مرجان
Marjan



MAJOR

DEVELOPMENT

Major Development FZ LLC

MAJOR
DEVELOPMENT

Manta Bay

AL Marjan Island | RAK

MAJOR PROFILE

SHAREHOLDERS AND MANAGING PARTNERS OWN AND MANAGE COMPANIES IN VARIOUS BUSINESS AREAS IN THE RUSSIAN FEDERATION, BELARUS AND THE BALTIC COUNTRIES.

CONSTRUCTION

residential properties

commercial real estate

complex technical structures since 1999

INVESTMENTS

professional participant in the securities market, broker, depository, dealer, d.u. since 1995

DISTRIBUTION

tire products for special equipment, trucks and food supply since 2003

LOGISTICS

petroleum products

OUR APPROACH AND VISION



We are becoming not just a trusted name in the UAE real estate market, but also **a pioneer in the luxury and entertainment segment**. Our goal is to create real estate that reflects the dreams of the region's residents and covers all their needs. With experience, innovation and a passion for excellence, we are here to redefine the standards of UAE real estate.

We not only follow industry trends; we set them up by creating new and interesting solutions that highlight the excellence and quality of our projects.

RAS AL KHAIMAH

- JUST AN HOUR FROM DUBAI. THE REGION IS NOT YET WIDELY KNOWN, PROVIDING INVESTORS WITH THE OPPORTUNITY TO ENTER THE MARKET NOW AT ATTRACTIVE PRICES AND HIGH RETURNS.

1 **ELITE CASINO:**
the first in the middle east, and the largest in the world.

2 **HOTEL BUSINESS LEADERS:**
the region attracts the largest players in the hotel industry

3 **TOURIST BOOM:**
annual influx of tourists by 2027: 4-5 million people

4 **RAS AL KHAIMAH AIRPORT:**
work is already underway to modernize the airport, the opening of new terminals, cooperation agreements have been concluded with leading airlines and direct routes from major cities will be opened

5 **COMFORTABLE CLIMATE:**
soft thanks to the sea breeze and the mountain range. year-round holiday destination. you can also come here in the summer: the temperature here is consistently 3-5° lower than the uae average



MARJAN ISLAND:

ARTIFICIAL MIRACLE OF RAS AL KHAIMAH

UAE Casino: First look at Wynn Al Marjan Island in Ras Al Khaimah

Wynn Resorts has given a first look at upcoming UAE casino resort Wynn Al Marjan Island



First look at UAE's upcoming casino Wynn Al Marjan Island in Ras Al Khaimah

A MAN-MADE ISLAND THAT BECOMES THE EPICENTER OF LUXURY AND INNOVATION IN RAS AL KHAIMAH.





A combination of luxury and entertainment, this casino will be the largest and most luxurious in the world, combined with the huge Wynn Resort.

The cost of the project is 5 billion dollars. The casino is scheduled to open in the 4th quarter of 2026. Construction is proceeding faster than planned.

CASINO WYNN RESORT





WHAT IS THE REASON TO INVEST IN MARJAN?

SUPPLY SHORTAGE:

- ANNUAL INFLUX OF TOURISTS BY 2027: 4-5 MILLION PEOPLE
- LIMITED SUPPLY: 12,000 APARTMENTS, 8,000 HOTEL ROOMS
- HIGH PRESTIGE AND PRICE SEGMENT OF THE AREA

STRATEGIC SIGNIFICANCE:

- MAIN DIRECTION FOR THE DEVELOPMENT OF RAS AL KHAIMAH
- HIGH LEVEL OF SUPPORT AND QUALITY CONTROL FROM THE STATE

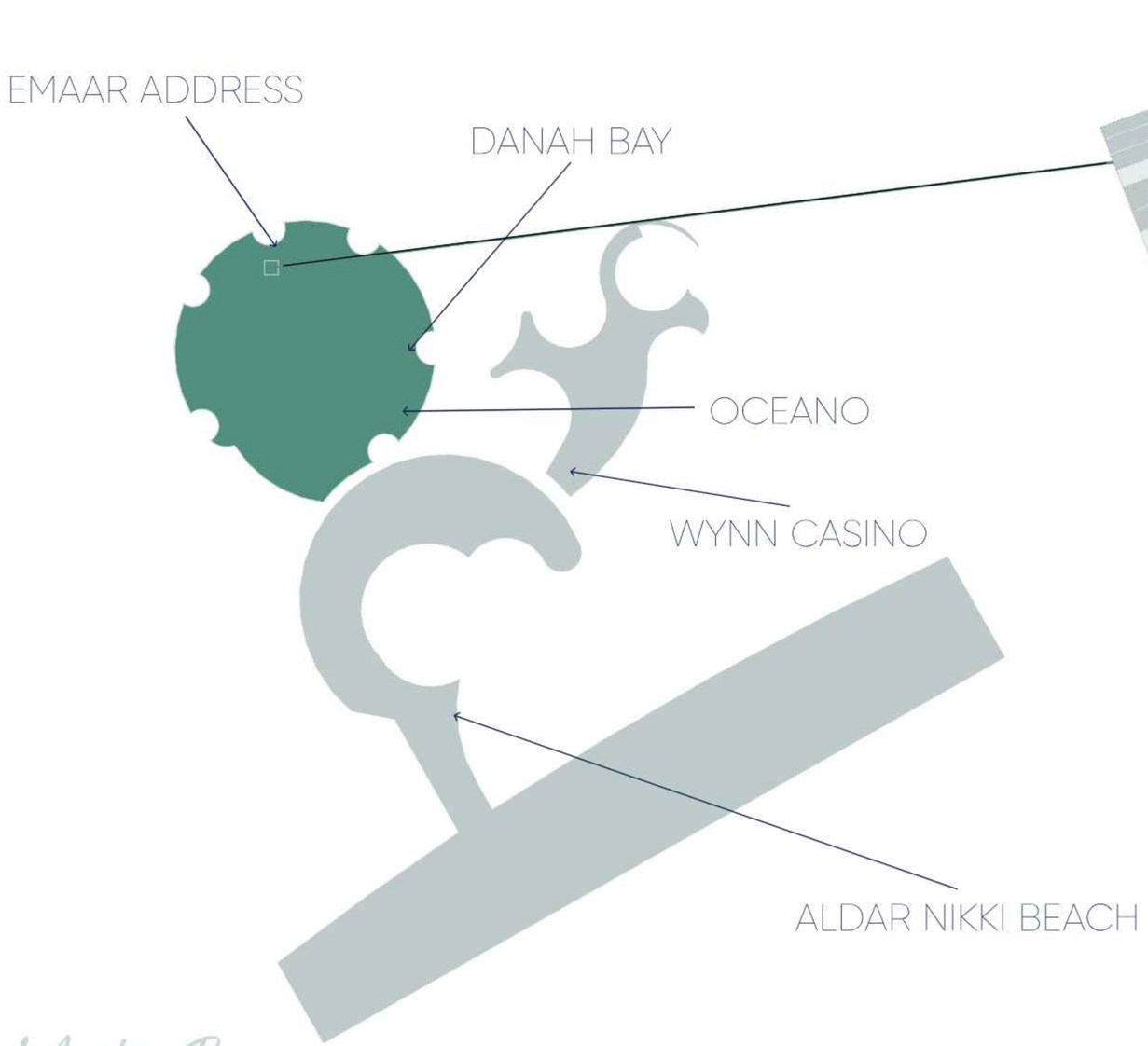
GROWTH PROSPECTS:

- THE ENTRY OF THE LARGEST MARKET PLAYERS PROMISES INCREASED RECOGNITION: EMAAR ADDRESS, ALDAR NIKKI BEACH, DUBAI INVESTMENT, RIXOS, HILTON, MOVENPICK, RADISSON, ETC.
- JOINT MARKETING CAMPAIGNS

STABILITY AND RELIABILITY:

- STRICT CONTROL BY THE UAE GOVERNMENT
- FOCUS ON QUALITY DEVELOPMENT AND INVESTMENT PROTECTION
- THE SUB-ESCROW ACCOUNT SYSTEM GUARANTEES THAT UNTIL THE COMPLETION OF THE PROJECT, THE DEVELOPER CANNOT WITHDRAW MONEY OR SPEND IT ON ANYTHING NOT RELATED TO CONSTRUCTION.
- SAFETY
- THE ONLY EMIRATE WHERE INFORMATION ABOUT REAL ESTATE BUYERS IS COMPLETELY CONFIDENTIAL

Location



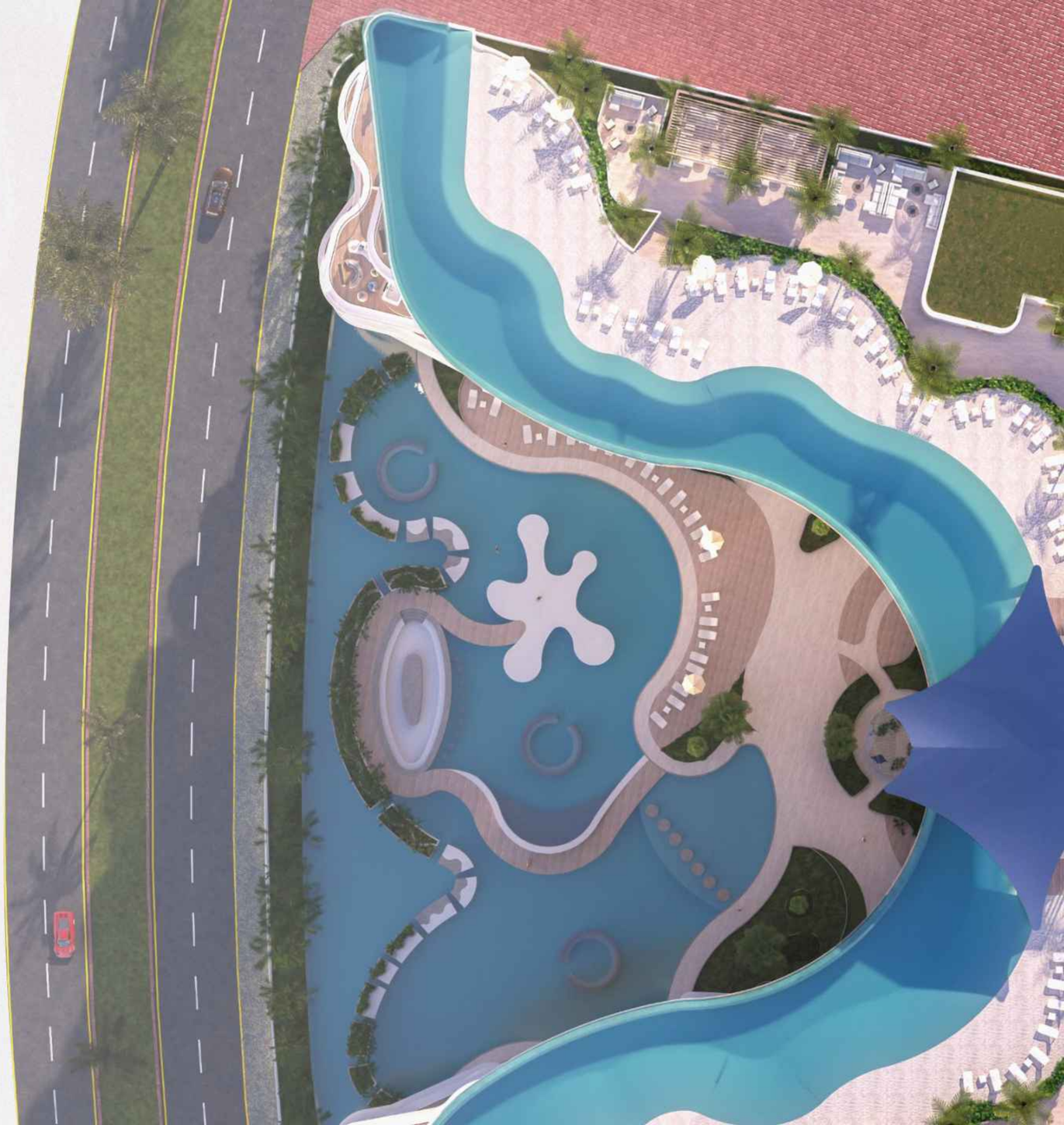


MANTA BAY



DIRECT ACCESS TO THE BEACH!

Manta Bay is a new tourist destination, Maldives on Marjan Island.







•REVOLUTIONARY FACADE, EMPHASIZING THE BEAUTY AND PRESTIGE OF THE AREA.

•PANORAMIC GLAZING

•MORE THAN 80% OF THE TERRITORY WILL BE LANDSCAPED.

•A LARGE NUMBER OF OPEN SPACES AND A PRIVATE TERRACE IN EACH APARTMENT.



THE WORLD'S FIRST SANDY BEACH ON THE ROOF!

Beach height – **60 meters**

Beach design and pop-up from a famous brand

AMENITIES AND ENTERTAINMENT

- SPORTS ARENA
- RELAXATION AREAS
- PADEL AREA
- UNIVERSAL PLAYING FIELD
- MINI BASKETBALL
- CIGAR LOUNGES
- RECREATION AREAS BY THE LAGOON
- BBQ AREA
- FOUNTAIN
- SPA
- DANCE FLOOR
- COLD POOL
- RELAXATION AREA
- VOLLEYBALL COURT ON THE BEACH
- JACUZZI
- POOL BAR
- TREADMILL NEAR THE WATER
- CHANNEL
- CHILDREN'S PLAY AREA
- COASTAL AREA OF MANTA BAY
- SAND BEACH
- BEACH BAR
- FLOATING MEDITATION DECK
- CABANAS ON THE ROOF
- CHILDREN'S SWIMMING POOL
- DANCE AREA
- BEACH LOUNGE
- OPEN SHOWERS
- SAUNA
- HAMMAM
- INDOOR FITNESS AREA
- YOGA STUDIO
- AQUARIUM MANTARAY
- MEETING AREA
- SUN LOUNGE AREA
- LAGOON CABANAS
- POOL



Advantages for lease

Apartments with a small square

We managed to achieve a large quantity of small units - studios and one-rooms. They will be easier to rent, the occupancy rate will be higher, and the annual rental income will be stable.

12000 planned apartments Now **65%** are on sale, studios are only **6%**
1/3 of the studios in our project



Hotel service

We have created a management company that will be fully involved in managing your property and guests. Advertising, reception, accommodation, payments, transfer, cleaning, repairs. All you have to do is receive profit into your account.

The use of these services remains at your discretion.

Transfer for tenants

The project will use golf carts to continuously transport residents to the beach and casino.









PANORAMIC ELEVATORS





LUXURIOUS LOBBY






201-224
225-248
2


207
208



INTERIOR

MANTA BAY INTERIOR MOOD BOARD

