



# REEF RESIDENCE

JUMEIRAH VILLAGE



Lifestyle | Investment  
Within Reach



REEF RESIDENCE  
JUMEIRAH VILLAGE

Welcome

*[www.reef-residence.com](http://www.reef-residence.com)*

# Welcome

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# Reef Residence

## Introduction

LIFESTYLE | INVESTMENT  
Within Reach

A new residential real estate development  
in Jumeirah Village Circle, brought to you  
by Reef Real Estate Investment Co LLC.



378 homes and 7 retail opportunities

38 floors - A view above

City and golf course views

438 – 1,536 sq ft thoughtfully arranged  
studios, 1 & 2 bedroom residences

Large landscaped leisure deck with BBQ  
areas, playground, 2 pools and a gym

Great investment opportunity located  
in the Expo 2020 corridor



# Reef Residence

## Introduction



Direct views of the Els Golf Course at Dubai Sports City and the cricket stadium have been generously accommodated.

This render uses photography shot using a professional drone, meaning the golf course views depicted are based on the actual landscape.

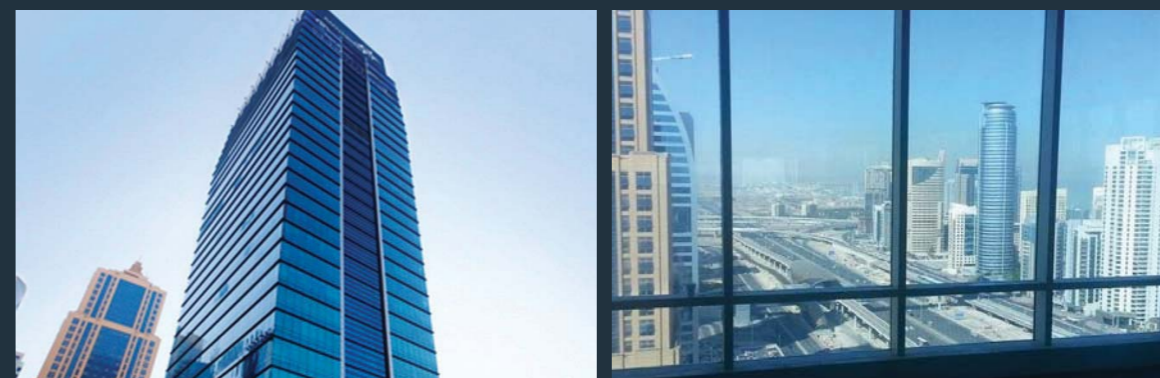
# Reef Real Estate

The Developer

Reef Real Estate Investment LLC is a discreet, privately owned developer that has delivered three high-grade towers to date. Founded in 2004 the company strives to deliver exceptional standards at prices that are within reach and provide smart, solid, dependable investments.

Trusted to deliver quality products at the right time, Reef Real Estate Investment LLC's highly experienced management team and Executive Board have been behind some of the UAE's most prolific projects.

The company is respected for its ability to deliver quality, well planned products in several usage categories; residential, commercial, retail, hospitality and mixed use.



Reef Tower  
Jumeirah Lakes Towers, Dubai

Completed	2009
Floors	G+34
Type	Offices



Madina Tower,  
Jumeirah Lakes Towers, Dubai

Completed	2008
Floors	G+31
Type	Residential, Retail



Crystal Tower  
Business Bay, Dubai

Completed	2010
Floors	G+29
Type	Hotel, Office, Retail



**REEF**  
Real Estate Investment Co. L.L.C.

# Dubai

## A Connected Future

Dubai, UAE has made significant strides to becoming one of the world's truly global cities, with its established infrastructure, warm climate, excellent shopping, low crime rates and a variety of leisure, sports and entertainment activities, not to mention its globally central location it's no wonder this past year has seen it ranked as the world's most successful real estate market. Dubai winning the rights to host the 2020 Expo has further ignited investment in the local and regional economy. The jobs market is booming, local regulations have been tightened and the market is more robust.

We believe now is the time to invest in New Dubai.

# Jumeirah Village Circle

## Room for Growth

“It’s not often a dependable developer launches a project at the right time in the right place. This is one of those opportunities.”

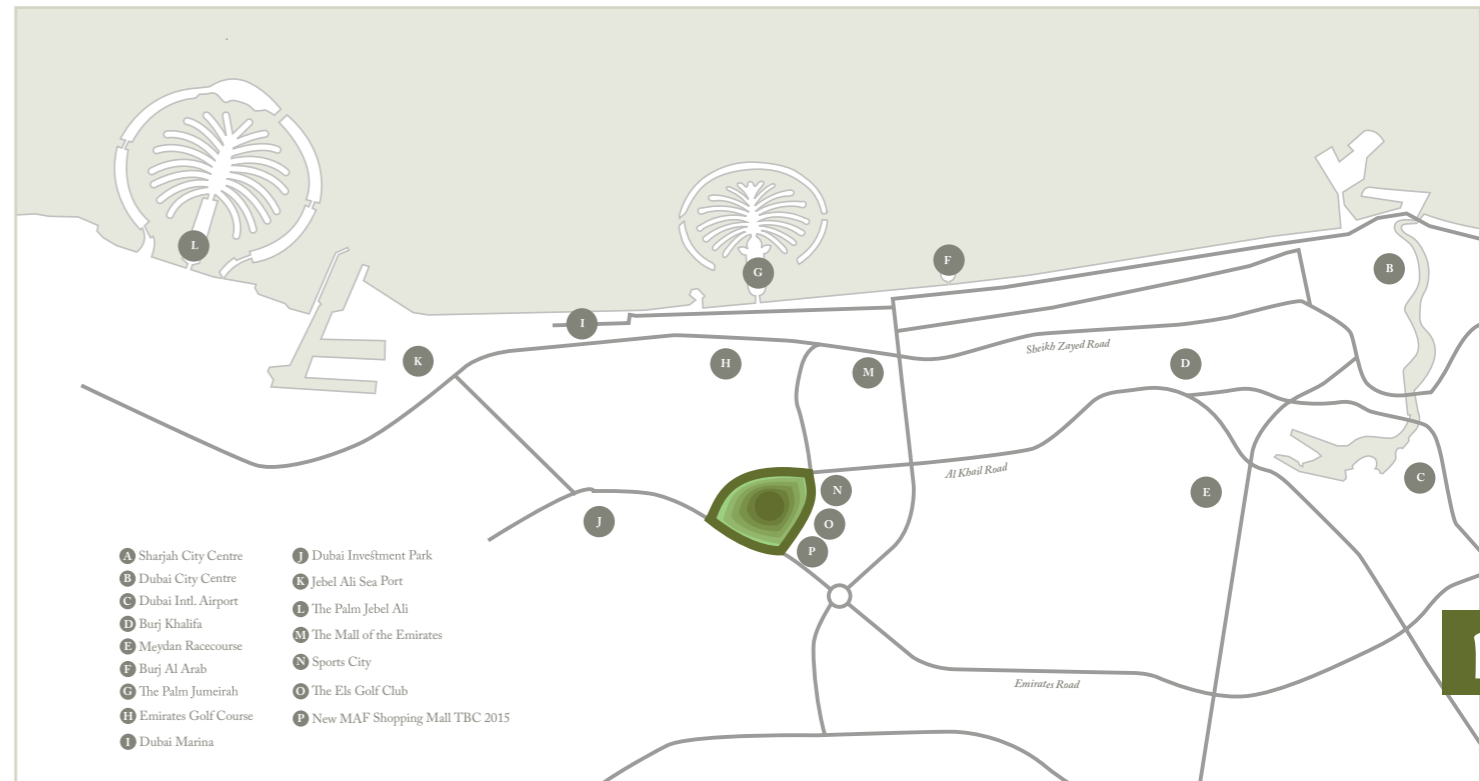
A work in progress, presenting an opportune investment – the Jumeirah Village master plan will house an abundance of green spaces, cycle tracks, tennis courts, mini golf, mosques, community centre, schools and a medical clinic. A variety of retail outlets are already serving the ever-growing community and mega malls are being developed by Nakheel and Majid Al Futtaim.

Reef Residence is conveniently located directly opposite the Els Club Golf Course, Dubai Sports City and because of its height will offer spectacular vistas – of the city and golf course.



REEF RESIDENCE	REEF RESIDENCE
JUMEIRAH VILLAGE	

• Burj Al Arab	15 minutes
• Mall of the Emirates	15 minutes
• Dubai World Central Airport	15 minutes
• Dubai International Airport	25 minutes
• Dubai Mall & Burj Khalifa	25 minutes
• Dubai Sports City	5 minutes
• New Metro & Malls	5 minutes





# Arrive

## The Lobby & Reception Area

On entering the double-height, light and airy lobby area the quality of the residences are instantly apparent, with marble walls and flooring setting the standards right away. The thoughtfully arranged lounge area has been designed with contemporary comfort in mind – providing you further insight into what's to come on reaching the individual residences. Four high-speed elevators serve as your indoor transportation.



## Living Space The Apartments

The building is modern and elegantly understated – efficiently designed to make sure the space is maximized and well laid out so that you benefit from the optimal amount of natural light and with full height glazing and a clear ceiling height of 3.1m - the views are expansive.

Most units have outdoor terraces, so relaxing al fresco style whilst admiring the views of the golf course is an everyday luxury at Reef Residence.



# Apartment Layouts

## Typical Floor plan

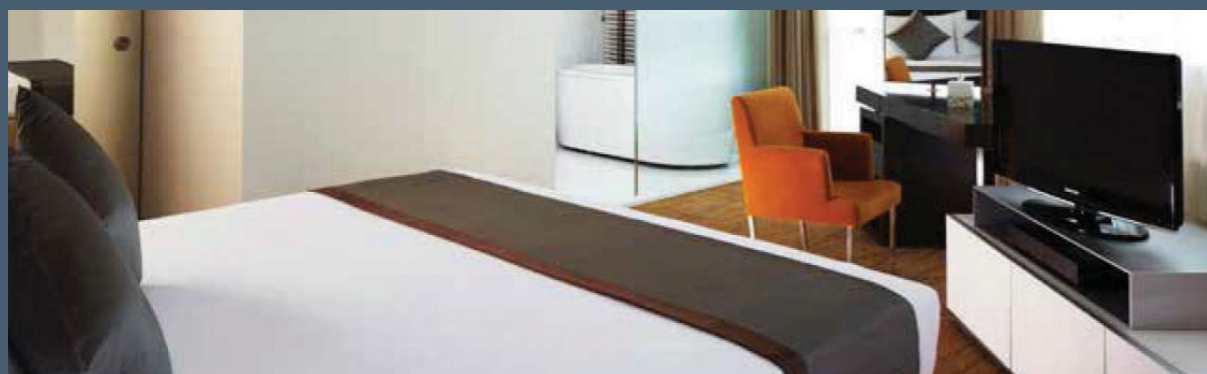
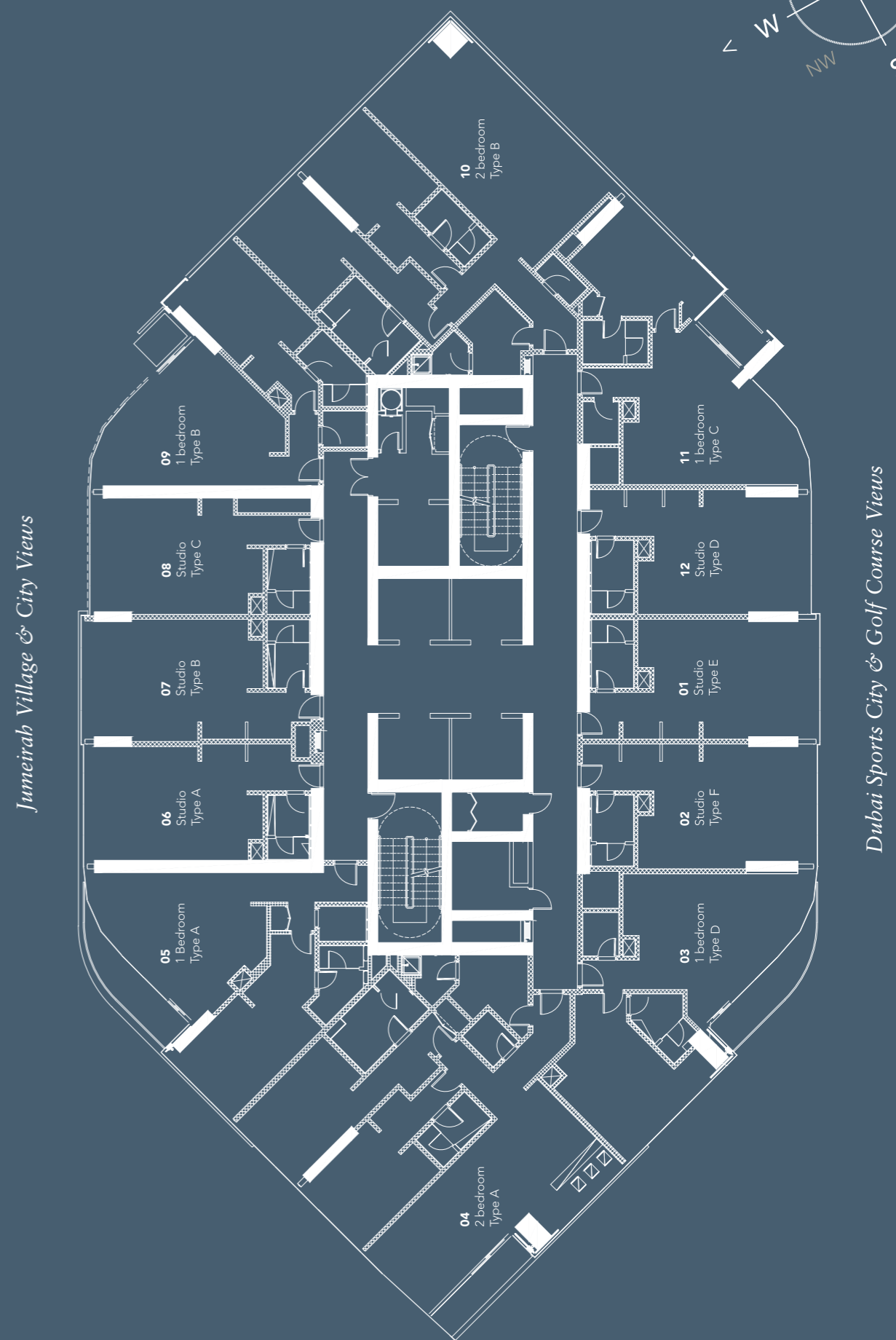
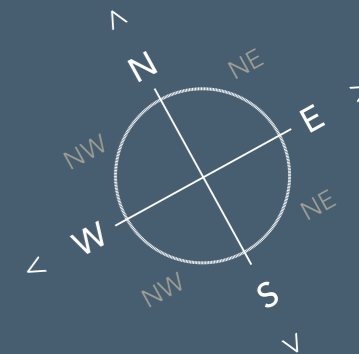
The typical floor plate illustrates the specific residential unit types and their respective locations within the overall arrangement of the space. All residences are spaciouly laid out, and whether you invest in a studio, 1 or 2 bedroom residence all are destined to provide a great quality of living. Throughout, the units are efficient, light and bright and feature clean lines and modern high quality finishing.

### Sizes

From 468 sqft / 43.49sq m to 1,536 sqft / 142.69sq m

### Unit mix

Studios 186 / 1 bedrooms 127 / 2 bedrooms 65 / Retail 7



 Studio  
floor plans >  
*p22-29*



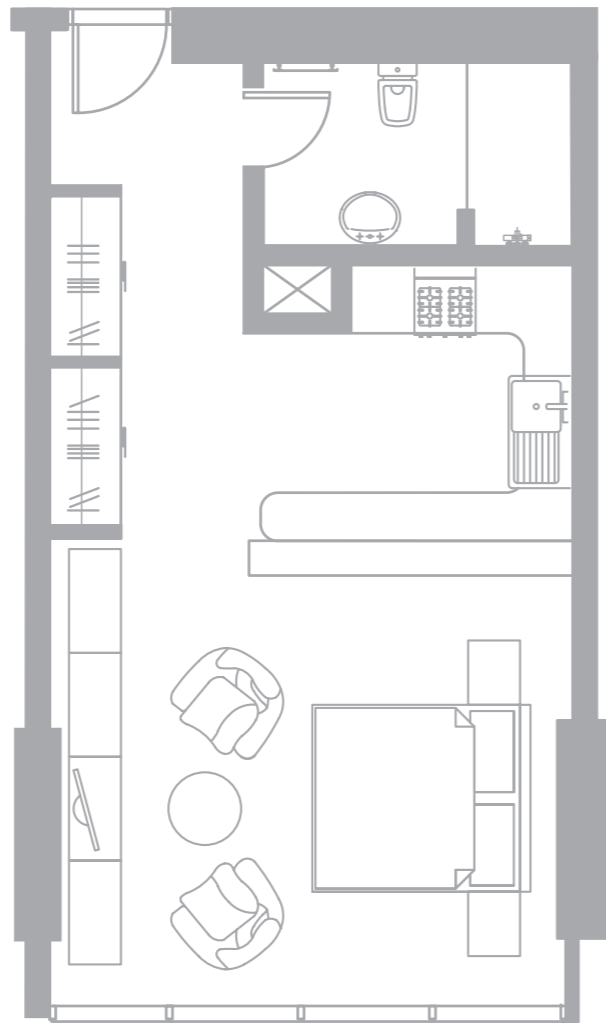
REEF RESIDENCE | FLOOR PLANS  
STUDIO

# Studio Apartments

## Floor plans

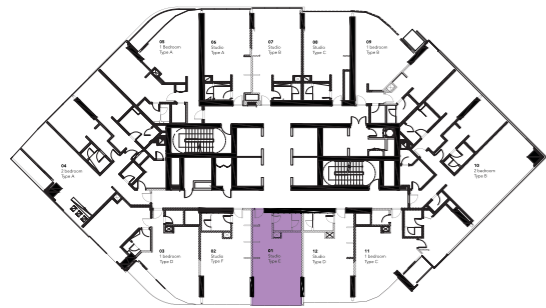
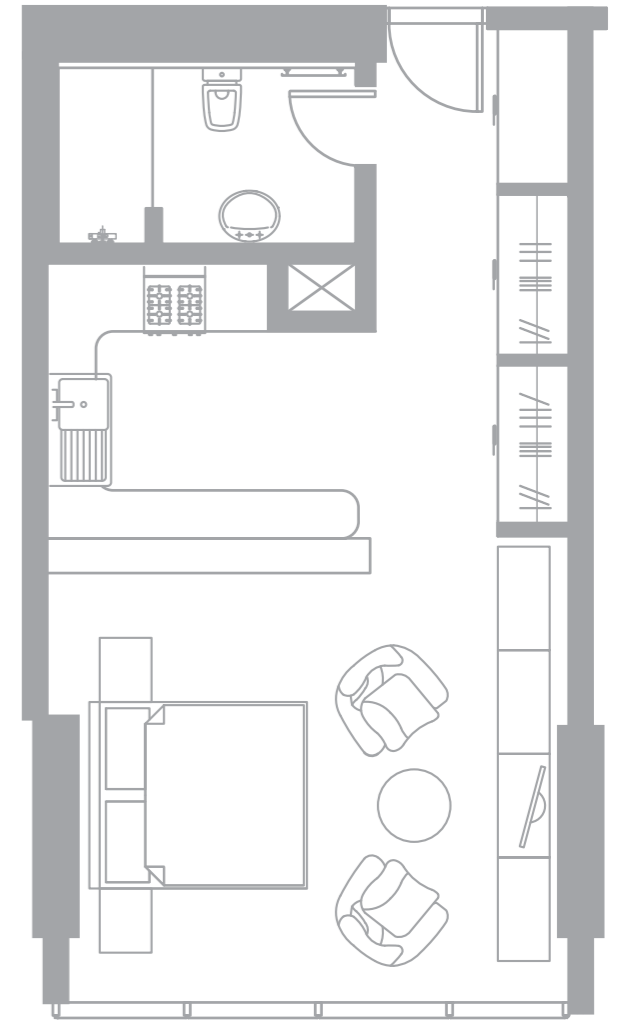
### 01 Type E Studio

Golf Course View  
 Total Area 519 sq ft  
 31 Units

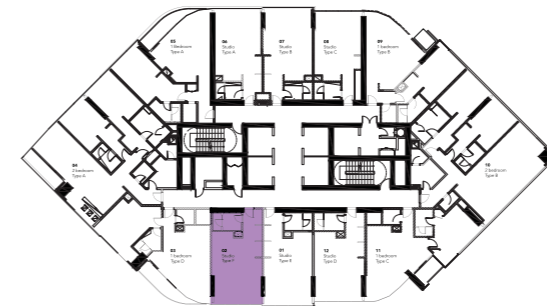
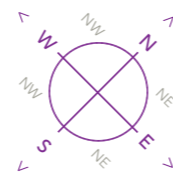


### 02 Type F Studio

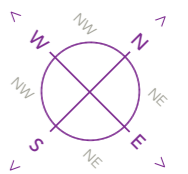
Golf Course View  
 Total Area 527 sq ft  
 31 Units



Golf Course View



Golf Course View

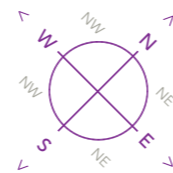
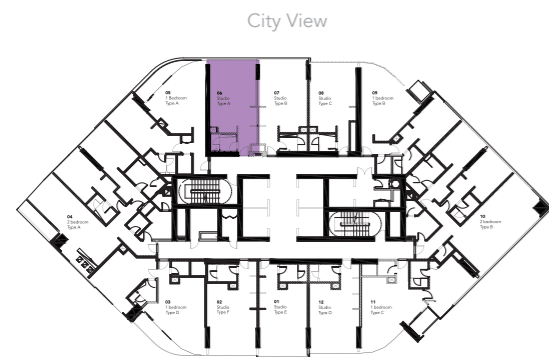
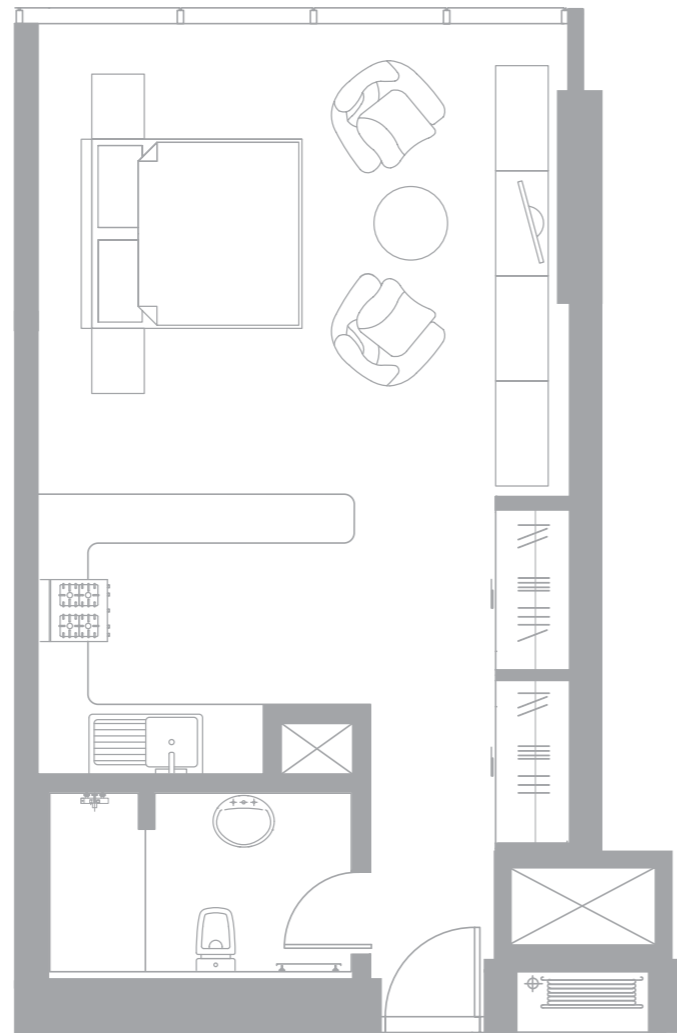


# Studio Apartments

## Floor plans

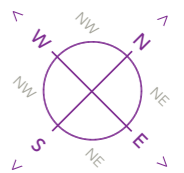
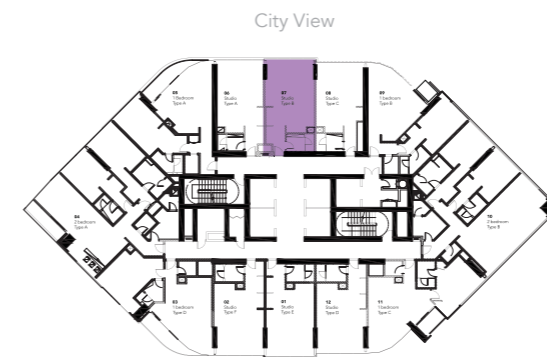
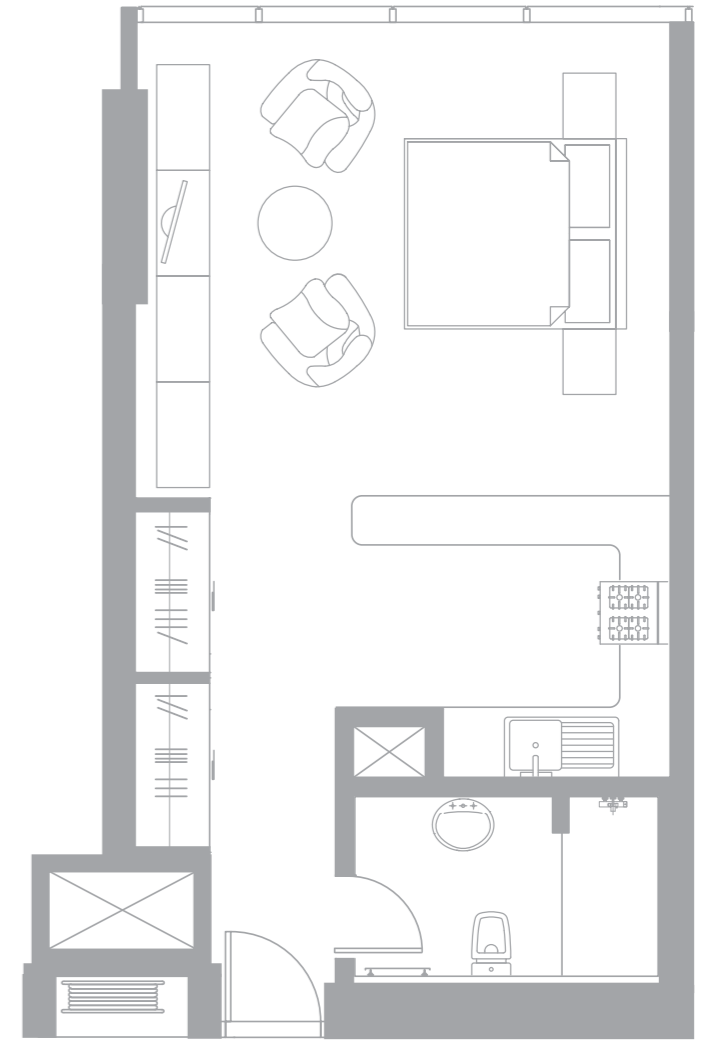
### 06 Type A Studio

City View  
Total Area 502 sq ft  
31 Units



### 07 Type B Studio

City View  
Total Area 514 sq ft  
31 Units

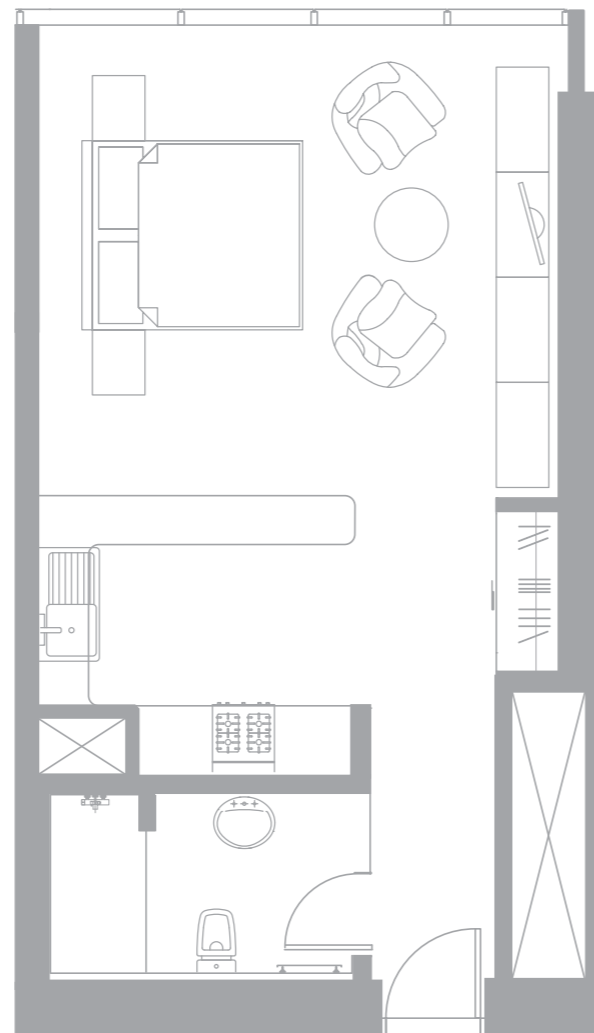


# Studio Apartments

## Floor plans

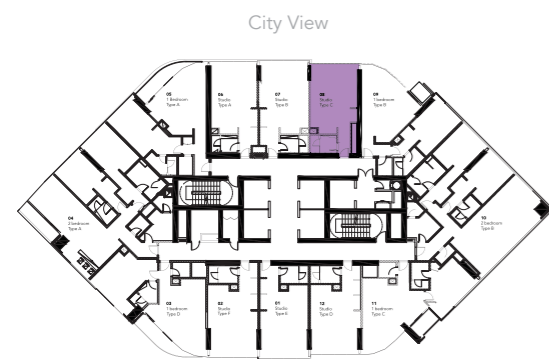
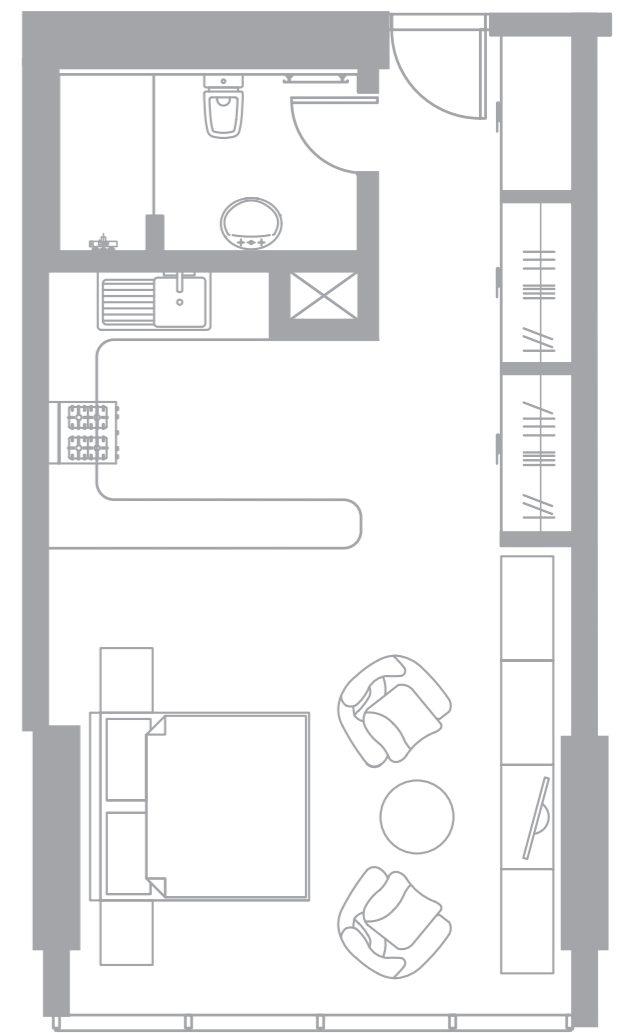
### 08 Type C Studio

City View  
 Total Area 468 sq ft  
 31 Units

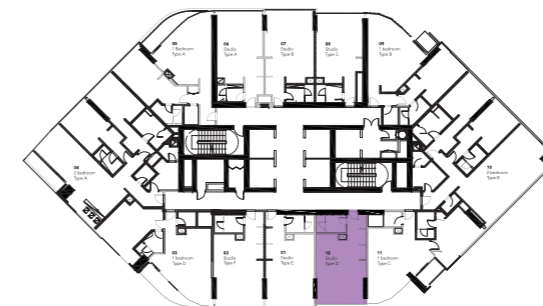
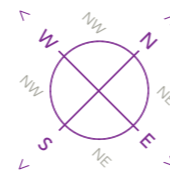


### 12 Type D Studio

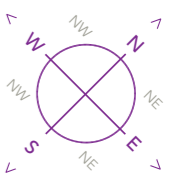
Golf Course View  
 Total Area 514 sq ft  
 31 Units



City View



Golf Course View



# One & two bedroom floor plans > *p30-37*



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REEF RESIDENCE | FLOOR PLANS  
ONE & TWO BEDROOM

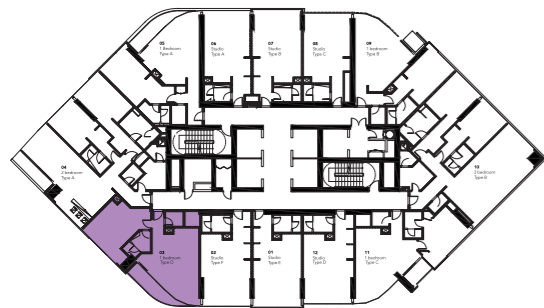
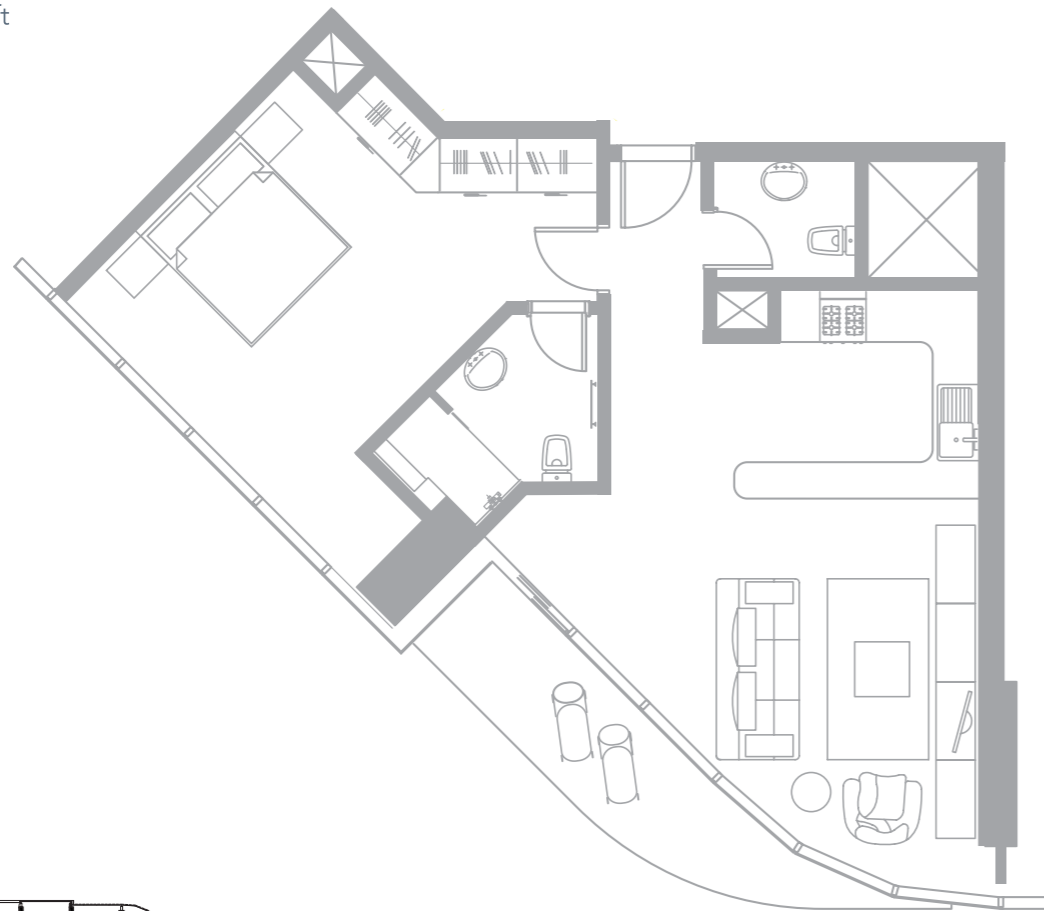


# One Bedroom Apartments

## Floor plans

### 03 Type D 1 bedroom

Golf Course View  
Total Area 882 sq ft  
31 Units

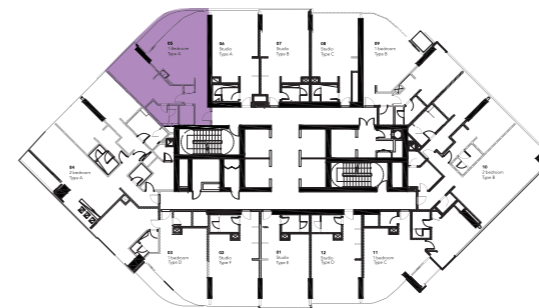
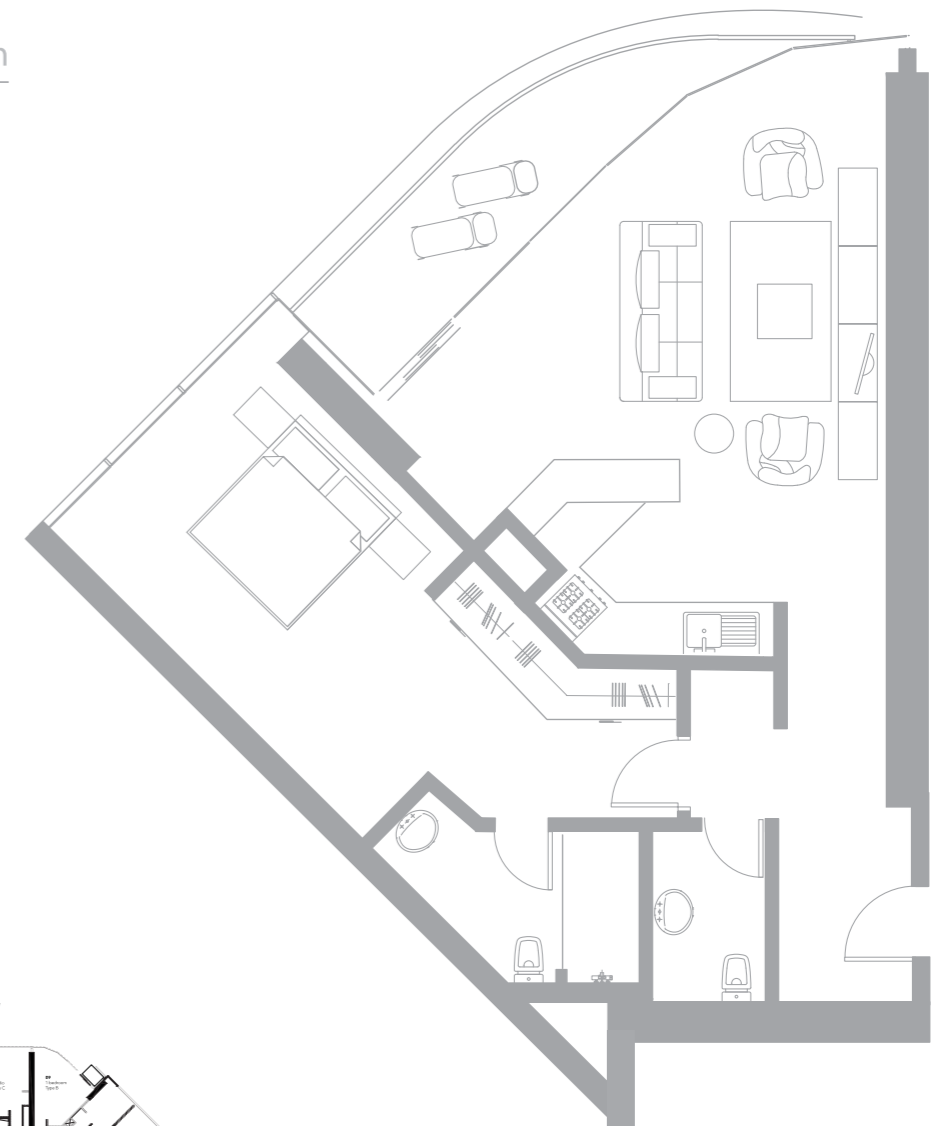


Golf Course View

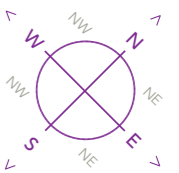


### 05 Type A 1 bedroom

City View  
Total Area 926 sq ft  
31 Units



City View

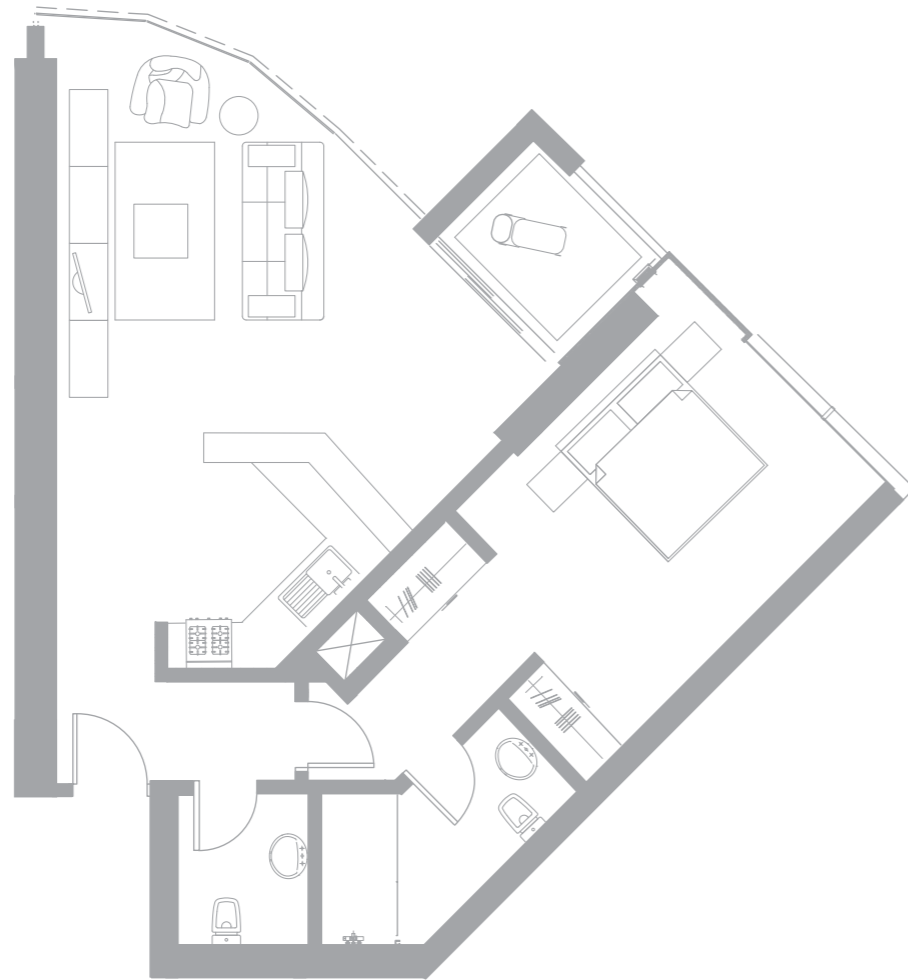


# One Bedroom Apartments

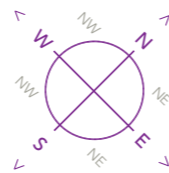
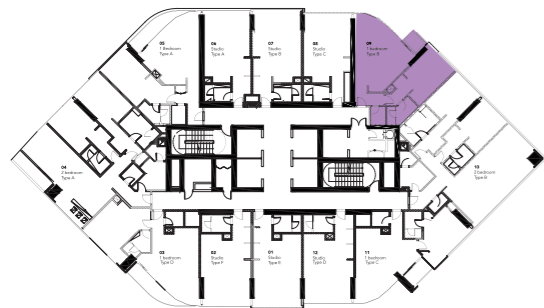
## Floor plans

### 09 Type B 1 bedroom

City View  
 Total Area 837 sq ft  
 31 Units

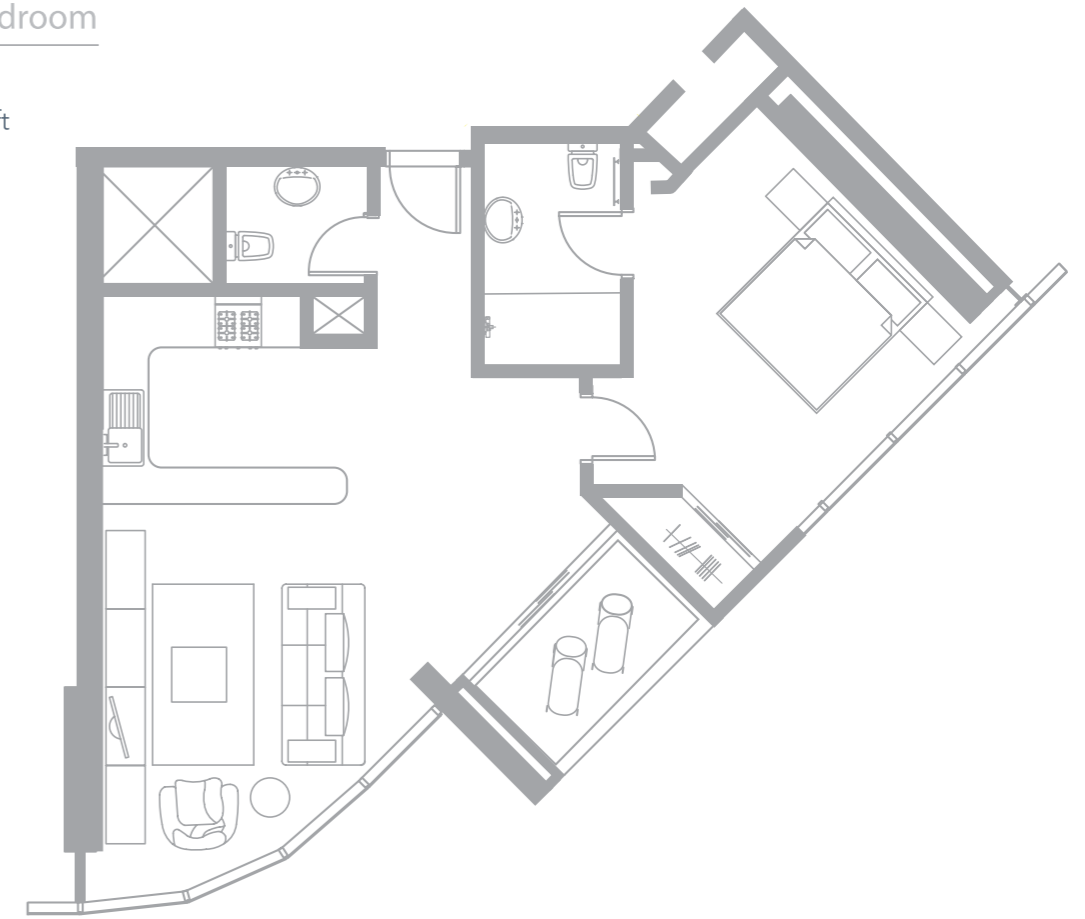


City View

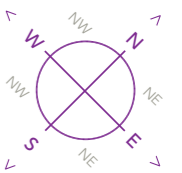
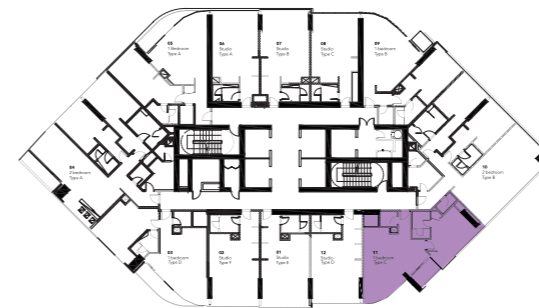


### 11 Type C 1 bedroom

Golf Course View  
 Total Area 803 sq ft  
 31 Units



Golf Course View

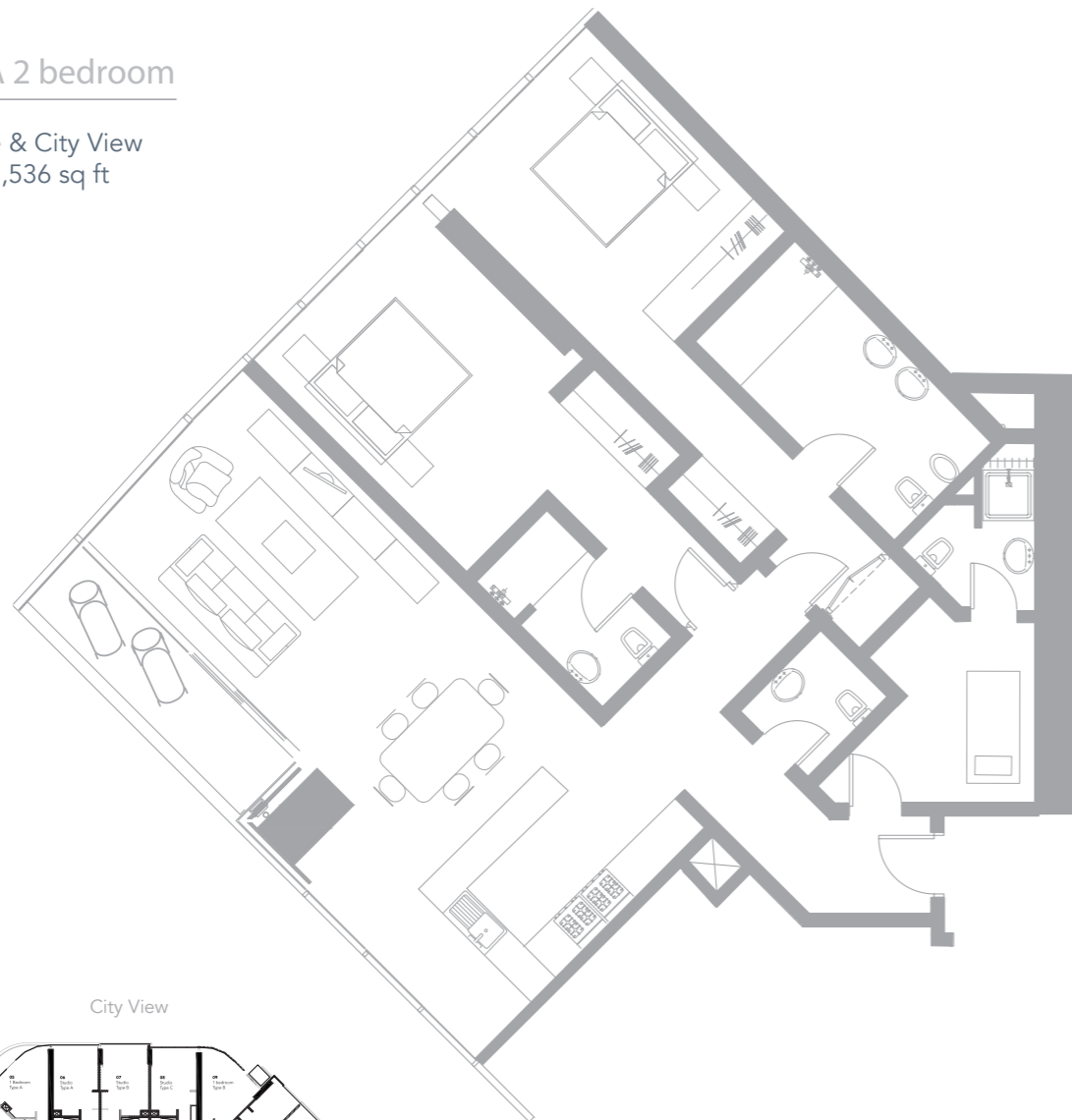


# Two Bedroom Apartments

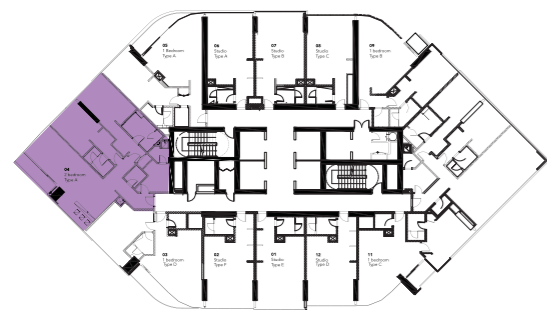
## Floor plans

### 04 Type A 2 bedroom

Golf Course & City View  
 Total Area 1,536 sq ft  
 31 Units



City View



Golf Course View

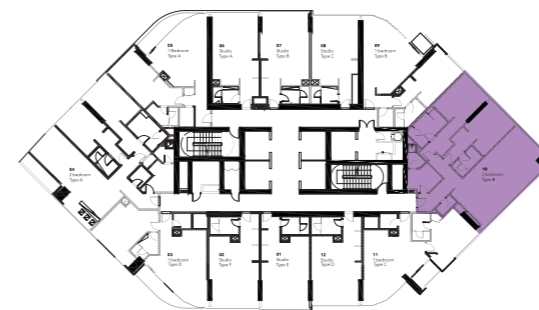


### 10 Type B 2 bedroom

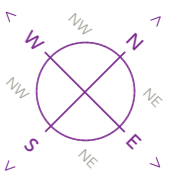
Golf Course & City View  
 Total Area 1,469 sq ft  
 31 Units



City View



Golf Course View



# Retail floor plans > *p38-41*



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RETAIL

# Retail Spaces

## Floor plans

The cluster of 7 retail units benefit from high visibility due to their main road location, directly facing Emirates Road (Mohammed Bin Zayed Road) opposite Dubai Sports City. Ideal for a bank, showroom, salon, supermarket or service-based firms such as dry cleaners or pharmacies.

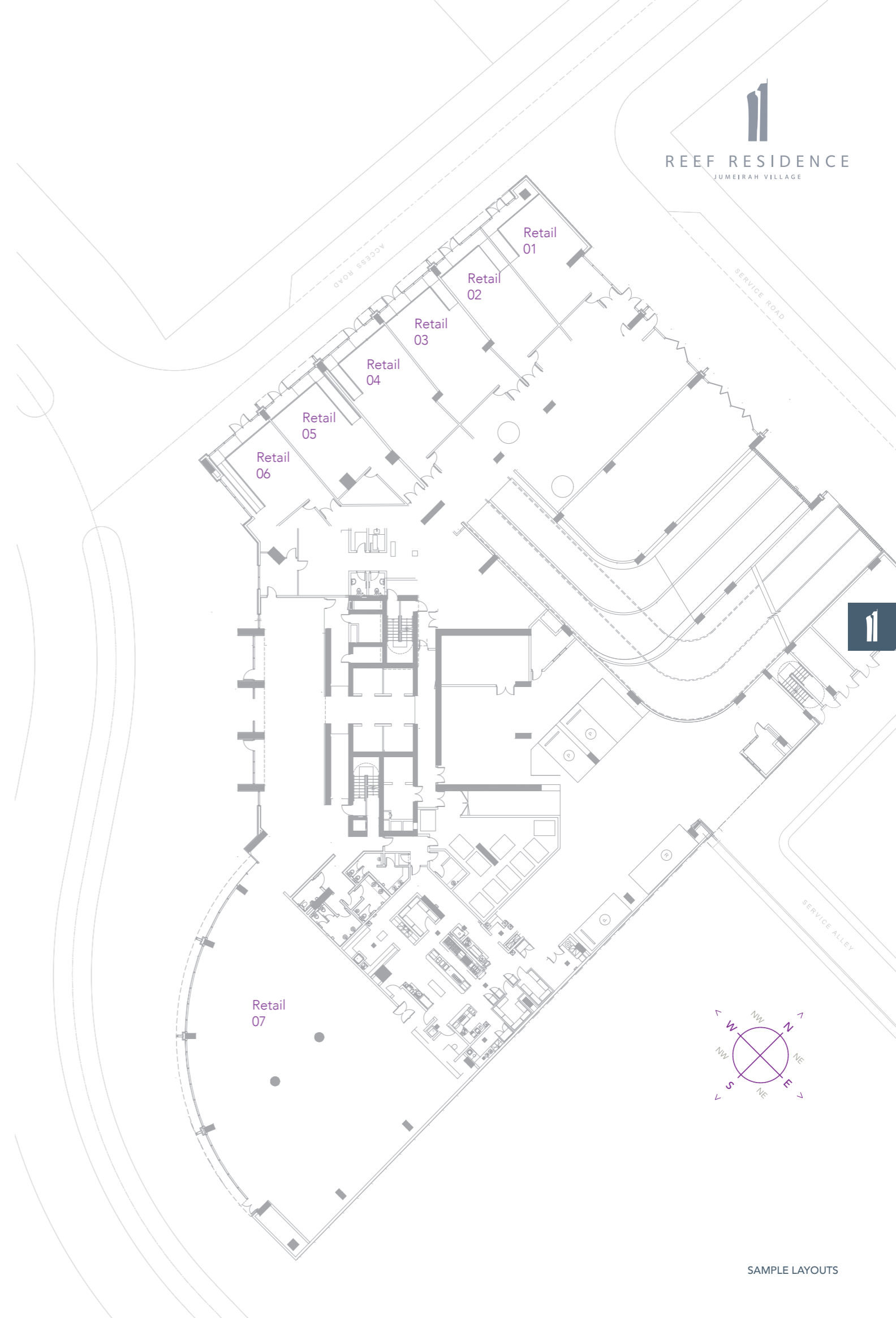
The largest unit, unit 7 has been planned to accommodate a spacious dining facility, again with main road frontage.

### Sizes

Retail 01	1,023 sqft / 95.05 sq m
Retail 02	982 sqft / 91.22 sq m
Retail 03	1,166 sqft / 108.31 sq m
Retail 04	1,204 sqft / 111.87 sq m
Retail 05	1,148 sqft / 106.68 sq m
Retail 06	937 sqft / 87.03 sq m
Retail 07	9,162 sqft / 851.19 sq m

### Handover

Shell & core



# Relax

## Leisure Amenities

“The expansive pool and leisure deck wraps around the entire building - what a way to unwind.”

In addition to accommodating 7 retail outlets including at least one restaurant the large, landscaped leisure deck features 2 pools, BBQ areas and a playground - superb incentives for owner-occupiers and investors looking to rent the spaces out whilst the asset appreciates with time.



# Relax

Leisure Amenities



The expansive landscaped leisure deck is a key feature of the property.

# Wraparound Views

## Golf Course and City

Sitting out on your private terrace is an experience you'll no doubt savour as you look out across the golf course, parks and villas of Jumeirah Village with vistas of the city as your backdrop. Several residences at the front of the tower boast a direct, uninterrupted view of the cricket stadium at Dubai Sports City.

To our knowledge, no other building in the vicinity can make the same claim.



# Dubai Sports City & Els Club

## The Location

“Directly opposite Dubai Sports City - whether golf or cricket occupies your leisure time, the choices are on your doorstep.”

Dubai Sports City is a major part of the lifestyle Reef Residence affords you, and with a side road leading directly into it - it's uber accessible. Whether your preference is to spectate or partake, Dubai Sports City is a fine neighbour.



# Your Dubai

Within Reach



Nestled within the central Expo 2020 corridor, and connected to two major highways - Emirates Road and Al Khalil Road, Jumeirah Village is less than 20 minutes away from some of Dubai's most alluring attractions; Mall of Emirates (think indoor ski slope, countless eateries, shopping haven, cinemas, two adjoining 5 star hotels), Meydan Race Course, Burj Al Arab, Dubai Marina, IBN Battuta Mall, Motor City and the Palm Jumeirah.

What isn't within reach?

## Overview

### Key Information

Here you'll find some additional information about the project. If there is anything else you'd like to know, we'd be delighted to hear from you in order to provide you with the answers you seek.

#### Location

*Jumeirah Village Circle - Emirates Road*

#### Developer

*Reef Real Estate Investment Co. LLC*

#### Bank

*Abu Dhabi Commercial Bank (ADCB)*

#### Project Manager

*ARCAN*

#### Consultant

*National Engineering Bureau*

#### Contractor

*Gulf Technical Construction Company (a subsidiary of Drake & Scull International PJSC)*

#### Escrow Account

*10234748159001*

## Investment

### Room for Growth

At Reef Real Estate Investment Co. LLC we're not alone in our view that now is a great time to invest in Dubai - recently rated 'the world's best performing real estate market'\* with an annual growth rate of 33% - our view is shared by local and international economic experts.

#### Payment Plan

*A flexible, construction linked payment plan is available.*

\*Knight Frank, 2013. Reported in Arabianbusiness.com September 2014

# Official Sales Agent

## Asteco

With 30 years of Middle East Real Estate experience, Asteco is the region's largest full service real estate services provider and are widely recognised for their involvement with many of the projects that have defined the landscape and physical infrastructure of the emirates.

Asteco's core areas of operation across the region include asset management, sales, leasing, valuations and advisory services, sales management and owner association support and currently operates in;

- Dubai
- Abu Dhabi
- Sharjah
- Al Ain
- Qatar
- Jordan

Asteco's internationally qualified team has dominated over two decades within Dubai's highly dynamic real estate and property market and has gained enormous respect for consistently delivering high quality, professional, value-add services in a transparent manner.

Undisputed real estate experts, Asteco represents a significant number of the region's top property owners, developers and investors.

+971 600 54 7773  
asteco.com

3rd Floor  
Rolex Tower  
Sheikh Zayed Road  
PO Box 65361



Branding & Design: The Brand Foundation

## CONTACT –

Developer:  
Reef Real Estate Investment Co LLC

reef-residence.com  
reefrealestate.net

Reef Real Estate Investment Co LLC  
PO Box 115 738  
Dubai  
United Arab Emirates

t: + 971 4 439 3000  
f: + 971 4 439 3620  
e: info@reefrealestate.net

A QUALITY DEVELOPMENT FROM:





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Thank you

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**REEF**

Real Estate Investment Co. L.L.C.

*Developed by:*

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