

REEF

LUXURY DEVELOPMENTS



WHY REEF?



## 1. Innovative Climate-Controlled Sunken Garden

We take pride in introducing our trademark sunken garden concept, an exclusive feature that sets us apart in the real estate market. As the sole patent holder, we are pioneering this innovative design to set new industry benchmarks.



## 2. Value

We provide exceptional value by combining luxury, quality and affordability, ensuring our clients receive the best possible living experience for their investments.



### 3. Elegance

We infuse timeless sophistication into our designs, creating environments that exude luxury and class.



#### 4. Timeless

We are committed to building a greener future by integrating sustainable practices and green spaces into our developments.

# 5. Community

We believe in creating vibrant and connected communities where people can thrive, enjoy their moments and benefit from a range of amenities that foster these



SWIMMING POOL



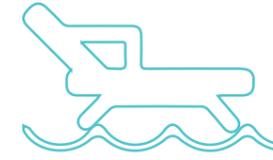
JACUZZI



KIDS POOL



SUNKEN SEATS



BAJA SHELF



DECKING AREA



VEGETABLE GARDEN



PICKLE BALL



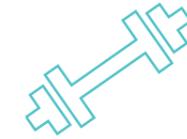
SHADED SITTING AREA



ELECTRIC VEHICLE RECHARGE STATION



KIDS PLAY AREA



INDOOR GYM



BADMINTON AND VOLLEYBALL COURT



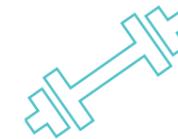
360 JOGGING TRACK



SITTING AREA



OPEN CINEMA



PRIVATE GYM



2X CRICKET PITCH



TENNIS AND PADDLE COURT



BASKETBALL COURT



BBQ AREA



YOGA AREA



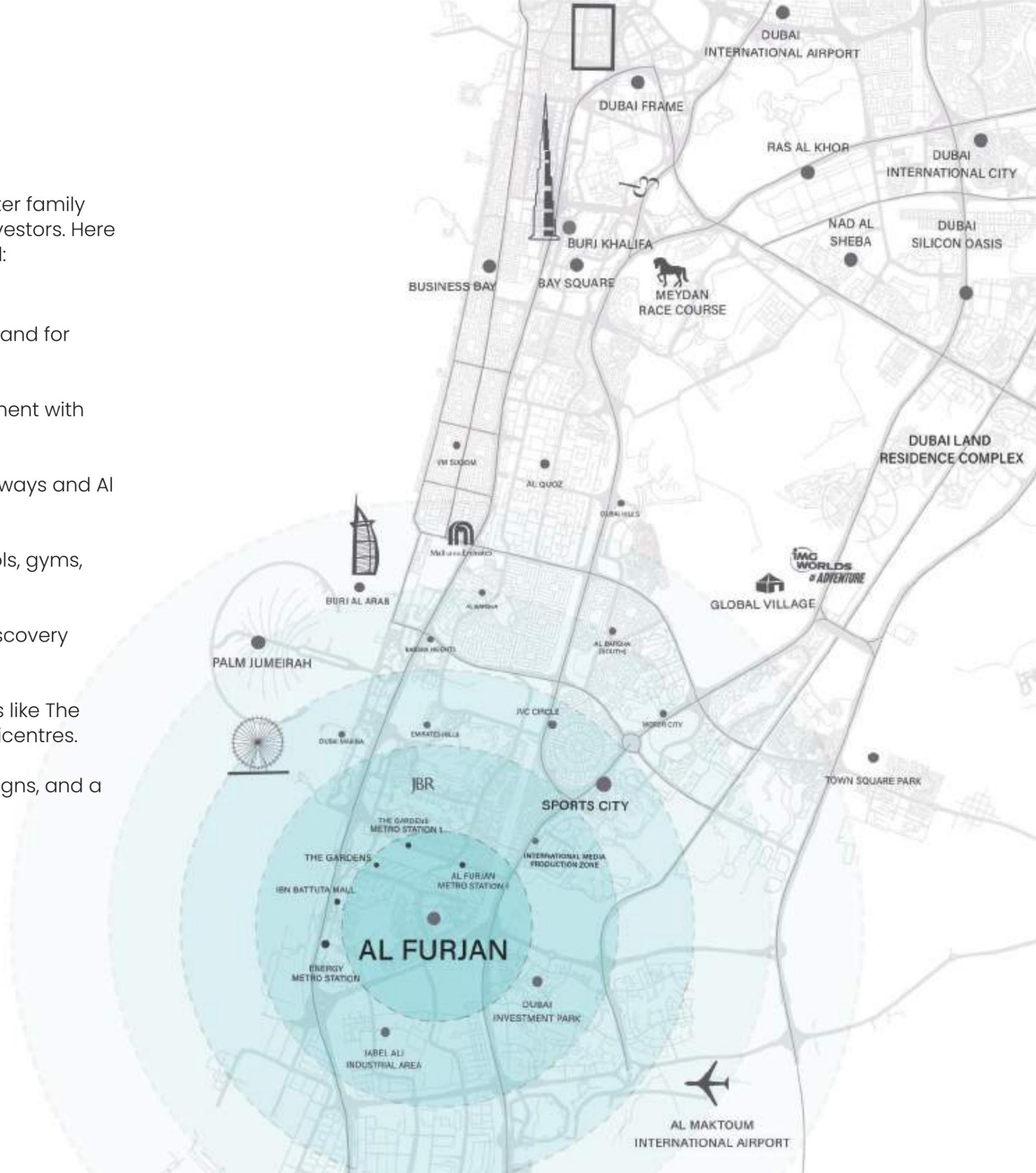
## 6. Excellence

We uphold the highest standards in everything we do, from hospitality design to delivery, ensuring exceptional customer experience in every project.

# AL FURJAN

Al Furjan is emerging as one of Dubai's most sought-after family communities and a top choice for both families and investors. Here are some key factors contributing to its growing appeal:

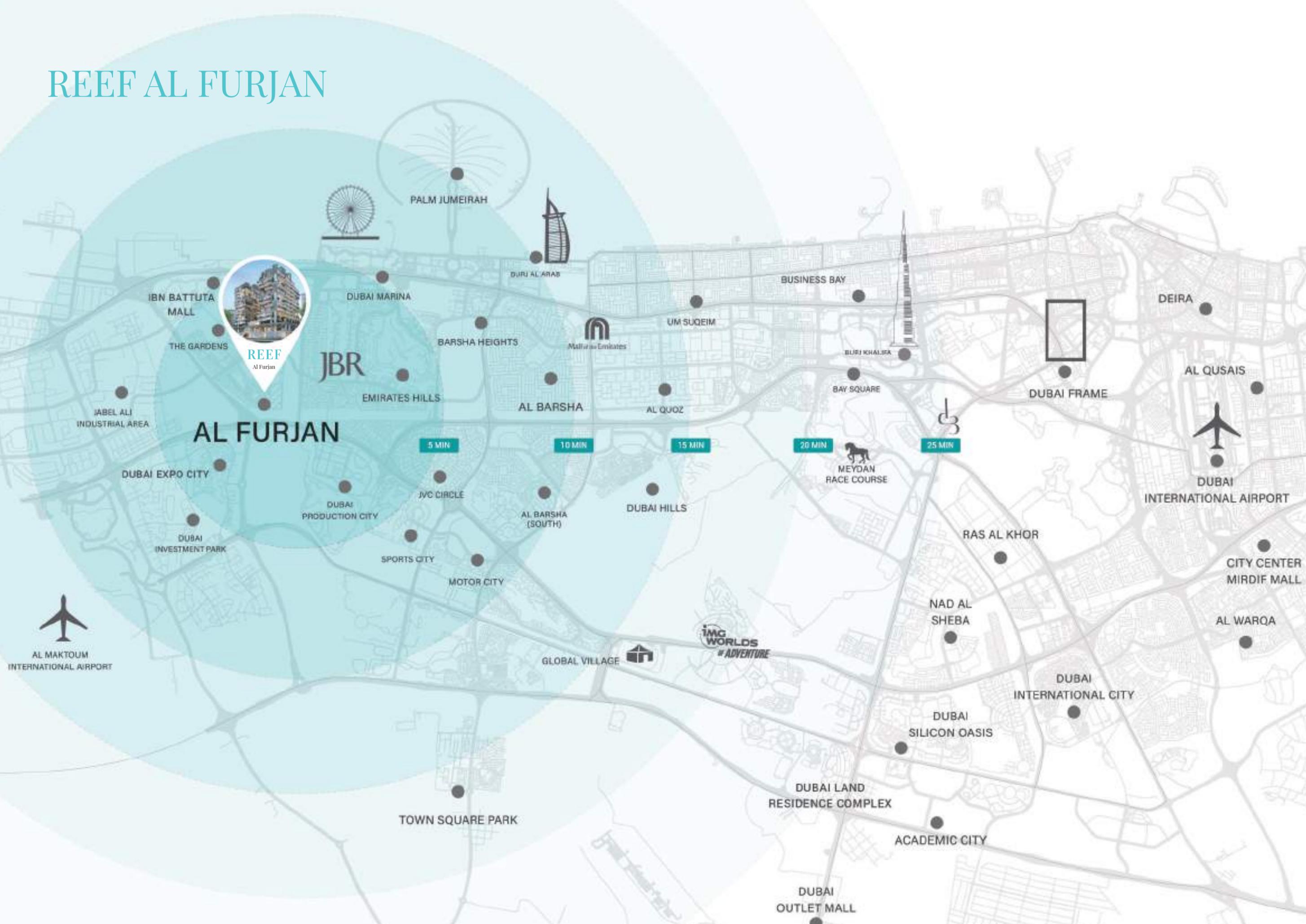
- Investment Potential: Strong growth with high demand for residential properties.
- Family-Oriented: A secure, family-friendly environment with parks, schools, and healthcare facilities.
- Convenient Transport: Direct access to major highways and Al Furjan Metro Station.
- Wide Range of Amenities: Community centers, pools, gyms, cycling tracks, and retail options.
- Proximity to Key Areas: Close to Jebel Ali Village, Discovery Gardens, and Ibn Battuta Mall.
- Educational & Healthcare Facilities: Nearby schools like The Arbor School and healthcare centers such as Medicentres.
- Sustainable Living: Green spaces, eco-friendly designs, and a 40 km cycling track network.



# REEF AL FURJAN



## AL FURJAN



AL MAKTUM INTERNATIONAL AIRPORT

DUBAI INTERNATIONAL AIRPORT

IBN BATTUTA MALL  
THE GARDENS

DUBAI MARINA

PALM JUMEIRAH

DURJ AL ARAB

BUSINESS BAY

UM SUQEIM

BARSHA HEIGHTS

Mall of the Emirates

DEIRA

DUBAI FRAME

AL QUSAIS

JBR

EMIRATES HILLS

AL BARSHA

AL QUOZ

MEYDAN RACE COURSE

25 MIN

DUBAI EXPO CITY

DUBAI PRODUCTION CITY

JVC CIRCLE

AL BARSHA (SOUTH)

DUBAI HILLS

SPORTS CITY

MOTOR CITY

GLOBAL VILLAGE

IMG WORLDS OF ADVENTURE

RAS AL KHORI

NAD AL SHEBA

CITY CENTER MIRDIF MALL

AL WARQA

DUBAI INTERNATIONAL CITY

DUBAI SILICON OASIS

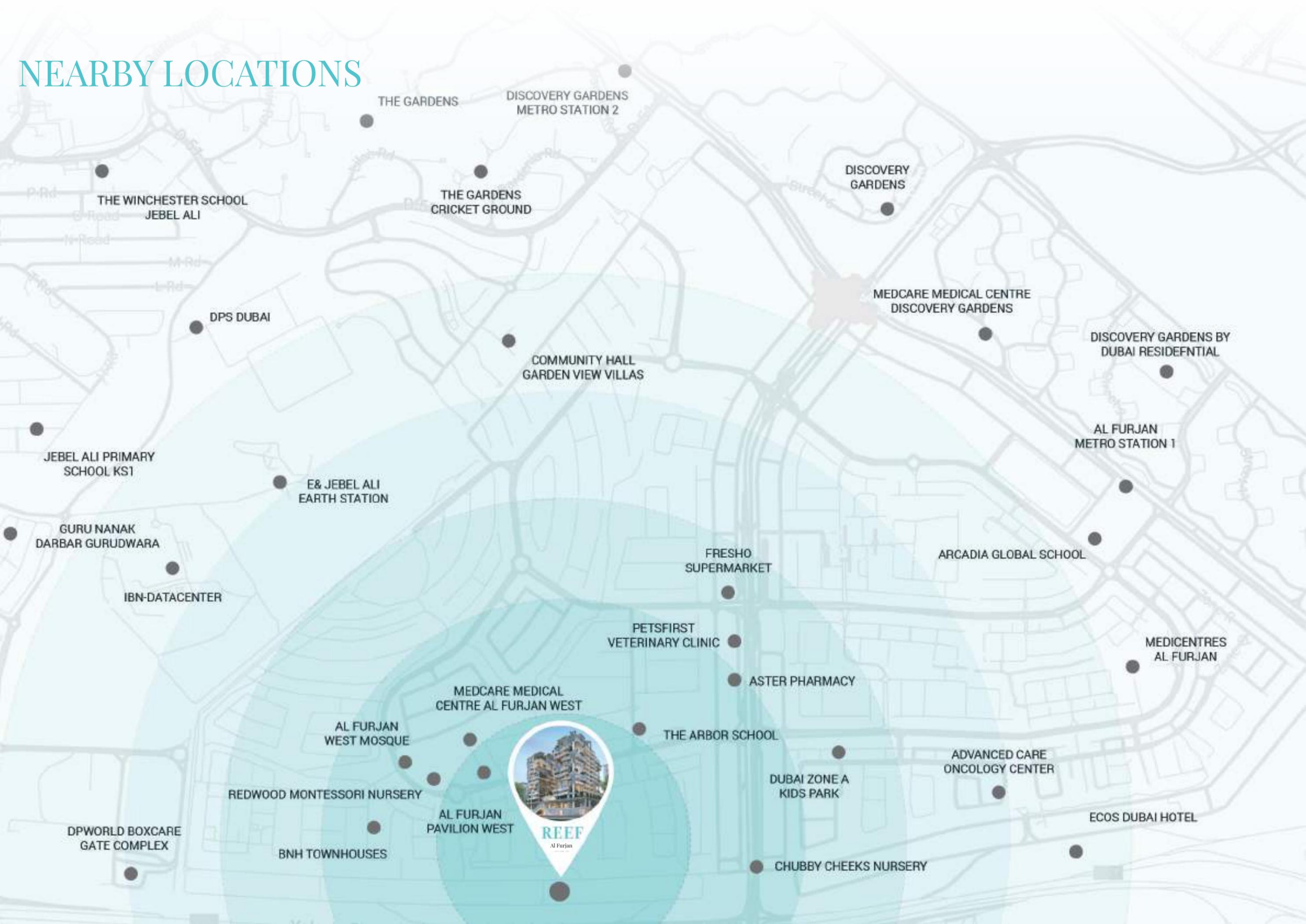
DUBAI LAND RESIDENCE COMPLEX

ACADEMIC CITY

TOWN SQUARE PARK

DUBAI OUTLET MALL

# NEARBY LOCATIONS



Inspire  
Standard of Living



# NEARBY LANDMARKS



PALM JUMEIRAH

20 mins



IBN BATTUTA MALL

10 mins



DUBAI MARINA

10 mins



AL MAKTOUM INTERNATIONAL  
AIRPORT

15 mins



BURJ KHALIFA

25 mins



Mall of the Emirates

MALL OF EMIRATES

15 mins



DUBAI EXPO CITY

10 mins



METRO CONNECTIVITY

5 mins





# BUILDING CONFIGURATION

G+1P+12

TOTAL UNITS

142

ONE BEDROOM

108

TWO BEDROOM

20

THREE BEDROOM

4

FOUR BEDROOM VILLA

10

# NARRATIVE



## TRANQUILITY OF THE SEAS

The interior concept philosophy based on the name 'Reef' draws inspiration from the natural beauty and complexity of coral reefs.

By harmonizing natural elements with modern design principles, the interior becomes a sanctuary that promotes relaxation and inspiration. It is a philosophy that celebrates the intricate beauty of nature, encouraging a deeper appreciation for the world around us through thoughtful and immersive design.



# INTERIORS

## LOBBY AREA

The expansive, light-filled lobby sets the stage for a life of elegance, where timeless design and refined craftsmanship come together in perfect harmony.





Lobby Area

# CORRIDOR

Designed to inspire, every detail reflects the perfect balance of style and comfort.



2  
1  
3

Corridor

# PODIUM PARADISE

Where Leisure Meets Elegance



# AMENITIES



SWIMMING POOL



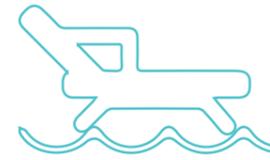
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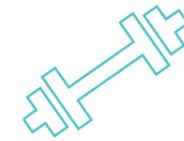
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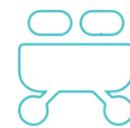
2X CRICKET PITCH



TENNIS AND PADDLE  
COURT



BASKETBALL COURT



BBQ AREA



YOGA AREA

## INDOOR GYM

A fully equipped, state-of-the-art gym designed for optimal performance, offering residents a workout experience in a modern and inspiring environment.



GYM MODE



Indoor Gym



Indoor Gym



Pilates Area



Swimming Pool



Kids Pool

## CRICKET PITCH

A professionally-sized cricket pitch, offering a great space for social games and exciting team matches.



Cricket Pitch



Basketball court



Open Cinema

# ONE BEDROOM APARTMENTS

## UNITS SIZE

APARTMENTS	UNITS	AREA SQ.FT	
		min	max
1 Bedroom	108	792	916.8



Living Area



Dinning Area



Kitchen



Master Bedroom



Climate-Controlled Sunken Balcony

# TWO BEDROOM APARTMENTS

## UNITS SIZE

APARTMENTS	UNITS	AREA SQ.FT	
		min	max
2 Bedroom	20	1338.3	1875.5



Living Area



Living Area



Kitchen



Kitchen



Master Bedroom



Bedroom



Climate-Controlled Sunken Balcony

# THREE BEDROOM APARTMENTS

## UNITS SIZE

APARTMENTS	UNITS	AREA SQ.FT	
		min	max
3 Bedroom	4	2022.2	2636



Living Area



Dinning Area



Master Bedroom



Bedroom



Bedroom

## CLIMATE-CONTROLLED SUNKEN BALCONY

The unique, one-of-a-kind climate-controlled sunken balcony—an exclusive feature designed to maximize comfort and usability, offering a year-round space for relaxation.





Climate-Controlled Sunken Balcony

# FOUR BEDROOM VILLA

## UNITS SIZE

APARTMENTS	UNITS	AREA SQ.FT	
		min	max
4 Bedroom Villa	10	3424	3695



Living Area



Living Area



Kitchen



Pantry Area



Outdoor Gym



Master Bedroom



Bedroom



Bedroom



Bedroom



Bedroom



Bedroom

## OUTDOOR TERRACE

A dedicated space featuring an outdoor gym, designed to support an active lifestyle and provide a perfect setting for fitness and rejuvenation.





Outdoor Terrace