
AIDA
MUSCAT, OMAN
DAR
GLOBAL



WHAT IF YOU COULD JUST

GO WITH THE NATURAL FLOW?


FOLLOW YOUR RHYTHM.
NATURE’S ALGORITHM.


THIS IS WHERE THE WORLD
COMES TO BREATHE.



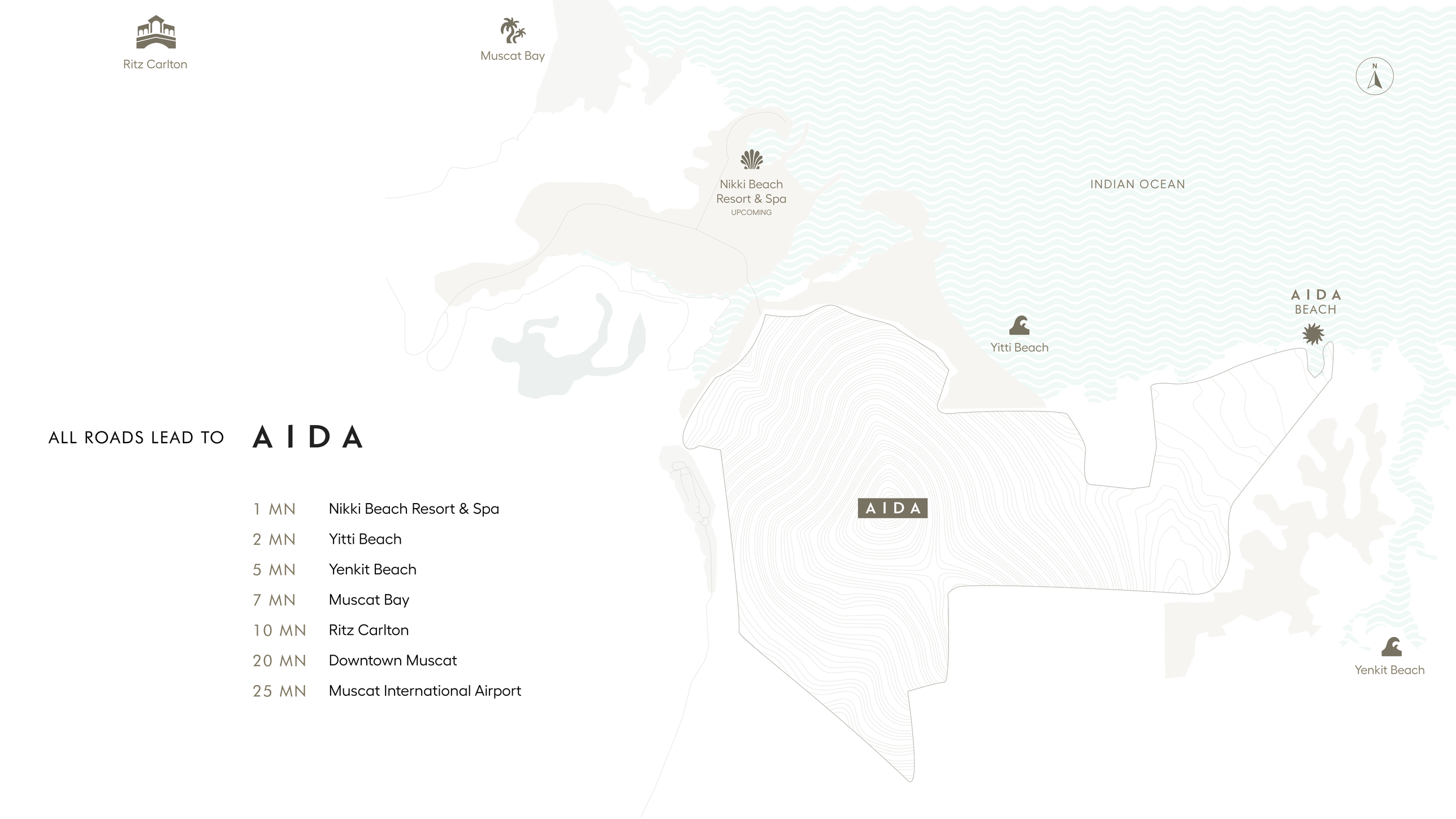

# WELCOME TO AIDA CITY



# NATURE WAS THE FIRST ARCHITECT. WE JUST LISTENED

130 METERS
ABOVE SEA LEVEL

AIDA is an exclusive city within a city spanning over 4.3 million sqm atop the cliffs of Muscat, Oman. Over 60 nationalities have already chosen to invest in AIDA.




# ALL ROADS LEAD TO AIDA

| | |
|---|---|
| 1 MN | Nikki Beach Resort & Spa |
| 2 MN | Yitti Beach |
| 5 MN | Yenkit Beach |
| 7 MN | Muscat Bay |
| 10 MN | Ritz Carlton |
| 20 MN | Downtown Muscat |
| 25 MN | Muscat International Airport |

# AIDA MASTERPLAN

## STANDALONE VILLAS

- TRUMP GOLF VILLAS
- FAIRWAY VILLAS

## ATTACHED VILLAS

- COASTAL INVESTMENT VILLAS
- SUNRISE HAVEN
- AMOUR SANS DÉTOUR

## APARTMENTS

- THE GREAT ESCAPE 1
- THE GREAT ESCAPE 2
- MARRIOTT RESIDENCES

## TRUMP INTERNATIONAL, OMAN

- TRUMP INTERNATIONAL HOTEL
- TRUMP CLIFF VILLAS
- TRUMP HOTELS HANGING SUITES

## AMENITIES

- SHFT NIGHT CLUB
- TRUMP CLUBHOUSE
- AIDA RESIDENCE CLUB
- AIDA BEACH
- TRUMP CHAMPIONSHIP GOLF COURSE



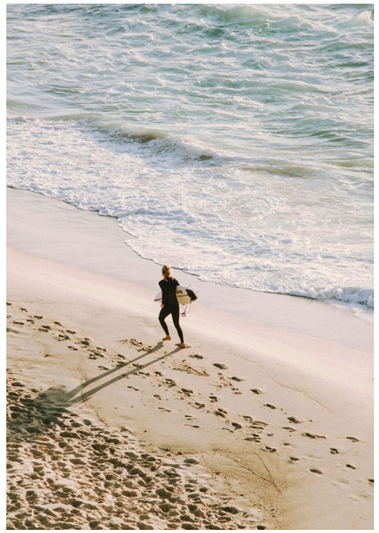
# THE AIDA AMENITIES



# SIGNATURE LIFESTYLE & LUXURY




TRUMP INTERNATIONAL HOTEL



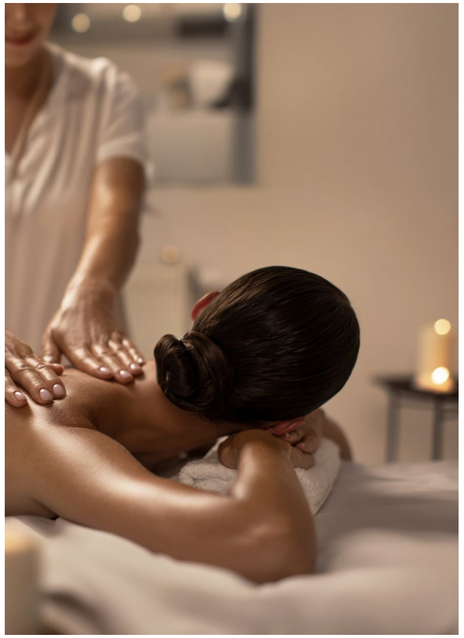
AIDA BEACH



TRUMP INTERNATIONAL GOLF CLUB



PLAZAS, CAFES & RESTAURANTS



WELLNESS SPA CENTER

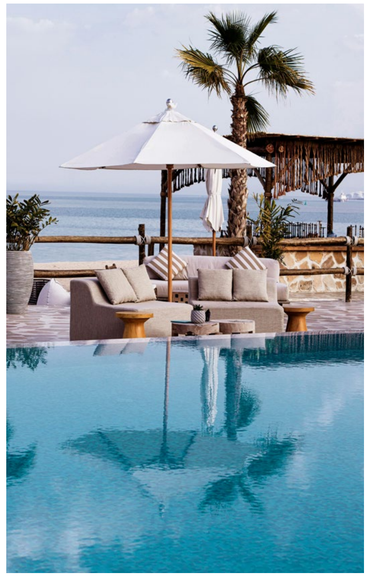


SHFT NIGHTCLUB



TRUMP 18-HOLE CHAMPIONSHIP GOLF COURSE

# LEISURE & COMMUNITY LIFE



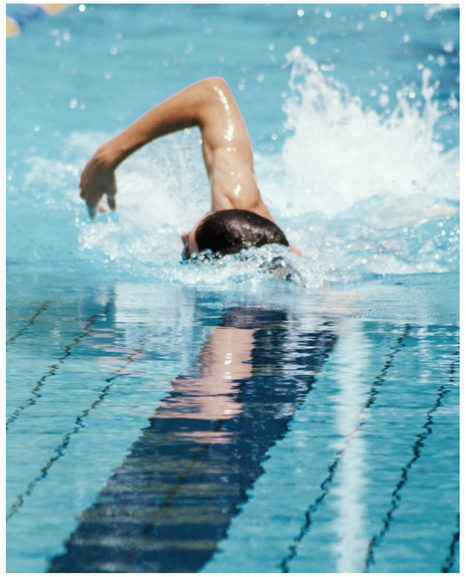
SUNSET LOUNGES



GYMS



SUPERMARKETS



SWIMMING POOLS



SPRK DATING PARK




OUTDOOR CINEMA



PILATES/YOGA LAWN



KIDS' PLAY AREAS



AIDA MOSQUE

# ADVENTURE & NATURE ESCAPES



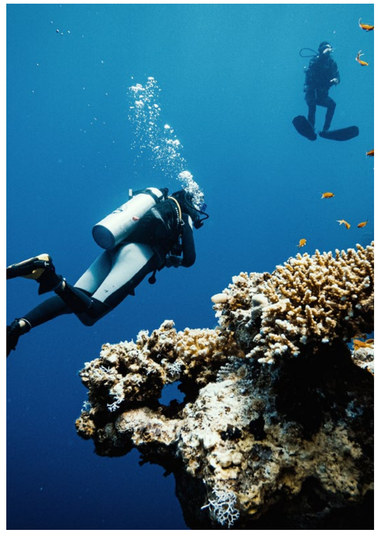
RUNNING & HIKING TRAILS



MOUNTAIN BIKE TRAILS



ROCK CLIMBING



DIVING CENTER



STARGAZING



TENNIS



VIEWING DECKS & POINTS



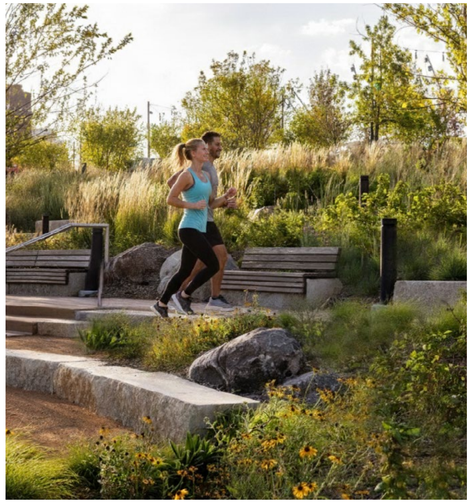

# AIDA PHASE 1 MASTERPLAN

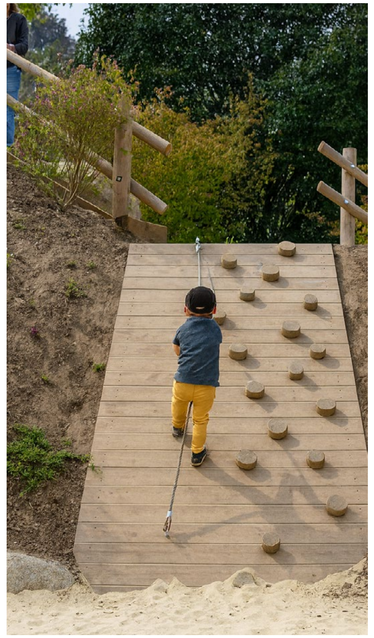
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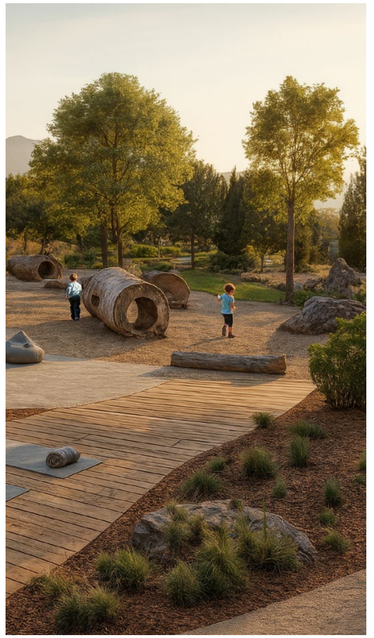
1. Neighbourhood Park
2. Linear Parks
3. Pocket Parks
4. Sikka Connection
5. Viewing Deck
6. Green Buffer
7. Golf-course Location

# COMMUNITY LIVING, NATURALLY ELEVATED











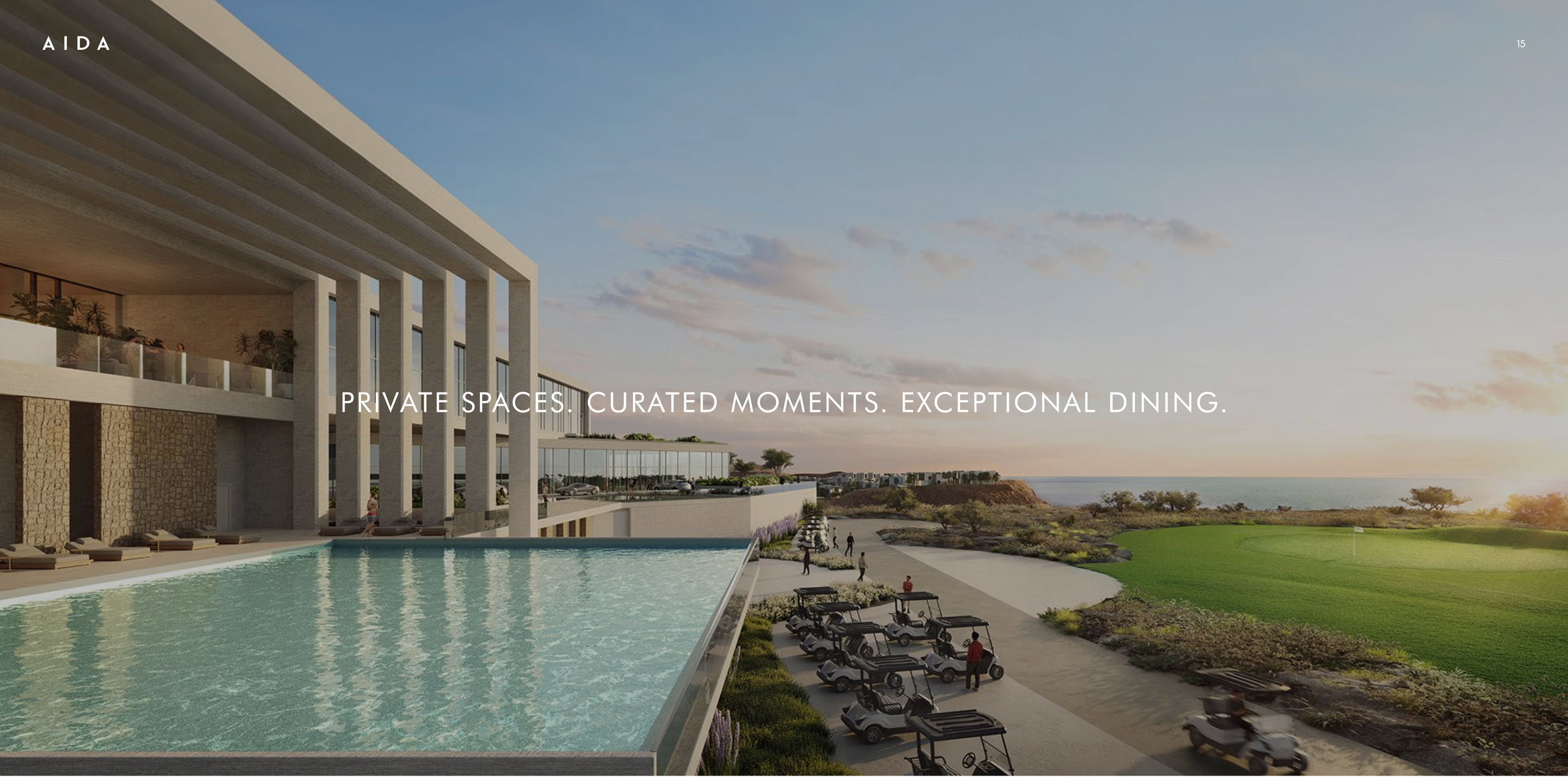








NEIGHBOURHOOD PARKS • LINEAR PARKS • POCKET PARKS




TRUMP INTERNATIONAL GOLF CLUB & AIDA RESIDENCE CLUB

# TRUMP INTERNATIONAL GOLF CLUB & AIDA RESIDENCE CLUB

## MASTERPLAN

1 MAIN DROP-OFF
2 MAIN WATER FEATURE
3 VIP PARKING
4 LOWER GARDEN COURTYARD
5 OUTDOOR DINING
6 VIEWING TERRACE
7 OUTDOOR LOUNGE TERRACE
8 INFINITY CLUB POOL
9 KIDS POOL
10 F&B TERRACE
11 F&B TERRACE AND DELI CAFE
12 CAFE OUTDOOR
13 POCKET GARDEN WITH SEATING
14 GUARDHOUSE
15 PARKING





# LIVE, CONNECT & UNWIND

## AIDA RESIDENCE CLUB

OPEN TO ALL RESIDENTS

The Residence Club is designed as AIDA's social and lifestyle anchor. Owners enjoy complimentary access to a collection of amenities that seamlessly blend convenience and luxury, creating a complete and connected living experience.

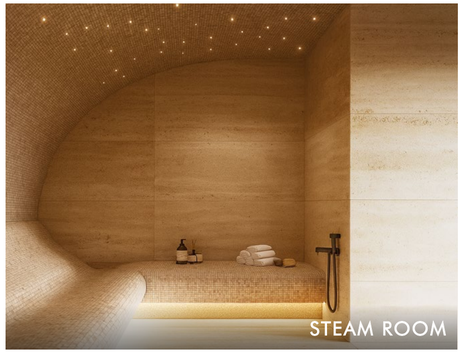
- PHARMACY & CLINIC
- NURSERY
- MULTI-PURPOSE ROOM
- SWIMMING POOL
- GYM
- CHANGING ROOMS
- PRAYER ROOM
- PADEL COURT
- RESTAURANTS
- STEAM & SAUNA

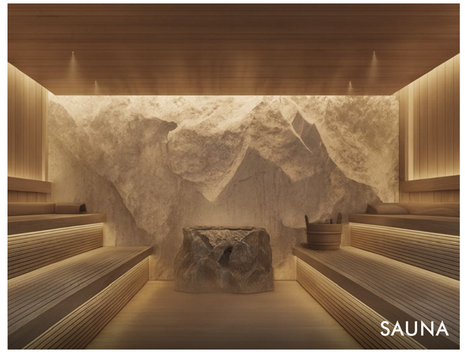
# AIDA RESIDENCE CLUB AMENITIES

















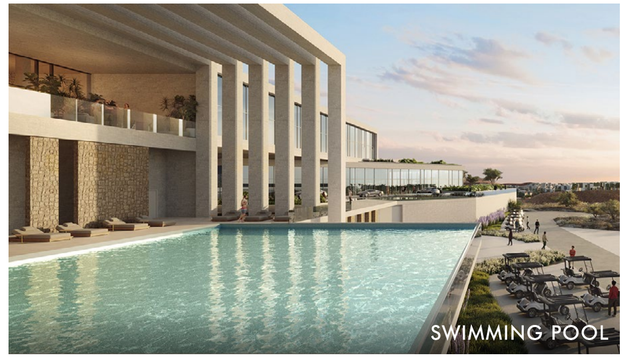













## LUXURY AT ITS FINEST

## TRUMP INTERNATIONAL GOLF CLUB

RESERVED FOR MEMBERS-ONLY

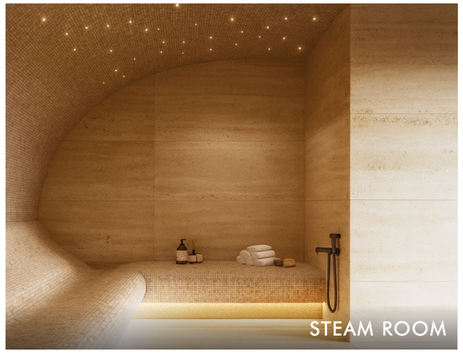
Applications are open to AIDA owners and external guests, Trump International Golf Membership provides access to the Trump Clubhouse and its prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this Membership offers a complete golfing experience along with full club amenities.

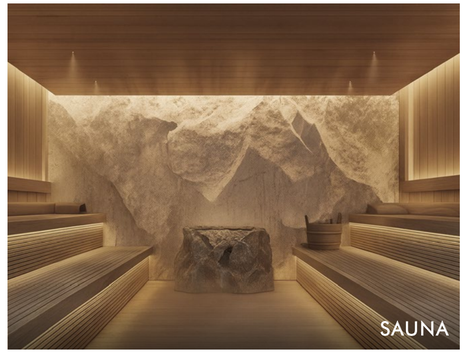
- PROSHOP
- LOUNGE WITH BAR
- LOUNGE WITH TERRACE
- CIGAR LOUNGE
- SWIMMING POOL
- GYM
- CHANGING ROOMS
- WAITING LOUNGE
- BUSINESS LOUNGE & MEETING ROOMS
- FINE DINING RESTAURANTS
- STEAM & SAUNA

# TRUMP INTERNATIONAL GOLF CLUB AMENITIES


PROSHOP


CIGAR LOUNGE


STEAM ROOM

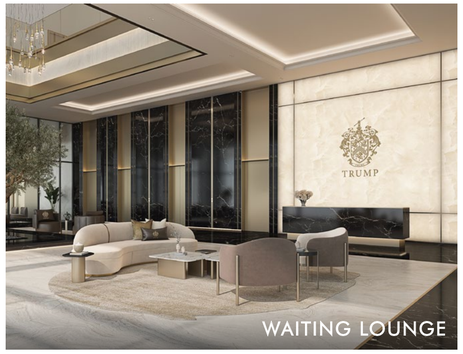

SAUNA


GYM


LOUNGE WITH TERRACE


CHANGING ROOMS


LOUNGE WITH BAR

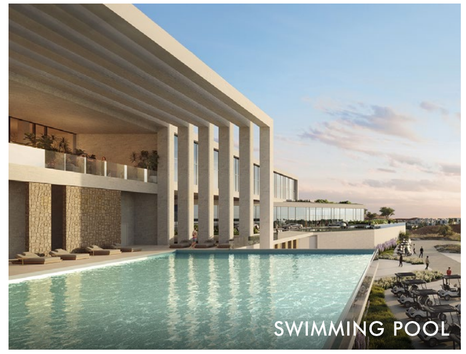


WAITING LOUNGE



BUSINESS LOUNGE & MEETING ROOM


RESTAURANT


SWIMMING POOL



# THE AIDA DISTRICTS





TRUMP INTERNATIONAL HOTEL, OMAN






# TRUMP INTERNATIONAL HOTEL, OMAN

Invest in a 5-star hotel room.
Enjoy two weeks of indulgence every year.
The good life now comes with great returns.







## TRUMP HOTELS HANGING SUITES

*"The Most Beautiful Hotel on Earth"*



# TRUMP HOTELS HANGING SUITES

Inspired by Machu Picchu's Skylodge.
Perched high above the ocean.
Panoramic views. Plunge pools. Peak privacy.




BUILT TO RESTORE
WHAT WAS LOST.



TRUMP CLIFF VILLAS

# TRUMP CLIFF VILLAS

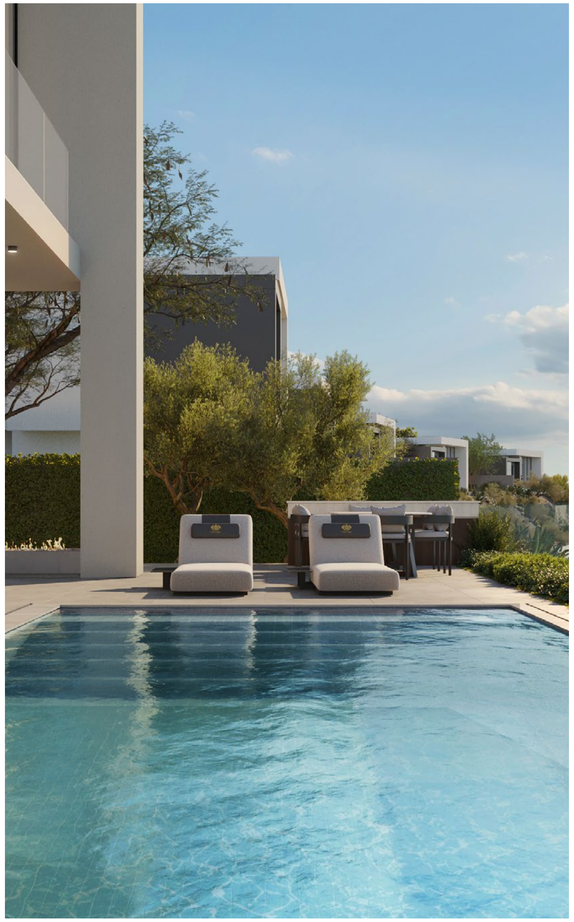
Fully furnished 3-bedroom villas.
Ocean views that never get old.
Own or lease, with expert management by Trump.





TRUMP GOLF VILLAS





# TRUMP GOLF VILLAS

Impeccable 5-bedroom villas on an 18-hole championship golf course. Your very own branded golf cart among countless social perks. Because why not?






MARRIOTT RESIDENCES








## MARRIOTT RESIDENCES

1, 2, and 3-bedroom fully furnished apartments. Bespoke à la carte services, concierge, valet and everything you need. No questions asked.



SUNRISE HAVEN VILLAS

# SUNRISE HAVEN VILLAS

Fully furnished, sun-soaked 3-bedroom villas a stroll away from the Muscat Riviera and the greens.
Ready to list on Airbnb and Doormat.
Managed for you, effortlessly.





FAIRWAY VILLAS



## FAIRWAY VILLAS

Exquisitely designed 5-bedroom residences.
Front-row access to the Trump Championship Golf Course. Unrivaled private access to the game.







THE GREAT ESCAPE RESIDENCES

# THE GREAT ESCAPE RESIDENCES

Residences inspired by nature's design. 1, 2, and 3-bedroom oceanfront options that perfectly blend organic architecture with contemporary living.





AMOUR SANS DÉTOUR

# AMOUR SANS DÉTOUR

3-bedroom villas, designed with clean lines, natural light, and functional spaces. Craft your ideal outdoor space with endless possibilities. Whether it's a cozy dining area, an entertainment hub or a serene retreat, the choice is yours. Designed for seamless short-term rentals.







# 12 REASONS TO INVEST IN AIDA

1. 100% FOREIGN OWNERSHIP

   For special economic zone/free zone

2. 0% PERSONAL INCOME TAX, INHERITANCE TAX & CAPITAL GAINS TAX

   For special economic zone/free zone

3. APPROVED FOR SHORT-TERM RENTALS

   Instantly rent out your property on platforms like Airbnb and Doormat

4. LIFETIME RESIDENCY VISA & HASSLE-FREE BANK ACCOUNT SETUP

5. EXCLUSIVE MORTGAGE PROGRAM IN OMAN

   For resident and non-resident buyers, designed to enhance real estate returns

6. THE QUALITY OF LIFE INDEX BY NUMBEO RANKED OMAN 4TH GLOBALLY AND 1ST IN BOTH ASIA AND THE ARAB WORLD IN 2025.

7. 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX

   For special economic zone/free zone

8. READY-TO-GO INVESTMENTS

   Hotel units and branded homes that are fully managed for you

9. SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB, OMAN

10. ONE OF THE SAFEST COUNTRIES IN THE WORLD

11. UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12. SAUDI-OMAN HIGHWAY

    Cuts travel by 16 hours, driving tourism and investment.

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters.

DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman.

To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.

LONDON STOCK EXCHANGE



# OUR OFFICES

## DUBAI, UAE

Jumeirah Emirates Towers
30th Floor, Sheikh Zayed Road,
PO Box 2523, Dubai, UAE
+971 4 562 9616

## DOHA, QATAR

Malibu Building,
Lusail Entertainment City,
Doha, Qatar
+974 4410 8282

## MUSCAT, OMAN

Royal Opera House Muscat
Shatti Al Qurum,
Muscat, Oman
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## MARBELLA, SPAIN

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## ATHENS, GREECE

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You can visit our website at darglobal.co.uk
or via our social media platforms


DAR
GLOBAL