



Prop971



Off Plan Projects in the UAE. Curated Opportunities.



- **FEATURED PROJECTS:**

Access a curated list of top-tier off plan developments across Dubai, Abu Dhabi, and beyond.



- **INVESTMENT INSIGHTS:**

Receive market data and yield potential analysis for your selected properties.



- **TRUSTED DEVELOPERS:**

Connect only with verified and highly-rated UAE property developers.

Visit Us: www.prop971.com

Prop971 is a curated data platform for UAE off plan properties.

A close-up photograph of two large, clear ice cubes floating in water. The water is dark blue with gentle ripples. The background is a soft-focus bokeh of warm, golden-yellow and white light spots, suggesting a sunset or sunrise. The ice cubes have sharp edges and internal crystalline structures visible.

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.



FRANCESCO TOTTI



PATRICE EVRA

7+

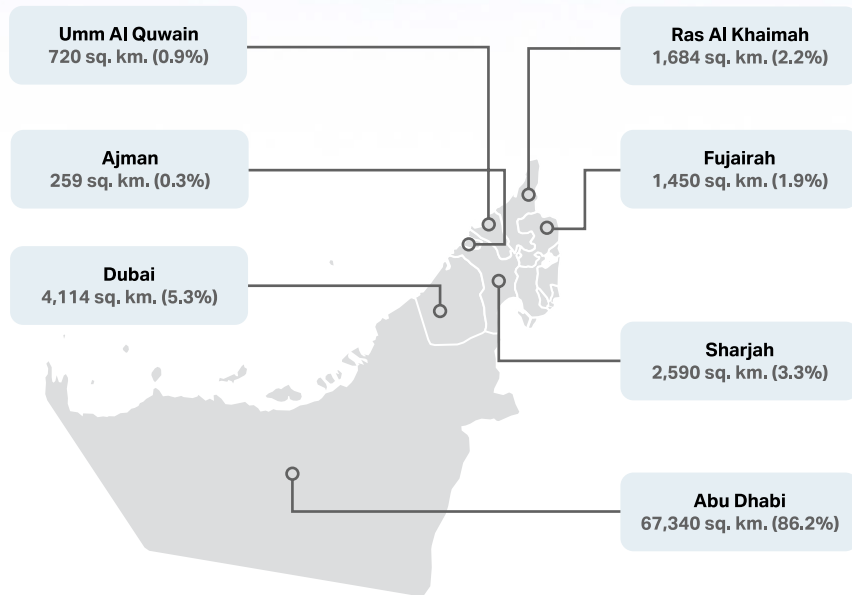
Global Office Coverage

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.

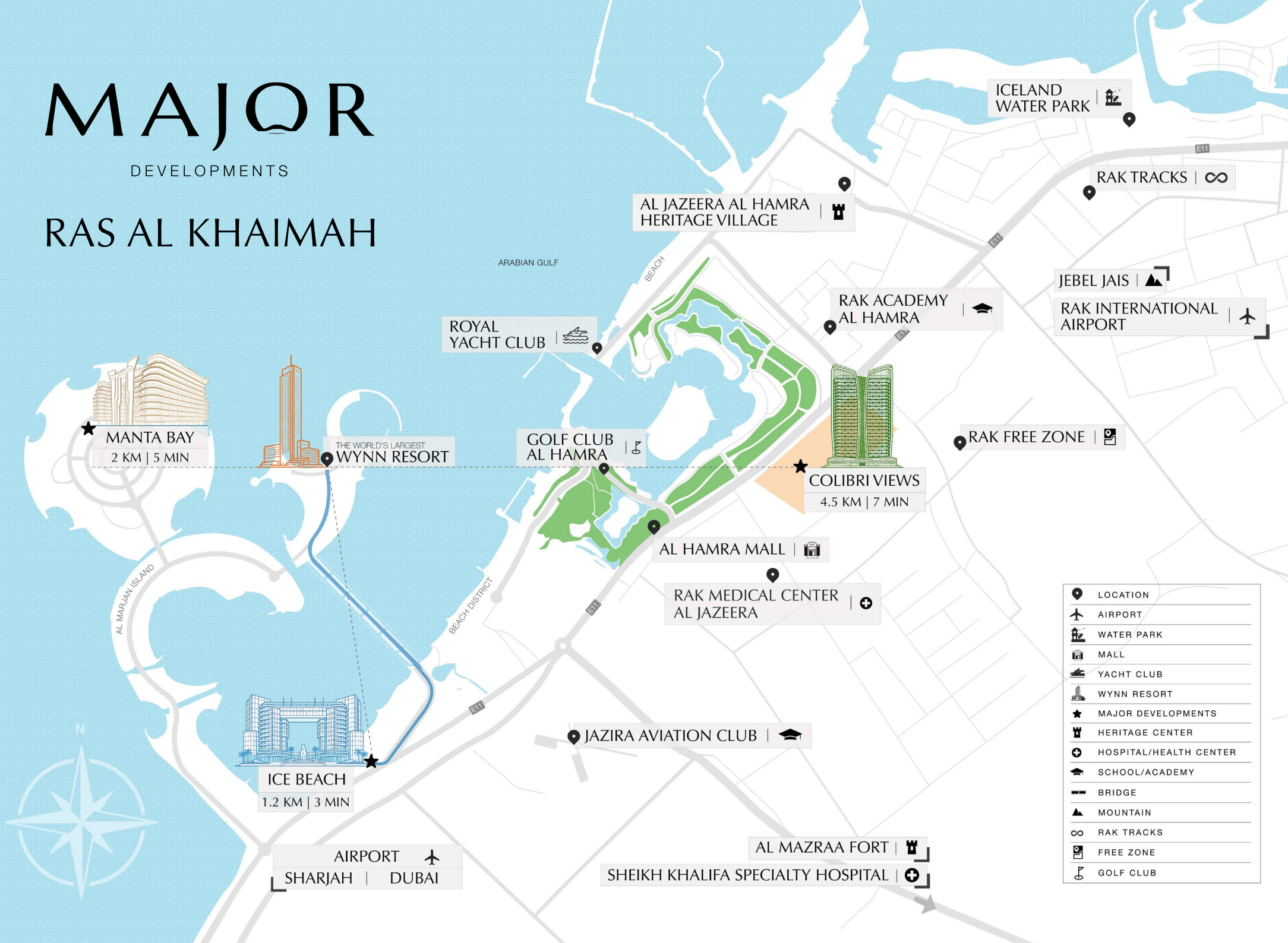
Equity IRR of **35% - 50%** on residential assets.



MAJOR

DEVELOPMENTS

RAS AL KHAIMAH



ICELAND
WATER PARK

RAK TRACKS

AL JAZEERA AL HAMRA
HERITAGE VILLAGE

JEBEL JAIS

RAK INTERNATIONAL
AIRPORT

RAK ACADEMY
AL HAMRA

ROYAL
YACHT CLUB

MANTA BAY
2 KM | 5 MIN

THE WORLD'S LARGEST
WYNN RESORT

GOLF CLUB
AL HAMRA

COLIBRI VIEWS
4.5 KM | 7 MIN

RAK FREE ZONE

AL HAMRA MALL

RAK MEDICAL CENTER
AL JAZEERA

JAZIRA AVIATION CLUB

ICE BEACH
1.2 KM | 3 MIN

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

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](#)



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+

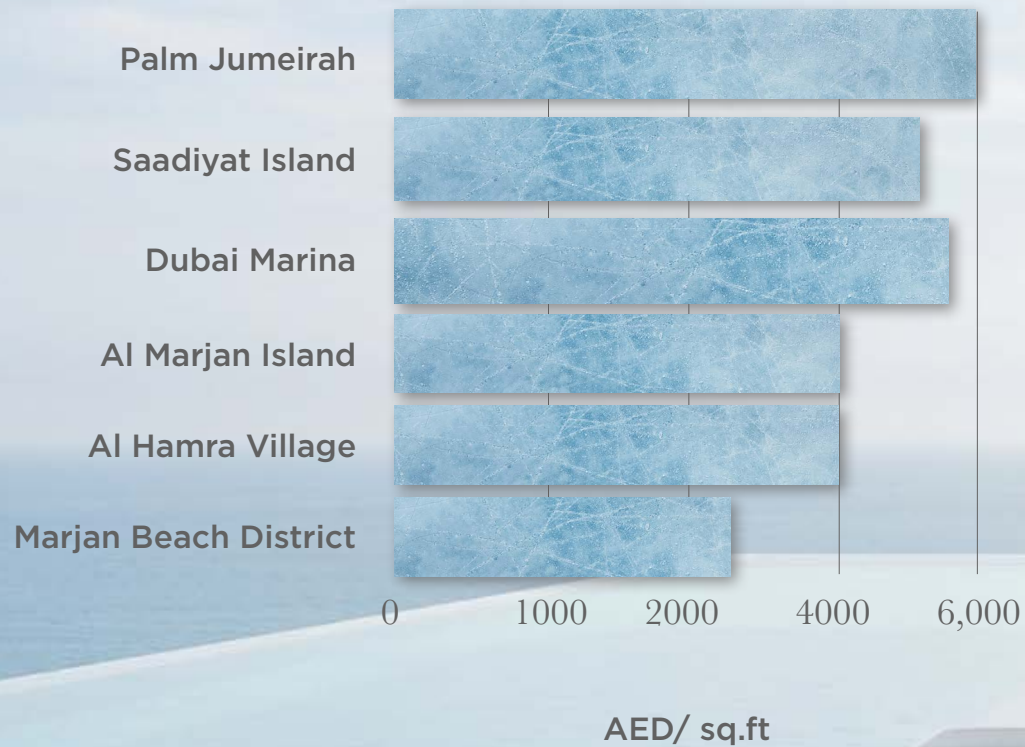
Million Sq.Ft.

Number of Sellable Plots

200+

Plots

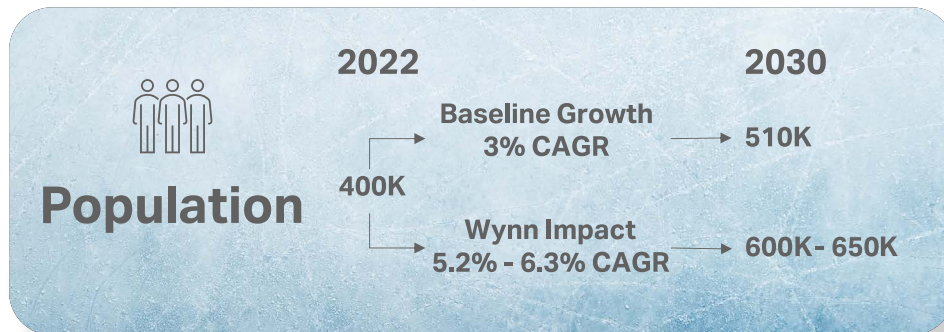
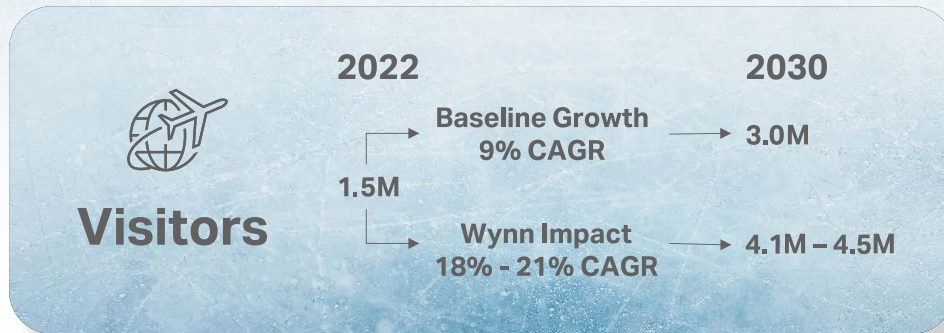
Price Comparison *of Waterfront Real Estate*



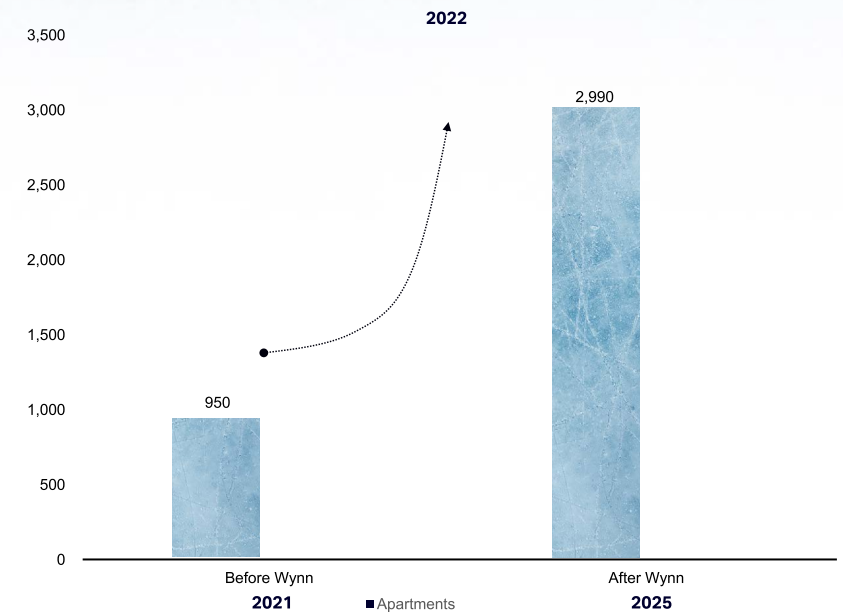
Source: Market averages based on publicly available transaction data, leading property portals, and developer listings (2025–2026).

Ras Al Khaimah 2030

Growth in Visitation After the Opening of an Integrated Resort

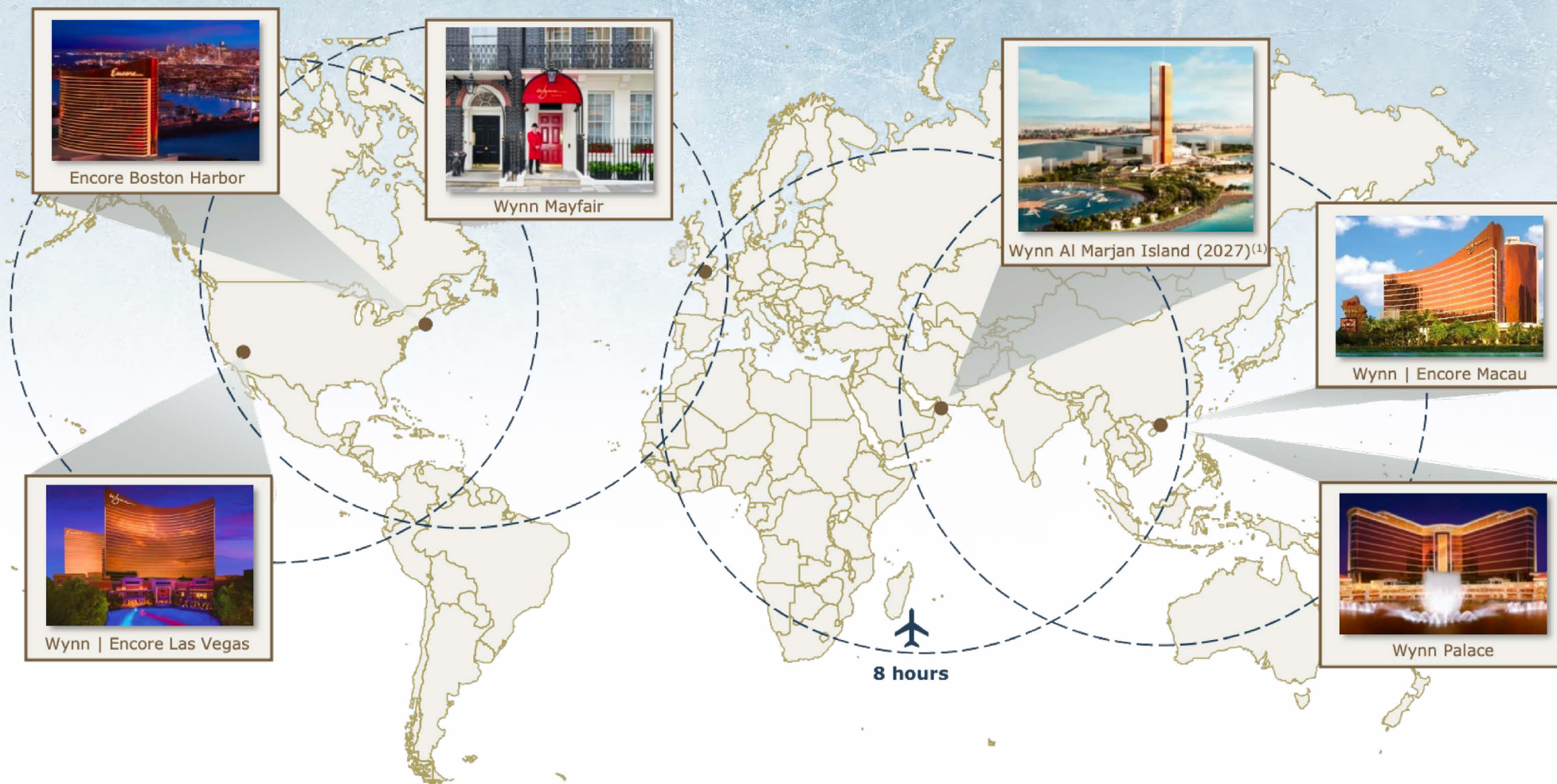


Average Primary Residential Sale Prices in Ras Al Khaimah (AED per sq.ft.)



Wynn.
AL MARJAN ISLAND





Encore Boston Harbor



Wynn Mayfair



Wynn Al Marjan Island (2027)⁽¹⁾



Wynn | Encore Macau



Wynn | Encore Las Vegas



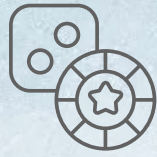
Wynn Palace

Fully Functional by 2027



\$ 5.1B

Integrated Resort
Development Value



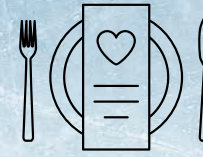
4%

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 sofas and ice-like 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 ocean is visible in the background. The furniture is contemporary, with the coffee tables designed to look like large, clear ice blocks. The overall atmosphere is serene and luxurious.

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 modern interior scene featuring a large, clear, rectangular ice block in the foreground, which appears to be part of a table or decorative element. In the background, there are white chairs and a table, suggesting a dining or lounge area. The overall aesthetic is clean, minimalist, and inspired by ice.

Ice-Inspired Interiors

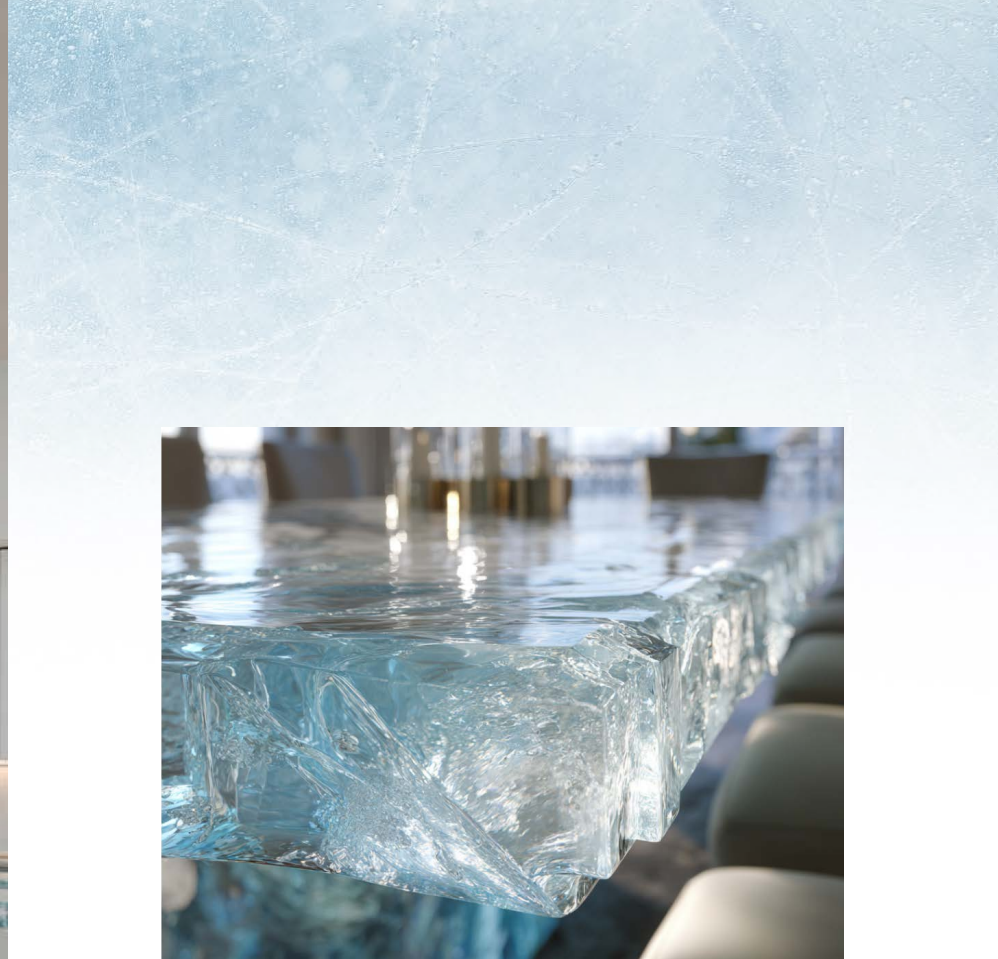




Designed in partnership with

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