

Ice Beach

BY MAJOR DEVELOPMENTS

Retail Collection



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

A handwritten signature in black ink, appearing to be 'FT' with a flourish underneath.

PATRICE EVRA

A handwritten signature in black ink, appearing to be 'Patrice Evra' in a stylized script.



7+

Global Office Coverage

3 Million sq.ft.
Under Development

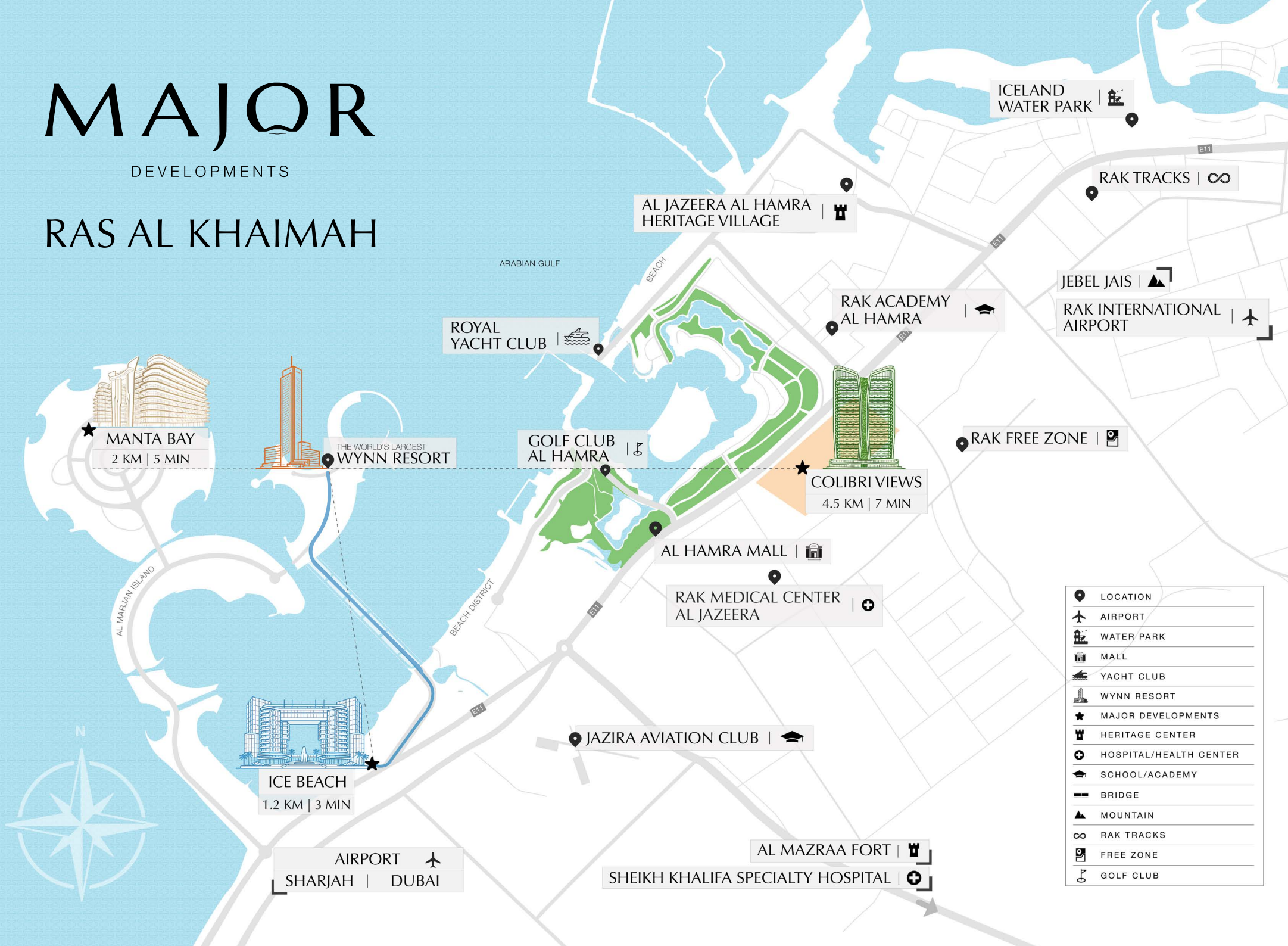
€ 3.6 Billion
Assets Under Construction

40+ Countries
Clients

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
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[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

Ras Al Khaimah 2030

Projected Residents and Visitor Footfall

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2,000+
Residents

 Marjan
Beach

74,000+
Residents



Visitors

2022

1.5M

Baseline Growth
9% CAGR

2030

3.0M

Wynn Impact
18% - 21% CAGR

4.1M - 4.5M



Population

2022

400K

Baseline Growth
3% CAGR

2030

510K

Wynn Impact
5.2% - 6.3% CAGR

600K - 650K

Wynn.
AL MARJAN ISLAND

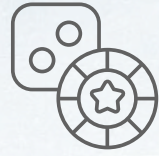


Fully Functional by 2027



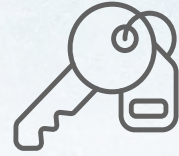
\$ 5.1B

Integrated Resort
Development Value



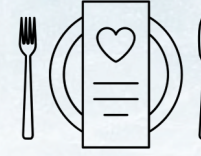
4%

Casino Footprint
Legalised Casino Games



1,500

Room
Keys



24

Dining & Lounge
Experiences



40+

Luxury Retail
Stores



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Retail & Concept Spaces

Curated spaces for select brands and visionary operators

HOSPITALITY AND EXPERIENCE VENUES

- Restaurants
- Bars
- Cafés and coffee shops
- Bakeries
- Night clubs
- Ice Caviar Lounge

LIFESTYLE AND RETAIL CONCEPTS

- Biohacking and wellness studios
- Beauty salons and aesthetic clinics
- Art galleries and creative studios
- Fashion boutiques
- Perfume and fragrance boutiques
- Watch and fine jewelry boutiques

SPECIALTY AND EXPERIENCE RETAIL

- Surfing / tech equipment shops
- Souvenir and concept stores
- Ice cream and açai shops
- Shisha and cigar lounges/shops
- Luxury alcohol boutiques

ESSENTIAL AND DAILY CONVENIENCE

- Supermarket / gourmet grocery stores
- Pharmacy shops

SERVICES AND COMMERCIAL

- Travel agency offices
- Banks / financial services branches



Restaurants & Coffee Shops



Bars



Ice Caviar Lounge



Night Clubs



Beauty Salons & Aesthetic Clinics



Biohacking & Wellness Studios



Art Galleries & Creative Studios



Fashion, Jewelry & Fragrance Boutiques



Surfing & Tech Equipment Shops



Souvenir & Concept Shops



Ice Cream & Açaí Shops



Shisha & Cigar Shops



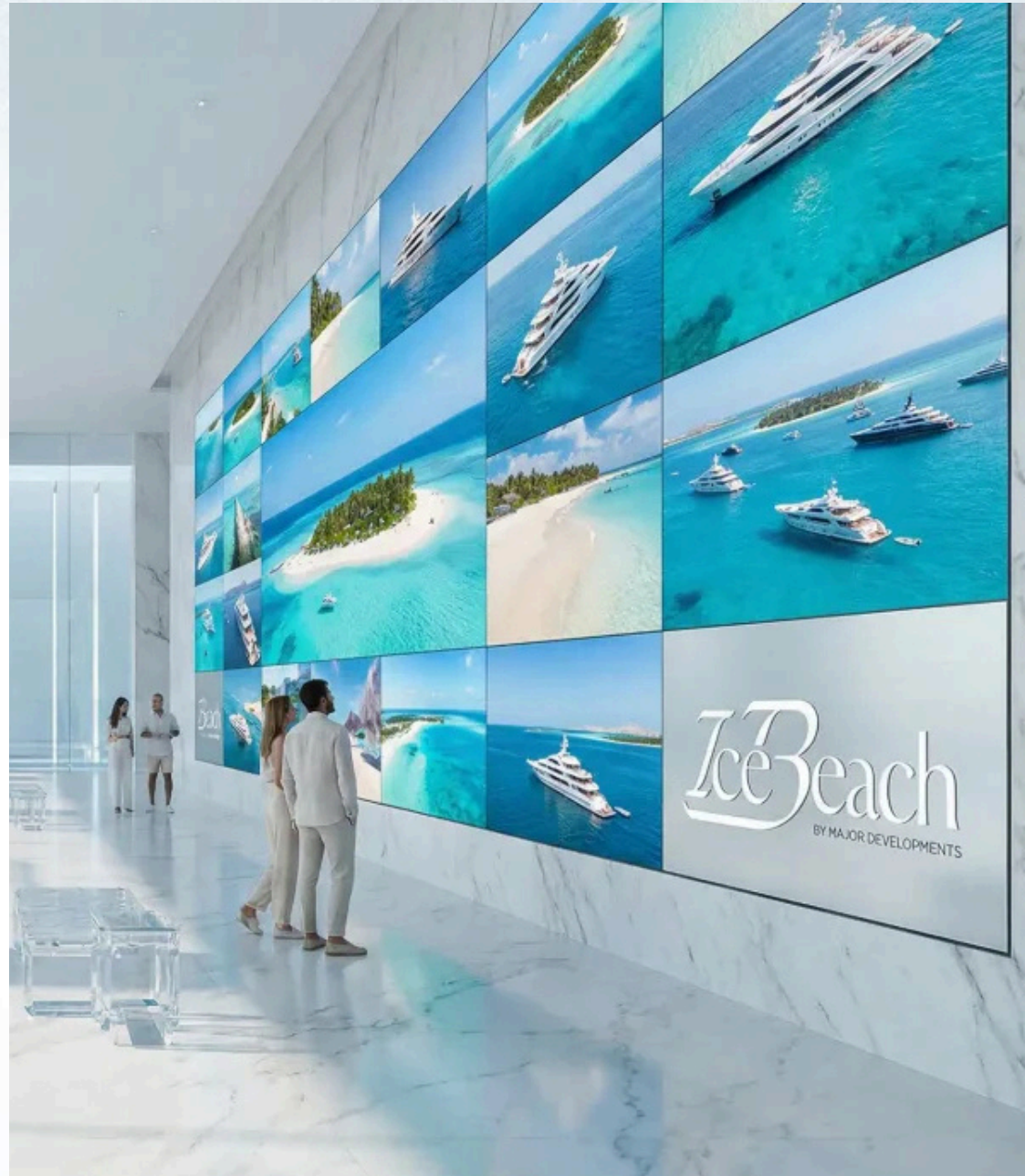
Luxury Alcohol Boutiques



Supermarkets & Gourmet Grocery Stores



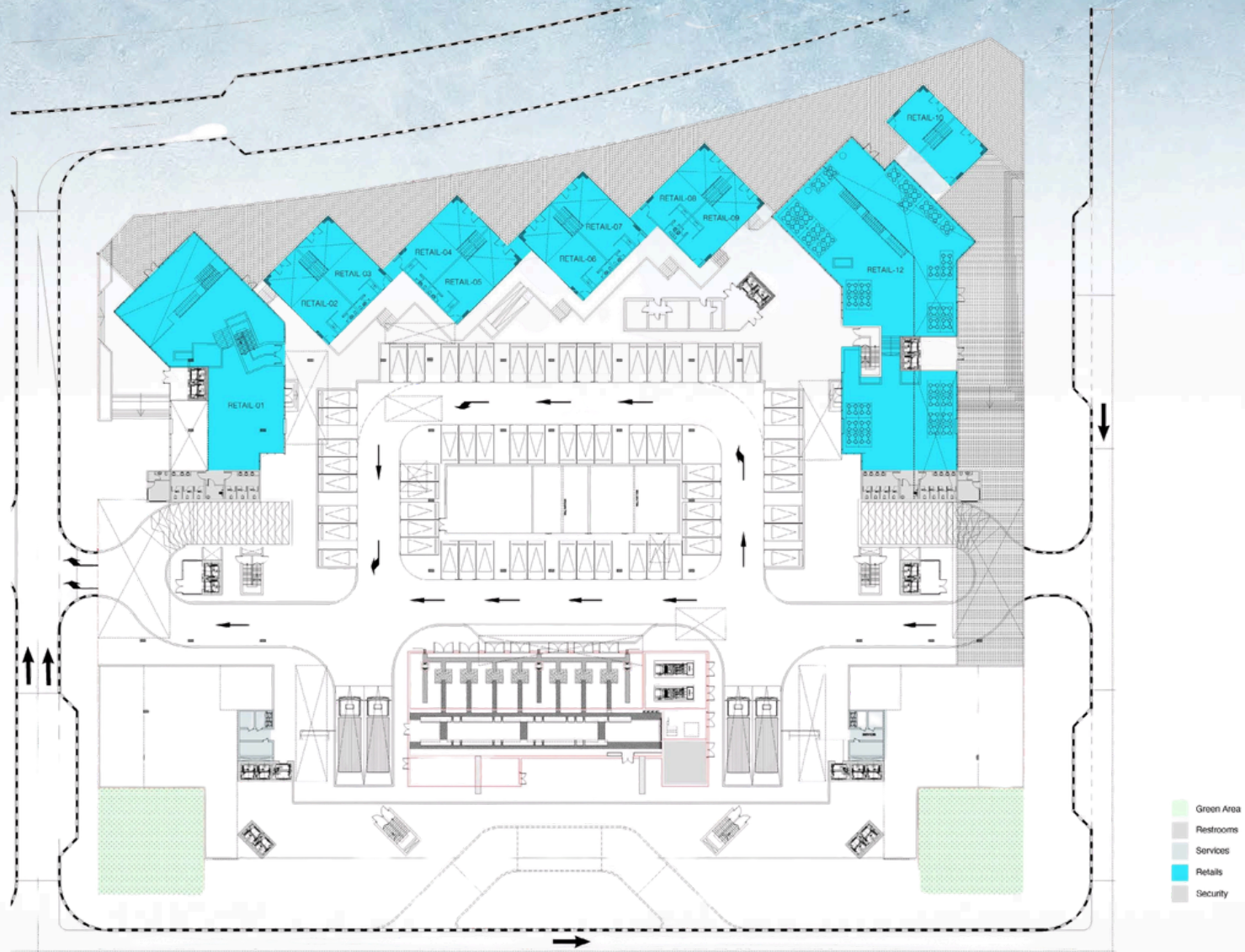
Pharmacy Shops



Travel Agency Offices



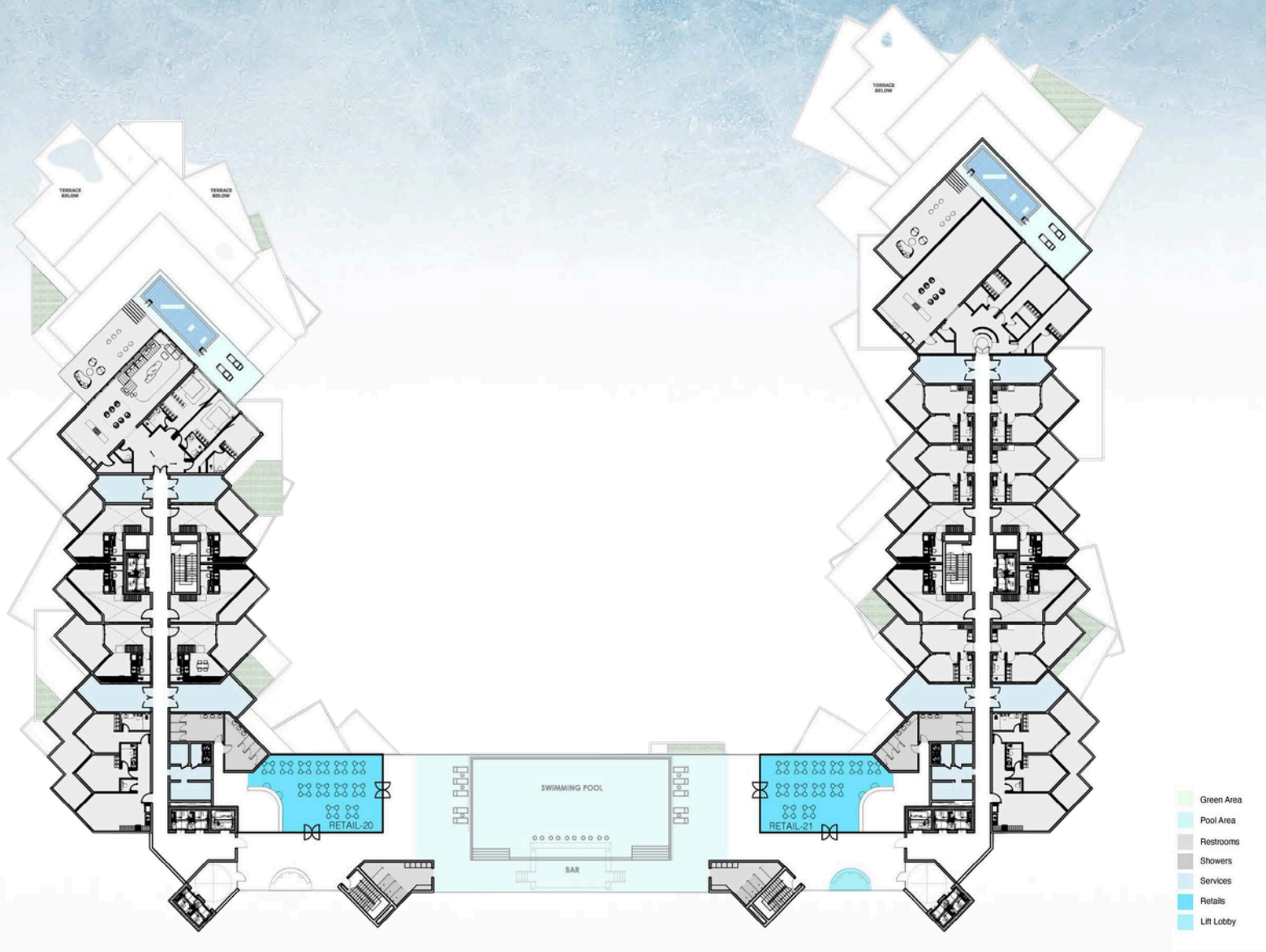
Banks & Financial Services Branches



Lower Ground Level Floor Plan



Ground Level Floor Plan



Rooftop Floor Plan

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

40%

On
Completion

₹20,000
EOI

Completion Date: Q3 2029

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