



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.

A person is floating on their back in the ocean, looking up at the sky. The water is a deep blue, and the sky is a lighter blue with some light clouds. The person's head and shoulders are above the water, and their arms are resting on a surfboard. The overall mood is peaceful and serene.

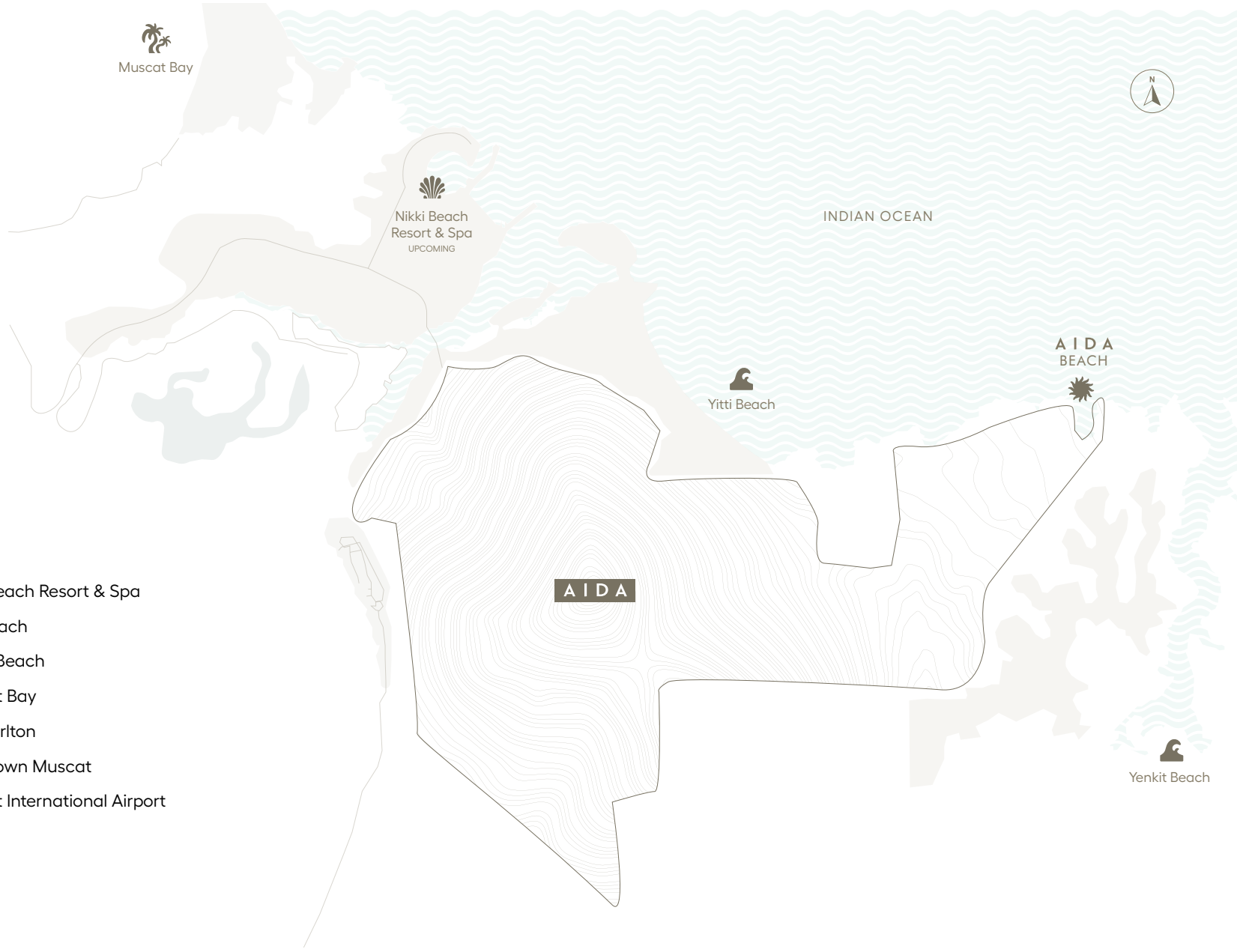
WELCOME TO AIDA CITY



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



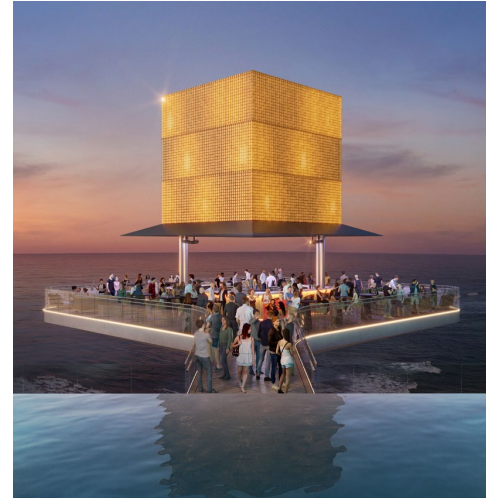
SIGNATURE LIFESTYLE & LUXURY



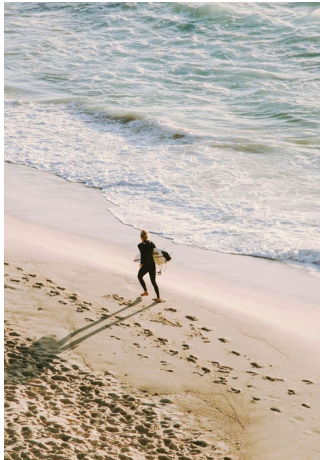
TRUMP INTERNATIONAL HOTEL



PLAZAS, CAFES & RESTAURANTS



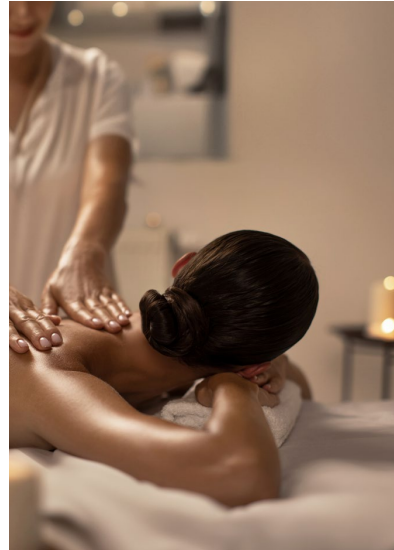
SHFT NIGHTCLUB



AIDA BEACH



TRUMP INTERNATIONAL GOLF CLUB

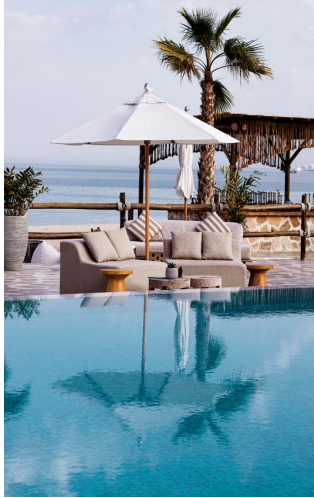


WELLNESS SPA CENTER



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

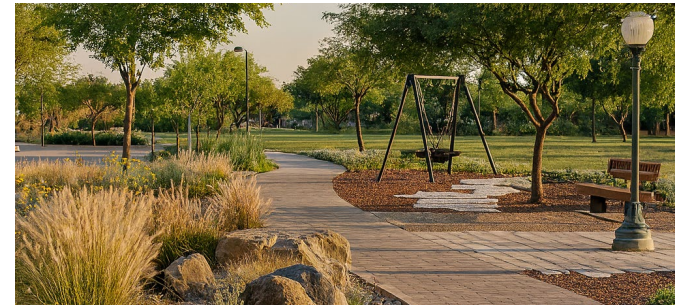
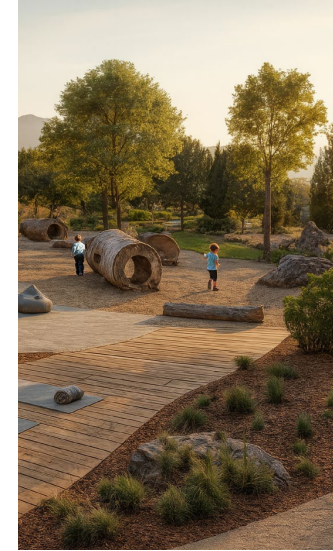
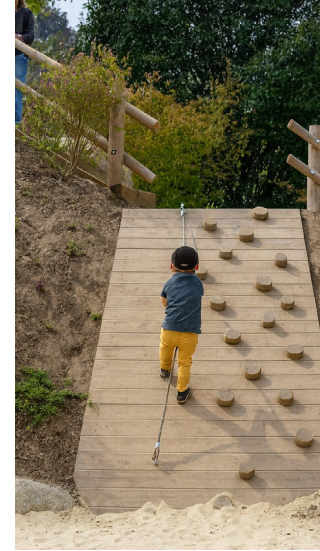


AIDA PHASE 1 MASTERPLAN

KEY

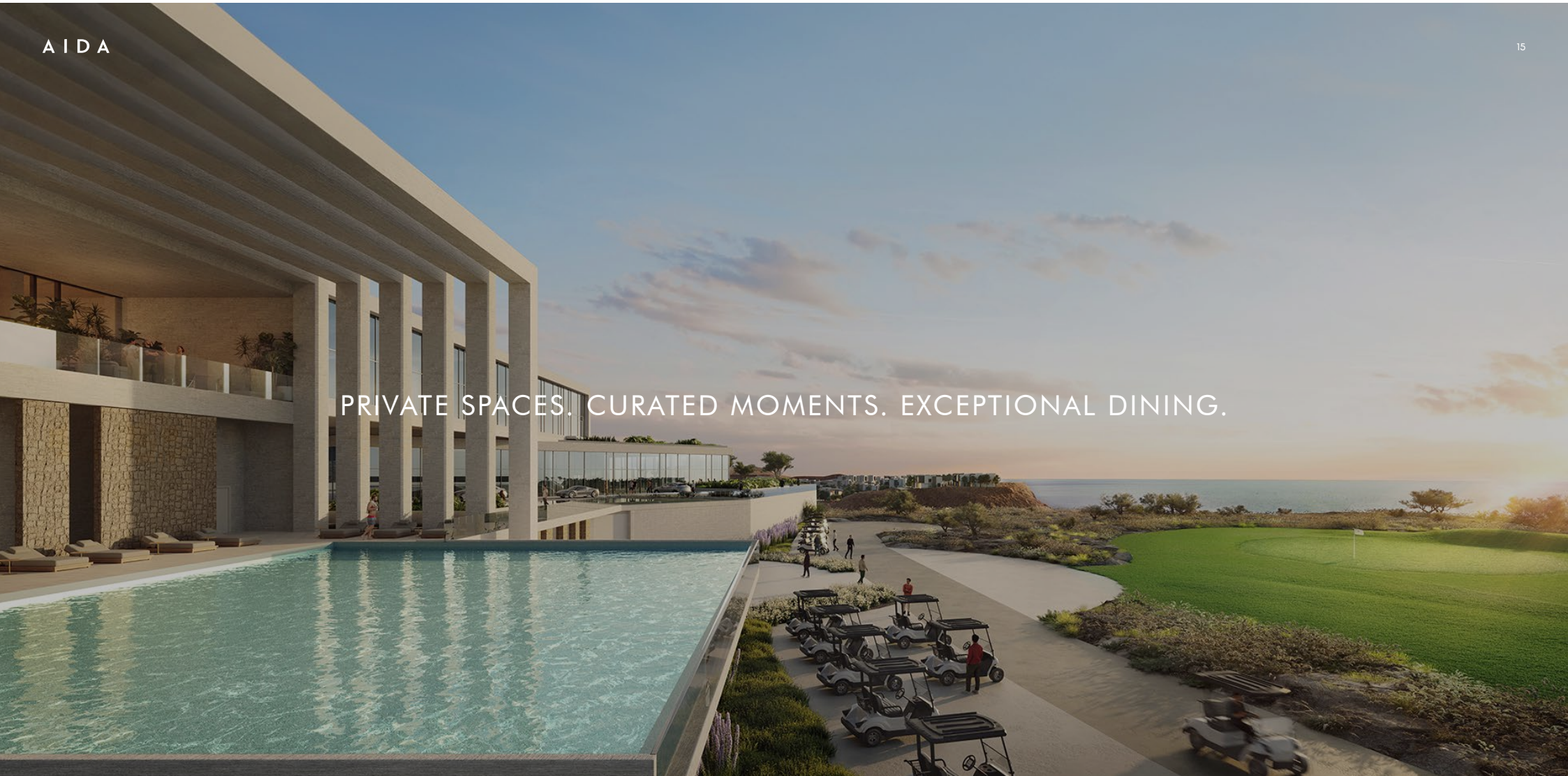
- ① Neighbourhood Park
- ② Linear Parks
- ③ Pocket Parks
- ④ Sikka Connection
- ⑤ Viewing Deck
- ⑥ Green Buffer
- ⑦ Golf-course Location

COMMUNITY LIVING, NATURALLY ELEVATED



NEIGHBOURHOOD PARKS • LINEAR PARKS • POCKET PARKS

PRIVATE SPACES. CURATED MOMENTS. EXCEPTIONAL DINING.



TRUMP INTERNATIONAL GOLF CLUB & AIDA RESIDENCE CLUB

AIDA

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

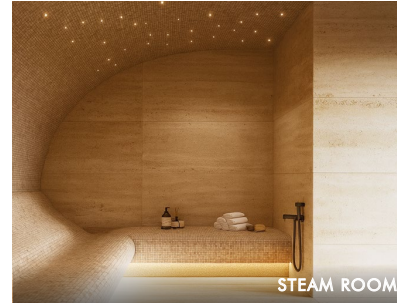


RESTAURANTS



STEAM & SAUNA

AIDA RESIDENCE CLUB AMENITIES





Trump International Golf Club
OMAN



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

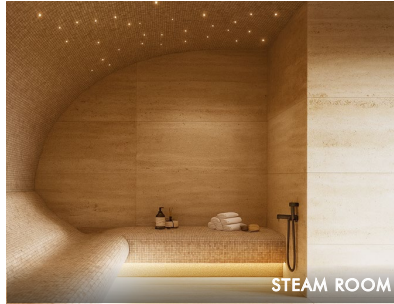
TRUMP INTERNATIONAL GOLF CLUB AMENITIES



PROSHOP



CIGAR LOUNGE



STEAM ROOM



SAUNA



GYM



LOUNGE WITH TERRACE



CHANGING ROOMS



LOUNGE WITH BAR



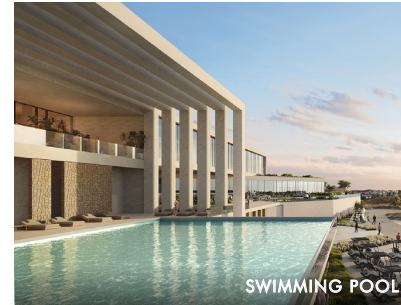
WAITING LOUNGE



BUSINESS LOUNGE & MEETING ROOM



RESTAURANT



SWIMMING POOL

AIDA

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THE AIDA DISTRICTS



TRUMP INTERNATIONAL HOTEL, OMAN

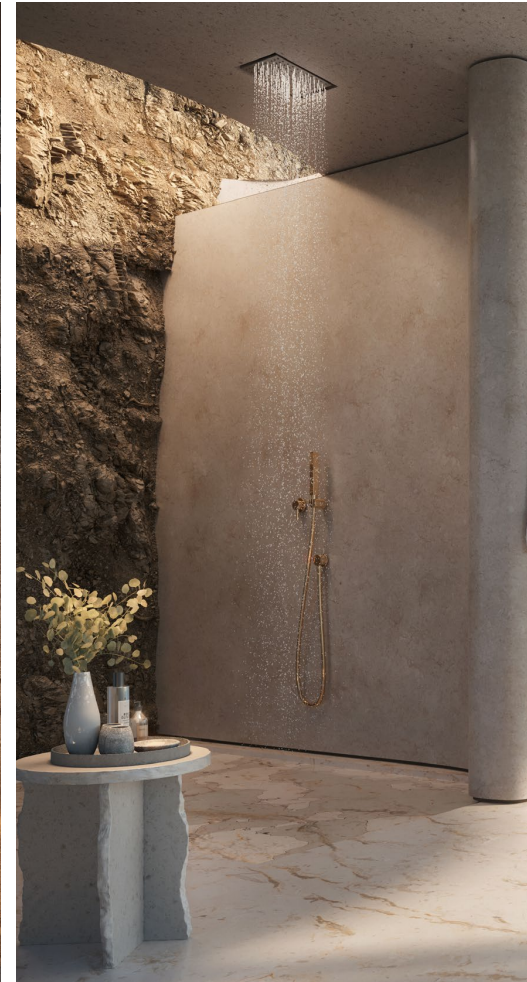
AIDA



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"

AIDA



TRUMP HOTELS
HANGING SUITES

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



AIDA

BUILT TO RESTORE WHAT WAS LOST.





TRUMP CLIFF VILLAS

AIDA



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

AIDA



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

AIDA



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

AIDA



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.

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FAIRWAY VILLAS

AIDA



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

AIDA



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

AIDA

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.

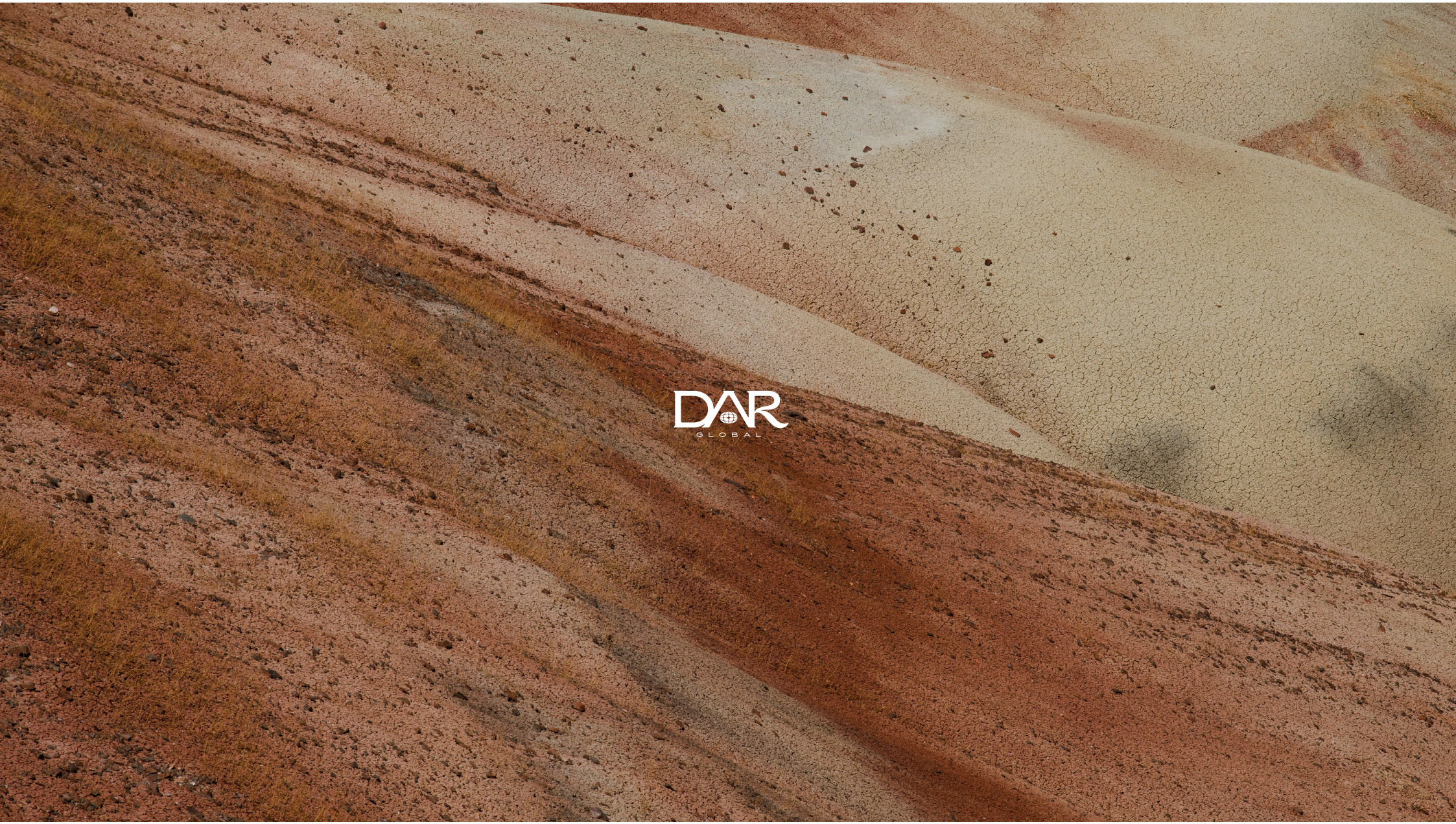
DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities,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





DAR
GLOBAL