

A close-up photograph of several clear, faceted ice cubes floating in blue water. The background is a soft-focus bokeh of warm, golden light spots. The text 'Ice Beach' is overlaid in the center in a white, elegant script font.

Ice Beach

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.

TRUSTED BY
THE WORLD'S FINEST

FRANCESCO TOTTI



PATRICE EVRA



7+

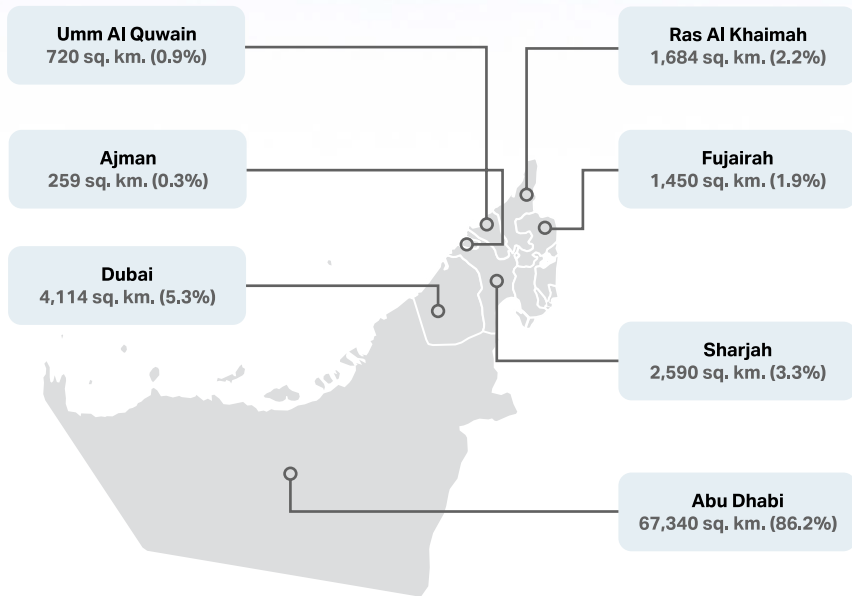
Global Office Coverage

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 \$123bn.



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

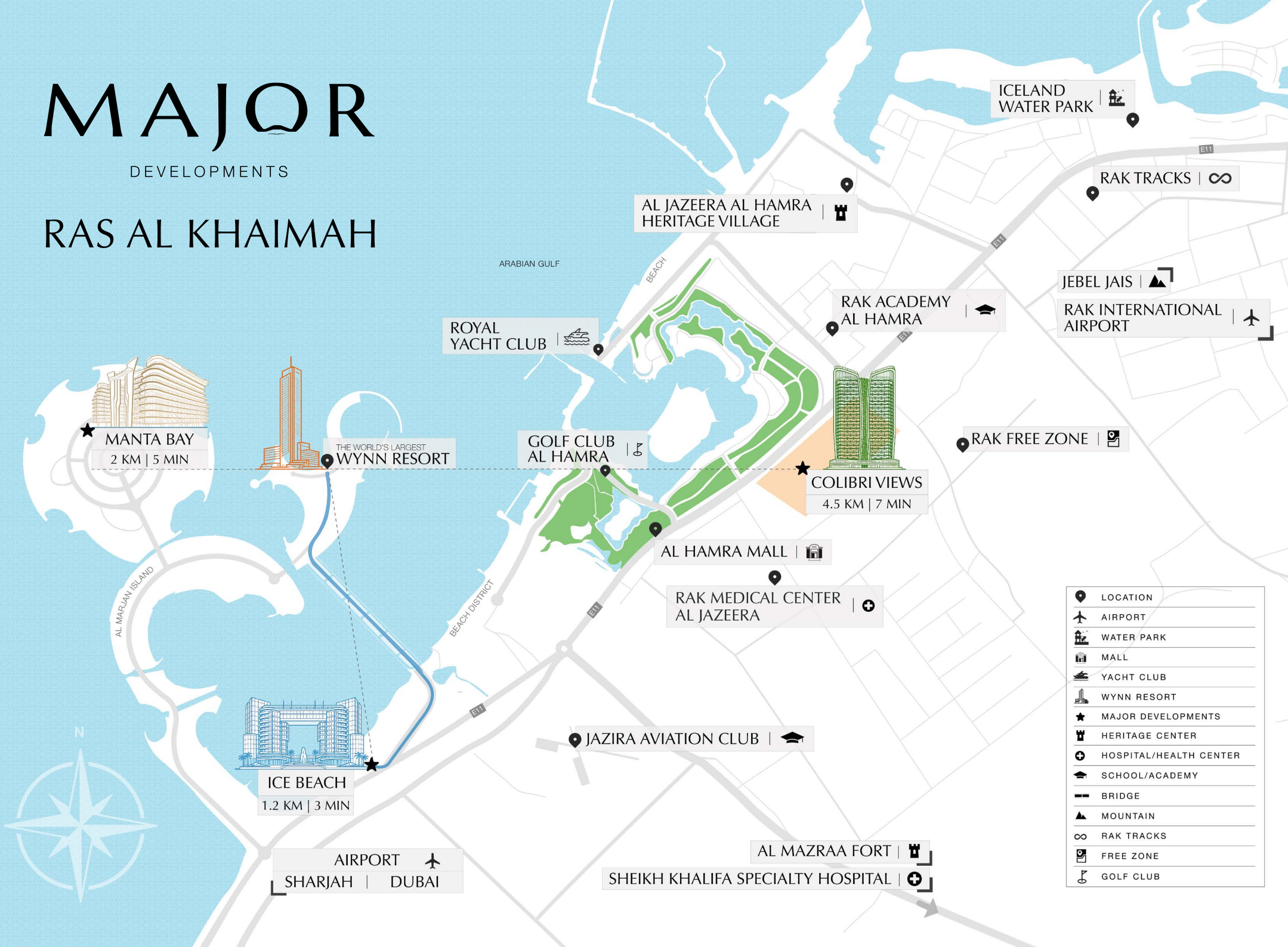
Equity IRR of **14% - 18%** for hospitality assets.
Equity IRR of **35% - 50%** on residential assets.



MAJOR

DEVELOPMENTS

RAS AL KHAIMAH



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

[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+

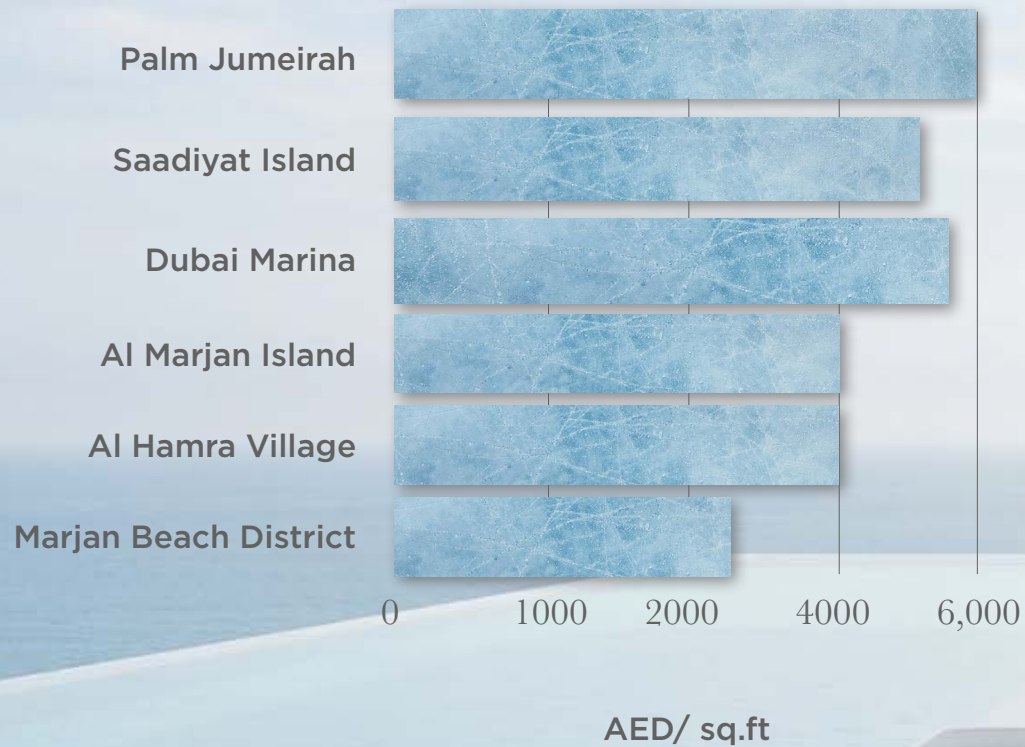
Million Sq.Ft.

Number of Sellable Plots

200+

Plots

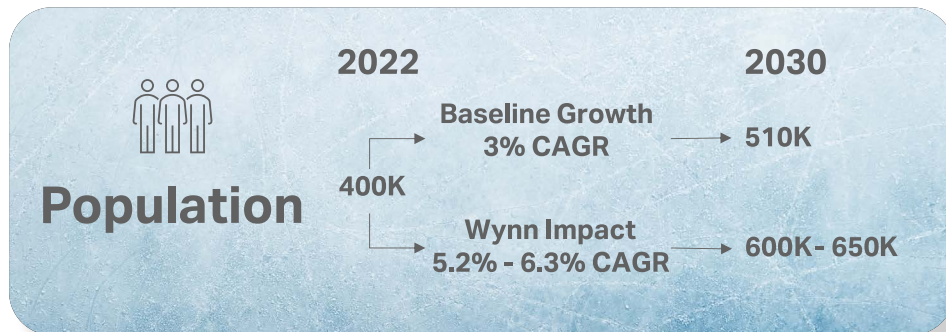
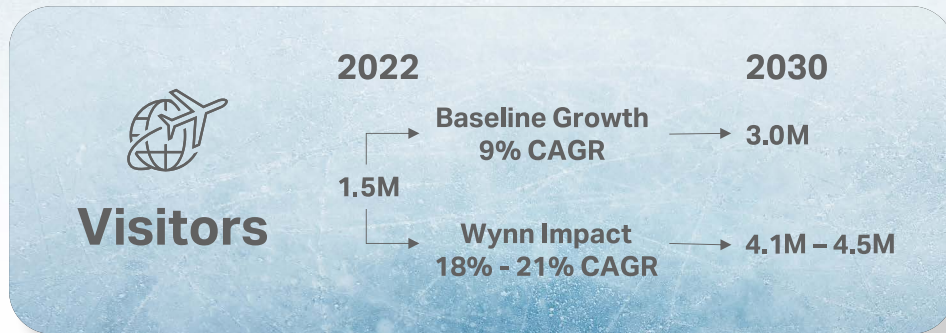
Price Comparison *of Waterfront Real Estate*



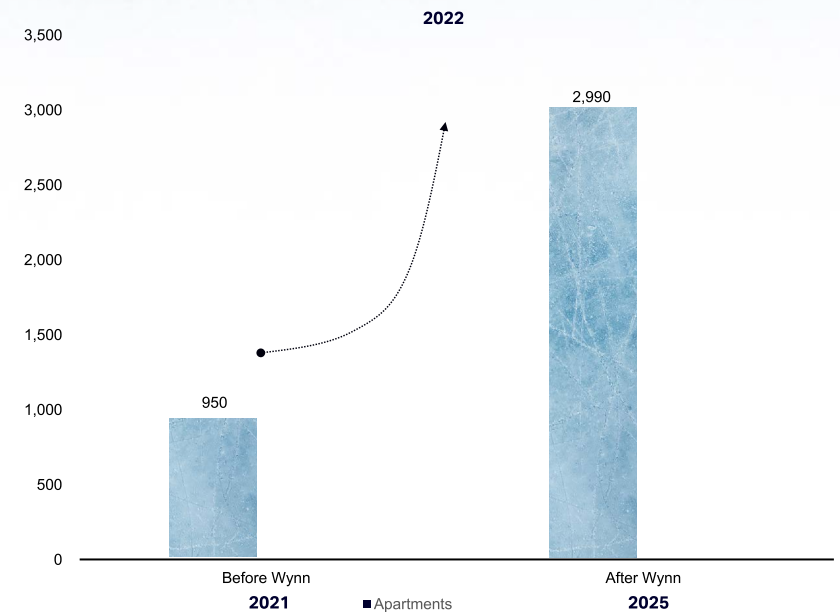
Source: Market averages based on publicly available transaction data, leading property portals, and developer listings (2025-2026).

Ras Al Khaimah 2030

Growth in Visitation After the Opening of an Integrated Resort

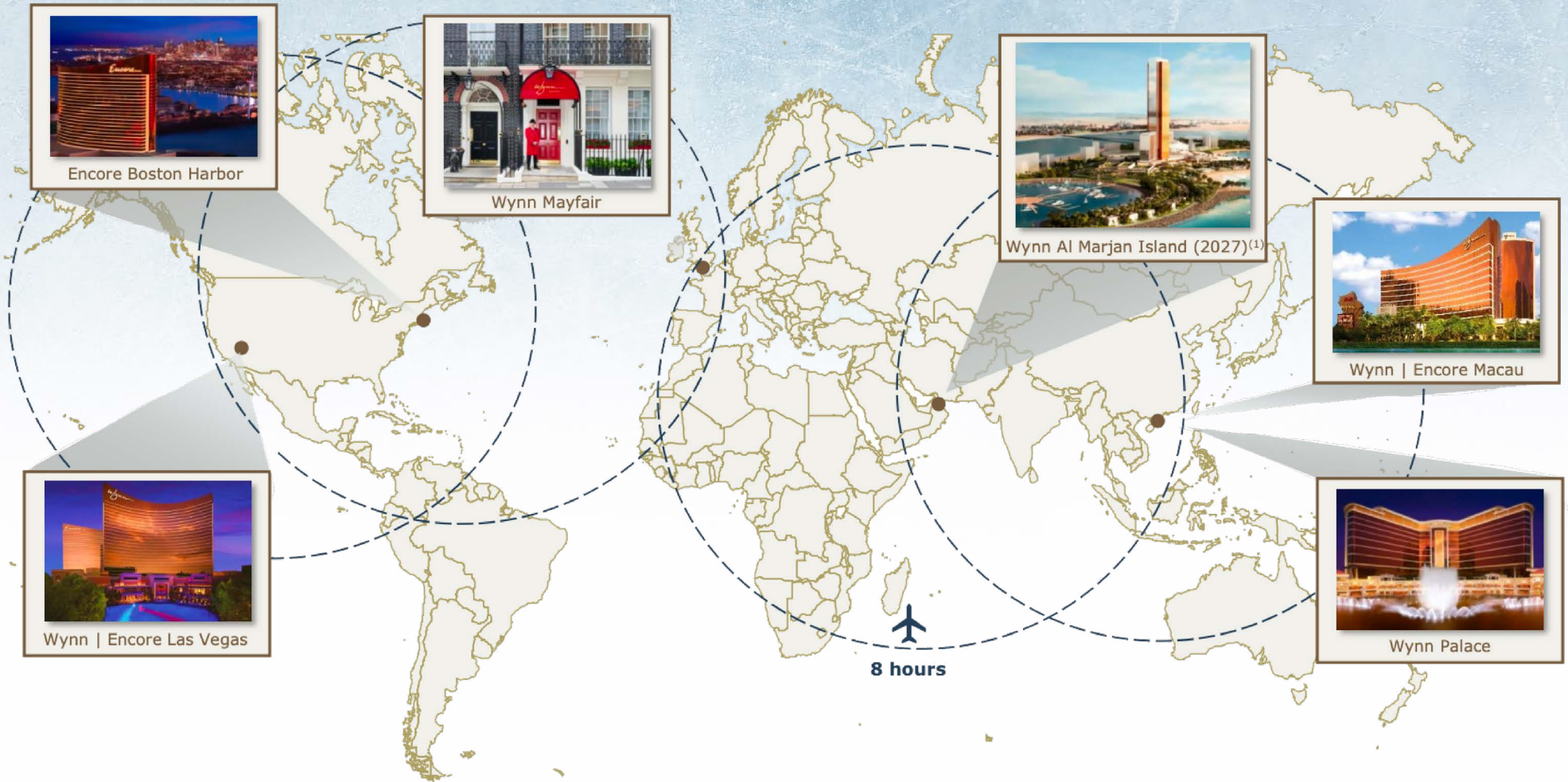


Average Primary Residential Sale Prices in Ras Al Khaimah (AED per sq.ft.)



Wynn.
AL MARJAN ISLAND





Encore Boston Harbor



Wynn Mayfair



Wynn Al Marjan Island (2027)⁽¹⁾



Wynn | Encore Macau



Wynn | Encore Las Vegas



Wynn Palace

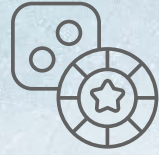

8 hours

Fully Functional by 2027



\$ 5.1B

Integrated Resort
Development Value



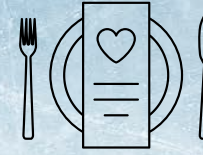
4%

Casino Footprint With
Legalised Casino Games



1500

Hotel Keys



24

Dining & Lounge
Experiences



40+

Luxury Retail
Stores









Ice Beach





Innovative *Façade Technology*

Ice Cube Concept

- Advanced architectural LED wall-washer system creating sculpted **ice-effect light grazing**.
- High-transparency **media façade panels** (70–85%) enabling dynamic “digital ice” animation.
- Laser-phosphor high-brightness projection mapping for immersive large-scale visual impact.
- Precision optical control with ≤ 3 **SDCM color consistency** for crystalline uniformity.
- **Energy-efficient systems** with 50,000+ hour lifecycle performance.
- **Flexible lighting programming:** static luxury glow to dynamic animated ice behavior.

60+

Resort Style Amenities



A modern lounge area with white leather sofas and crystal coffee tables overlooking the ocean at sunset. The scene is set on a rooftop or high-rise terrace with a glass railing. The sky is a mix of blue and orange, and the water is calm. The furniture is arranged in a U-shape, and there are some decorative plants and glasses on the tables.

The Sky Ice Lounge



Vitalis

*The Longevity
& Biohacking Collection*

Elixir°
Lounge

Salt Therapy
Room

Cryotherapy
Chamber



Polar Atrium

The Ice Experience

Ice Caviar
Lounge

Arctic
Art Gallery

Snow
Room



Aqua Vitae

Lounge

Wellness & Spa

Water Sound
Therapy Zones

The Ice Banya
Suite

Finnish
Sauna









Ice Beach

CLUB







A photograph of a dining room with a white table and chairs, overlaid with a large, clear ice cube. The text 'Ice-Inspired Interiors' is centered in a white serif font. The background shows a dining table with a white tablecloth and several white chairs. A large, clear ice cube is superimposed in the foreground, partially obscuring the table. The overall aesthetic is clean and minimalist, with a focus on the 'ice' theme.

Ice-Inspired Interiors





Designed in partnership with

BAYATY ARCHITECTS
ABU DHABI





Featuring bespoke
glass forms and ice-sculpted accents,
reflecting crystalline elegance.

Payment Plan

5%

On
Booking

15%

30 Days of the
Booking Date

10%

6 Months of the
Booking Date

10%

12 Months of the
Booking Date

10%

18 Months of the
Booking Date

10%

24 Months of the
Booking Date

10%

30 Months of the
Booking Date

10%

On
Completion

1%

Every Month
from Completion*
(20 Months)

₹ 20,000
EOI

Completion Date: Q3 2029

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