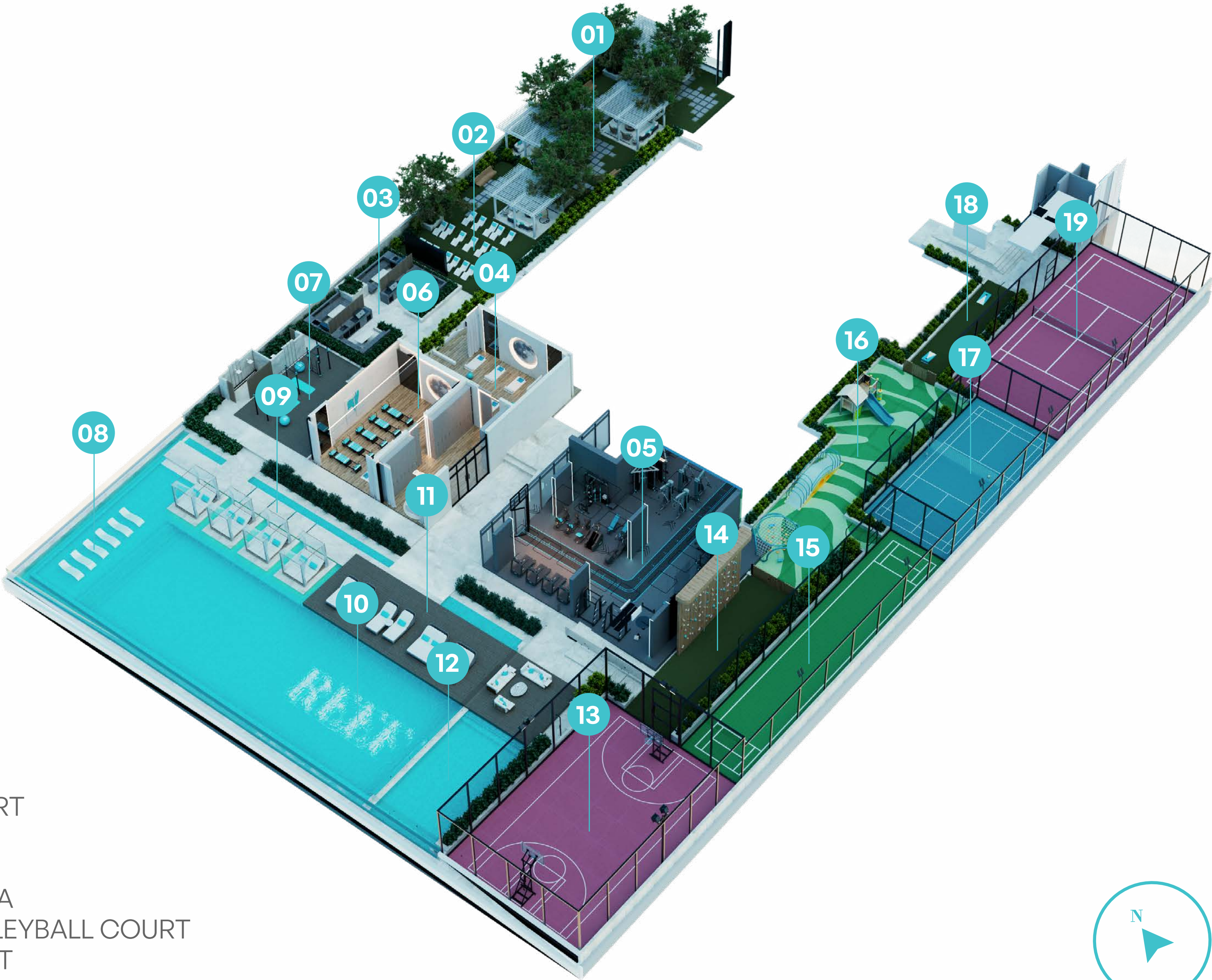
*AMENITIES*



# 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



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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







BATHROOM