

The background of the advertisement features a close-up of large, jagged ice cubes floating in water. The water is a deep blue, and the ice has a golden-brown hue, possibly due to the lighting or the presence of minerals. The background is blurred, showing bokeh light effects from distant lights.

Ice Beach

BY MAJOR DEVELOPMENTS

About *Major Developments*

Major Developments is a boutique real estate development firm based in the UAE, recognised for its unwavering commitment to construction quality, refined architectural standards, and investment-driven planning. With an expanding portfolio across key Emirates, the company specialises in thoughtfully designed residential developments that combine aesthetic integrity with sound financial rationale and transparent execution. Supported by the trust of global celebrity investors, Major Developments stands firmly behind its brand promise: consistency, credibility, and long-term value.



FRANCESCO TOTTI



PATRICE EVRA

7+ Offices
Global Coverage

3 Million Sq.Ft.
Under Development

€ 3.6 Billion
Assets Under Construction

40+ Countries
Clients

Why Invest in *Ras Al Khaimah?*



100%
Foreign
Ownership



100%
Repatriation of
Capital & Profits



0-9%
Corporate
Tax



100%
10-Year Golden Visa
*Property Value AED 2M+



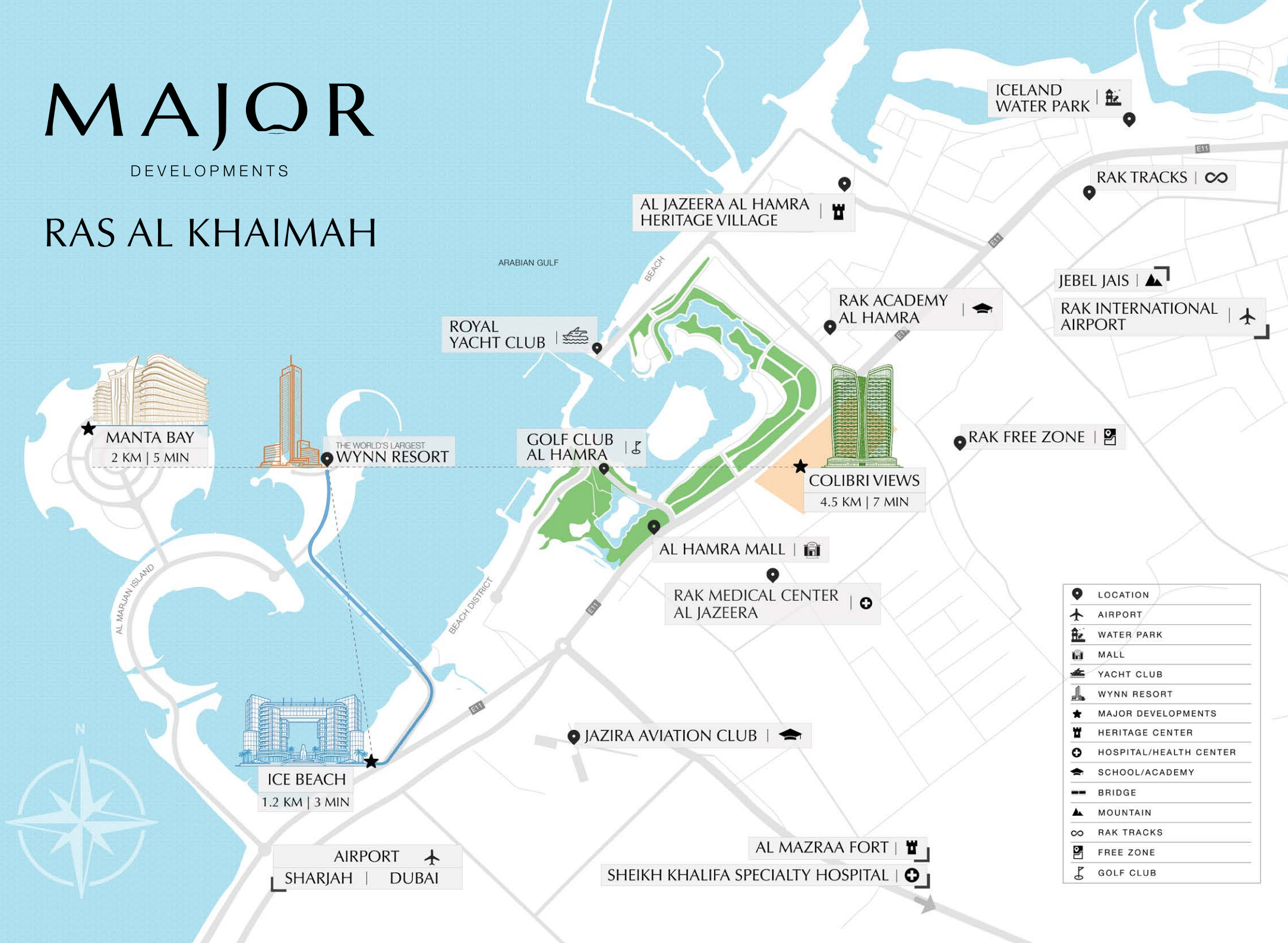
900km
Inter-Emirate
Rail Network



MAJOR

DEVELOPMENTS

RAS AL KHAIMAH



MANTA BAY
2 KM | 5 MIN



THE WORLD'S LARGEST
WYNN RESORT



ROYAL
YACHT CLUB



GOLF CLUB
AL HAMRA



COLIBRI VIEWS
4.5 KM | 7 MIN



AL HAMRA MALL



RAK MEDICAL CENTER
AL JAZEERA



JAZIRA AVIATION CLUB



AL MAZRAA FORT



SHEIKH KHALIFA SPECIALTY HOSPITAL



ICELAND
WATER PARK



RAK TRACKS



JEBEL JAIS

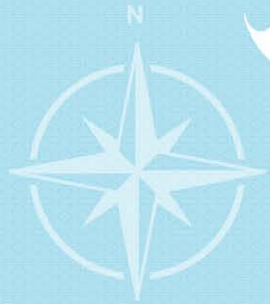


RAK INTERNATIONAL
AIRPORT



RAK FREE ZONE

	LOCATION
	AIRPORT
	WATER PARK
	MALL
	YACHT CLUB
	WYNN RESORT
	MAJOR DEVELOPMENTS
	HERITAGE CENTER
	HOSPITAL/HEALTH CENTER
	SCHOOL/ACADEMY
	BRIDGE
	MOUNTAIN
	RAK TRACKS
	FREE ZONE
	GOLF CLUB



Key Landmarks from *Ice Beach*



1 min
Marjan Beach
Ice Beach Club



2 min
Luxury
Shopping Mall



3 min
Wynn Resort
Al Marjan Island



5 min
Al Hamra Mall
Al Hamra Golf Club



3 km Beachfront

Total Masterplan Area Sq.Ft.

85M+

4x the Size of Downtown Dubai

Apartments

22,000

Residential Capacity

Hospitality GFA Sq.Ft.

12.8M+

2x the Size of Dubai Mall

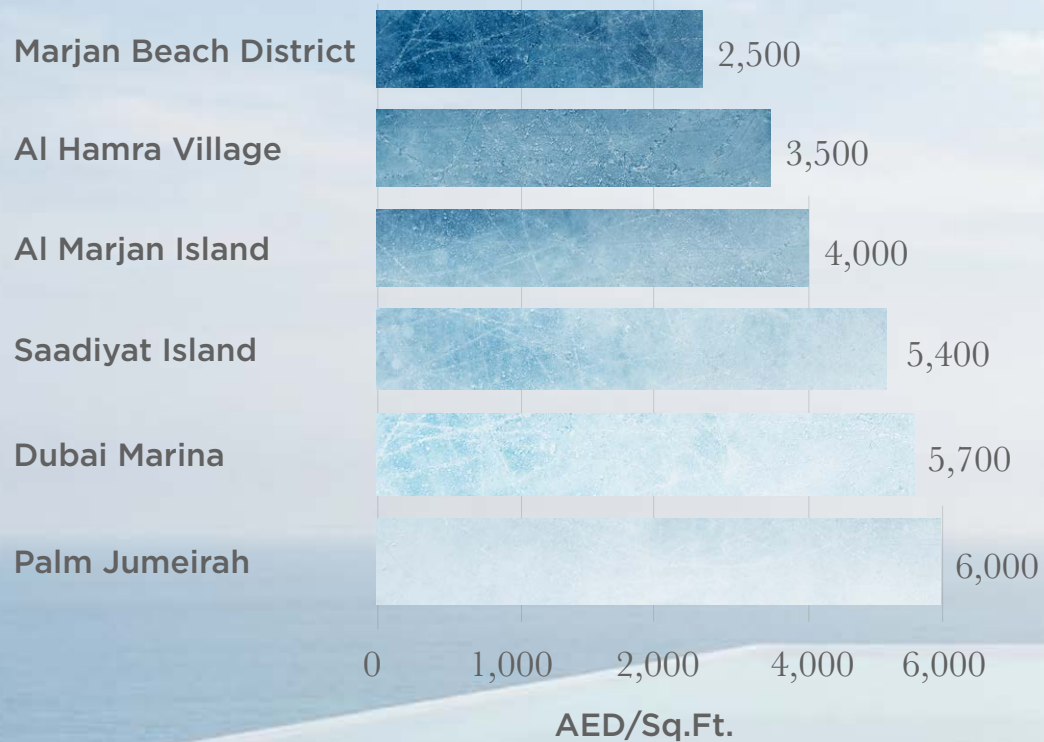
Hotel Apartments

12,000

Visitor Capacity

Price Comparison

Waterfront Real Estate



Source: Market averages based on publicly available transaction data, leading property portals, and developer listings (2025-2026).

Wynn.

AL MARJAN ISLAND



\$ 5.1B

Integrated Resort
Development Value



4%

Casino Footprint With
Legalised Casino Games



1500

Hotel Room
Keys



24

Dining & Lounge
Experiences

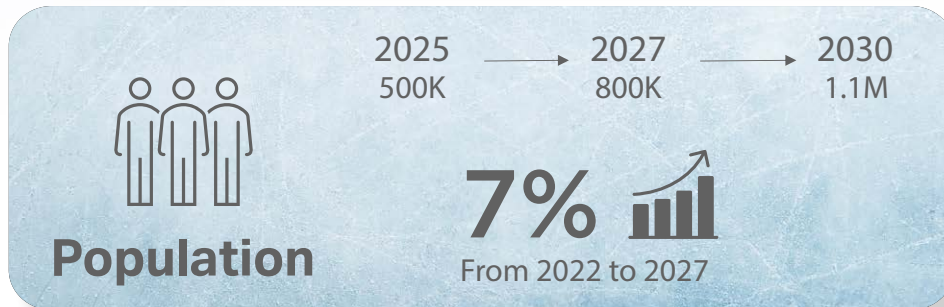
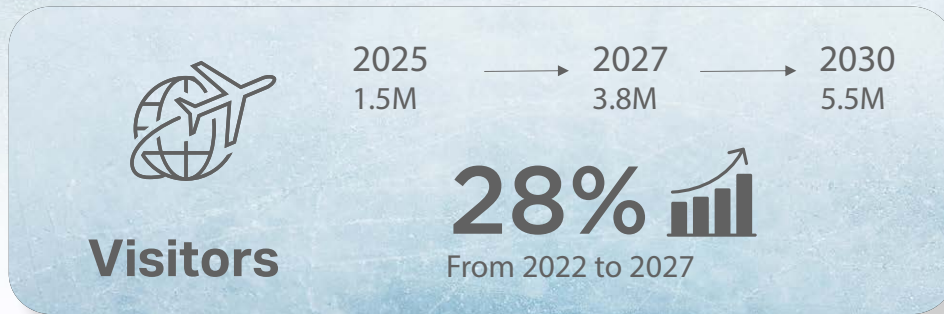


40+

Luxury
Retail Stores

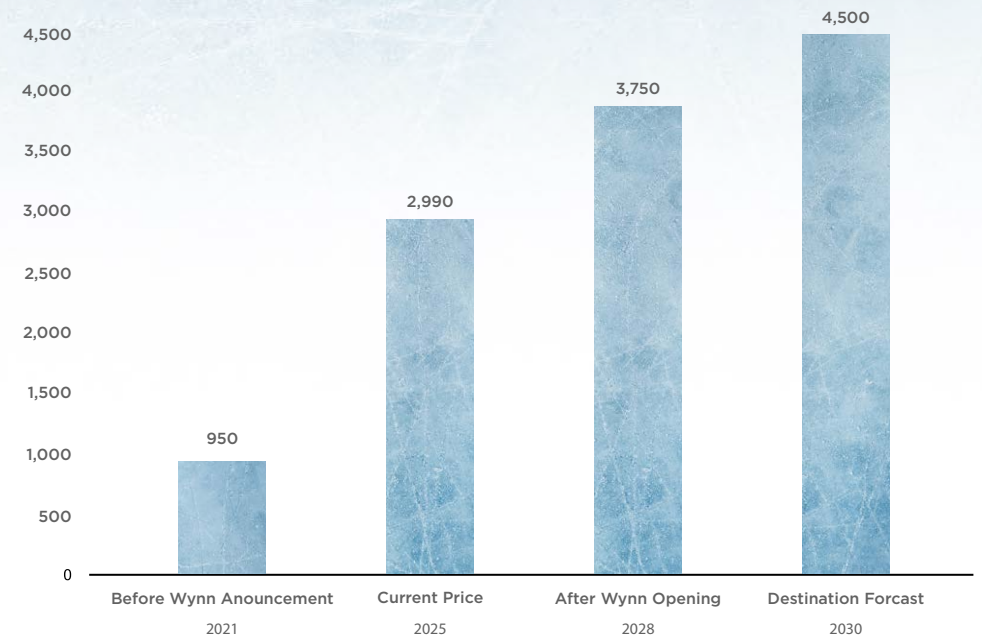
The Wynn Effect

Growth in Visitation After the Opening of an Integrated Resort



Source: EY 2023

Average Primary Residential Apartment Sale Prices in Ras Al Khaimah (AED per Sq.Ft.)



Source: Property Finder, Bayut, REIDIN

Hospitality Demand Gap

22.5K

Rooms Needed
by Demand

15K

Rooms Expected
in Supply

7.5K

Additional Rooms
Required

+50%

Additional Capacity Needed

Expected supply covers only two-thirds of projected demand.

Ice Beach

BY MAJOR DEVELOPMENTS



Designed in partnership with



PLOT SIZE: 144,513 Sq. Ft.



608 Apartments



21 Retail Units



14 Floors



Ground Floor



Lower Ground Floor



2 Basement Levels



Rooftop Floor



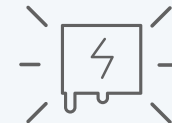
3.8 m Ceiling Height
Residences



7.0 m Ceiling Height
Duplex Residences



Bespoke Interiors
Ice-Inspired Glass Accents



Custom-Engineered
Façade Lighting System



60+

Resort Style Amenities



Ice Ring Skating Zone



Business Lounge



Luxury Spa



Russian Banya Thermal Suite



Kids Water Park



Signature Lagoon Pool



Rooftop Lounge



Ice Caviar Lounge



Rooftop Infinity Pool



Night Club





Ice Beach

Ice Beach

IceBeach

CLUB

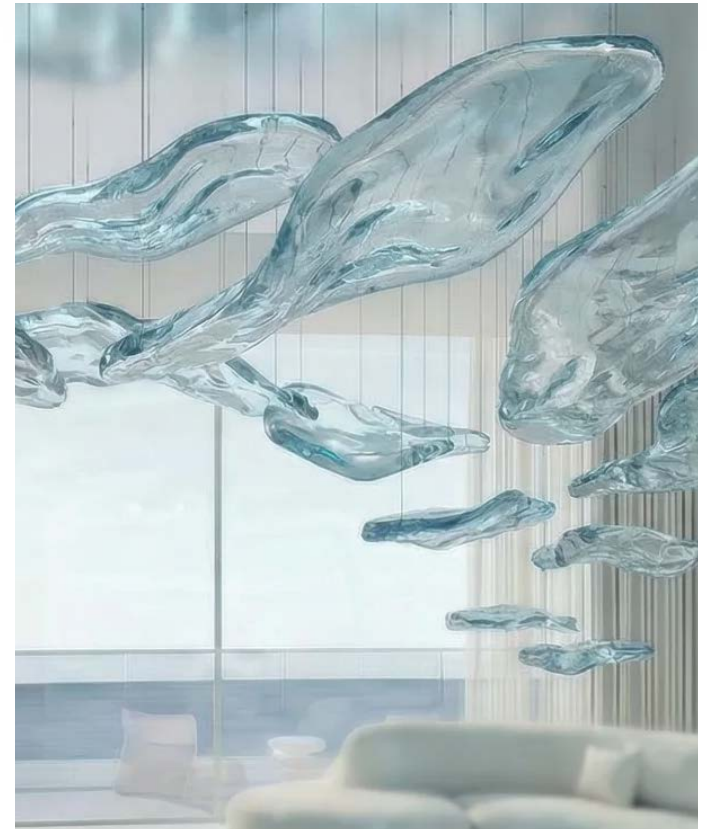








The Ice Inspired Interiors





Aurora Collection

1-Bedroom Apartments
580 Sq.Ft. - 1,066 Sq.Ft.

	Aurora 1-Bedroom Residence	337
	Aurora 1-Bedroom Duplex	146
	Aurora 1-Bedroom Standard Residence	30
	Aurora 1-Bedroom Luxury Residence	10
		523



Polar Collection

2-Bedroom Apartments
1,356 Sq.Ft. - 1,566 Sq.Ft.

	Polar 2-Bedroom Residences	25
	Polar 2-Bedroom Duplex	30
		55



Antarctica Collection

3-Bedroom Apartments
1,894 Sq.Ft. - 3,691 Sq.Ft.

Antarctica 3-Bedroom Residences	24
Antarctica 3-Bedroom Sky Villa	6
30	



Payment Plan

5%

On
Booking

15%

30 Days From
The Booking Date

10%

6 Months From
The Booking Date

10%

12 Months From
The Booking Date

10%

18 Months From
The Booking Date

10%

24 Months From
The Booking Date

10%

30 Months From
The Booking Date

10%

On
Completion

1%

Every Month
From Completion*
(20 Months)

Completion Date: Q2 2030