

A close-up photograph of several clear, faceted ice cubes floating in water. The water is a deep blue color with gentle ripples. The background is a soft-focus bokeh of warm, golden-yellow and white light spots, suggesting an indoor setting with decorative lighting. The overall mood is refreshing and elegant.

# *Ice Beach*

BY MAJOR DEVELOPMENTS

# About *Major Developments*

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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.

TRUSTED BY  
THE WORLD'S FINEST

FRANCESCO TOTTI



PATRICE EVRA



7+ Offices  
Global Coverage

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3 Million Sq.Ft.  
Under Development

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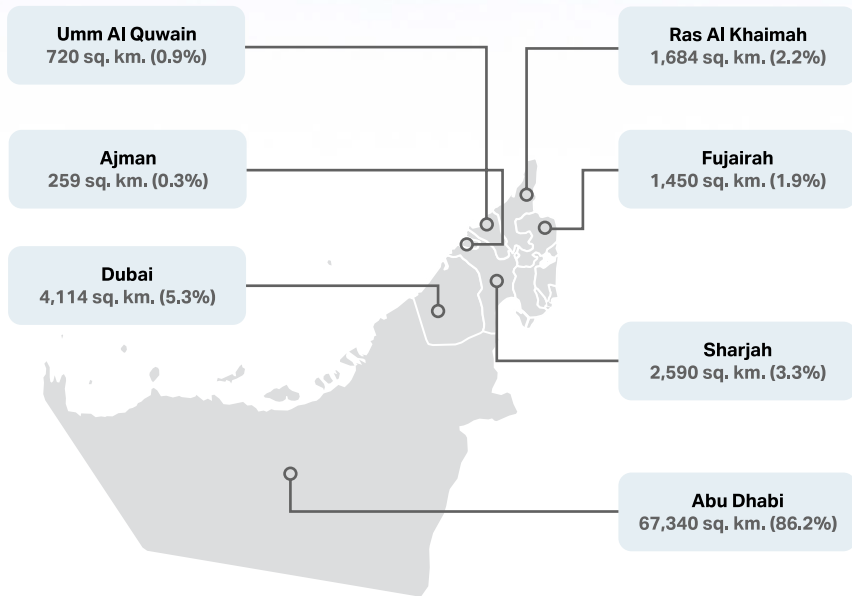
€ 3.6 Billion  
Assets Under Construction

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40+ Countries  
Clients

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# United Arab Emirates



**Gross Domestic Product**  
**USD 462 Billion\***  
in 2024

Oil is a strong contributor to GDP, but UAE Tourism Strategy 2031 is targeted to raise tourism contribution to \$123 billion.



**Population**  
**11.3 Million**  
in 2024

Steady growth to continue driving demand across asset classes.



**Foreign Direct Investment**  
**USD 45.3 Billion**  
Inflow in 2024

Ranked 1<sup>st</sup> in attracting FDI among GCC Countries.



**Tourism**  
**30.8 Million**  
Hotel Guests in 2024

Ranked 1<sup>st</sup> in the region and 18<sup>th</sup> globally on the WEF Travel & Tourism Development Index in 2024.

# Why Invest in *Ras Al Khaimah?*

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**100%**  
Foreign  
Ownership



**100%**  
Repatriation of  
Capital & Profits



**100%**  
Availability of  
Utilities



**0-9%**  
Corporate  
Tax



**100%**  
Long-Term Residency  
Golden Visa

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## Attractive Returns

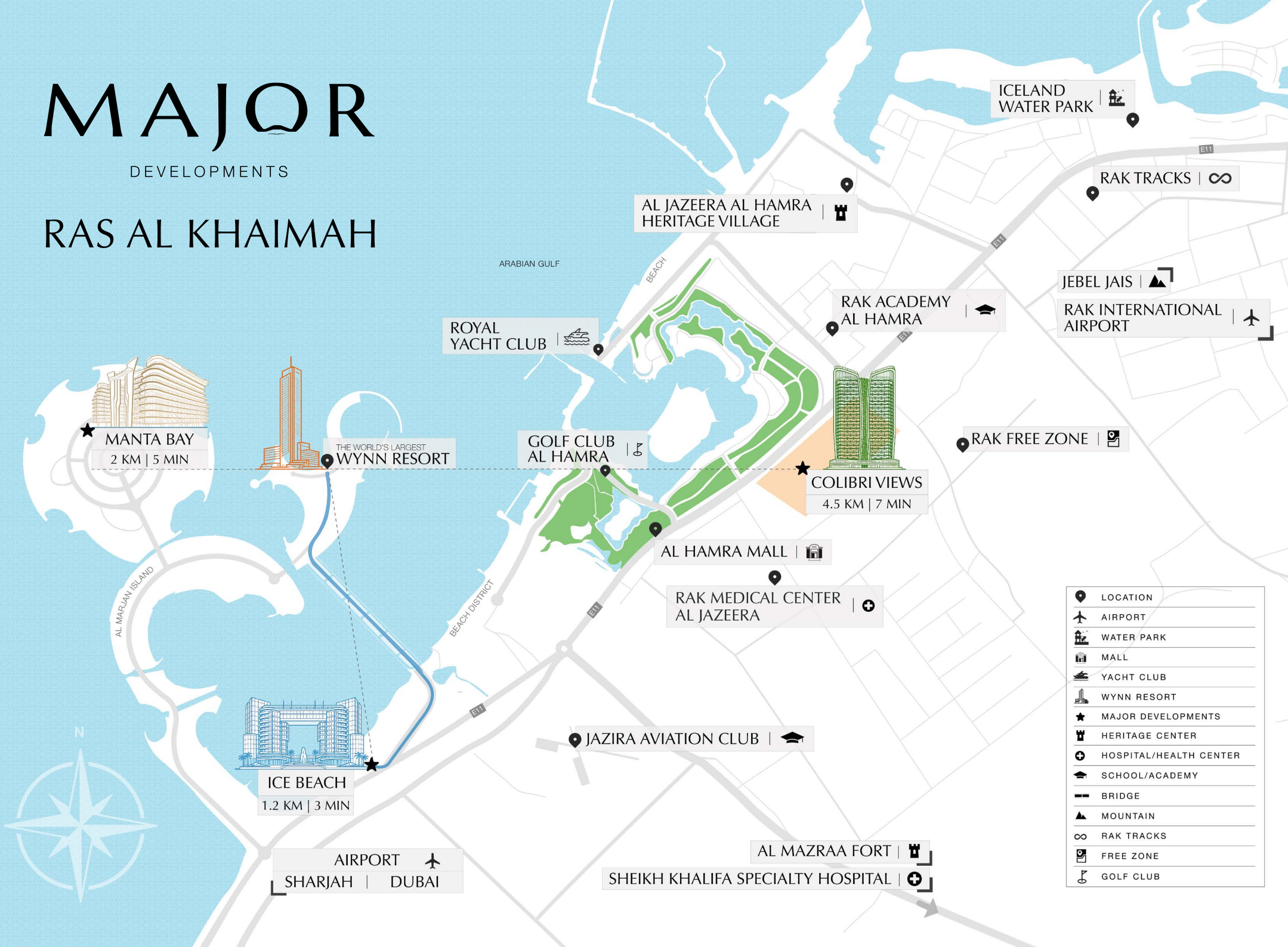
Equity IRR of **14% - 18%** for hospitality assets.  
Equity IRR of **35% - 50%** on residential assets.



# MAJOR

DEVELOPMENTS

## RAS AL KHAIMAH



	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



Schools



Parks



Hospitals



Promenades

*Ice Beach*  
BY MAJOR DEVELOPMENTS

[Click here for location](#)



Marjan  
Beach

## 3 km Beachfront

Total Masterplan Area

46.5+

Million Sq.Ft.

Apartments

22,000

Residential Capacity

Gross Floor Area

82.2+

Million Sq.Ft.

Residential GFA

49.3+

Million Sq.Ft.

Hospitality GFA

12.8+

Million Sq.Ft.

Number of Sellable Plots

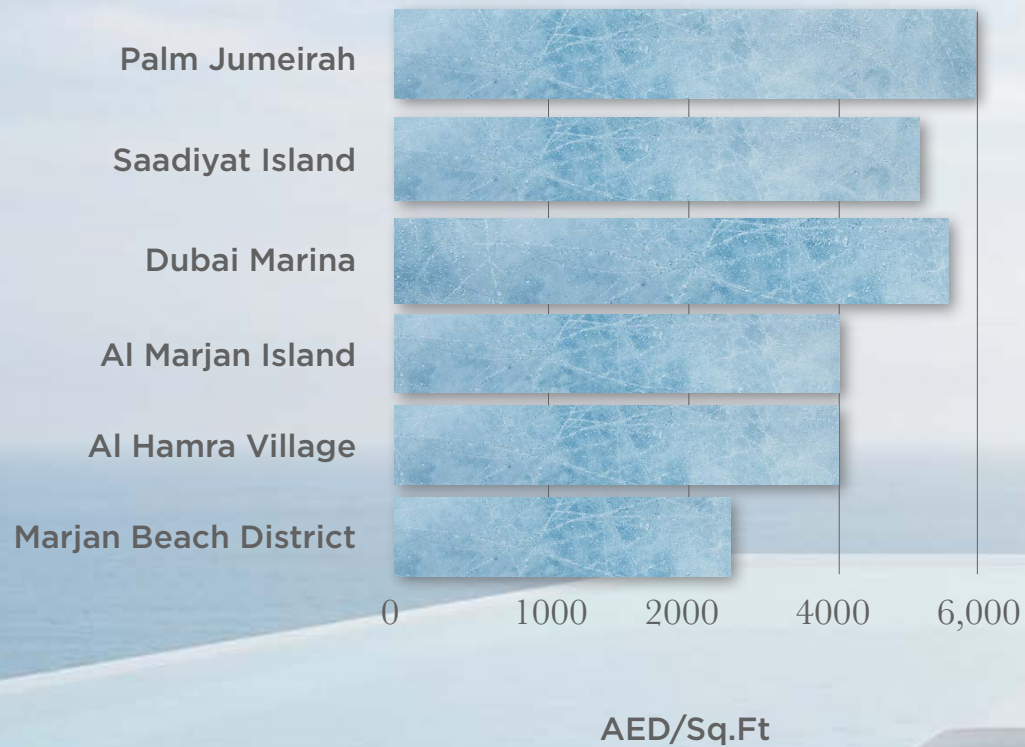
200+

Plots

# Price Comparison

## *Waterfront Real Estate*

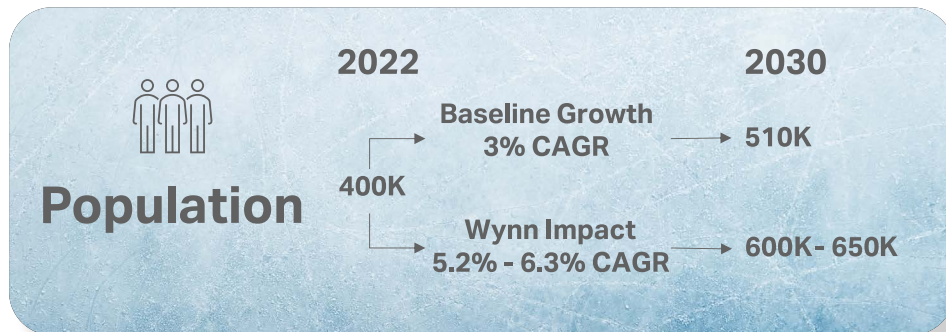
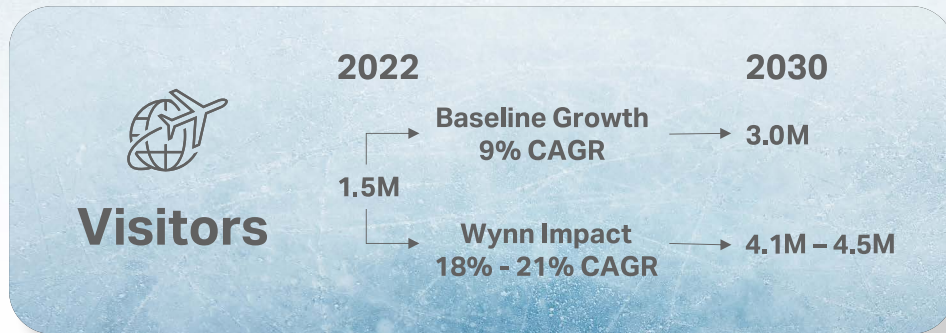
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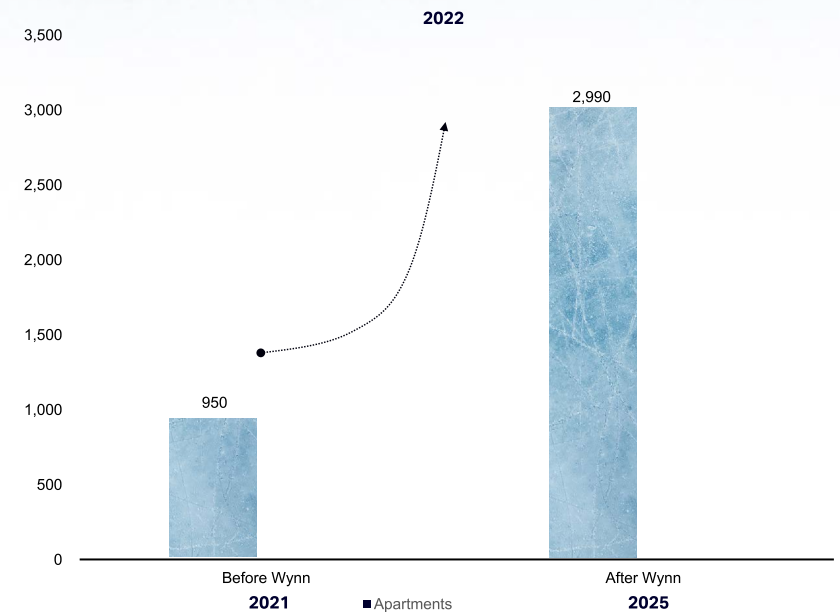
Source: Market averages based on publicly available transaction data, leading property portals, and developer listings (2025-2026).

# Ras Al Khaimah 2030

## Growth in Visitation After the Opening of an Integrated Resort

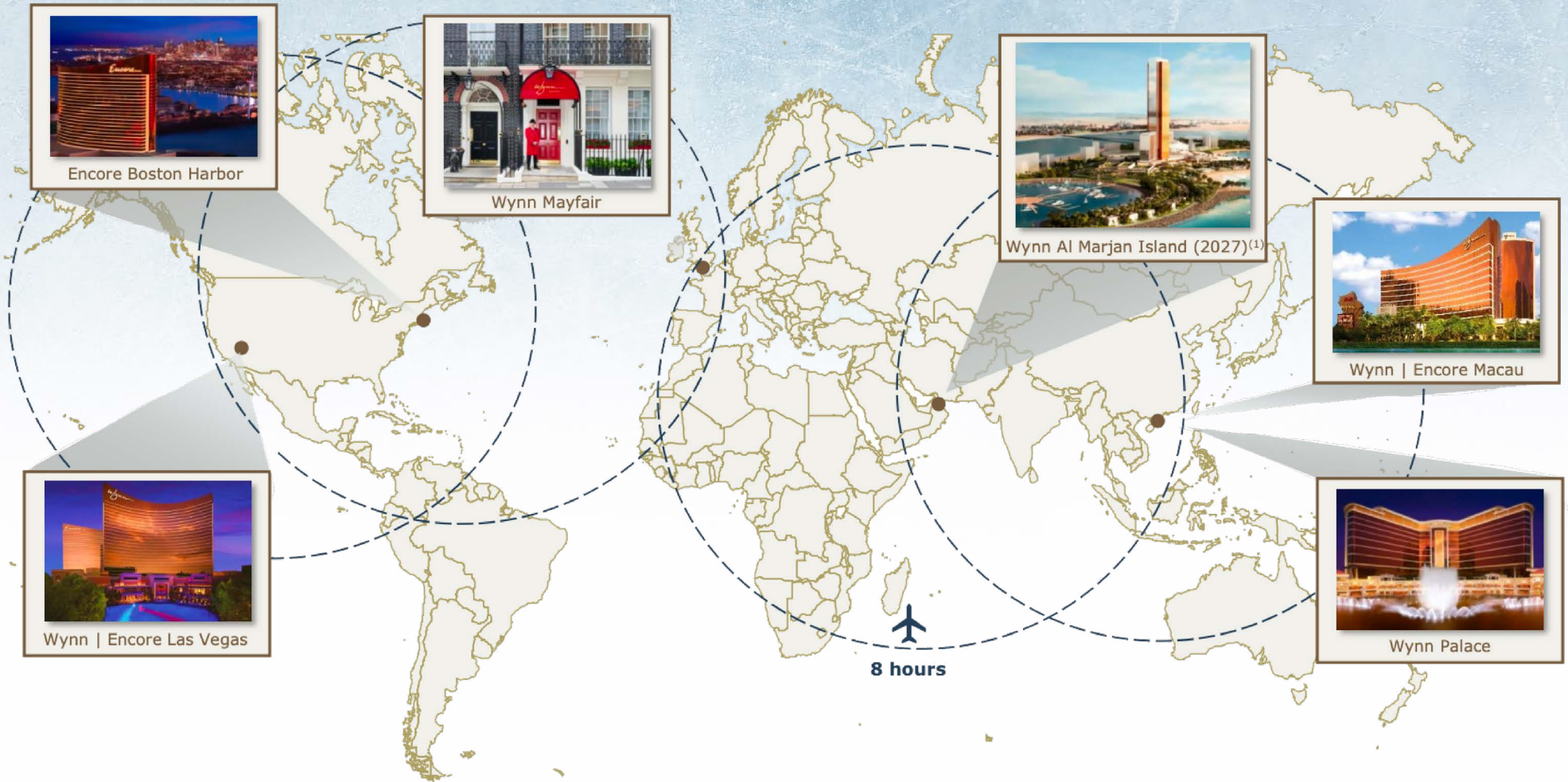


Average Primary Residential Sale Prices in Ras Al Khaimah (AED per sq.ft.)



*Wynn.*  
AL MARJAN ISLAND





Encore Boston Harbor



Wynn Mayfair



Wynn Al Marjan Island (2027)<sup>(1)</sup>



Wynn | Encore Macau



Wynn | Encore Las Vegas



Wynn Palace

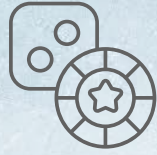
  
8 hours

# Fully Functional by 2027



**\$ 5.1B**

Integrated Resort  
Development Value



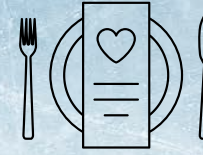
**4%**

Casino Footprint With  
Legalised Casino Games



**1500**

Hotel Room  
Keys



**24**

Dining & Lounge  
Experiences



**40+**

Luxury  
Retail Stores



# Ice Beach

BY MAJOR DEVELOPMENTS



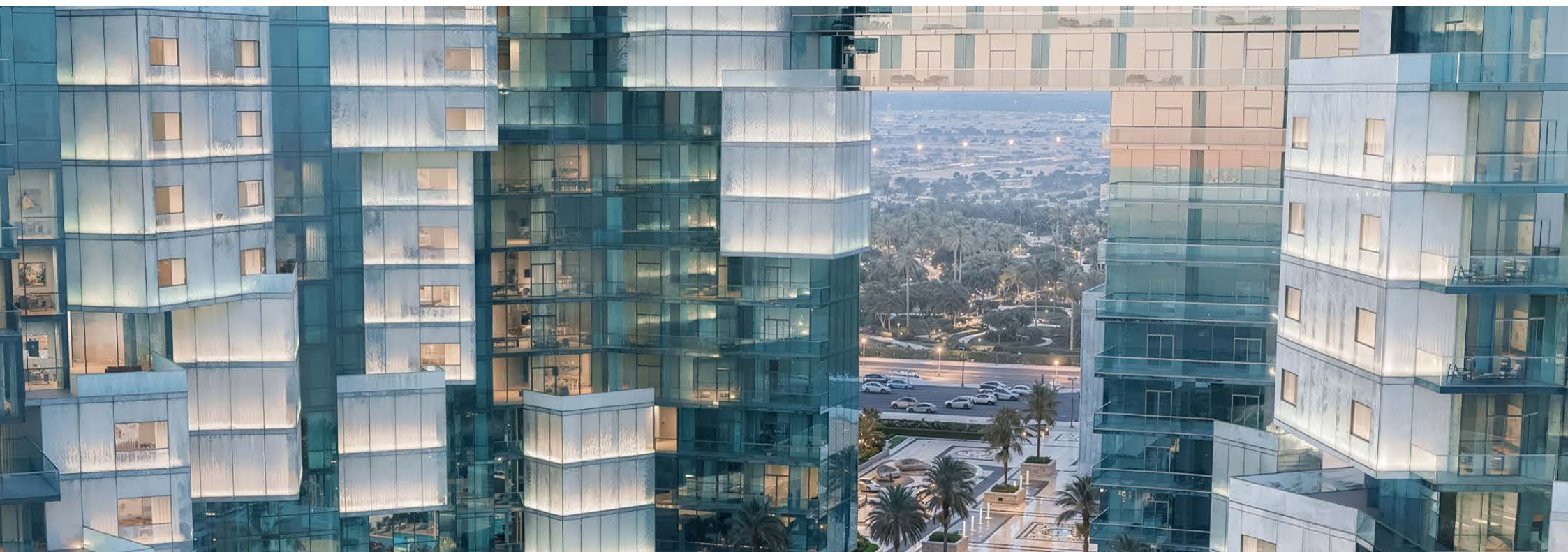
# The Ice Crystal Façade

## *A Custom-Engineered European Lighting System*

The façade establishes a distinctive architectural identity through specialized, custom-designed glass panels developed exclusively for the Ice Beach Residences. These panels create a refined **ice crystal** visual effect, delivering a unique and instantly recognizable daytime expression.

Each full-height glass panel incorporates a subtle gradient ice texture, inspired by natural ice formations. The central portion remains crystal clear, ensuring **unobstructed views while maximizing natural daylight** penetration into the residences.

By night, the façade is elevated through an advanced, programmable architectural lighting system, seamlessly integrated into the building's elevation. This bespoke lighting design accentuates the gradient glass textures and enhances the icy visual language, transforming the structure into a dynamic, illuminated landmark with a strong and memorable identity.





# 60+

## *Resort Style Amenities*

Sky Bridge Infinity Pool  
Rain Experience Showers  
Poolside Daybeds & Cabanas  
Sunken Pool Lounges  
Sculptural Ice-Inspired Canopies

Night-Lit Water Plaza  
Private Ice Cabanas  
Sky Observatory Deck  
Sky Event Terrace  
DJ Deck

Outdoor Cinema  
Poolside Fire & Ice Pits  
The Sky Ice Lounge  
Rooftop Crystal Bar



# *Polar Atrium*

## *The Ice Experience*

- Ice Caviar Lounge
- Arctic Art Gallery
- Ice Sculpted Seating Pods
- Polar Nights Light Installations
- Antarctica Ice Experience Lounge
- Snow-Mist Walk Experience
- Ice Fog Tunnel
- Ice-inspired Waterfall Feature



# *Aqua Vitae Lounge*

State-of-the-Art Gym  
Pool-View Fitness Studio  
Virtual Fitness Studio  
Yoga Studio

Pilates Studio  
Breathwork & Meditation Room  
Stretch & Recovery Studio  
Ice Beach Run Club



# *Vitalis Lounge*

Russian Banya Thermal Suite  
Wellness Relaxation Lounges  
Wellness Deck  
Ice Plunge Pool

Scalp & Cold-Stone Ritual Bar  
Cold Stone Relax Beds  
Luxury Spa  
Infrared Sauna

Steam Room  
Ice-Heat Contrast Therapy Zone  
Zen & Sound Relaxation Lounges



# *Nidus*

*A World of Play for Kids*

Kids  
Pool

Kids  
Water Park

Polar  
Zoo

Mountain Climbing Wall  
With Crashmats

Kids' Creative  
Ice Play Zone



Signature Lagoon Pool  
Vertical Waterfall Courtyard  
Jacuzzi  
Floating Relaxation Decks  
Water Sound Therapy Zone  
Ice Cabana Privé

Ice Ring Skating Zone  
Shaded Social Seating Zones  
Jogging & Walking Path  
Poolside Fire & Ice Pits  
Courtyard Café Terrace  
Signature Antarctic Ice Fountain

Aquarium Wall  
Residents' Lounge  
Indoor Cinema  
Library  
Business Lounge  
24/7 VIP Concierge



# Ice Beach

CLUB





eBeach





*Designed in partnership with*

The logo for Bayaty Architects features a stylized 'S' shape on the left that curves upwards and to the right, ending in a vertical line. To the right of this 'S' is a graphic of a building facade with several vertical bars of varying heights, representing skyscrapers.

**BAYATY ARCHITECTS**  
ABU DHABI







Defined by bespoke,  
ice-inspired glass accents, complemented  
by a **3.8m floor-to-ceiling height**.





Duplex residence featuring  
*a grand 7.0m floor-to-ceiling height.*

# 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)

₪ 20,000  
EOI

Completion Date: Q3 2029

A close-up photograph of several large, clear ice cubes floating in water. The water is dark blue with ripples, and the background is a soft-focus bokeh of warm, golden light spots. The overall mood is refreshing and elegant.

# *Ice Beach*

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[majordevelopments.ae](http://majordevelopments.ae)