

The background of the entire image consists of a series of horizontal, wavy lines in a light blue color, creating a sense of movement and depth. The lines are more pronounced in the center and fade towards the edges.

AiDA

OCEANA


DARGLOBAL

OVERLOOKING THE *world*

AIDA IS AN ODE TO THE
GLORIOUS OCEAN, UNDISTURBED
NATURE, AND WHERE HIGH
CURVACEOUS CLIFFS FLAWLESSLY
MEET DEEP WATERS.

THIS PHOTO WAS TAKEN ON-SITE
ON OCTOBER 21ST, 2022 AT 5:30 PM.



An aerial photograph of a luxurious residential and golfing development. The community, named AIDA, is built into the steep, rocky slopes of a hillside, approximately 130 meters above the sea level. The architecture features modern, multi-story buildings with light-colored facades, arranged in a semi-circular pattern that follows the natural contours of the land. Several green golf courses are interspersed among the residential areas. A prominent swimming pool is visible in the center of the development. The coastline below is characterized by a mix of sandy beaches and rocky outcrops, with the turquoise waters of the sea meeting the shore. The overall scene conveys a sense of exclusivity and natural beauty.

NESTLED IN THE HILLTOPS 130M
ABOVE THE SHORES IS AIDA, AN
EXCLUSIVE GATED COMMUNITY
AND GOLFING DESTINATION,
WHERE REAL LIFE MELTS AWAY
AND INSPIRATION BEGINS.

AIDA

Literally, above and beyond



An aerial photograph of a coastal development. The foreground shows a hillside with a winding road and clusters of modern, multi-story residential buildings. A small, bright blue swimming pool is visible on the left. The middle ground features a sandy beach and a line of trees. The background is the deep blue sea, with a speedboat leaving a white wake and several seagulls flying in the sky.

A VIBRANT *coastal life*

Paradise awaits you only 20 minutes
from Downtown Muscat.

Situated on the hilltops of Muscat,
AIDA is surrounded by nature, outdoor
activities and landmark destinations,
including Nikki Beach Resort.

A PARADISE..
IN THE MIDST
OF NATURE

The breathtaking surroundings of AIDA include intense natural views. From vast open spaces to waterfronts to rocky canyons to landmark destinations; including the Shangri-La Resort and the magnificent beaches of Yiti and Yenkit. All ensuring a life of recreational activities in its highest form.



This photo was taken on-site on
October 21st, 2022 at 8:45 am.



This photo was taken on-site on
October 21st, 2022 at 2:15 pm.



This photo was taken on-site on
October 21st, 2022 at 11:50 am.

A PARADISE..
PERFECTLY LOCATED

- 1 MN NIKKI BEACH RESORT & SPA (2024)
- 2 MN YITI BEACH
- 5 MN YENKIT BEACH
- 5 MN MARINA SUSTAINABLE CITY
- 7 MN SHANGRI-LA HIKE
- 7 MN MUSCAT BAY
- 7 MN JUMEIRAH MUSCAT
- 7 MN SHANGRI-LA RESORT
- 10 MN AL BUSTAN PALACE RITZ CARLTON
- 20 MN DOWNTOWN MUSCAT
- 25 MN MUSCAT INTERNATIONAL AIRPORT





THIS PHOTO WAS TAKEN ON-SITE
ON SEPTEMBER 16TH, 2022 AT 2:00 PM.

AN EXTRAORDINARY OCEAN FRONT LIVING AND GOLFING DESTINATION.

With stunning views of the sea, luxurious amenities, and an array of activities to enjoy, AIDA is the perfect place to immerse yourself in the beauty of nature and savor the best of all worlds.



GATED
COMMUNITY



TRUMP
INTERNATIONAL
GOLF CLUB OMAN



CLUBHOUSE



LUXURY
HOTELS



PLAZAS, CAFES &
RESTAURANTS



WELLNESS
CENTERS



FITNESS
CENTRE



PROMENADES



HIKING TRAIL



MOUNTAIN
BIKE



OUTDOOR
LANDSCAPES



RUNNING
TRAIL



VIEWING DECK



AIDA

OCEANA



YOUR KEY TO
TRANSCENDING
LEVELS
OF LIVING

AIDA | OCEANA OVERVIEW

SPANNING
1.6 million sqm

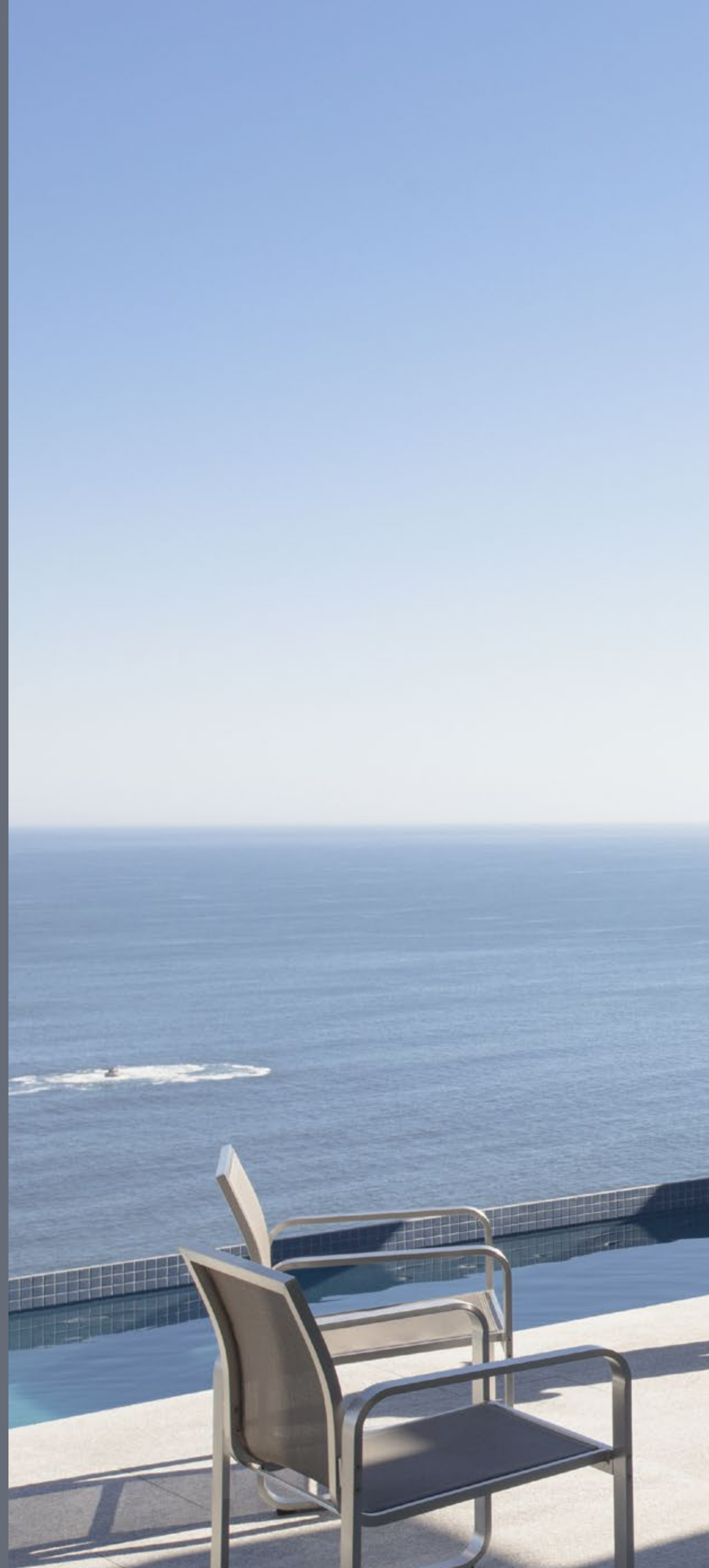
OCEANA AT AIDA IS A VIBRANT
GATED COMMUNITY OF LUXURY
OCEAN FRONT RESIDENCES
SURROUNDED BY THE SIGNATURE
TRUMP INTERNATIONAL GOLF
CLUB OMAN.



A GATED COMMUNITY *by the shores*

Oceana is a refuge of luxury living cuddled in the hilltops of AIDA.

Surrounded by the Trump International Golf Club Oman, this exceptional gated community has everything residents and visitors desire. From opulent ocean front mansions and villas to premium condominiums within the golf community, and from the most extraordinary 5-star hotel on earth, to open green spaces, outdoor and recreational activities and exquisite dining options.





OCEAN-FRONT
VILLAS



GOLF-FRONT
VILLAS



PARK-FRONT
ATTACHED VILLAS



PREMIUM
CONDOMINIUMS



TRUMP
INTERNATIONAL
GOLF CLUB



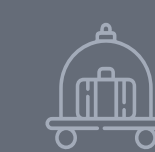
GATED
COMMUNITY



PARKS &
RECREATION



CLUBHOUSE



LUXURY
HOTEL



COMMUNITY
FACILITIES

The Villas

The Amenities

Ocean front MANSIONS

NOTHING EXISTS ABOVE THESE
EXCLUSIVE MANSIONS, CAREFULLY
DESIGNED TO OVERLOOK THE
SPECTACULAR SEASHORES, THE TRUMP
GOLF COURSE, AND INFINITE HORIZONS.



Ocean front MANSIONS

THE EXTERIORS

These mansions are crafted with meticulous attention to detail and finished to perfection.

They offer a choice of 6 or 7 bedrooms, including a grand master bedroom with his and her dressing rooms and en-suite bathrooms.





Ocean front MANSIONS

THE INTERIORS

The grand, light-filled interiors offer stunning panoramic views from every corner.

The interiors are a perfect blend of beauty and practicality. This combination creates a unique atmosphere of comfort and relaxation.









Golf front VILLAS

A COLLECTION OF LUXURY VILLAS
WITH OPEN VIEWS OF THE TRUMP
INTERNATIONAL GOLF CLUB OMAN,
THE OCEAN AND THE CLIFFS.



Golf front VILLAS

THE EXTERIORS

Contemporary elegance and stylish comfort, in the heart of nature.

Overlooking the golf course, the majestic valleys and the sea shore, these villas offer a choice of 4 or 5 bedrooms.





Golf front VILLAS

THE INTERIORS

The interiors of the villas are a perfect blend of beauty and functionality. The elegant, contemporary living spaces provide a multi sensory living experience with unobstructed views of its surroundings.





Park front ATTACHED VILLAS

THE ATTACHED VILLAS ARE DESIGNED TO
HARMONIOUSLY BLEND WITHIN THE PARKS
AND COMMUNITY.



Park front ATTACHED VILLAS

THE EXTERIORS

The Attached Villas at AIDA are a unique blend of modern design and timeless craftsmanship. With carefully thought-out floor plans, each villa offers 3 bedrooms, perfect for families or those looking for more room.



Park front ATTACHED VILLAS

THE INTERIORS

These luxurious spaces bring together the perfect balance of exquisite style and convenience. The interiors provide an elegant and contemporary living space, right at the heart of AIDA's lifestyle destination.







Premier
AMENITIES



AIDA





Trump International Golf Club
O M A N

THE GOLF COURSE

AIDA is home to one of the most prestigious golf courses in the region, The Trump International Golf Club Oman. The golf course is a flawless mix of both rough and fair terrain, slopes and ratios, tracks and intervals, all to ensure the perfect hole.



Trump International Golf Club Oman is not owned, developed or sold by Donald J. Trump, Donald J. Trump, Jr., Eric F. Trump, DTTM Operations LLC, The Trump Organization or any of their affiliates. Dar al Arkan Property Development SPC, the sub-developer of the property, uses the "Trump" name and mark under sub-license from DT Marks Oman LLC, which sub-license may be terminated or revoked according to its terms.



Trump International Golf Club

OMAN

SOCIAL MEMBERSHIP AT THE CLUBHOUSE

All homeowners at AIDA will receive a social membership to the premier Trump clubhouse, where they can enjoy delectable dining options, 5-star services and a robust social calendar. The clubhouse is the perfect destination for families seeking privacy and exclusivity.



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THE MOST BEAUTIFUL HOTEL ON EARTH



THE HOTEL AND FLOATING SUITES

In between the cliffs hides AIDA's crown jewel; the charming hotel, open air lounge and the floating suites.

Overlooking the picturesque horizon from all sides, the hotel's voluptuous interiors, earthy tones and touches of greenery harmoniously blend with the landscape. A place so unique, it transports residents and guests to a different dimension.





A VIBRANT GATED COMMUNITY IN TOUCH WITH NATURE



GATED COMMUNITY



PARKS & RECREATION



PROMENADES

BREATHE IN. BREATHE OUT.



COMMUNITY FACILITIES



WELLNESS CENTERS





A WIDE
VARIETY OF
FAMILY
ACTIVITIES



LIFE AWAITS YOU OUTDOORS



RUNNING TRAIL



HIKING TRAIL



MOUNTAIN BIKE

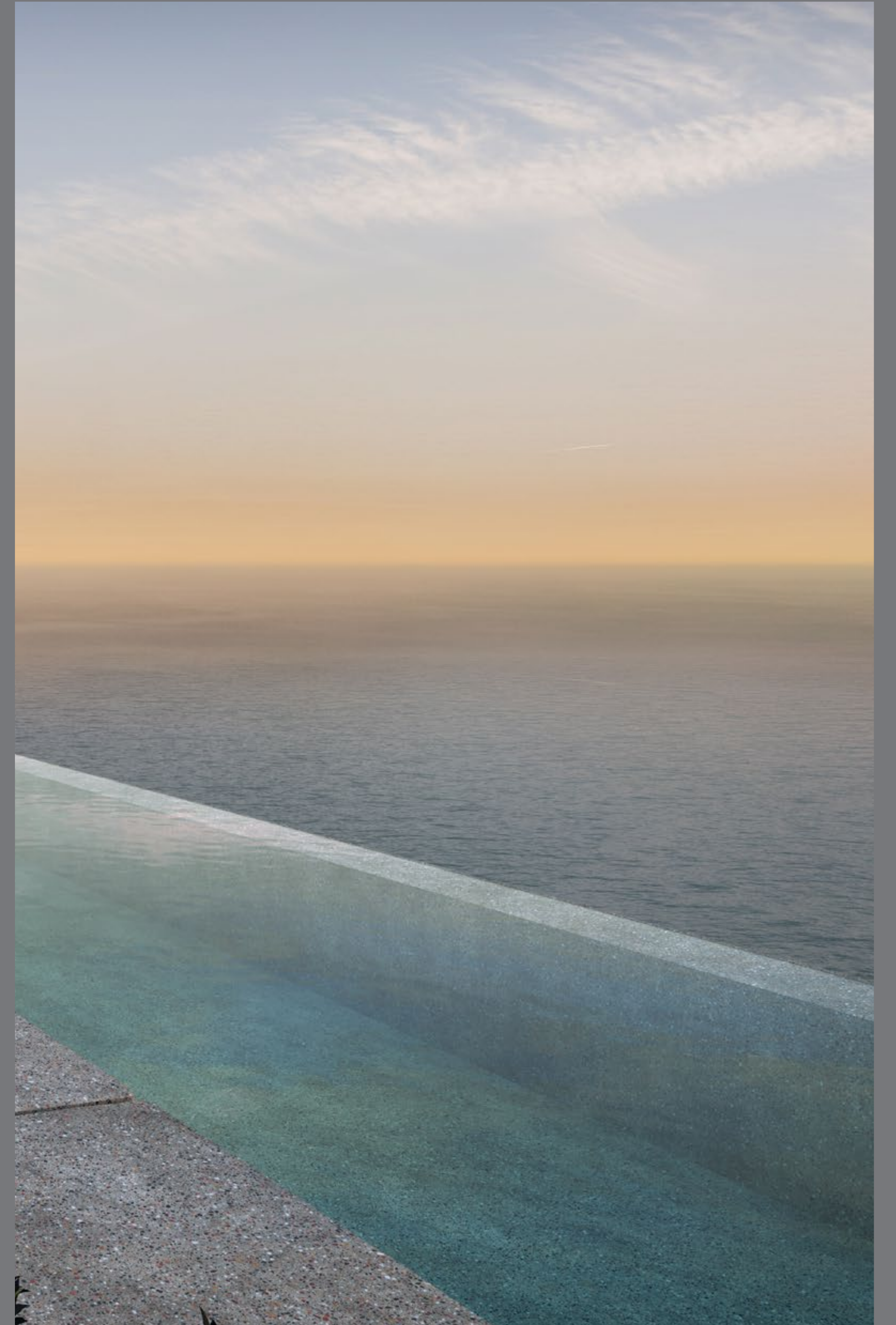
EXQUISITE FLAVOURS, IN ALL ITS FORMS



PLAZAS, CAFES
& RESTAURANTS



WANDER ALONG
THE PROMENADES,
SURROUNDED
BY CAFES AND
RESTAURANTS,
EACH OFFERING
THEIR OWN
EXPERIENCES



Choose
YOUR VILLA

AT AIDA | OCEANA

THE FLOOR PLANS



CHOOSE YOUR *Villa*



-  MANSION A (7 BED)
-  MANSION B (6 BED)
-  VILLA A (4 BED)
-  VILLA B (4 BED)
-  VILLA C (4 BED) W/ ROOFTOP TERRACE
-  VILLA D (5 BED)
-  VILLA E (5 BED) W/ ROOFTOP TERRACE
-  ATTACHED VILLA A (3 BED)
-  ATTACHED VILLA B (3 BED)
-  ATTACHED VILLA C (3 BED)
-  ATTACHED VILLA D (3 BED)



-  PARK
-  TRUMP INTERNATIONAL GOLF CLUB OMAN
-  CLUBHOUSE & COMMUNITY CENTRE

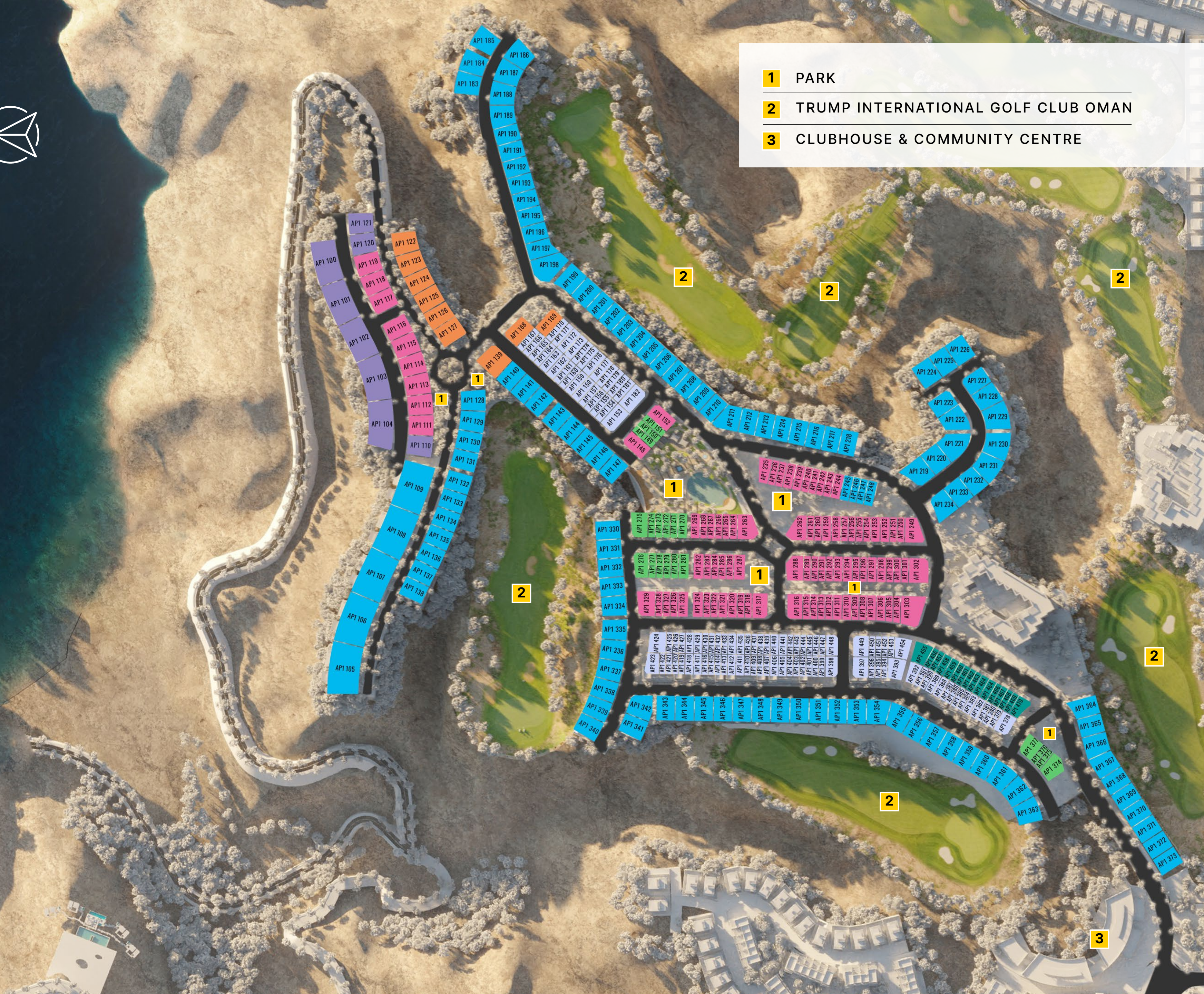


CHOOSE YOUR *View*



-  OCEAN VIEW
-  OCEAN VIEW & GOLF VIEW
-  OCEAN VIEW & CLIFF VIEW
-  OCEAN VIEW & PARK VIEW
-  OCEAN VIEW & COMMUNITY VIEW
-  PARK VIEW
-  COMMUNITY VIEW

-  1 PARK
-  2 TRUMP INTERNATIONAL GOLF CLUB OMAN
-  3 CLUBHOUSE & COMMUNITY CENTRE



MANSSION A



- FRONT VIEW -



- REAR VIEW -

7-BED

VILLA

SQM

SQFT

LV-100

1,793

19,302

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MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

7-BED			
VILLA	LV-100		
		SQM	SQFT
		1,793	19,302

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MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

7-BED

VILLA	LV-100

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MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

7-BED

VILLA	LV-100	
	SQM	SQFT
	1,793	19,302

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MANSION B



- FRONT VIEW -



- REAR VIEW -

6-BED

VILLA

SQM

SQFT

LV-70

850

9,148

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MANSION B

GROUND FLOOR

FIRST FLOOR

6-BED			
VILLA	LV-70		
	SQM	SQFT	
	850	9,148	

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MANSION B

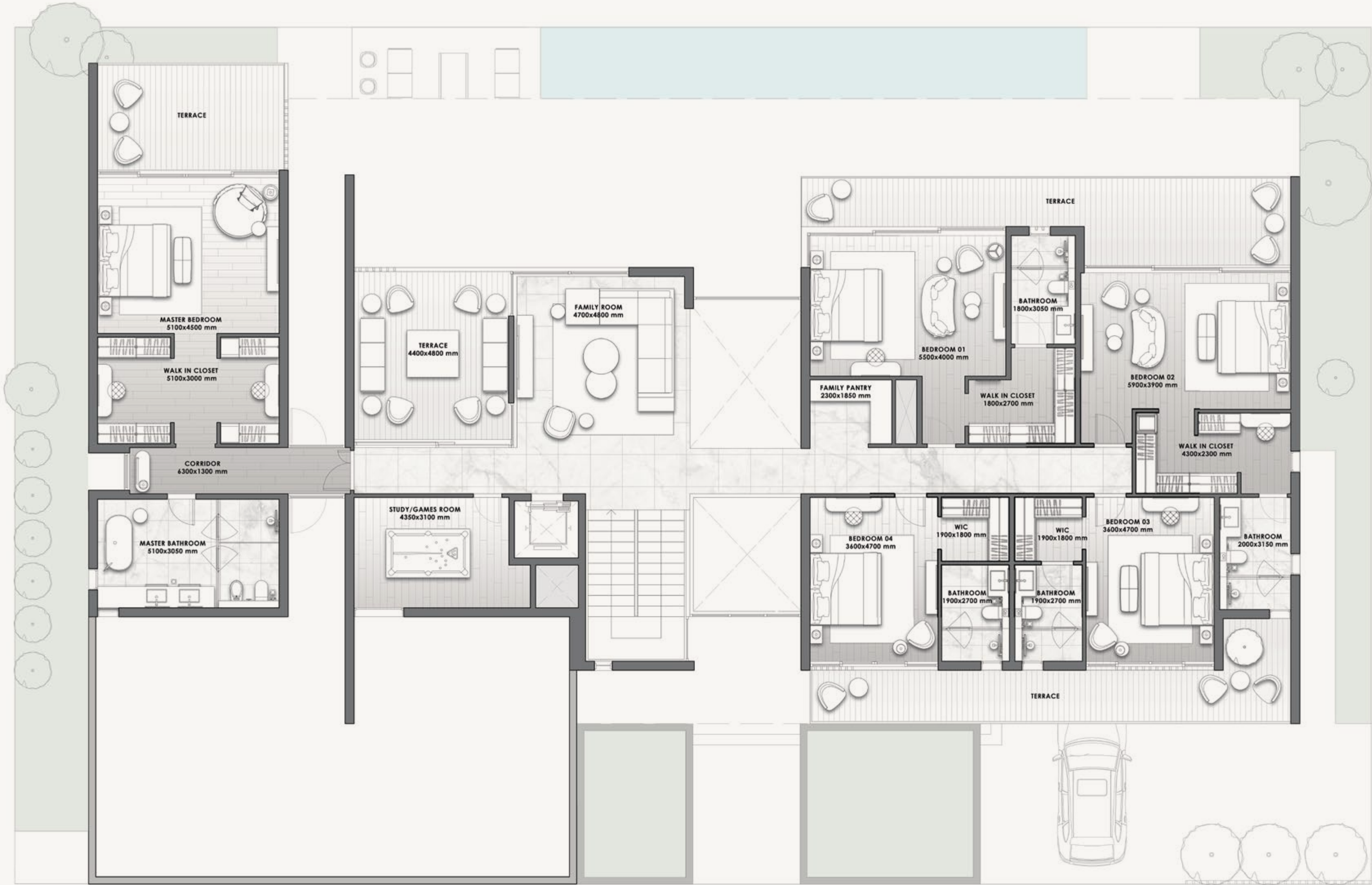
GROUND FLOOR

FIRST FLOOR

6-BED

VILLA	LV-70
SQM	SQFT
850	9,148

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VILLA A



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33A

288

3,100

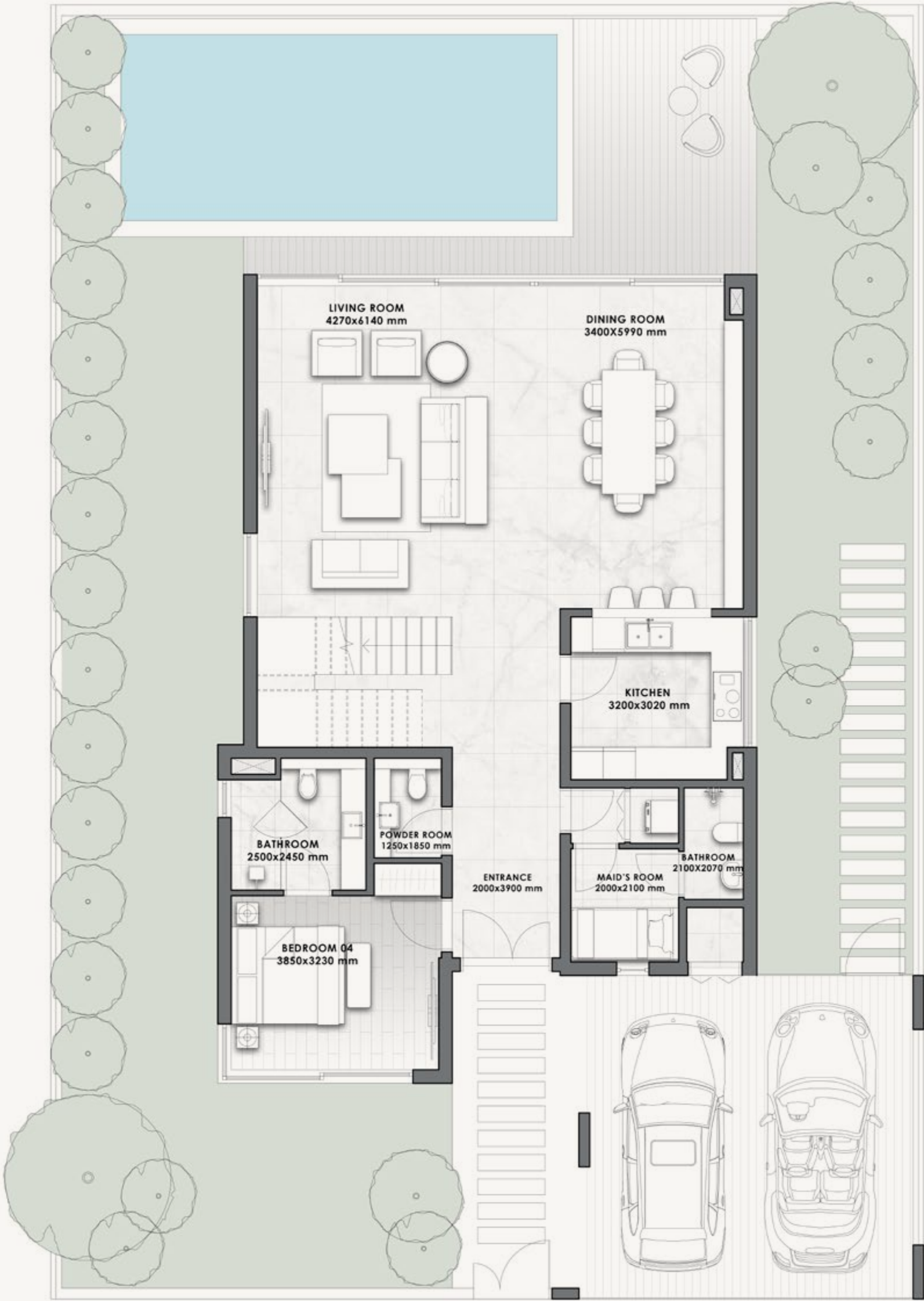
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VILLA A

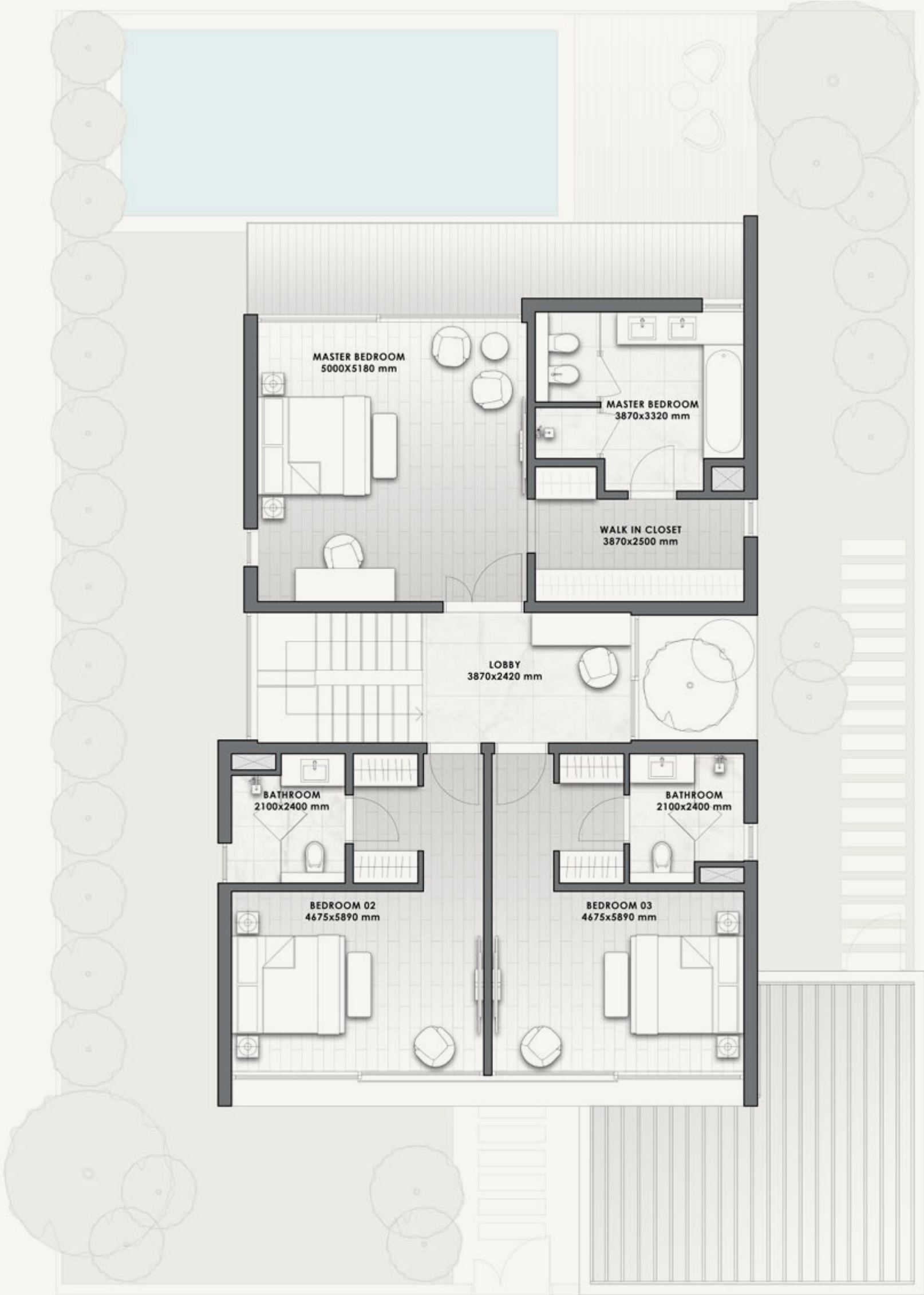
4-BED

VILLA	V-33A	
	SQM	SQFT
	288	3,100

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GROUND FLOOR



FIRST FLOOR

VILLA B



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33B

316

3,399

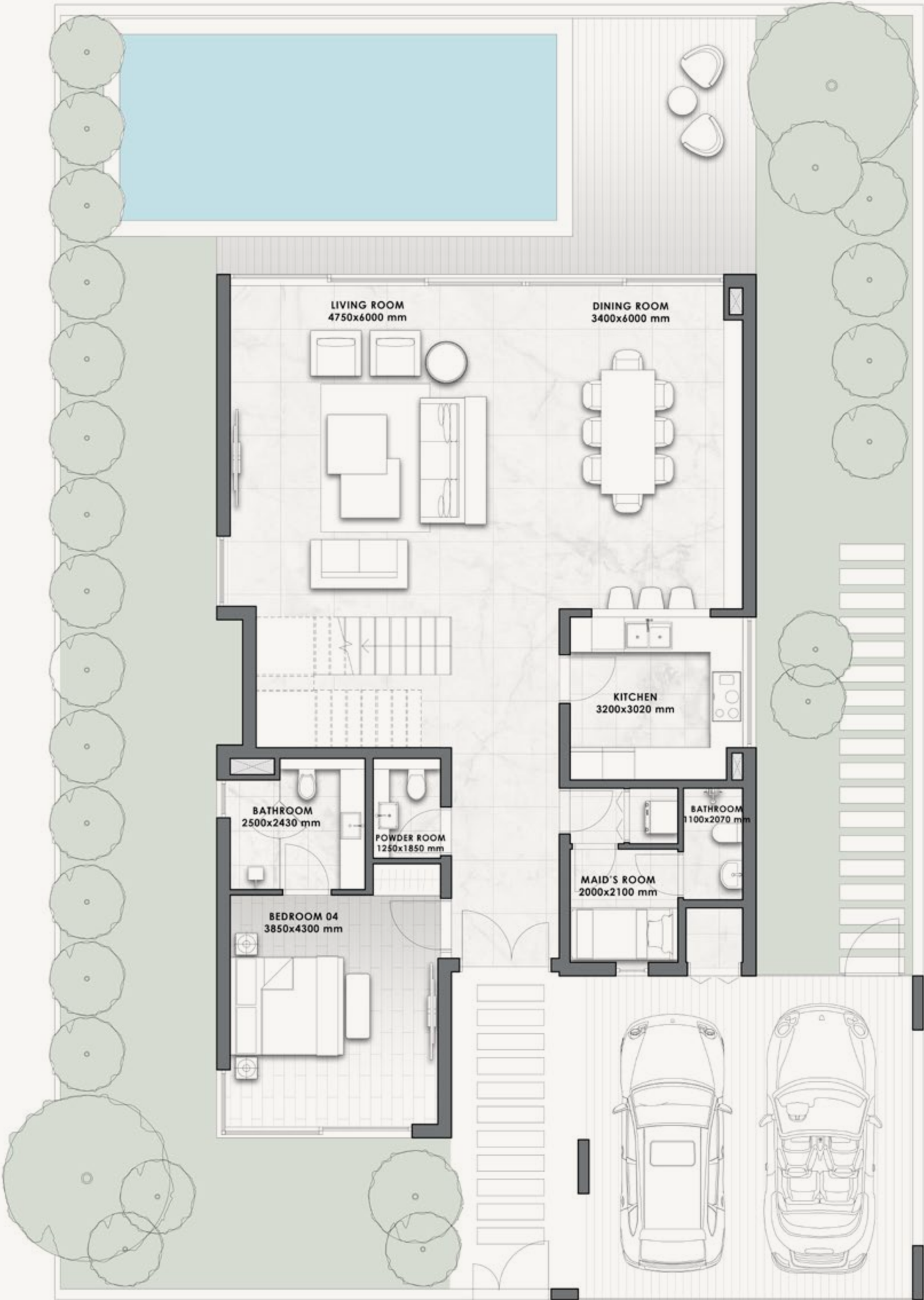
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VILLA B

4-BED

VILLA	V-33B	
	SQM	SQFT
	316	3,399

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GROUND FLOOR



FIRST FLOOR

VILLA C
W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33C

329

3,544

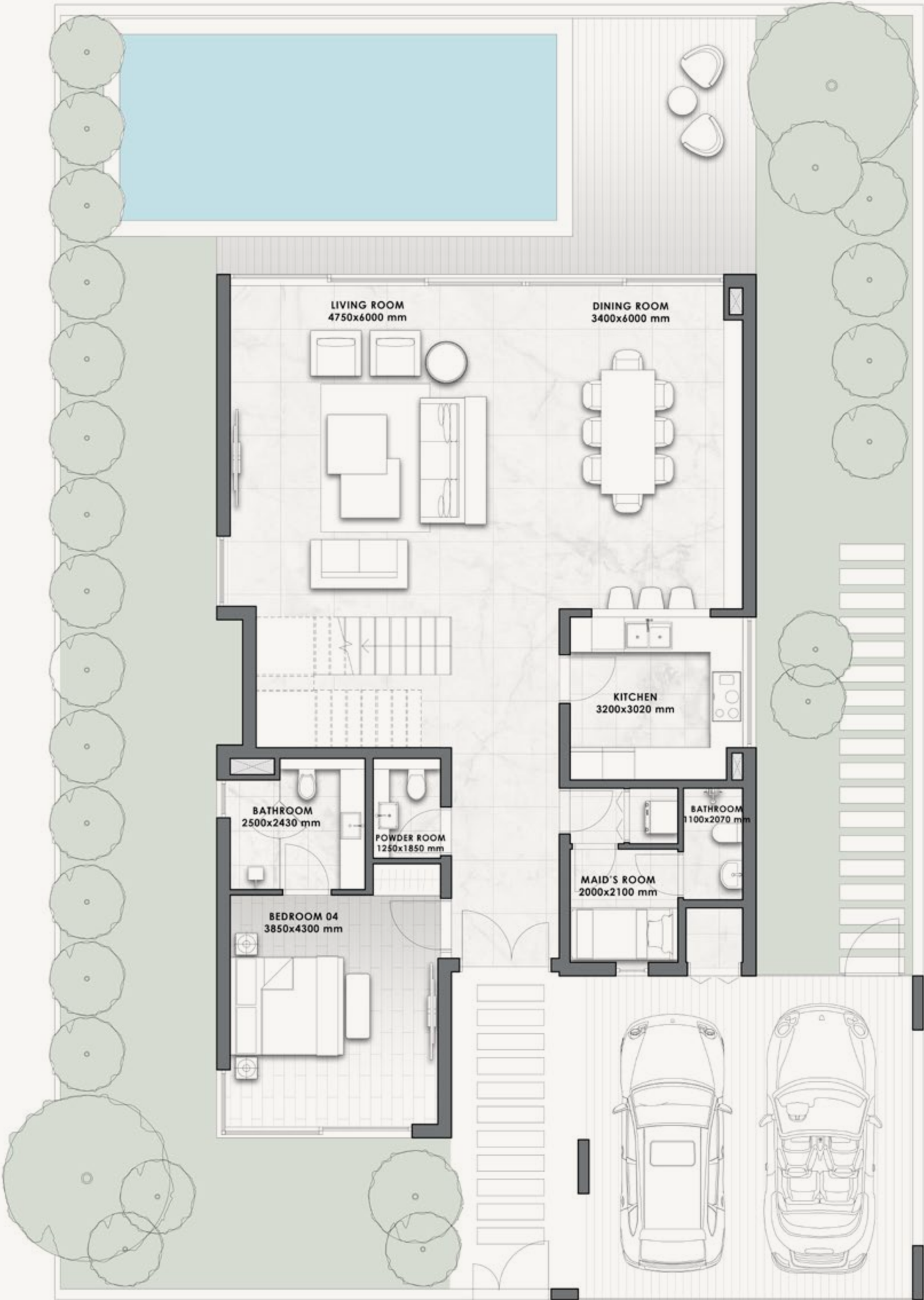
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VILLA C
W/ ROOFTOP TERRACE

4-BED

VILLA	V-33C	
	SQM	SQFT
	329	3,544

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GROUND FLOOR



FIRST FLOOR

VILLA D



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41

386

4,158

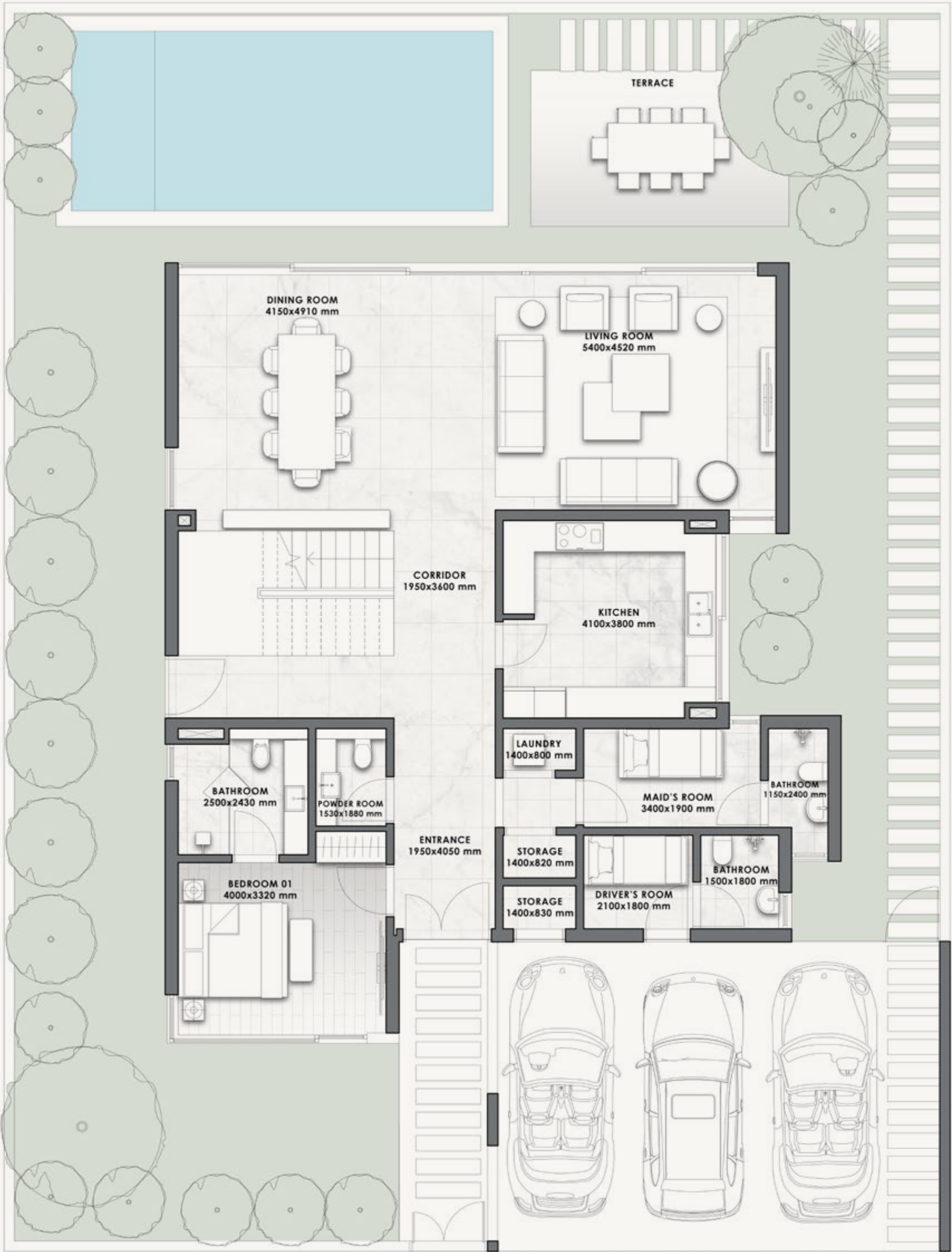
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VILLA D

5-BED

VILLA	V-41	
	SQM	SQFT
	386	4,158

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GROUND FLOOR



FIRST FLOOR

VILLA E
W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41A

403

4,341

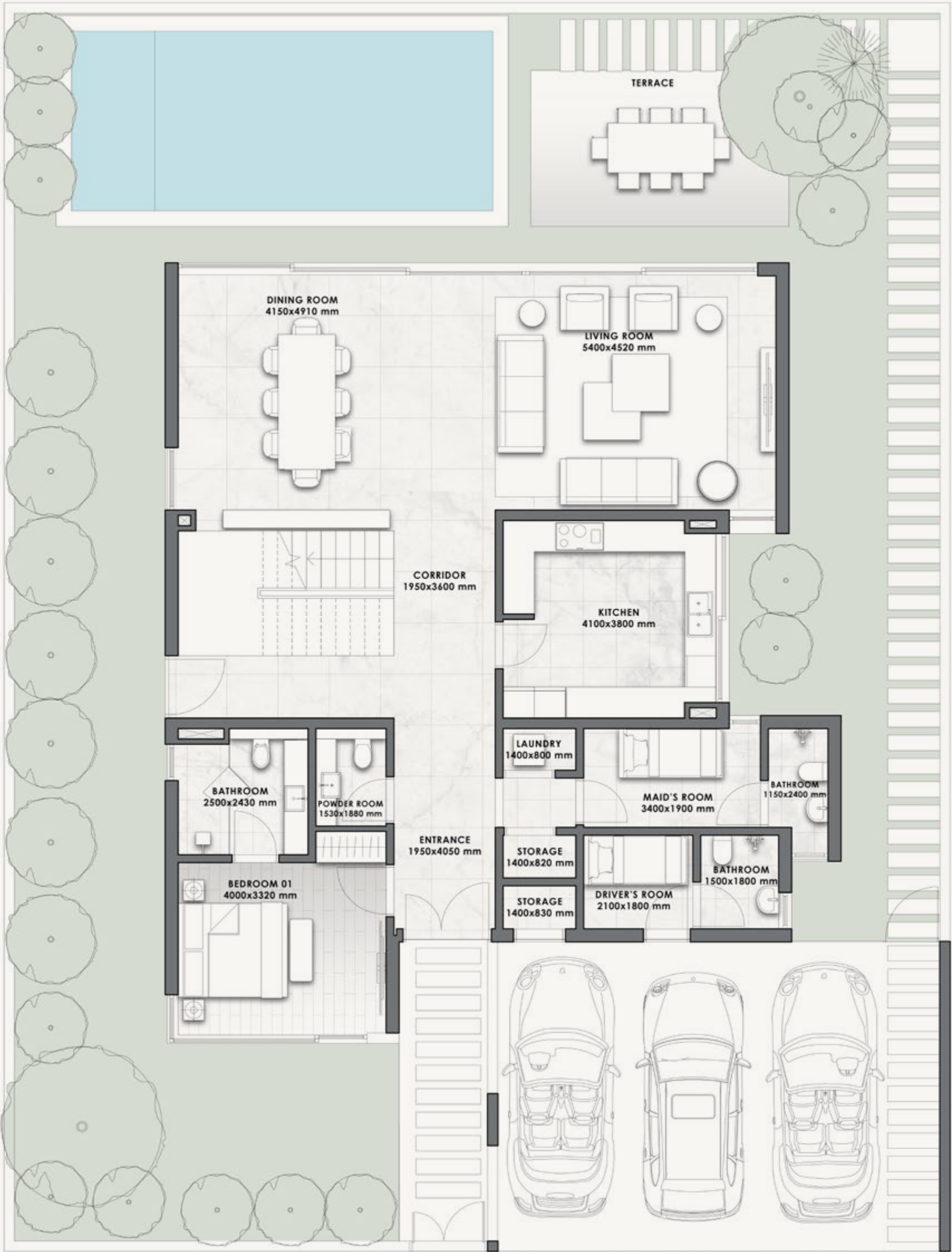
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VILLA E
W/ ROOFTOP TERRACE

5-BED

VILLA	V-41A	
	SQM	SQFT
	403	4,341

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GROUND FLOOR



FIRST FLOOR

ATTACHED VILLA A



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-12M

125

1,345

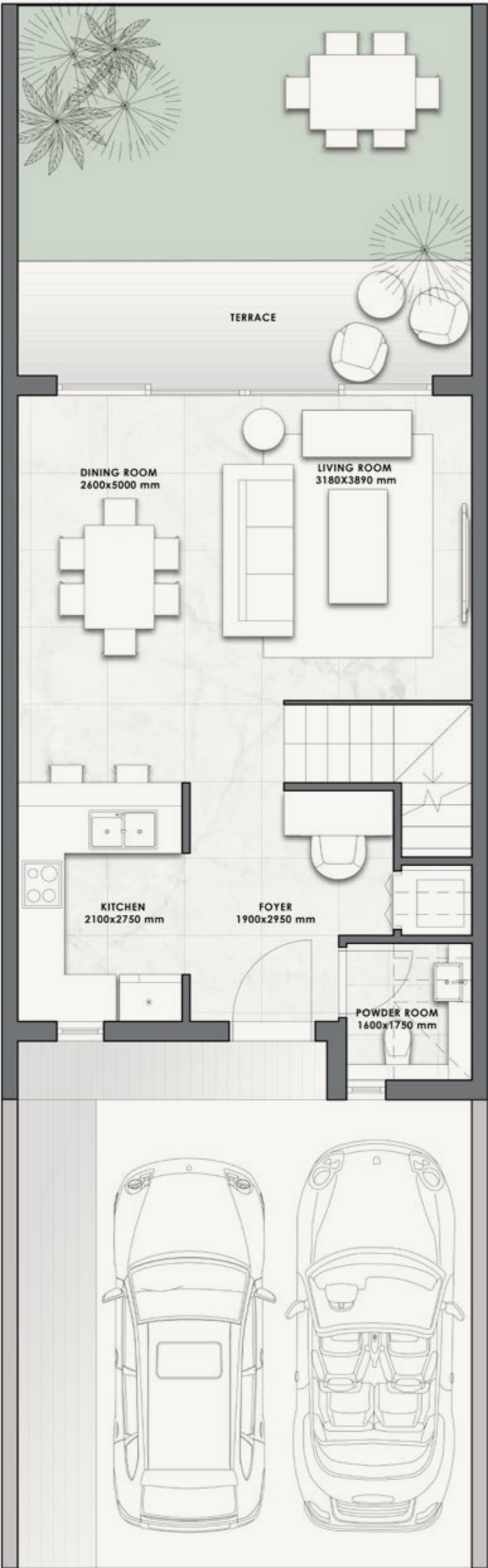
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ATTACHED VILLA A

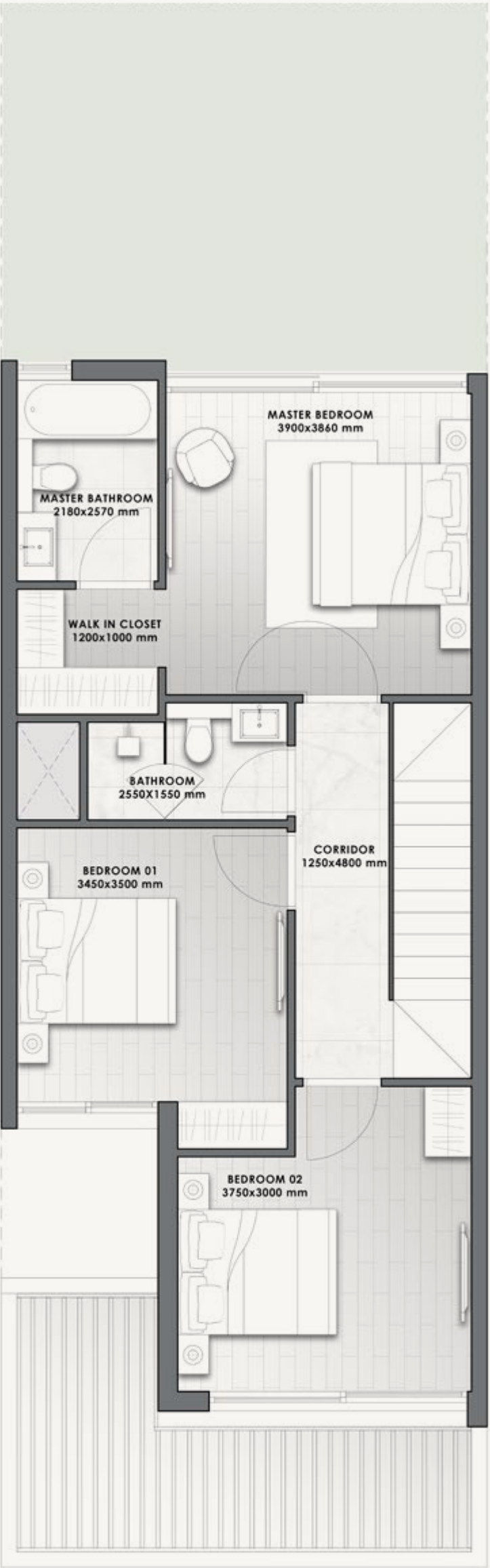
3-BED

VILLA	V-12M	
	SQM	SQFT
	125	1,345

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GROUND FLOOR



FIRST FLOOR

ATTACHED VILLA B



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-15E

159

1,710

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ATTACHED VILLA B

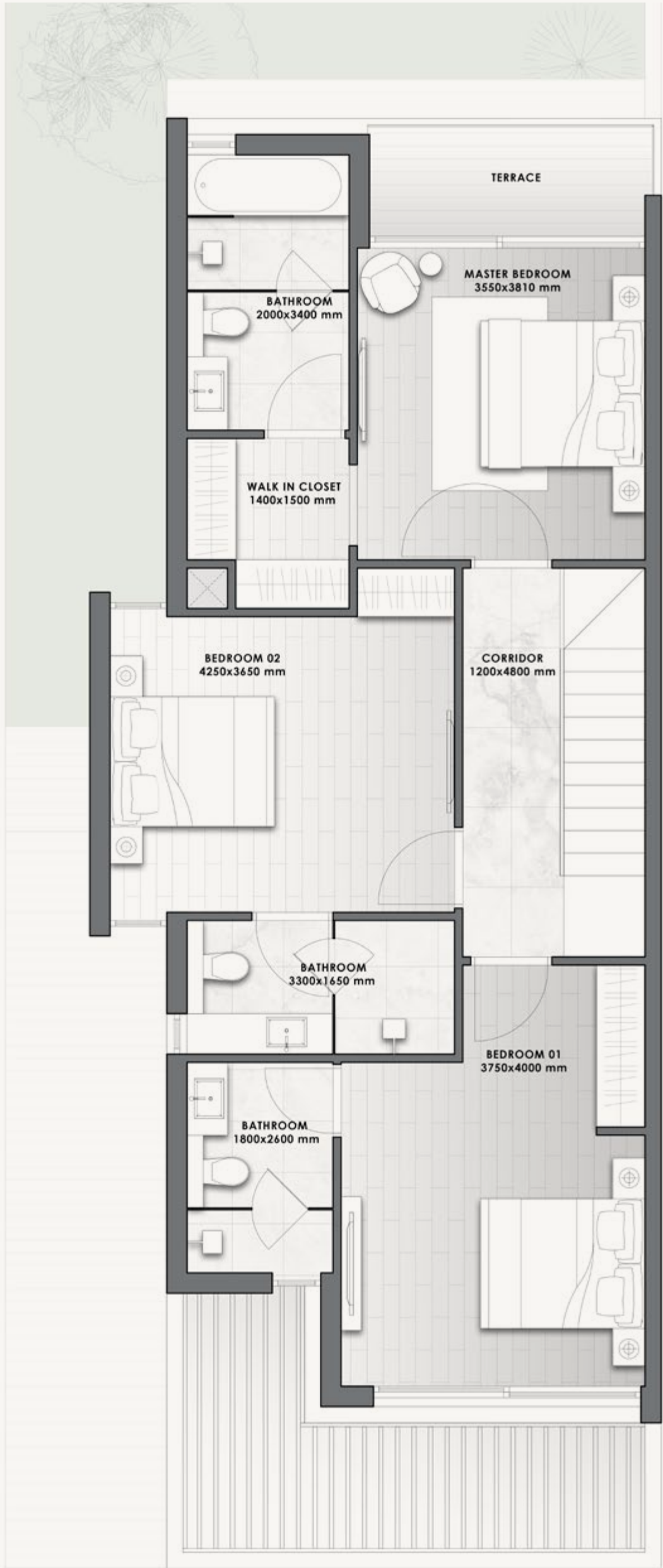
3-BED

VILLA	V-15E	
	SQM	SQFT
	159	1,710

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GROUND FLOOR



FIRST FLOOR

ATTACHED VILLA C



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-22M

209

2,247

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ATTACHED VILLA C

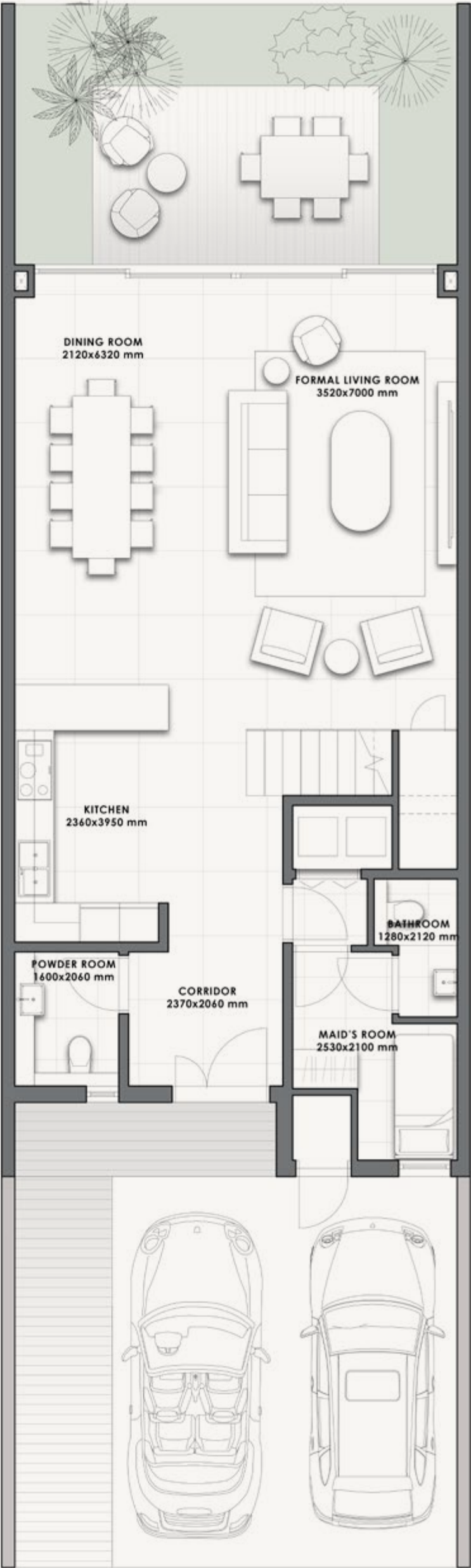
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VILLA

V-22M

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GROUND FLOOR



FIRST FLOOR

ATTACHED VILLA D



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-27E

224

2,413

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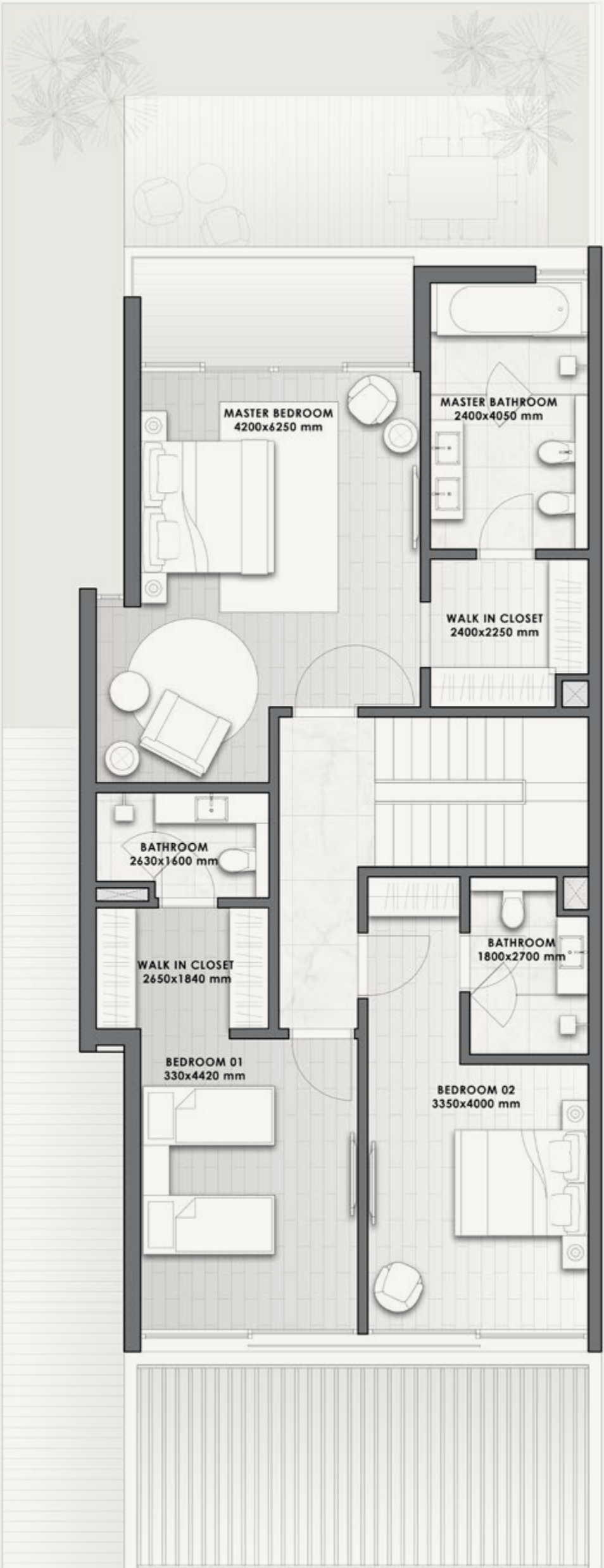
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VILLA	V-27E	
	SQM	SQFT
	224	2,413

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GROUND FLOOR



FIRST FLOOR

Muscat



WHERE NATURE
IN ALL ITS FORMS MEETS
COSMOPOLITAN LIVING.

Muscat

Located on the edge of the Arab Peninsula is Muscat, the capital of Oman. It is considered one of the most beautiful cities in the world. Its exotic destinations, architectural wonders, rich heritage and diversified population takes you on a journey from luxury destinations to 16th century forts.

From pure and clear water beaches, to vast desert stretches, to scenic mountain peaks, Oman gives you a glimpse of nature in all its forms.



MUSCAT..

AN INVESTMENT SAFE HAVEN

Oman is one of the most prominent commercial and cultural hubs in the region, and is rapidly becoming a prime investment destination due to its attractive benefits.

From its favorable tax environment and its strategic location as a gateway to the Middle East and Africa, Oman offers countless opportunities for businesses to grow and thrive.



The planned 3 billion USD investment in the 303km railway network connecting Oman and the UAE is set to revolutionize travel between the two countries, reducing journey times to as little as 47 minutes. The UAE-Oman Rail Network will not only benefit travelers, but also stimulate economic growth, create jobs, and promote social cohesion.



11 reasons TO INVEST IN OMAN

1
100%
FREEHOLD
OWNERSHIP
FOR ALL
NATIONALITIES*

2
0%
PERSONAL
INCOME TAX*

3
0%
CAPITAL GAINS
TAX*

4
0%
INHERITANCE
TAX*

5
25 YEARS
EXEMPTION
FROM CORPORATE
INCOME TAXES*

6
STABLE AND
GROWING ECONOMY
CURRENT INFLATION
RATE IS ONE OF THE
LOWEST GLOBALLY

7
ONE OF
THE SAFEST
COUNTRIES IN
THE WORLD

8
LIFE-TIME
RESIDENCY VISA
FOR INVESTORS
ON PROJECTS IN
THE ITC

9
IDEAL LOCATION
EASY ACCESS
TO THE GULF,
THE INDIAN
SUBCONTINENT
AND AFRICA

10
A TOURISM HUB
WITH MASSIVE
POTENTIAL OF
GROWTH
AIMS TO EARN
OVER US\$ 22.5BN
A YEAR FROM
TOURISM BY 2040

11
COSMOPOLITAN
HOME TO A
VIBRANT EXPAT AND
FOREIGN INVESTOR
COMMUNITY
WITH OVER 100
NATIONALITIES

* For special economic zone/free zone

A PARTNERSHIP BETWEEN



DARGLOBAL

ABOUT OMRAN



The Oman Tourism Development Company (OMRAN Group) was established in 2005 to unlock the potential of the tourism industry. The group is a government company under the Oman Investment Authority (OIA), that works closely with the Ministry of Tourism and other government entities to identify priorities, projects and opportunities to boost the Sultanate's tourism sector and achieve the objectives of Oman Vision 2040.

Inspired by Oman's beauty, peace and hospitality, OMRAN Group works with all stakeholders, partners, SMEs and local communities to ensure a positive physical, social, economic contribution to both the environment and people's lives while respecting the traditional culture and environmental values of Oman.



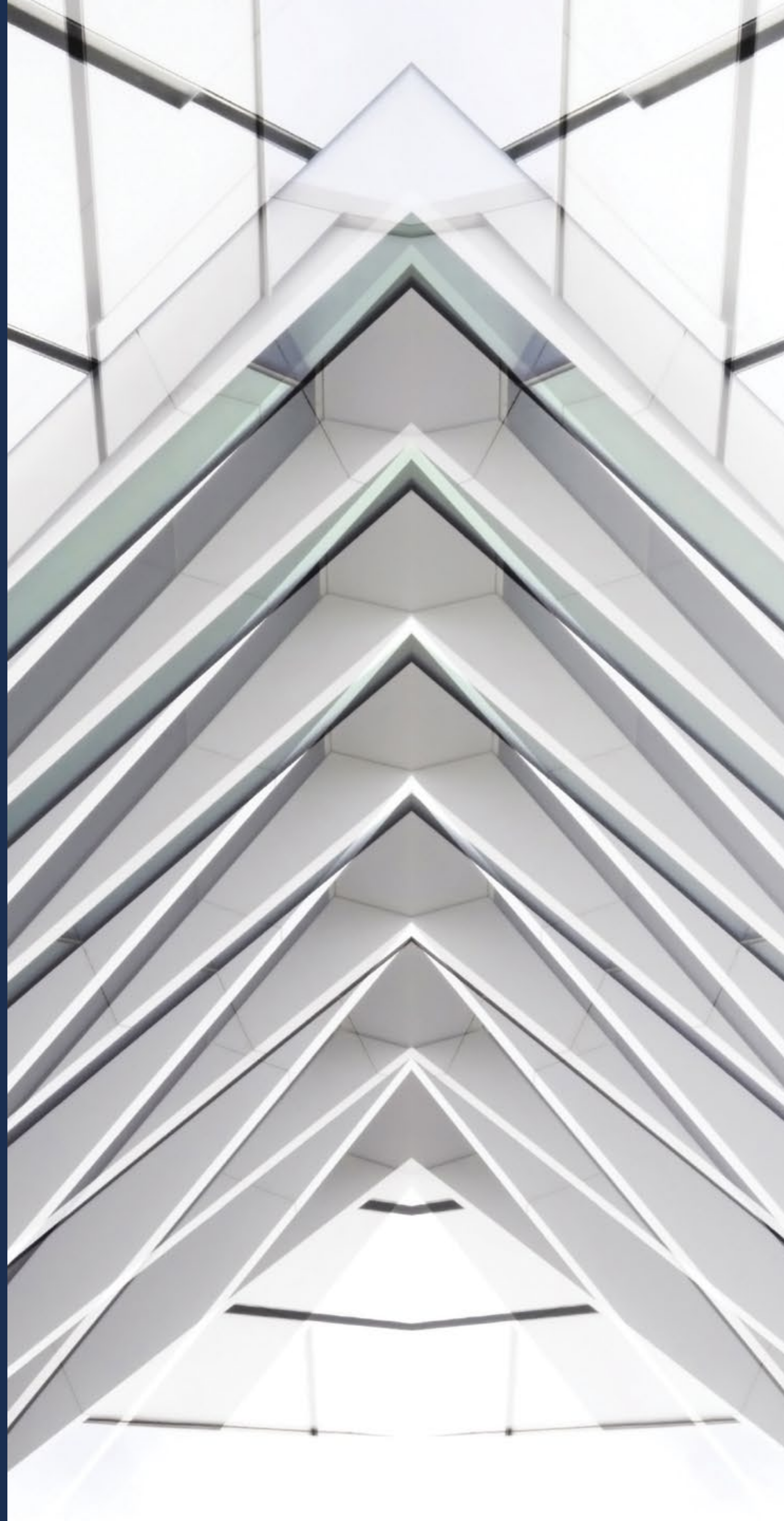
DAR GLOBAL PLC

DARGLOBAL

LISTED ON THE
LONDON STOCK EXCHANGE

Established in 2017 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal's homes that are modelled by renowned design icons; each DarGlobal home is built with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.



BUILDING ON THE LEGACY
OF THE LARGEST REAL ESTATE
COMPANY IN THE REGION.

—
6
offices in different
cities worldwide

—
28
years of
experience

—
15,000+
residential units
delivered

—
8.2 Bn
USD in assets

—
500,000 sqm
of commercial space

DARGLOBAL

DARGLOBAL.CO.UK

A business card for 'Luxury4you Immobilien' with a black and white design. The card includes contact information, a newsletter sign-up button, and two award logos: 'BELLEVUE Best Property Agents 2022' and 'Immo welt Diamond Partner'.

Luxury4you
Immobilien

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NEWSLETTER
JETZT ANMELDEN

BELLEVUE
Best Property
Agents
2022

Immo welt
Diamond
Partner