

Ice Beach

BY MAJOR DEVELOPMENTS

About Ice Beach

Ice Beach is a distinct waterfront landmark in **Marjan Beach**, designed around the first-ever concept of bringing an ice-inspired lifestyle experience to one of the region's most promising coastal destinations. Positioned just **minutes from Al Marjan Island and Wynn Resort**, the development blends striking crystal-inspired architecture, resort-style amenities, and a destination-led lifestyle in a setting shaped by sea views, hospitality, and rising long-term value.

Why Marjan Beach

Set within Ras Al Khaimah's 68 km coastline, **Marjan Beach** is shaping up to be one of the emirate's strongest beachfront investment destinations, rising across 85 million sq. ft., with 3 km of beachfront, positioned beside Al Marjan Island.

The destination is strengthened by the presence of global hospitality brands, with direct access to a waterfront destination lifestyle, reinforcing its strength as an upcoming, most sought-after tourism address.



Available Units & Configuration

Available Units	Area	Starting Price
Aurora 1 Bedroom Residence	558 sq.ft. 52 m ²	AED 1,400,000
Aurora 1 Bedroom Duplex	773 sq.ft. 72 m ²	AED 2,575,000
Aurora 1 Bedroom Standard Residence	667 sq.ft. 62 m ²	AED 1,700,000
Aurora 1 Bedroom Luxury Residence	880 sq.ft. 82 m ²	AED 2,279,700
Polar 2 Bedroom Residence	1,294 sq.ft. 120 m ²	AED 3,200,000
Polar 2 Bedroom Duplex	1,689 sq.ft. 157 m ²	AED 3,621,000
Antarctica 3 Bedroom Residence	1,765 sq.ft. 164 m ²	AED 4,700,000
Antarctica 3 Bedroom Sky Villa	3,628 sq.ft. 337 m ²	AED 14,790,000

Facts

608 Apartments | 21 Retail Units

14 Floors | Ground Floor, 1 Lower Ground Floor and 2 Basement Levels

Specifications

- Residences with 3.8 m ceiling heights.
- Duplex residences with 7.0 m floor-to-floor heights.
- Bespoke interiors with ice-inspired glass accents.
- Custom-engineered façade ice lighting system.

Payment Plan

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

60+ Resort Style Amenities

- Ice Ring Skating Zone
- Signature Lagoon Pool
- Ice Caviar Lounge
- Russian Banya Thermal Suite
- Arctic Art Gallery
- Polar Nights Light Installations
- State-of-the-Art Gym
- Virtual Fitness Studio
- Ice Sculpted Seating Pods
- Scalp & Cold-Stone Ritual Bar
- Luxury Spa
- Business Lounge
- Kids Water Park



Location & Views

Location: Situated at Marjan Beach, Ice Beach sits within one of Ras Al Khaimah's most promising waterfront destinations. Key landmarks such as Al Marjan Island, Wynn Resort, Al Hamra Mall, Al Hamra Golf Club, and RAK Central are all minutes away. With easy access to the beach, mall, shops, dining, parks, promenades, schools, hospitals, the UAE's main coastal highway, and Ras Al Khaimah International Airport, Ice Beach is positioned for refined living.

Views: Panoramic views of Marjan Beach, Al Marjan Island, Wynn Resort, the luxury Marjan Beach mall, park, and promenades.

About Major Developments

Major Developments is a boutique real estate firm based in the UAE, recognised for its unwavering commitment to quality construction, reformed architectural standards, and investment-driven planning. With an expanding portfolio across the Emirates, the company specialises in thoughtfully designed residential developments that combine aesthetic integrity with sound financial rationale and transparent execution. Backed by the trust of global celebrity investors, Major Developments stands firmly behind its brand promise: consistency, credibility, and long-term value.

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AURORA COLLECTION



POLAR COLLECTION



ANTARCTICA COLLECTION

