

# REEF 997

REEF

LUXURY DEVELOPMENTS

Brochure

FEEL THE LUXURY  
*LIVE THE INNOVATION*







# REEF 997

REEF Luxury Developments is redefining beachfront living, introducing REEF 997 on Dubai Islands. A new benchmark in innovation and luxury, and the world's first development to feature patented Outdoor Cooled Amenities.

REEF 997 Features exclusive 63 residences, including elegant apartments, premium duplexes, and crown-jewel penthouse.

Each home is enhanced with REEF's globally patented Climate-Controlled Sunken Balconies and Winter Gardens, redefining private outdoor living with comfort and wellbeing, all year around.

At REEF 997, life flows with a unique rhythm of luxury, balancing the serene feeling of a calm island retreat with the vibrant pulse of Dubai's heart.



Name  
**Reef 997**

Project Type  
**Residential**

Location  
**Dubai Islands**

Building Configuration  
**G + 2P + 8**

# PROJECT OVERVIEW





# SUNKEN BALCONY INNOVATION

*Your serene retreat,  
all year-round.*

At REEF 997, outdoor spaces become a luxurious extension of your home. Embrace the next generation of outdoor living with the world's first climate-controlled Sunken Balconies and Winter Gardens. REEF's 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 heart of summer.





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REEF 997 | Dubai Island

*LOCATION*



05

MINUTES

- Waterfront Market
- Mamzar Beach
- Deira
- Dubai Cruise Terminal

15

MINUTES

- Dubai International Airport (DXB)
- Festival City
- Gold Souk
- Dubai Design District (D3)

25

MINUTES

- Mall of the Emirates
- Jumeirah Beach
- Dubai Marina
- Palm Jumeirah

10

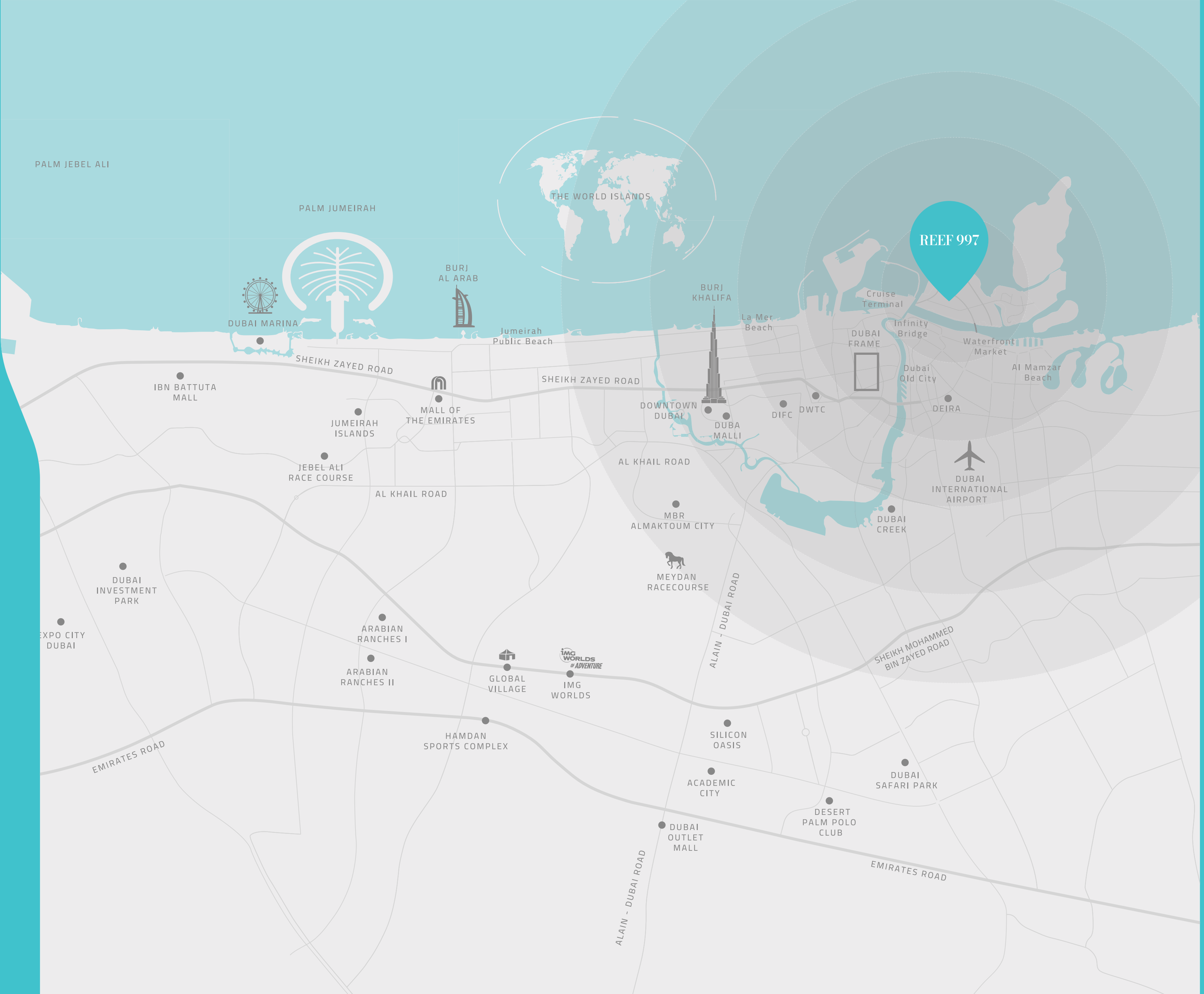
MINUTES

- Dubai Creek
- Dubai Frame
- Infinity Bridge
- Al Mamzar Park

20

MINUTES

- Downtown Dubai
- Burj Khalifa
- Dubai Mall
- DIFC
- Al Seef



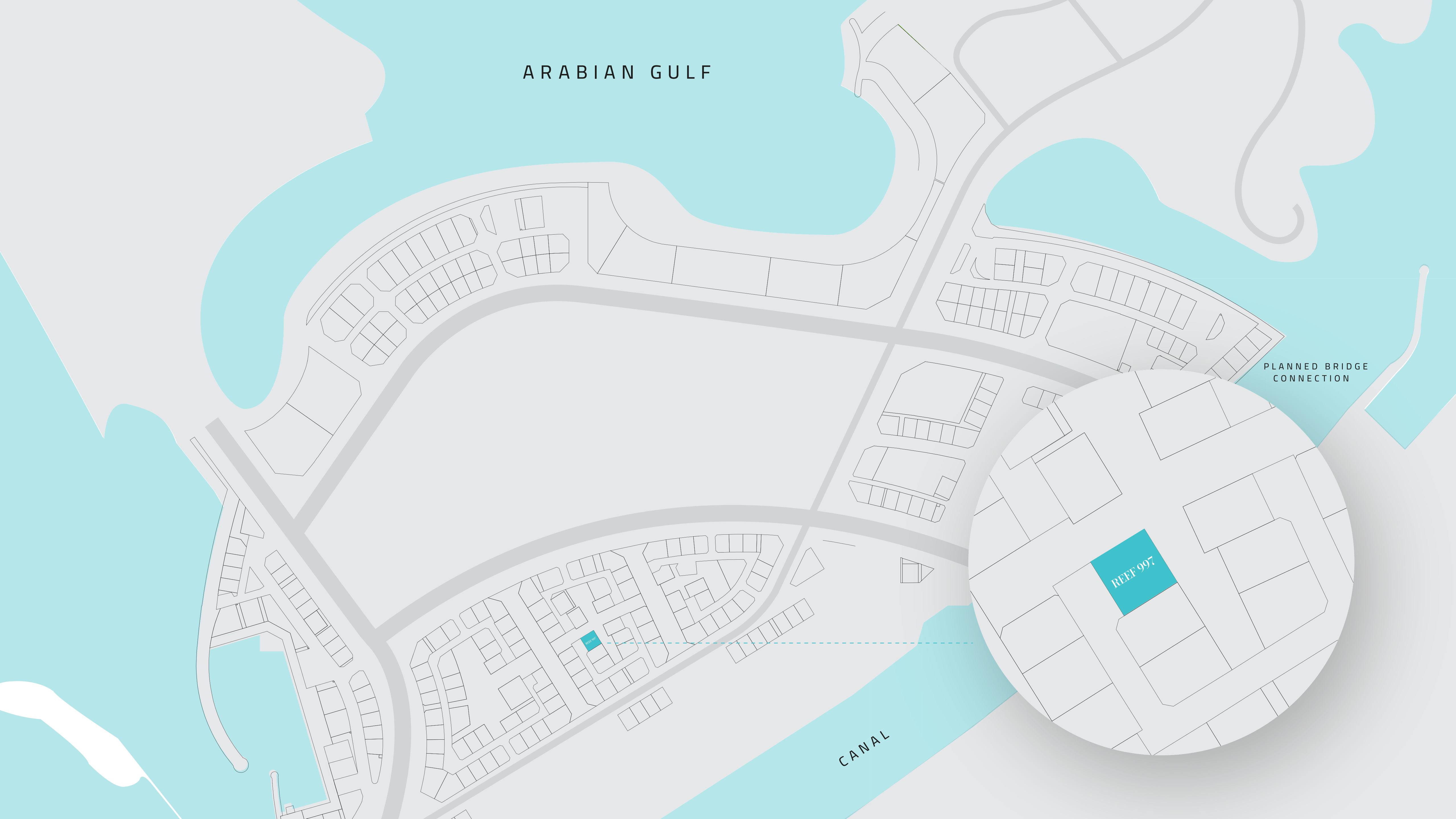


ARABIAN GULF

PLANNED BRIDGE  
CONNECTION

REEF 997

CANAL





# *SPECIFICATION*



Total Units

63

1 Bedroom

23

2 Bedroom

36

3 Bedroom | Duplex

03

4 Bedroom | Penthouse

01

UNIT DETAILS





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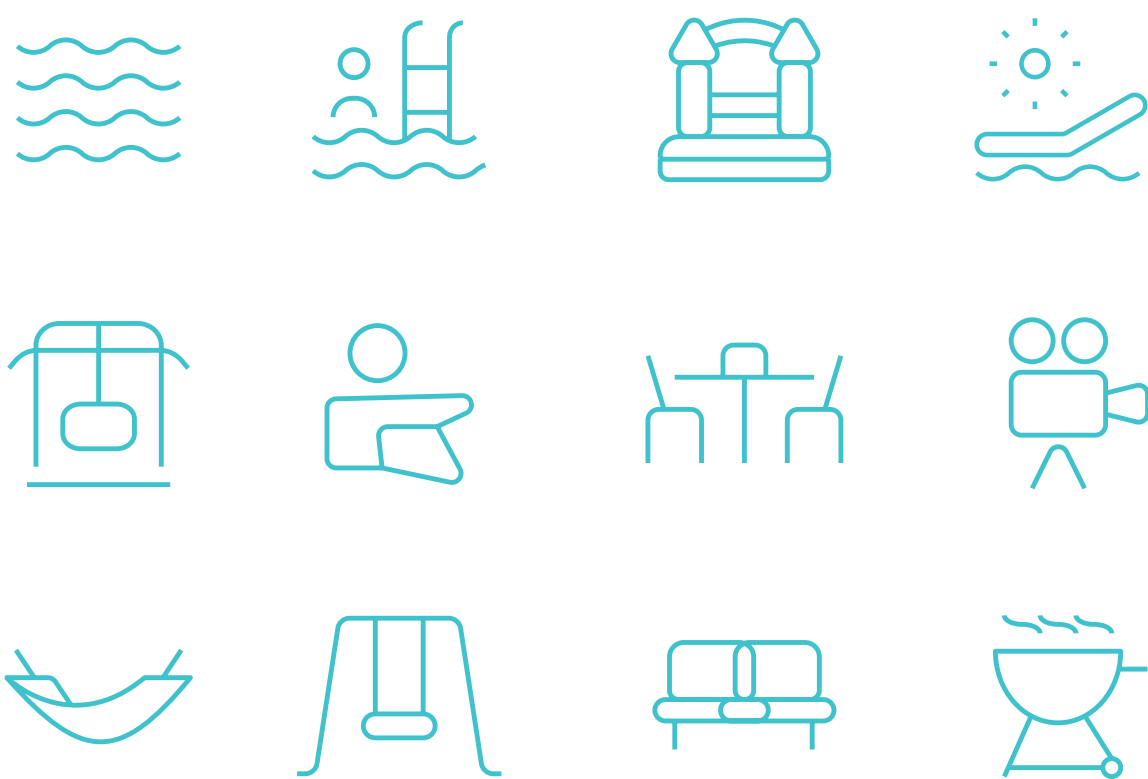
*AMENITIES*







- Infinity Swimming Pool
- Kids Pool
- Jacuzzi
- Decking Area
- Baja Shelf
- Cabana
- Hammock Forest Area
- BBQ Area
- Kids Playground
- Gym
- Yoga Area
- Outdoor Cinema
- Community Vegetable Garden
- Shower Area



# FIRST FLOOR











KIDS POOL





DECKING AREA













HAMMOCK FOREST AREA





BBQ AREA





☀️ 44°



23°

An outdoor cinema enhanced with *outdoor cooling technology*, bringing year-round comfort for unforgettable movie nights under the stars.



An exclusive kids' playground enhanced with *outdoor cooling technology*, offering a refreshing haven for little ones all year round.

☀️ 44°

❄️ 23°





COMMUNITY VEGETABLE GARDEN





YOGA AREA



# YOUR GYM. YOUR WELLNESS.

At REEF 997, the gym is more than fitness — it's a lifestyle statement where luxury meets performance.

















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*INTERIORS*



# LOBBY AREA

The lobby at REEF 997 is designed as an extension of your home, 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 997





LOBBY AREA





LOBBY AREA





LOBBY AREA







# CORRIDOR

The corridors at REEF 997 are designed with Elegant Flowing Lines and refined finishes, creating a serene path that blends comfort with contemporary style.





1  
0  
2





# APARTMENTS

## Where Sophistication Meets Comfort

Every residence at REEF 997 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 997 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 997 is crafted as a sanctuary of elegance, comfort, and style seamlessly blending modern innovation with timeless luxury.





Area in Sq.ft

Min

Max

776

1062

# *ONE BEDROOM*





KITCHEN





LIVING ROOM





BEDROOM





STUDY ROOM



BATHROOM





Area in Sq.ft

Min      Max

1220    2187

# *TWO BEDROOM*









LIVING ROOM





MASTER BEDROOM





MASTER BEDROOM





BEDROOM ONE





BEDROOM ONE





BATHROOM



SEATING CORNER





Area in Sq.ft  
Min      Max  
2492   2550

# *THREE* *Duplex* *BEDROOM*





LIVING ROOM





LIVING ROOM





LIVING ROOM









MASTER BEDROOM





MASTER BEDROOM





MASTER BATHROOM





BEDROOM ONE





BEDROOM ONE





BEDROOM TWO





BEDROOM TWO





BATHROOM









Area in Sq.ft

6022

# *FOUR* *Penthouse* *BEDROOM*









FAMILY LOUNGE





FAMILY LOUNGE





LIVING ROOM





LIVING ROOM





LIVING ROOM





LIVING ROOM













SOCIAL KITCHEN



GOURMET KITCHEN









MASTER BEDROOM





MASTER BEDROOM





HIS DRESSING ROOM



HER DRESSING ROOM





MASTER BATHROOM





MASTER BATHROOM





BEDROOM ONE





BEDROOM TWO & THREE





BEDROOM TWO & THREE





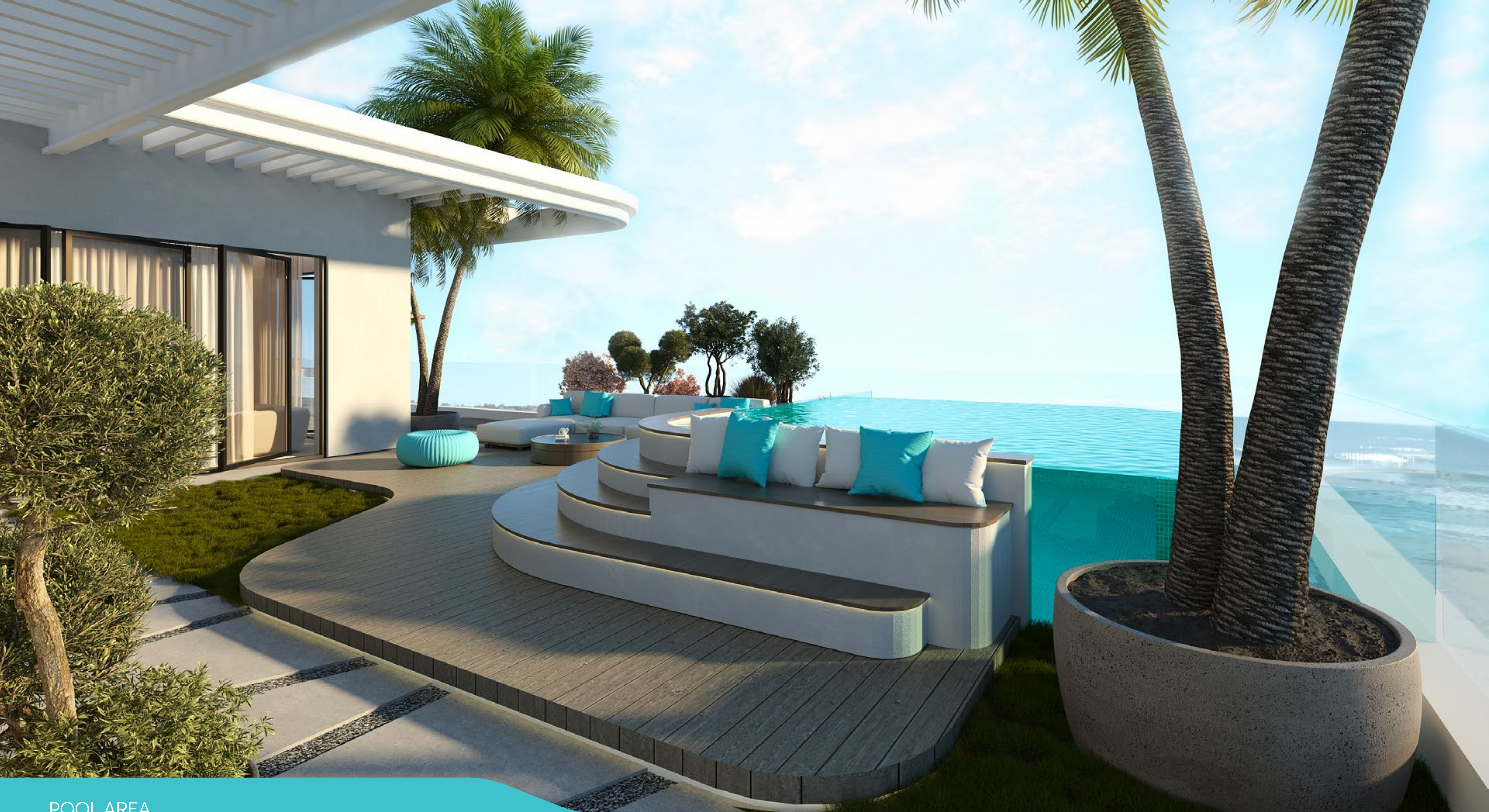
BATHROOM





POOL AREA





POOL AREA





POOL AREA





WINTER GARDEN





WINTER GARDEN



☀ 44°

❄ 23°





☀ 44°

❄ 23°



