

# AIDA

MUSCAT, OMAN

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 woman with dark hair is floating on her back in the ocean. She is looking up towards the sky with a serene expression. The water is a deep blue, and the sky is a lighter blue with some wispy clouds. The lighting suggests it might be late afternoon or early morning, as the water has a slight golden glow near the horizon.



# WELCOME TO AIDA

**130 METERS**  
ABOVE SEA LEVEL

AIDA is an exclusive gated community and golfing destination spanning over 4.3 million sqm atop the cliffs of Muscat, Oman. Over 60 nationalities have already chosen to invest in AIDA.

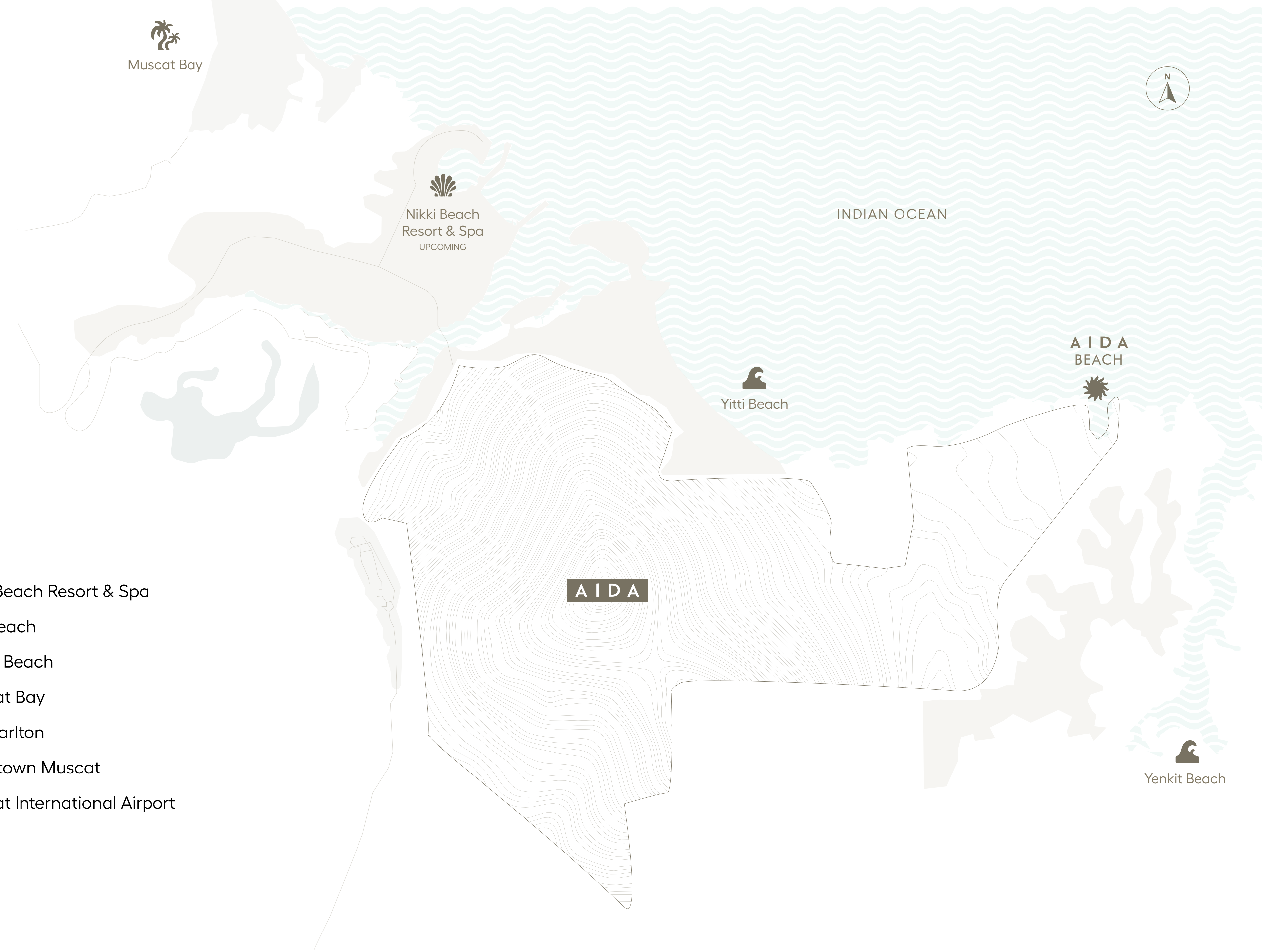
NATURE WAS THE FIRST ARCHITECT. WE JUST LISTENED





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 AMENITIES





TRUMP INTERNATIONAL  
HOTEL



TRUMP INTERNATIONAL  
GOLF CLUB



CLUB HOUSE



LUXURY  
HOTELS



OUTDOOR  
LANDSCAPES



PLAZAS, CAFES &  
RESTAURANTS



WELLNESS CENTER



PARKS



CHILDREN'S SPLASH  
AREAS



FITNESS  
CENTRE



RUNNING  
TRAILS



VIEWING  
DECKS



SWIMMING  
POOLS



18 HOLE TRUMP CHAMPIONSHIP  
GOLF COURSE



PROMENADES



HIKING  
TRAILS



MOUNTAIN  
BIKE TRAILS





PRIVATE SPACES. CURATED EVENTS. EXCEPTIONAL DINING.

TRUMP MEMBERS-ONLY CLUB



TEE OFF AT AN 18-HOLE GOLF COURSE CRAFTED TO CHANGE YOUR GAME.

TRUMP CHAMPIONSHIP GOLF COURSE

THE REGION'S ONLY NIGHTCLUB

IN THE SKY. RESET YOUR NIGHT.



SHFT NIGHTCLUB

SUN LOUNGES. WATERSPORTS AND A PRO-DIVING CLUB.

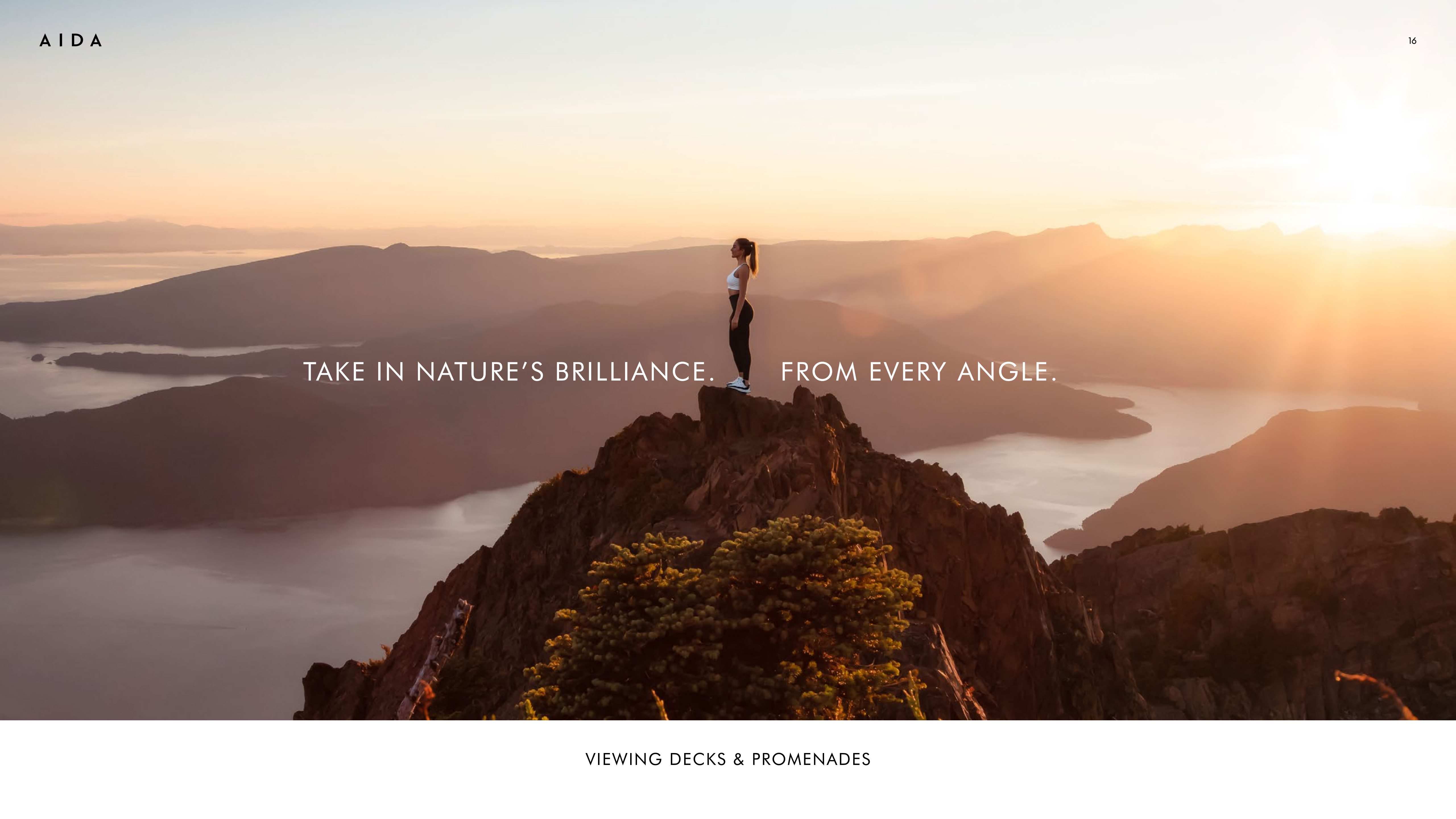
UNWIND, REFRESH AND RECHARGE.

AT YOUR OWN PACE.

WELLNESS & FITNESS CENTERS

DISCOVER ADVENTURE AT YOUR DOORSTEP.

RUNNING, MOUNTAIN BIKING & HIKING TRAILS

A woman in a white tank top and black leggings stands on the peak of a dark, rocky mountain. She is looking out over a vast, hazy landscape of mountains and water under a warm, golden sunset sky. The sun is low on the horizon to the right, casting a long, soft glow across the scene. The water below is calm, reflecting the light from the sky. The mountains in the distance are silhouetted against the bright sky.

TAKE IN NATURE'S BRILLIANCE. FROM EVERY ANGLE.

VIEWING DECKS & PROMENADES

FUN FOR THE LITTLE ONES.

PEACE FOR THE GROWN-UPS.

CHILDREN'S SPLASH AREAS & PARKS



EAT. DRINK. CHILL. THERE'S A SPOT FOR EVERY MOOD.

PLAZAS, CAFÉS & RESTAURANTS

AIDA

19

THE AIDA COLLECTION



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. Designed for seamless short-term rentals.





FAIRWAY VILLAS



FAIRWAY VILLAS

Exquisitely designed 5-bedroom residences.  
Front-row access to the Trump Championship Golf  
Course. Unrivalled 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 DETOUR

AIDA

## AMOUR SANS DETOUR

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.



# AIDA MASTERPLAN

## STANDALONE VILLAS

- TRUMP GOLF VILLAS
- FAIRWAY VILLAS

## APARTMENTS

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

## AMENITIES

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

## ATTACHED VILLAS

- COASTAL INVESTMENT VILLAS
- SUNRISE HAVEN
- AMOUR SANS DÉTOUR

## TRUMP INTERNATIONAL, OMAN

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





# 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 4<sup>TH</sup> GLOBALLY AND 1<sup>ST</sup> 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.



## LIVE ALL IN

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.



Luxury4you  
Immobilien

Tel.: +49 821 74909 671  
Fax: +49 821 74909 672  
Mobil: +49 175 267 75 07  
Email: [info@luxury4you.eu](mailto:info@luxury4you.eu)  
[www.luxury4you.eu](http://www.luxury4you.eu)

**NEWSLETTER  
JETZT ANMELDEN**

  
**BELLEVUE**  
Best Property  
Agents  
2025



WHO'S WHO IN  
**LUXURY**  
REAL ESTATE.