



MAJOR

DEVELOPMENTS

Ice Beach

Marjan Beach







The Sound Of Still Waves











MAJOR

DEVELOPMENTS

majordevelopments.ae

The image is a full-page advertisement for the 'Ice Beach' retail collection. It features a modern outdoor lounge area with light-colored, modular sofas and ottomans. In the foreground, a large, square coffee table made of clear, textured glass blocks holds several small glass vases with dried plants. The furniture is situated on a light-colored, reflective floor. In the background, a glass railing separates the lounge from a view of the ocean under a soft, hazy sky. The overall aesthetic is clean, minimalist, and sophisticated.

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

PATRICE EVRA



7+

Global Office Coverage

3 Million sq.ft.

Under Development

₪ 3.6 Billion

Assets Under Construction

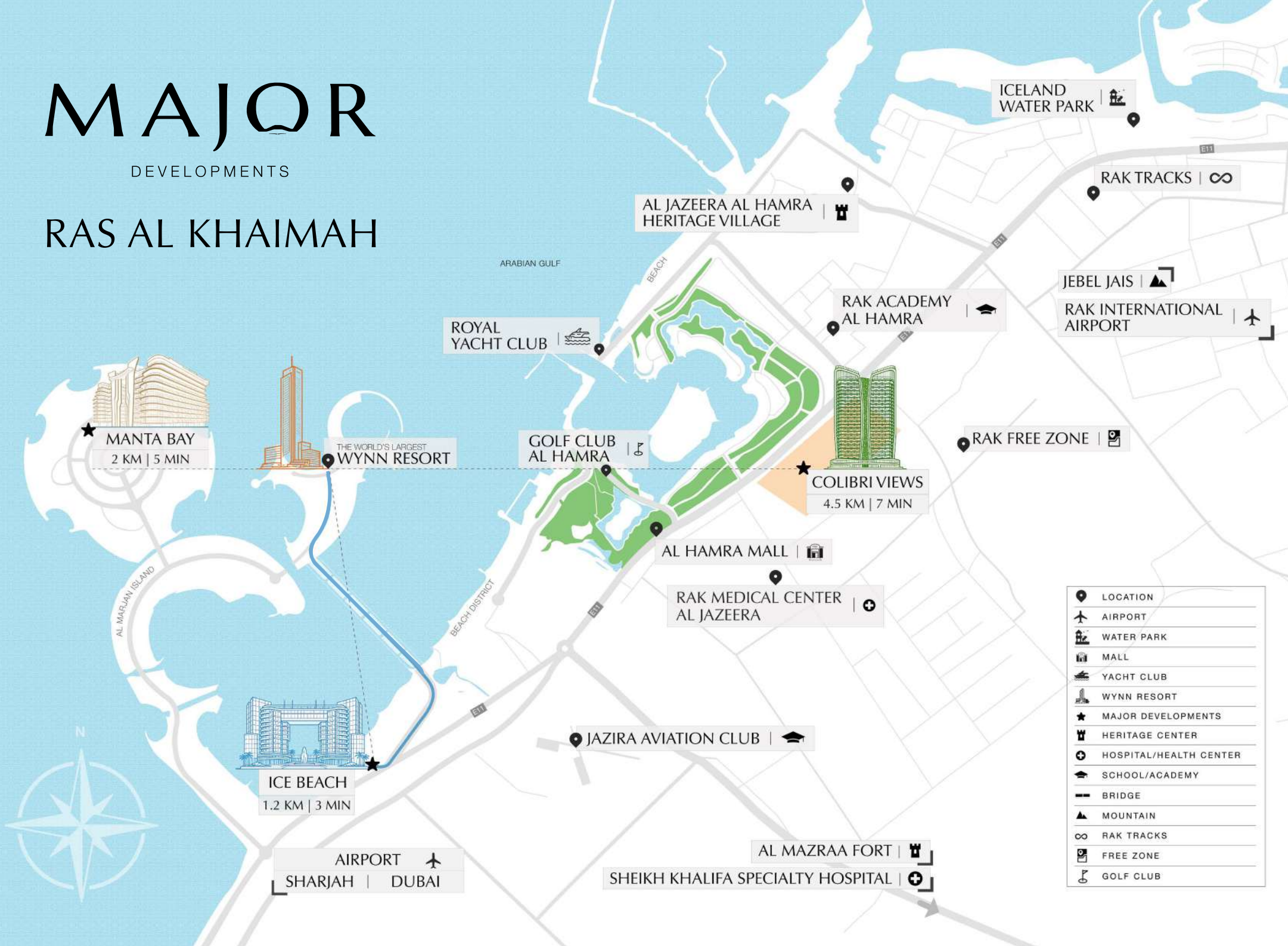
40+ Countries

Clients

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

Ras Al Khaimah 2030

Projected Residents and Visitor Footfall

Ice Beach
BY MAJOR DEVELOPMENTS

2,000+
Residents

 Marjan
Beach

74,000+
Residents



Visitors

2022

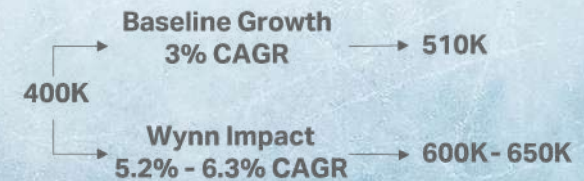
2030



Population

2022

2030



Wynn.
AL MARJAN ISLAND

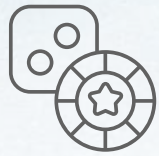


Fully Functional by 2027



\$ 5.1B

Integrated Resort
Development Value



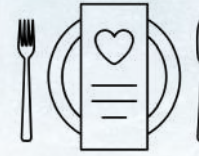
4%

Casino Footprint
Legalised Casino Games



1,500

Room
Keys



24

Dining & Lounge
Experiences



40+

Luxury Retail
Stores



Ice Beach

BY MAJOR DEVELOPMENTS



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



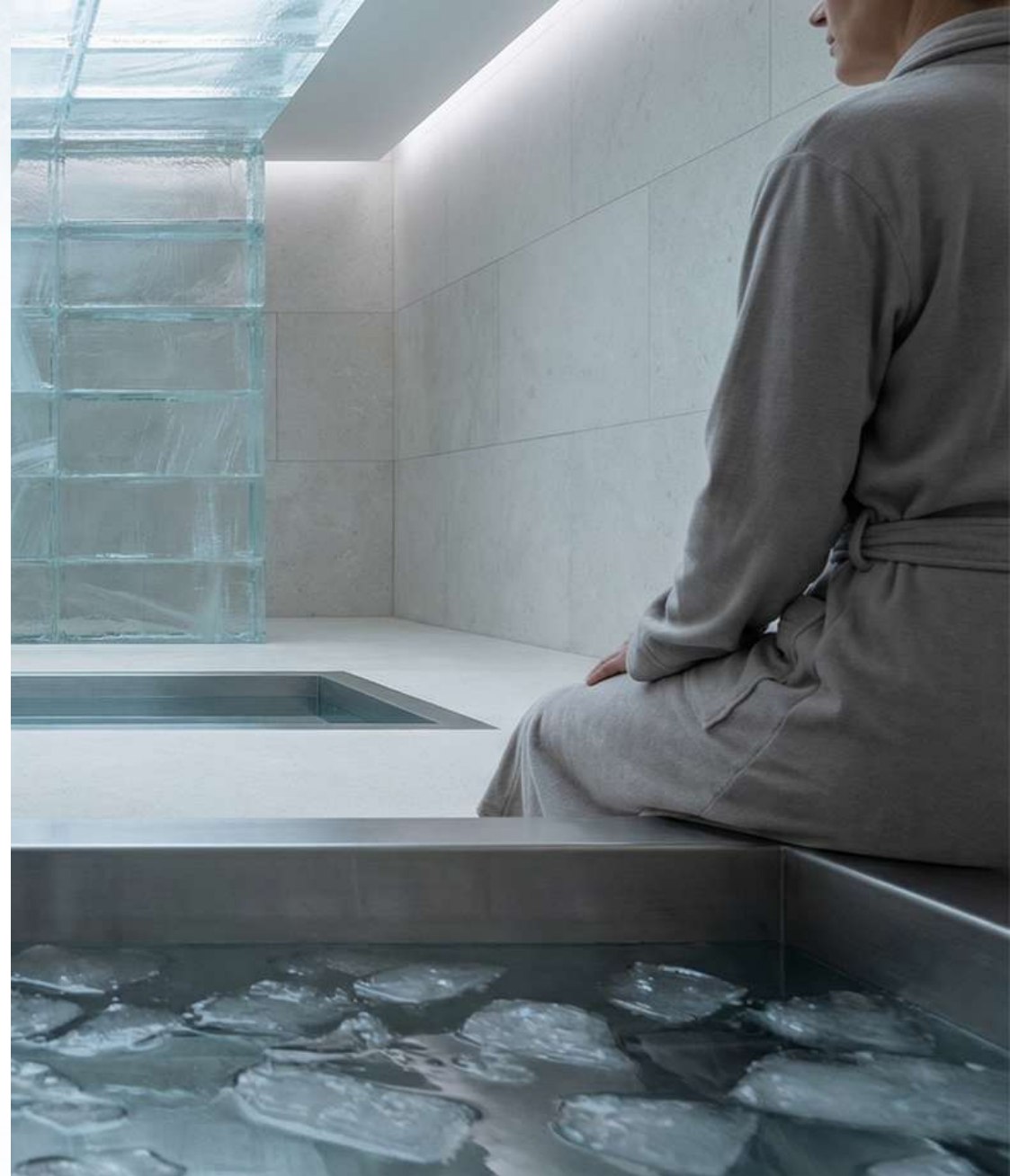
Ice Caviar Lounge



Night Clubs



Beauty Salons & Aesthetic Clinics



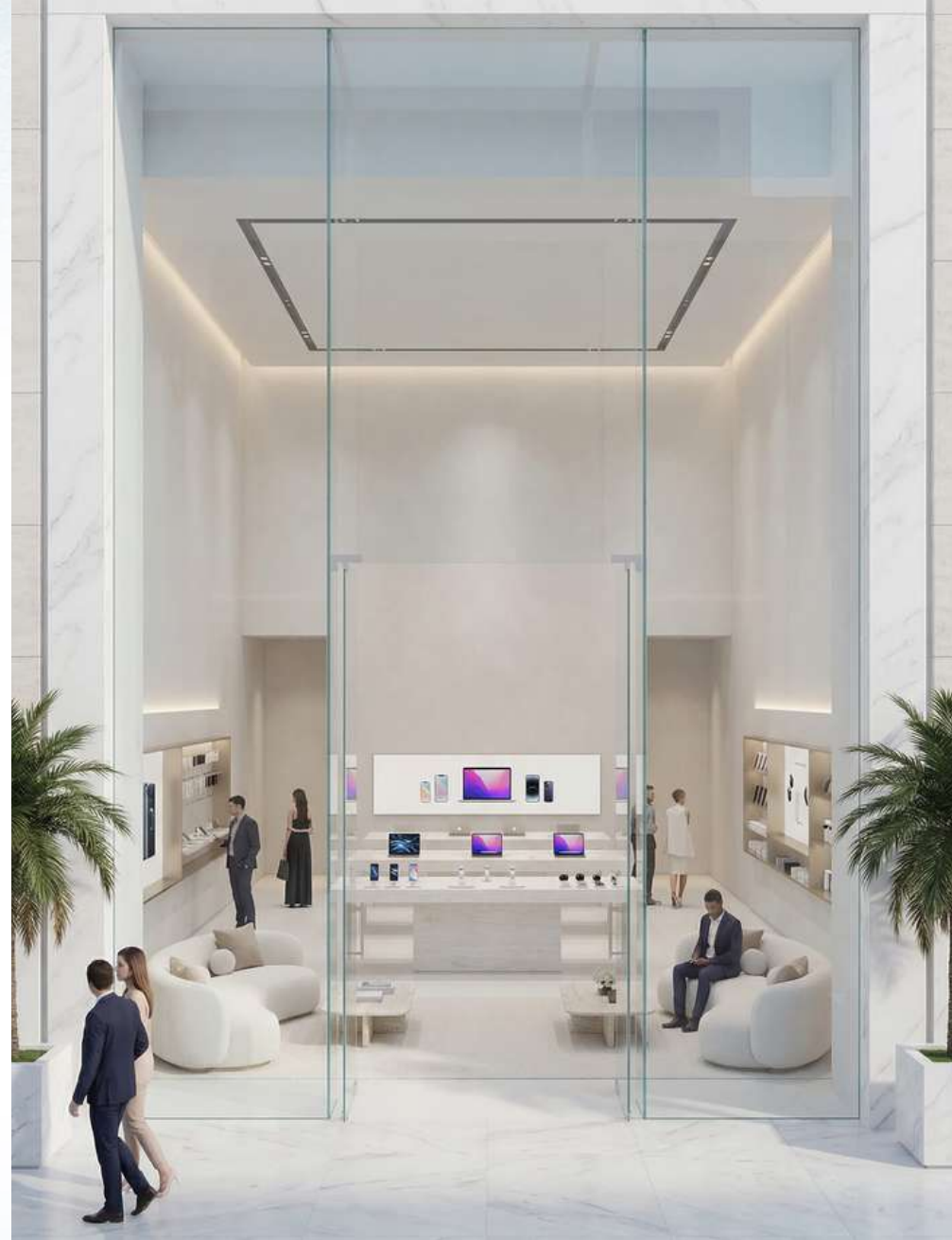
Biohacking & Wellness Studios



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



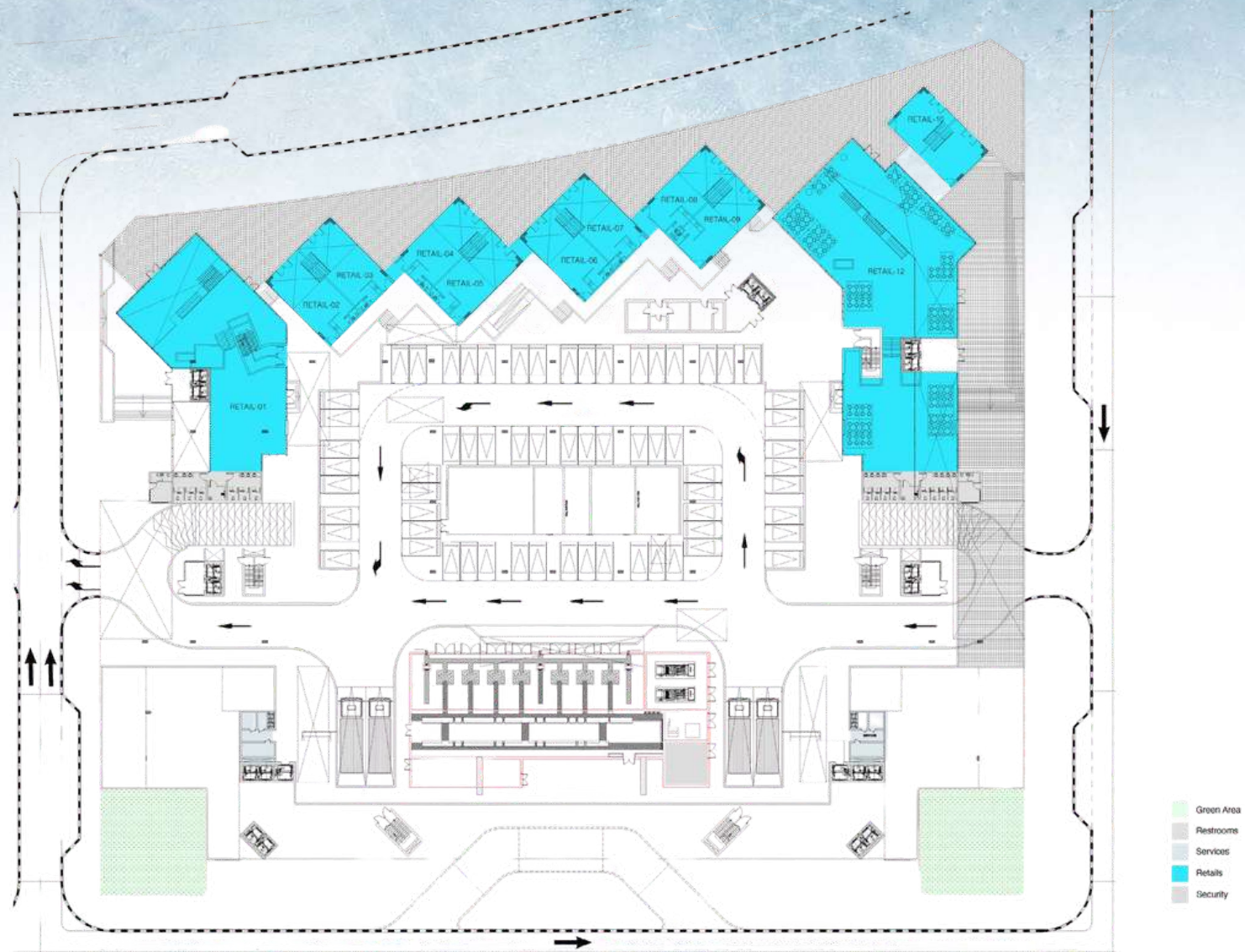
Pharmacy Shops



Travel Agency Offices



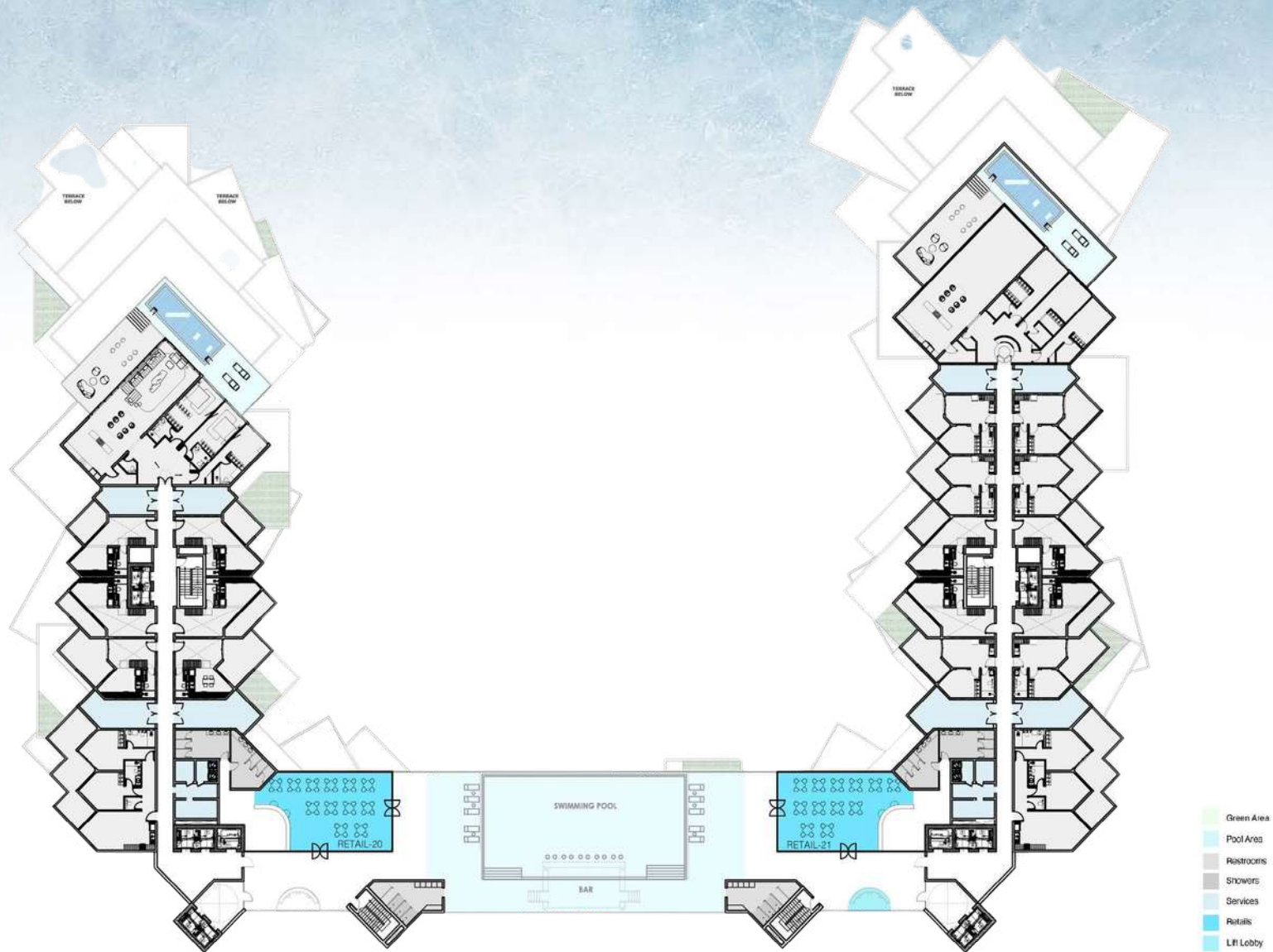
Banks & Financial Services Branches



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