



COLIBRI VIEWS

BY MAJOR DEVELOPMENTS



ROOFTOP FOOTBALL SIMULATOR BY
PATRICE EVRA

A stylized white signature of Patrice Evra, written in a cursive script.





RAK CENTRAL

THE NEW ECONOMIC PULSE

RAK Central is a master-planned ecosystem shaped around the **LIVE-WORK-PLAY** philosophy, where residences, offices, leisure zones, and retail hubs come together in a seamless urban experience. The district offers unmatched proximity to Ras Al Khaimah's key lifestyle, wellness, and cultural destinations, catering to professionals and global citizens alike. Recognised as a mega-commercial hub, RAK Central continues to draw strong interest from Fortune 500 companies and international enterprises, reinforcing its position as a centre for global business. Designed for all-season living, it blends hotel-grade amenities, landscaped promenades, and cultural touchpoints into a vibrant, future-forward community.

COLIBRI VIEWS

AN ICONIC ADDRESS DESIGNED FOR MODERN
LIVING AND SEAMLESS CONNECTIVITY

A striking new landmark in the UAE's most promising emerging hub, **Colibri Views** is an urban oasis crafted for the modern resident. Designed with architectural precision and elevated with panoramic views, each residence is thoughtfully furnished and intelligently convertible to adapt to evolving lifestyles. Strategically located just minutes from key destinations, **the 31-floor tower by Major Developments** blends coastal vibrancy, business connectivity, and refined living. With its seamless design, fluidity and modular innovation, Colibri Views is more than a residence — it's where business meets leisure, and every day feels extraordinary.





DESIGN THAT BELONGS TO THE HORIZON

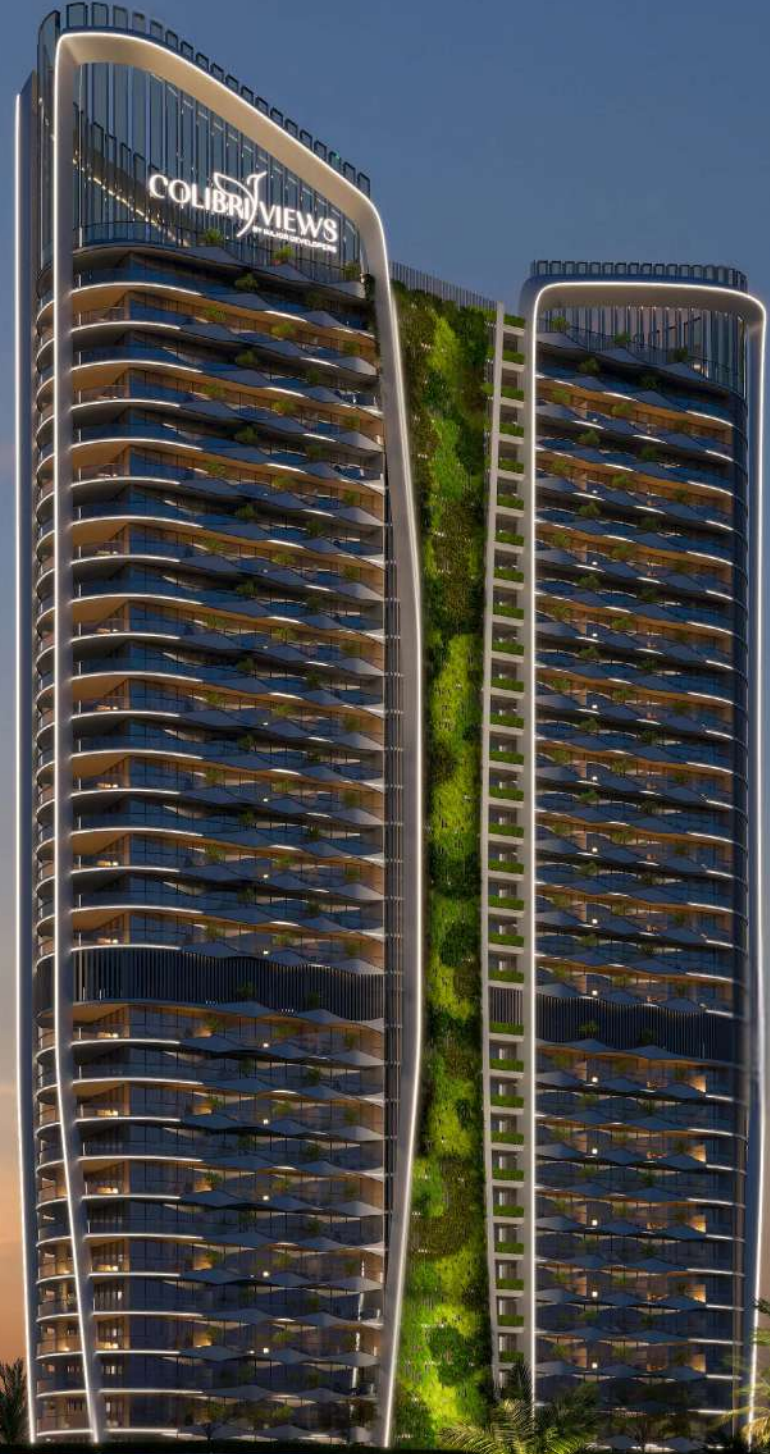
ARCHITECTURE THAT FADES INTO SERENITY AS
THE SUN SLIPS BENEATH THE HORIZON

As day transitions to dusk, Colibri Views reveals a different side of its character - serene, sculptural, and softly radiant. Recessed balconies, curving facades, and a glowing vertical garden spine transform the tower into a luminous part of the skyline, not merely a silhouette against it. Here, design meets restraint, and elegance becomes ambient.

A landmark that does not just rise — it resonates.

RAS AL KHAIMAH
SKYRISE

DESIGNED FOR TOMORROW





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A NEW ERA OF RETAIL

Colibri Views introduces a curated retail boulevard that brings together designer fashion, bespoke retail and elevated dining. It is more than a convenience — it is a lifestyle destination woven into the rhythm of Ras Al Khaimah's most vibrant business district. A place to relax, connect, and savour moments above the urban rush.



WHERE VISIONARIES LIVE

AN URBAN ADDRESS SHAPED BY THE
RHYTHM OF REAL LIVES

This isn't the city you remember; it's the one redefined through vision and intent. **RAK Central** emerges as the address of choice for decision-makers, creatives, and global minds shaping what comes next. At its heart stands **Colibri Views** — a vertical expression of personal style and refined urban living. Panoramic residences crafted for how you will live and work tomorrow, with space to exhale, light to evolve, and a skyline that moves in rhythm with your future.



THE NEW ALTITUDE

DEFINED BY THE ELEGANCE OF
THE WYNN RESORT

The iconic **Wynn Resort on Al Marjan Island** defines the skyline with unmatched presence. Rising from the sea with sculptural precision, it anchors the coastline with a presence that is both bold and timeless. By day, it stands as a global symbol of luxury and ambition. By night, it glows across the water — a landmark that transforms the skyline into something unforgettable.

A HORIZON THAT BELONGS TO YOU

FRAMED BY THE TIMELESS LANDSCAPE
OF AL HAMRA GOLF COURSE

From your private balcony, sweeping green vistas of **Al Hamra Golf Course** unfold below, stretching into the distance, creating a living canvas of light, movement, and natural rhythm. This setting reveals more than a beautiful view; it brings a rare sense of calm and distinction, perfect for those who value clarity, space, and an uninterrupted connection to nature. The sweeping fairways gently dissolve into the shoreline, where golden sands meet the endless blue of the Arabian Sea, creating a seamless horizon that feels both expansive and grounding.

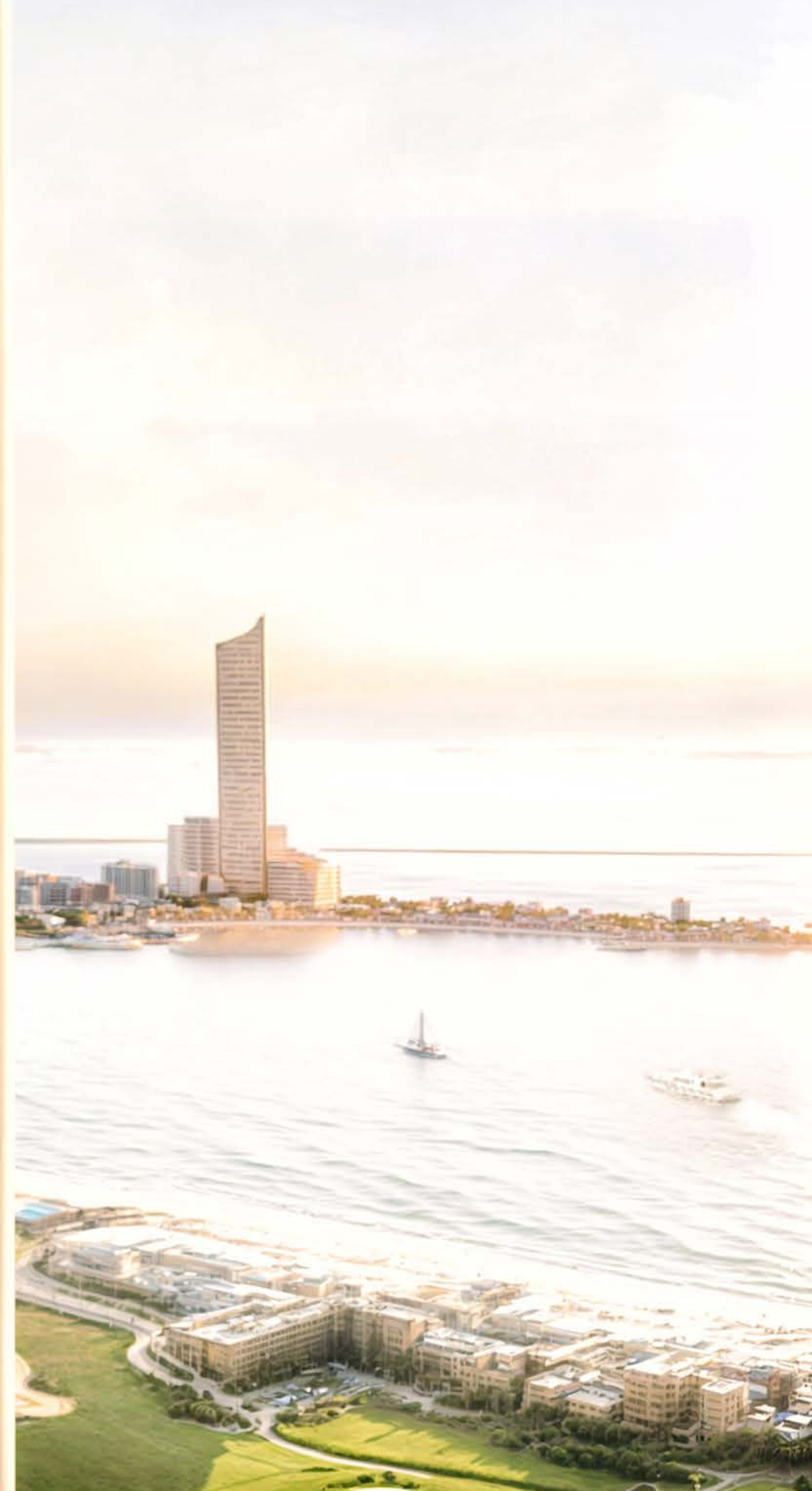




WHERE THE SKYLINE MEETS THE SEA

A HORIZON-LED LIFESTYLE, BLENDING SEASIDE
STILLNESS WITH SKYLINE SOPHISTICATION

Strategically angled toward the **Arabian Sea**, Colibri Views rises with intention. Its sky-high elevation captures uninterrupted vistas of open water and skyline. Every residence is designed to maximize perspective, with floor-to-ceiling windows that welcome natural light and invite the coastal breeze to flow through. From sunrise to sunset, each home captures the stillness of the sea and the openness of the sky.





ROOFTOP FOOTBALL SIMULATOR BY
PATRICE EVRA

A stylized, handwritten signature in black ink, appearing to read "Patrice Evra". The signature is fluid and cursive, with a large loop at the top and a long, sweeping underline.



SIGNATURE FOOTBALL AMENITY BY PATRICE EVRA

Colibri Views is the first residential tower to feature **Footbot**, an AI-powered football simulator personally curated by football icon **Patrice Evra**. Known for his leadership at the highest levels of the game, from Manchester United to the French national team, Evra brings his philosophy of discipline, excellence, and joy into this one-of-a-kind rooftop experience. More than a fitness amenity, Footbot blends sport, technology, and elite performance into daily life. Bringing the energy of professional football to a private skyline setting, it offers residents a lifestyle that is bold, immersive, and unlike anything else in the region.





DESIGNED FOR ALL LEVELS

From football enthusiasts and children to serious athletes, Footbot adapts to the user's pace, making it both approachable and aspirational.

DATA-DRIVEN PERFORMANCE FEEDBACK

Every session is logged and analyzed, allowing users to monitor speed, accuracy, reaction time and improvement over time — blending sport with personal wellness and measurable growth.

IMMERSIVE GAMEPLAY

With high-resolution motion sensors, realistic ball dynamics, and scenario-based drills, Footbot offers a hyper-immersive experience for casual users and aspiring athletes alike.

AI-POWERED TRAINING ENGINE

Footbot integrates artificial intelligence to track, analyze, and adapt to player movements in real time, providing performance feedback similar to professional training environments.







30+ CURATED LIFESTYLE AMENITIES

Colibri Views presents over 30 curated amenities thoughtfully designed across performance, wellness, leisure, and lifestyle-focused work zones, each one crafted to enhance every dimension of modern living.

PERFORMANCE & PLAY

Footbot Football Simulator
Chess and Table Tennis
Trampoline
Kids' Pool and Play Zone

WELLNESS & REJUVENATION

Infinity Pool
Jacuzzi and Aquatic Gym
Indoor and Outdoor Gym
Zumba and Yoga Decks
Spa and Beauty Salon
Prayer Halls

WORK & PRODUCTIVITY

Co-Working Lounge
Outdoor Library
Outdoor Event Area

LEISURE & SOCIAL LIFE

Sky Observatory Deck
Japanese Garden
BBQ Area
Cabana Seating
Cigar Lounge
Party Hall





THE BUSINESS LOUNGE

A CONTEMPORARY SPACE BLENDING
BUSINESS AND MODERN LIFESTYLE

Colibri Views features thoughtfully designed co-working lounges and open-air business decks, tailored for residents who move fluidly between work and lifestyle. These flexible environments support both focused productivity and casual collaboration, offering inspiring views, a calm atmosphere, and seamless functionality. Whether hosting a virtual meeting, developing ideas over coffee, or working against a skyline backdrop, every detail is crafted to elevate the way residents live and work.

CIGAR LOUNGE

A TIMELESS SETTING FOR EVENING RITUALS
AND ELEVATED STILLNESS

Rich textures, light jazz, and crafted stillness shape a timeless evening ritual within the Cigar Lounge at Colibri Views. Designed for quiet conversations and contemplative moments, this space evokes the elegance of a bygone era with modern refinement. Soft lighting and curated details create a setting where time slows and presence takes precedence. Whether enjoyed alone or shared in company, it's a sanctuary for those who appreciate the ritual of pause.





INFINITY POOL

A PEACEFUL ESCAPE, DESIGNED FOR REST
AND RENEWAL

Framed by greenery and wellness zones, the infinity pool at Colibri Views creates a tranquil retreat overlooking serene park views. Located on Level 4, it provides an elevated escape where residents can unwind, recharge, and take in the calm rhythm of nature from above.





ZUMBA

HIGH-ENERGY MOVEMENT UNDER OPEN SKIES,
WELLNESS THAT UPLIFTS

The Zumba deck at Colibri Views brings a burst of energy to your day — open, airy, and set to the rhythm of movement. It's a space to shake off the stillness, find your pace, and feel completely in sync with yourself.

EXIT

COLIBRI
GYM

POWER





DON'T
STOP
WHEN IT
HURTS
STOP
WHEN
YOU'RE
DONE

ATX
18
KG



FULLY FURNISHED APARTMENTS

EFFORTLESSLY MODULAR DESIGNED
FOR MODERN LIFE

Colibri Views introduces a new standard in flexible living. Each residence is fully furnished with modular European-style furniture, integrated storage and pre-installed appliances. Spaces are intelligently designed to transition throughout the day, from living to working, relaxing to entertaining, without compromise. This is turnkey functionality for a modern, fast-paced lifestyle.

STUDIO APARTMENTS

A compact, modular apartment optimised for flexibility and efficiency. Fully furnished with convertible furniture systems—fold-out sleeping areas, integrated workstations, and concealed storage—the layout supports seamless transitions between living, working, and resting functions. Foldable terrace doors extend the interior into the exterior, enhancing natural light and maximising the usable living area. The design balances spatial economy with a refined, contemporary aesthetic, making it highly suitable for both short- and long-term rental demand.





1 BEDROOM APARTMENT

The one-bedroom layout provides clearly defined zones for living, resting, and working. Smart partitions and modular elements allow each area to adapt without clutter or compromise. Fully furnished and thoughtfully organised, it supports hybrid living while maintaining a sense of calm and continuity.











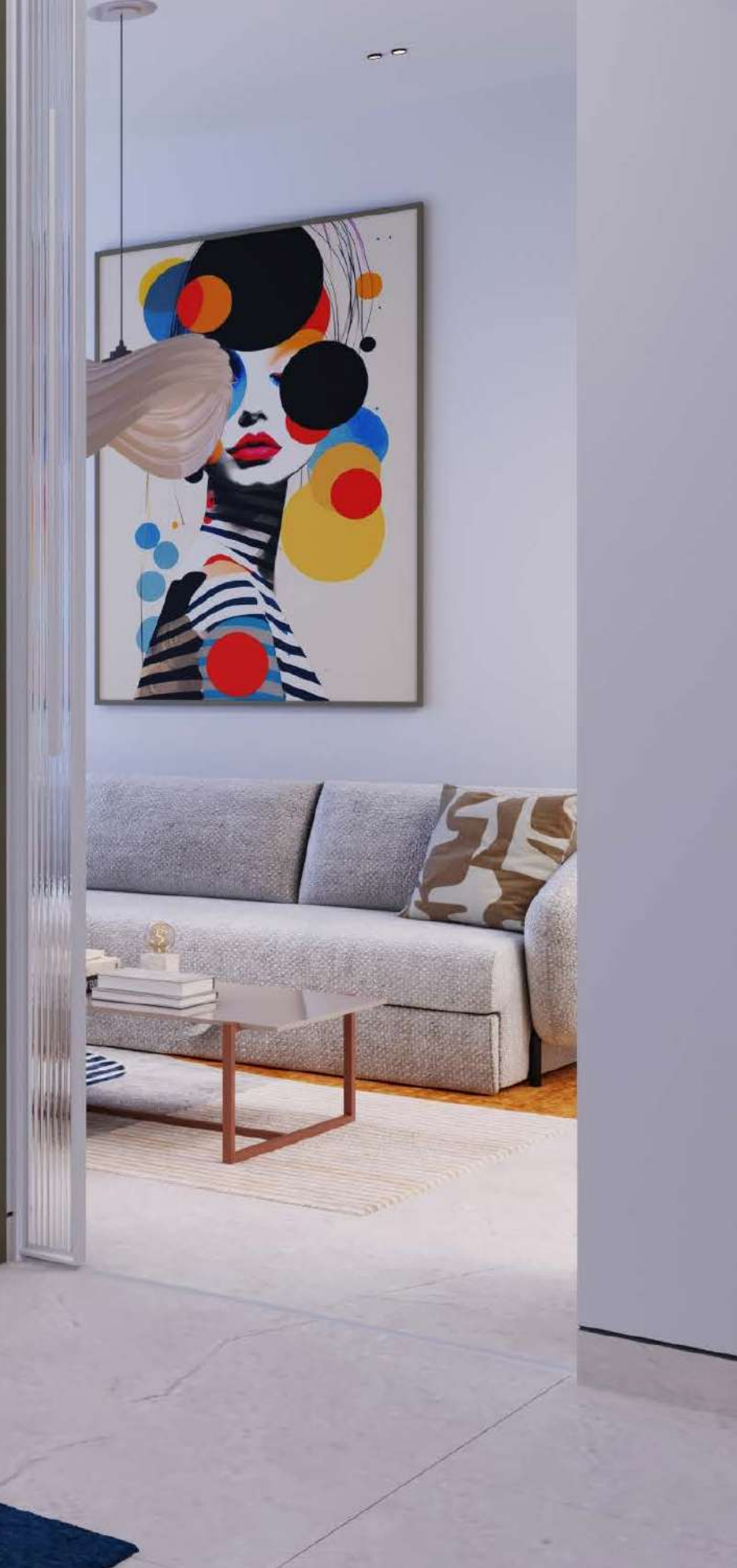


2 BEDROOM APARTMENT

A generously proportioned, fully furnished apartment featuring a modular layout with foldable, space-saving design elements. Each zone is intuitively arranged to support a variety of living scenarios, from co-living professionals to growing families. Integrated storage, convertible furnishings, and flexible spatial configurations allow the environment to adapt seamlessly to evolving daily needs, balancing comfort, privacy, and functionality in one cohesive layout.

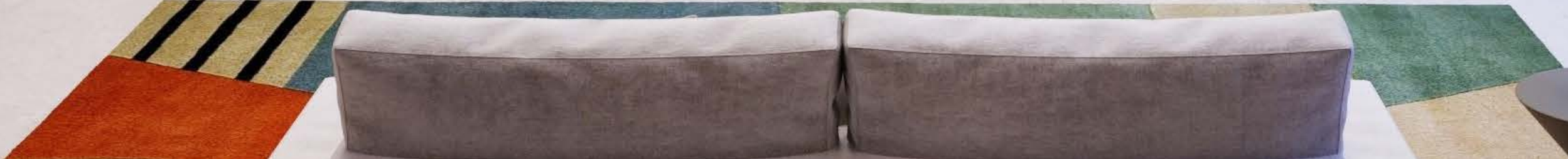












MAJOR

DEVELOPMENTS

Major Developments is a boutique real estate developer headquartered in Dubai, crafting unique properties defined by architectural clarity, strategic foresight, and thoughtful design in high-growth destinations across the UAE. Rooted in precision and selectivity, the firm curates spaces that resonate with both aesthetic value and long-term asset performance.

With 3 million sq. ft. under development, an AED 3.6 billion AUM portfolio, over 4 international offices, and a client base spanning 40+ countries, Major Developments continues to attract a discerning global investor base, including renowned public figures who seek more than just returns; they seek resonance. Winner of the **Arabian Property Awards** in 2024, and 2025, Major Developments stands for architecture that endures, evolves, and quietly uplifts living experiences.



TRUSTED BY LEGENDARY
FRANCESCO TOTTI

ARABIAN GULF

BEACH

JEBEL JAIS | 1H 05 MIN | ▲

RAK INTERNATIONAL AIRPORT | 20 MIN | ✈

RAK ACADEMY: AL HAMRA | 05 MIN | 🎓

ROYAL YACHT CLUB | 07 MIN | ⚓

RAK FREE ZONE | 05 MIN | 🏢

GOLF CLUB: AL HAMRA | 03 MIN | ⌂

WORLD'S LARGEST WYNN RESORT | 07 MIN

MANTA BAY | 12 MIN | 15.6 KM

RAK CENTRAL

AL HAMRA MALL | 03 MIN | 🏬

RAK MEDICAL CENTER AL JAZEERA | 05 MIN | 🏥

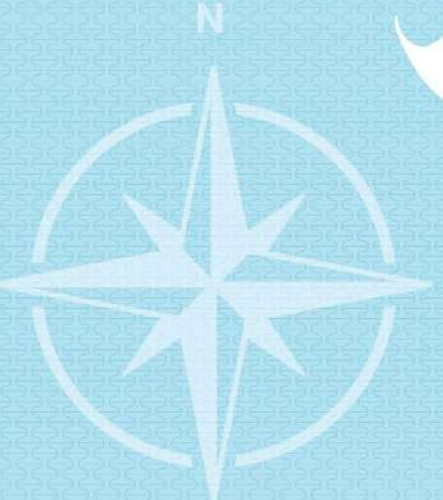
JAZIRA AVIATION CLUB | 20 MIN | 🎓

AIRPORT | SHARJAH | 45 MIN | DUBAI | 1H 05 MIN

AL MAZRAA FORT | 20 MIN | 🏰

SHEIKH KHALIFA SPECIALTY HOSPITAL | 15 MIN | 🏥

- 📍 LOCATION
- ✈ AIRPORT
- 🏠 WATER PARK
- 🏬 MALL
- ⚓ YACHT CLUB
- 🏰 WYNN RESORT
- ★ MAJOR DEVELOPERS PROJECT
- 🏰 HERITAGE CENTER
- 🏥 HOSPITAL/HEALTH CENTER
- 🎓 SCHOOL/ACCADEMY
- BRIDGE
- ▲ MOUNTAIN
- ∞ RAK TRACKS
- 🏢 FREE ZONE
- ⌂ GOLF CLUB



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