

The background of the image features a close-up of several large, clear ice cubes floating in water. The water's surface is covered in fine ripples, and the background is a soft-focus bokeh of warm, golden light spots. The logo text is centered over the image.

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

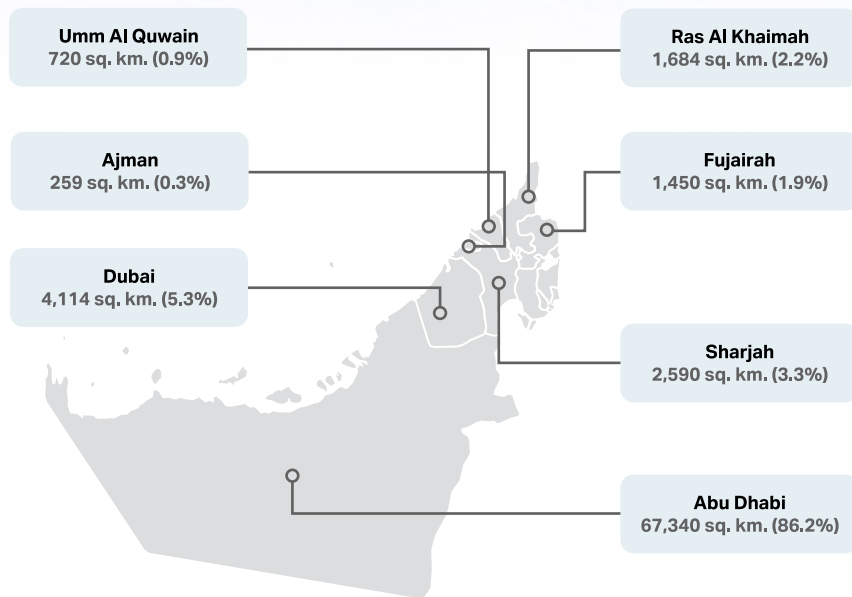
7+ Offices
Global Coverage

3 Million Sq.Ft.
Under Development

€ 3.6 Billion
Assets Under Construction

40+ Countries
Clients

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 1st in attracting FDI among GCC Countries.



Tourism
30.8 Million
Hotel Guests in 2024

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

Why Invest in *Ras Al Khaimah?*



100%

Foreign
Ownership



100%

Repatriation of
Capital & Profits



100%

Availability of
Utilities



0-9%

Corporate
Tax



100%

Long-Term Residency
Golden Visa

Attractive Returns

Equity IRR of **14% - 18%** for hospitality assets.

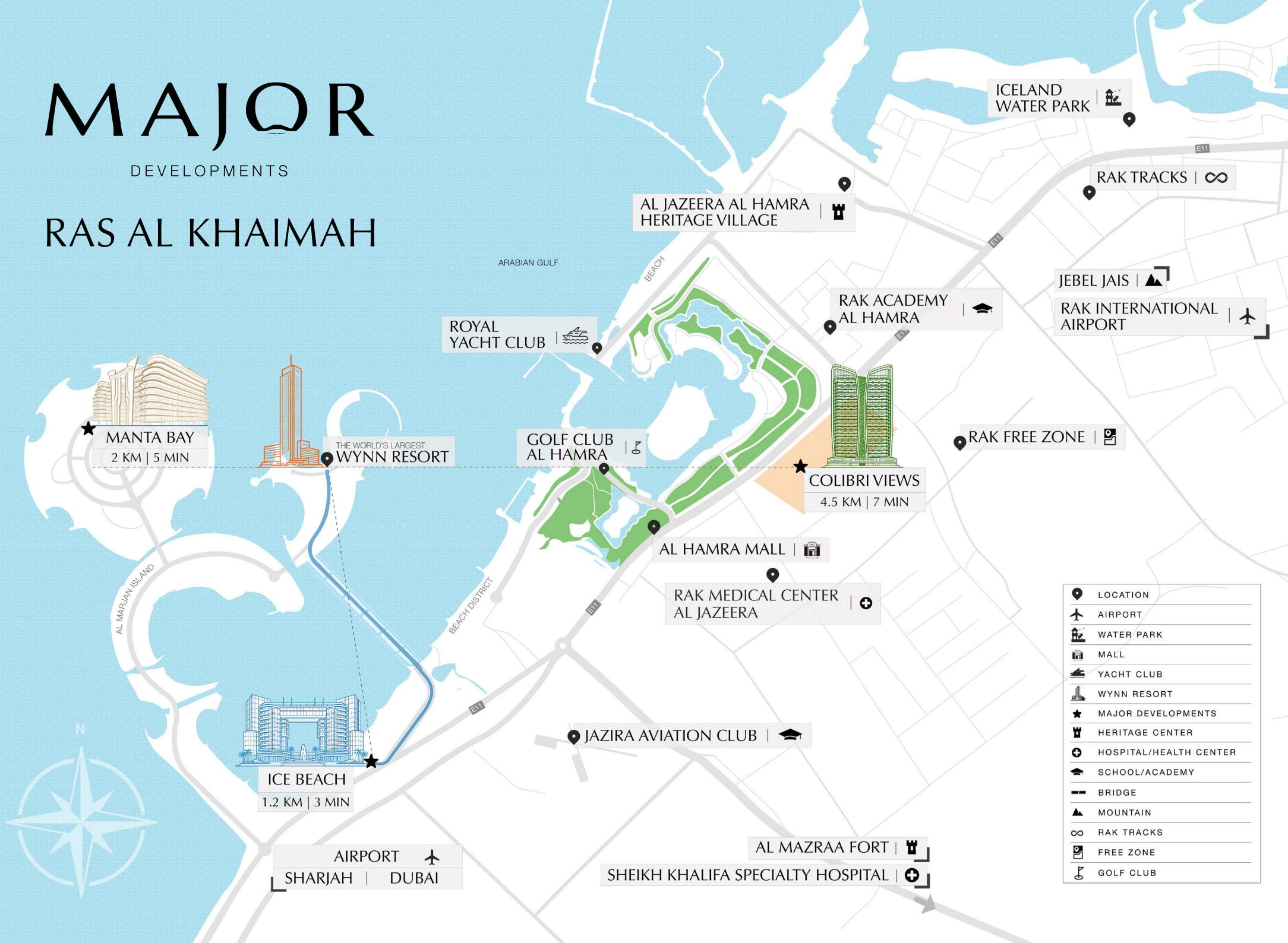
Equity IRR of **35% - 50%** on residential assets.



MAJOR

DEVELOPMENTS

RAS AL KHAIMAH



ICELAND
WATER PARK

RAK TRACKS

AL JAZEERA AL HAMRA
HERITAGE VILLAGE

JEBEL JAIS

RAK INTERNATIONAL
AIRPORT

RAK ACADEMY
AL HAMRA

ROYAL
YACHT CLUB

MANTA BAY
2 KM | 5 MIN

THE WORLD'S LARGEST
WYNN RESORT

GOLF CLUB
AL HAMRA

COLIBRI VIEWS
4.5 KM | 7 MIN

RAK FREE ZONE

AL HAMRA MALL

RAK MEDICAL CENTER
AL JAZEERA

JAZIRA AVIATION CLUB

ICE BEACH
1.2 KM | 3 MIN

AIRPORT
SHARJAH | DUBAI

AL MAZRAA FORT

SHEIKH KHALIFA SPECIALTY HOSPITAL

📍	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](#)



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.

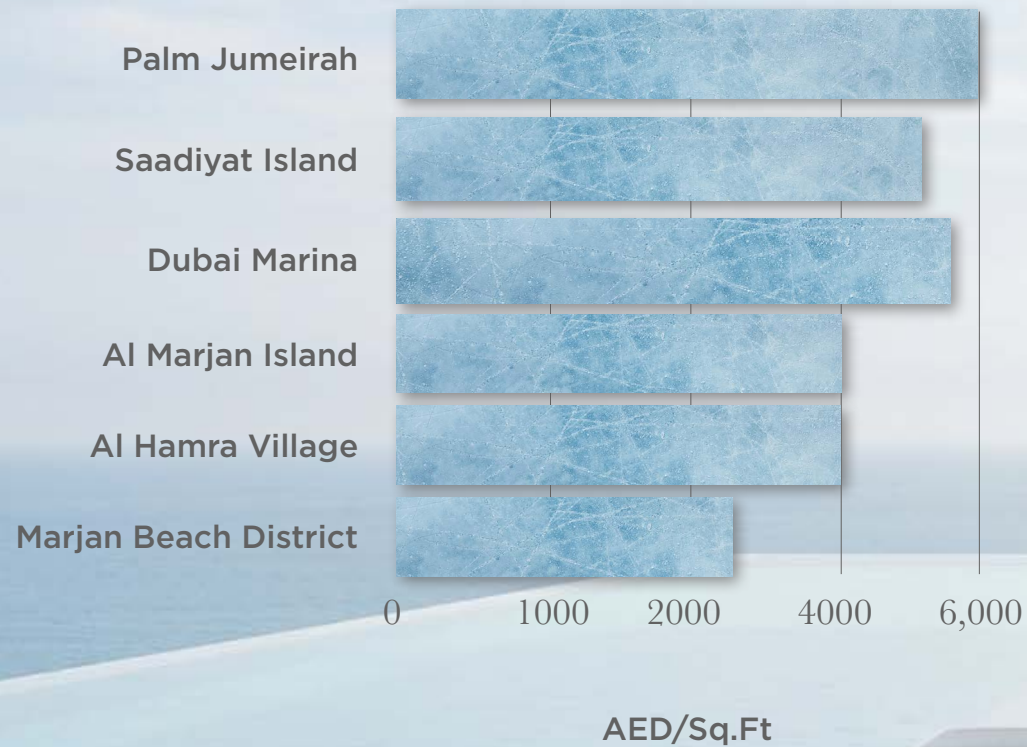
Number of Sellable Plots

200+

Plots

Price Comparison

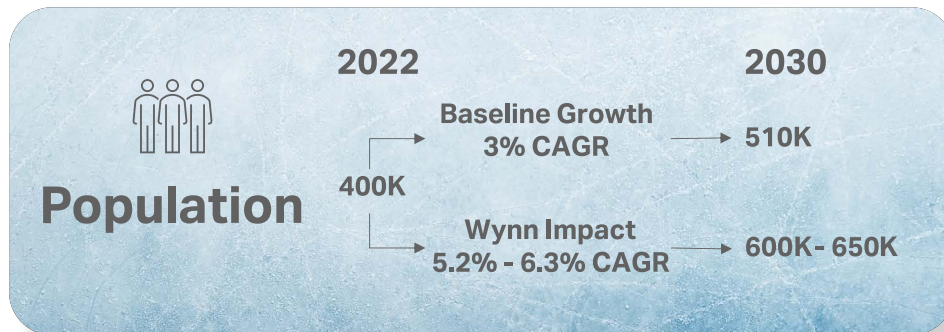
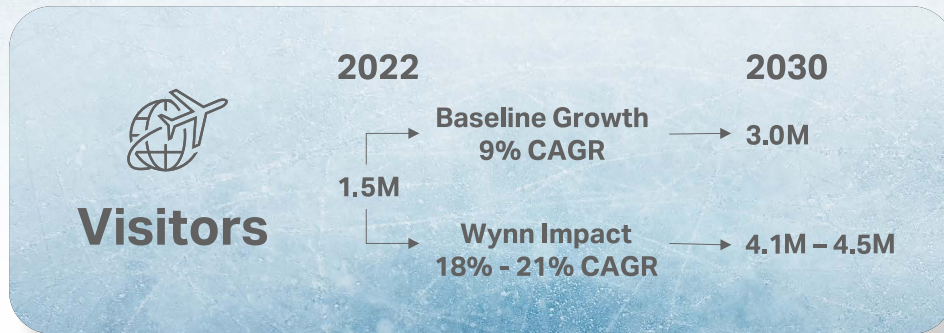
Waterfront Real Estate



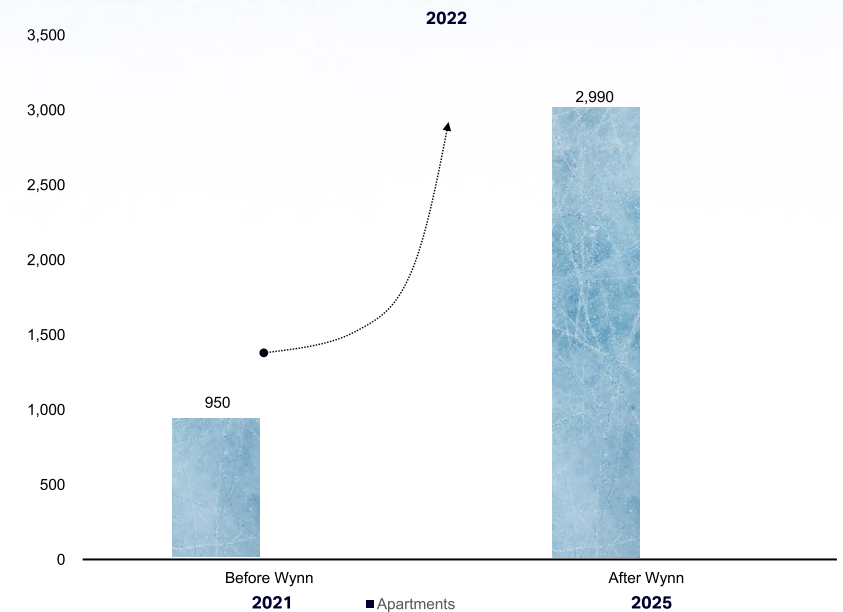
Source: Market averages based on publicly available transaction data, leading property portals, and developer listings (2025-2026).

Ras Al Khaimah 2030

Growth in Visitation After the Opening of an Integrated Resort

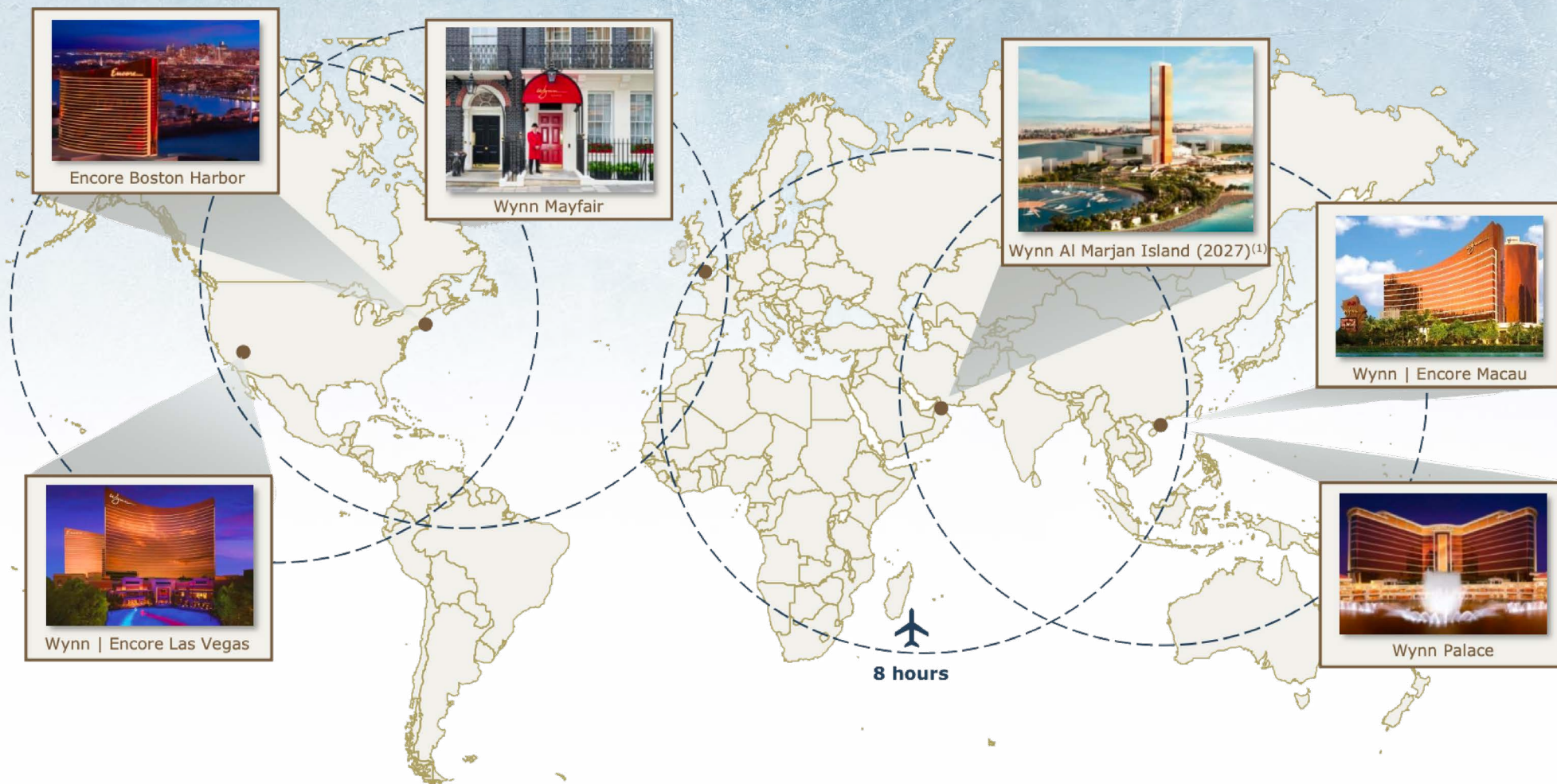


Average Primary Residential Sale Prices in Ras Al Khaimah (AED per sq.ft.)



Wynn.
AL MARJAN ISLAND





Encore Boston Harbor



Wynn Mayfair



Wynn Al Marjan Island (2027)⁽¹⁾



Wynn | Encore Macau



Wynn | Encore Las Vegas



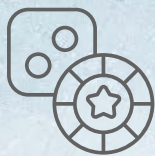
Wynn Palace

Fully Functional by 2027



\$ 5.1B

Integrated Resort
Development Value



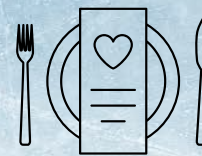
4%

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



IceBeach

CLUB









Designed in partnership with









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

The background of the advertisement is a close-up photograph of several large, clear ice cubes floating in water. The water is a deep blue color with gentle ripples. In the background, there are out-of-focus bokeh lights in shades of white and yellow, suggesting a night scene or a festive atmosphere. The overall aesthetic is clean, refreshing, and visually appealing.

Ice Beach

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