



MAJARA  
LUXURY REAL ESTATE L.L.C

# *Ice Beach*

# About *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.

# *Major*

12+

Global Office Coverage

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3 Million sq.ft

Under Development

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\$3.6 Billion

Assets under Construction

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40+ Countries  
Clients

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**TRUSTED BY  
THE WORLD'S FINEST**

FRANCESCO TOTTI



PATRICE EVRA





**MANTA BAY**  
2 KM | 5 MIN

THE WORLD'S LARGEST  
**WYNN RESORT**

**GOLF CLUB AL HAMRA**

**COLIBRI VIEWS**  
4.5 KM | 7 MIN

**AL JAZEERA AL HAMRA HERITAGE VILLAGE**

**ROYAL YACHT CLUB**

**RAK ACADEMY AL HAMRA**

**JEBEL JAIS**

**RAK INTERNATIONAL AIRPORT**

**RAK FREE ZONE**

**AL HAMRA MALL**

**RAK MEDICAL CENTER AL JAZEERA**

**ICE BEACH**  
1.2 KM | 3 MIN

**JAZIRA AVIATION CLUB**

**AIRPORT**  
SHARJAH | DUBAI

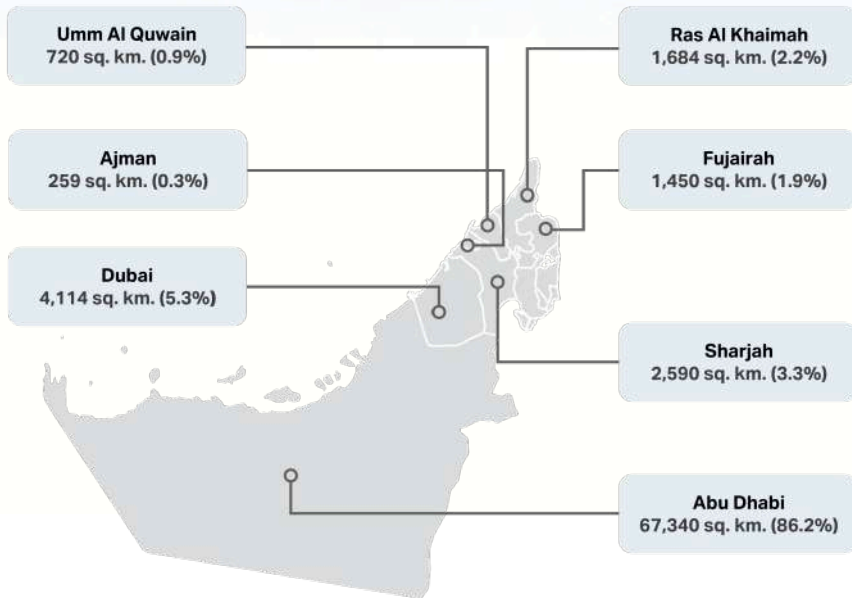
**AL MAZRAA FORT**

**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



# 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?*

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100%

Foreign  
Ownership



100%

Repatriation of  
Capital & Profits



100%

Availability of  
Utilities



0-9%

Corporate  
Tax



100%

Repatriation of  
Capital & Profits



100%

Long-Term Residency  
by Investment

## Low Development Cost

Approximately 10% - 15%  
lower than regional average.

## Tourism Growth

Ras Al Khaimah has experienced  
tremendous growth in its  
hospitality market over the past few  
years (from 980k visitors in 2021 to 1.28m  
overnight visitors in 2024).

## Attractive Returns

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

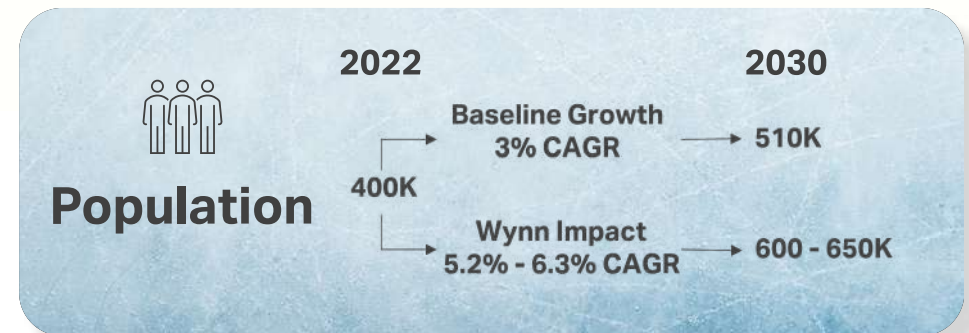
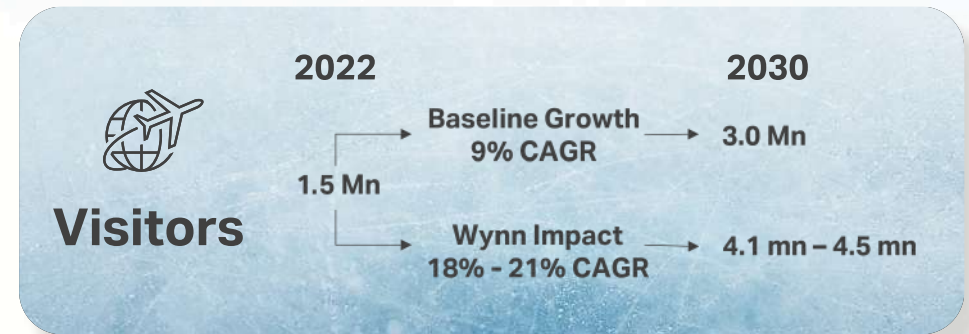


# RAK 2023 & Beyond

Growth in Visitation After the Opening of an Integrated Resort

Destination	Opening	Year 1	Year 2	Year 3
Years in relation to Ras Al Khaimah	2027	2028	2029	2030
Las Vegas, USA	10%	6%	-2%	0%
Macau, China	40%	12%	18%	23%
Marina Bay, Singapore	20%	13%	10%	7%
Ras Al Khaimah, UAE	65%	20%	10%	10%
<b>Visitors to Ras Al Khaimah</b>	<b>3.80 million</b>	<b>4.56 million</b>	<b>5.02 million</b>	<b>5.52 million</b>
<b>Contribution to overall UAE international visitors</b>	<b>9.26%</b>	<b>9.70%</b>	<b>9.39%</b>	<b>8.76%</b>

Immediate Impact on Visitation
  Secondary Impact on Visitation





# Marjan Beach

## 3 km Beachfront

World-class luxury hospitality, fashion, and lifestyle brands



OMNIYAT



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.

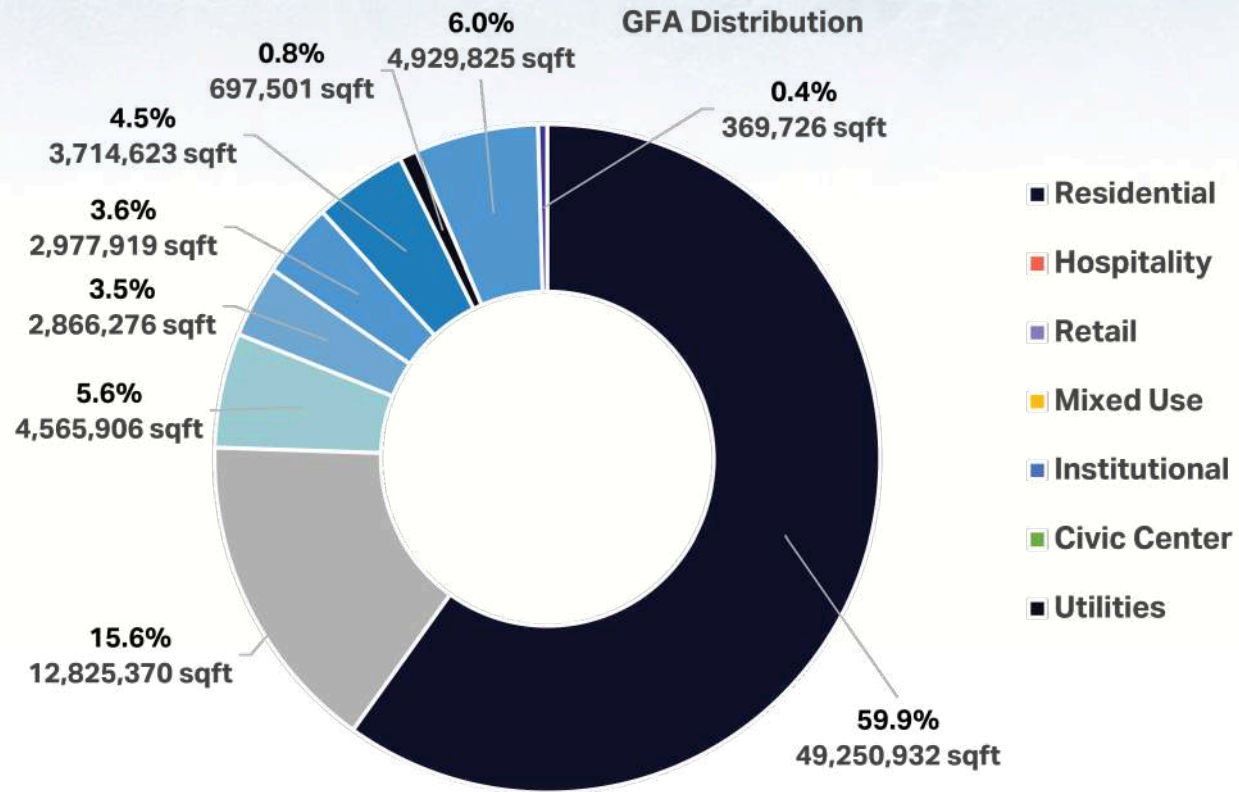
Number of Sellable Plots

# 200+

Plots



# Marjan Beach



Area Program	FAR	Total Masterplan Area (sqft)	Total Gross Floor Area (sqft)
Details	1.77	46.5+ million	82.2+ million

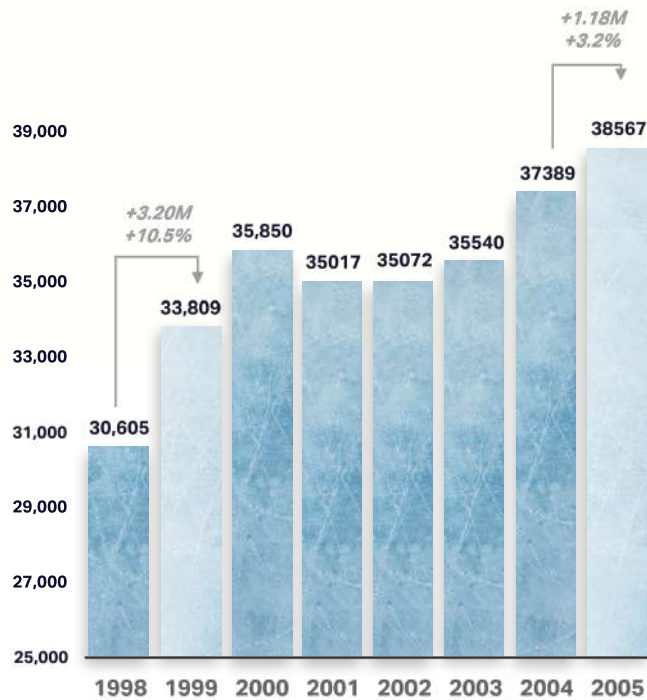
Note: The community & neighborhood names are provisional. Final names will be determined by the marketing team as part of the branding and positioning strategy for the masterplan.

# Impact of *Integrated Resorts*

No. of Arrivals in '000s

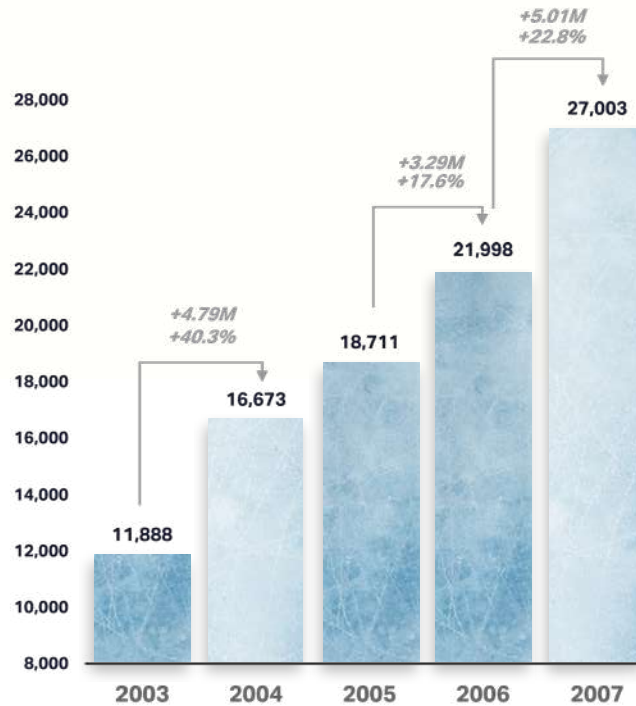
## Las Vegas

1998: Bellagio  
1999: Mandalay Bay, The Venetian Las Vegas and Paris Las Vegas  
2005: Wynn Las Vegas



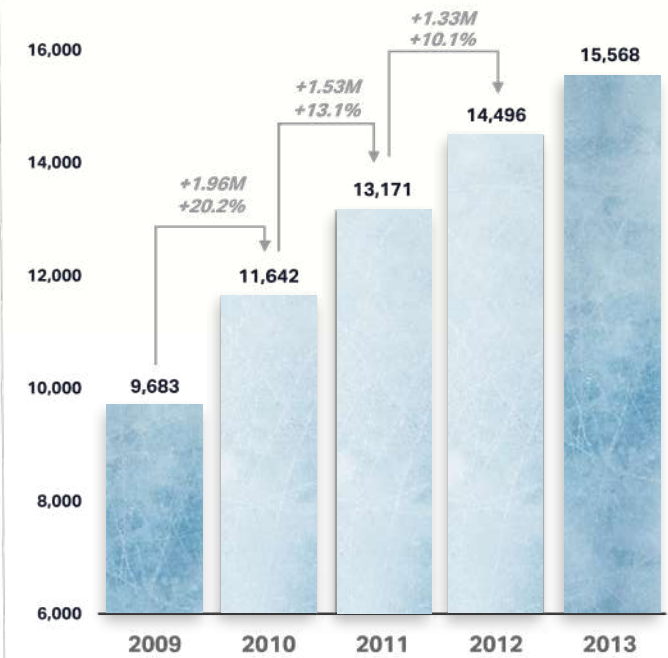
## Macau

2004: Sands Macau  
2006: Wynn Macau  
2006: The Venetian Macau



## Singapore

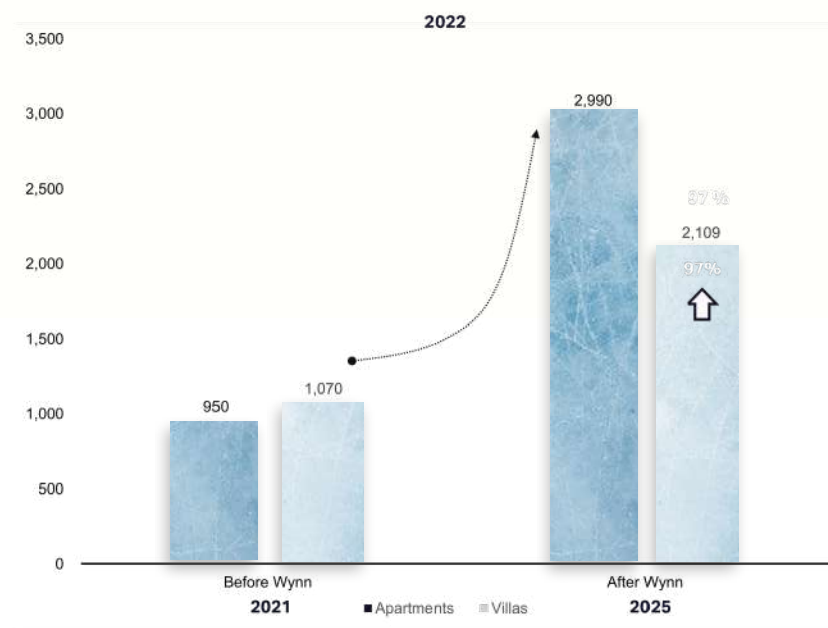
Marina Bay Sands and Resorts World Sentosa  
2011: Universal Studio Singapore



# RAK Residential Market

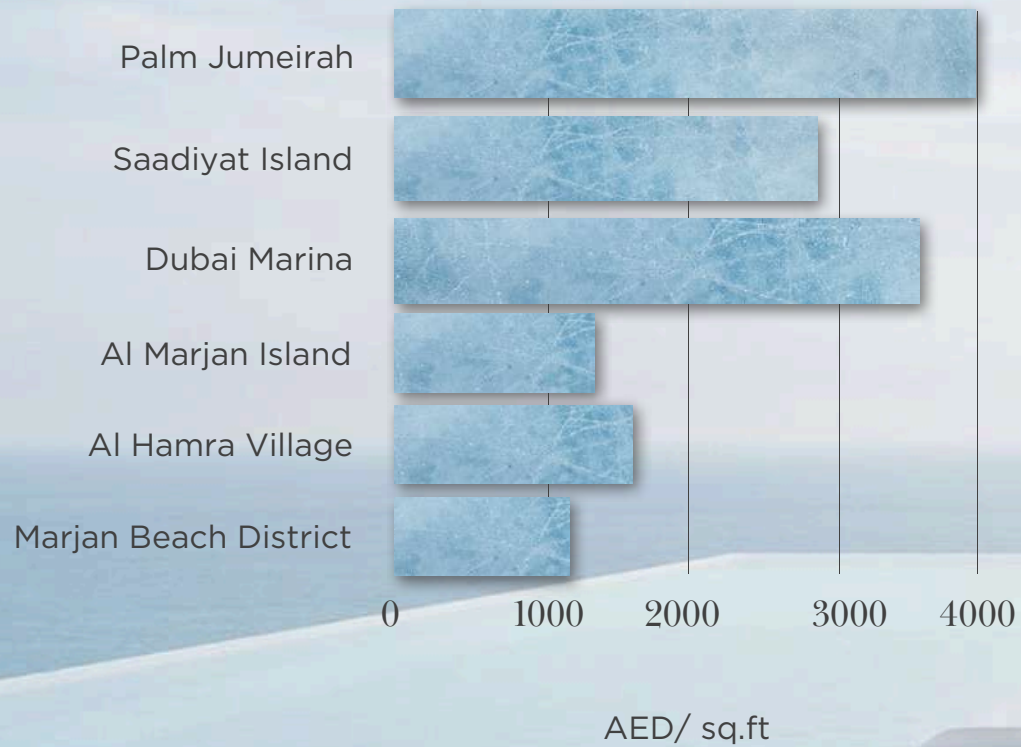
- Following the January 2022 announcement of Wynn Al Marjan Island, Ras Al Khaimah's residential market has experienced a transformational surge in primary sale prices, signaling strong investor confidence and positioning the emirate as a premier luxury destination. The pricing uplift since Wynn's launch is driven by several key factors:
  - Strong international demand, with global investors increasingly viewing RAK as a high-potential market.
  - Strategic capitalization by leading developers, leveraging Wynn's global brand to elevate project value.
  - Introduction of branded residences, which continue to set new bench marks for luxury living in the region.
- Off-plan apartment sales have grown in freehold zones, led by Al Marjan Island, followed by Al Hamra and Mina Al Arab. Looking ahead, new masterplans such as RAK Central and Marjan Beach are expected to accelerate price appreciation, reinforcing RAK's trajectory as a high-growth market. Meanwhile, primary sales prices for villas are at AED 2,109 per square foot, representing a 97% increase over the pre-announcement average rate of AED 1,070.

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



# Price Comparison *of Waterfront Real Estate*

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# *Ice Beach*

# 60+

## *Resort Style Amenities*



A modern lounge area with white sofas and glass 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 ocean is visible in the background. The furniture is contemporary, featuring large white sofas and square glass tables with a textured, ice-like pattern. The floor is made of light-colored tiles.

# *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 glass table and chairs, overlaid with the text "Ice-Inspired Interiors". The scene is brightly lit, with a white wall and a window with light-colored curtains in the background. The table is made of clear glass, and the chairs are white with a curved backrest. The text is written in a white, elegant serif font, centered in the upper half of the image. The overall aesthetic is clean, modern, and minimalist, reflecting an "ice-inspired" theme.

*Ice-Inspired* Interiors





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

# Payment Plan

## Timeline

On Booking Date

Instalment		Percentage
Booking	Within 30 Days of the Booking Date	
	Within 6 Months of the Booking Date	5%
1st Instalment	Within 12 Months of the Booking Date	15%
2st Instalment	Within 18 Months of the Booking Date	10%
3st Instalment	Within 24 Months of the Booking Date	10%
4st Instalment	Within 30 Months of the Booking Date	10%
5st Instalment	On Completion	10%
6st Instalment	Every Month from Completion* (20 Months)	10%
7st Instalment		10%
Post-Handover		1%

# ₹ 20,000

## EOI

Completion Date: Q3 2029



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