

DARGLOBAL

AIDA, OMAN

COASTAL

INVESTMENT
VILLAS



Experience
a lifestyle
where
luxury
& investment
flourish





Discover the serene landscapes of Aida

with
unmatched style
& sophistication



A woman with blonde hair, wearing a large straw hat and a blue one-piece swimsuit, is sitting on the edge of a swimming pool. She is viewed from behind, looking out over the deep blue water. Her hands are resting on the pool's edge. The pool deck is made of light-colored tiles with a decorative border of blue and white tiles. The water is a vibrant blue with gentle ripples.

Make
a statement
with a villa
that
truly
stands out



Discover the potential of a lucrative investment at Coastal Investment Villas

"Wealth by
the Coast"

Situated in AIDA, an exclusive gated community and renowned golfing destination, perched 130 meters above the pristine shores, these villas represent an unparalleled opportunity. Just steps from the sea and mere moments from the golf course, each

villa is thoughtfully designed for luxury and growth.

With breathtaking surroundings and exquisite interiors, these villas promise a thriving investment in a coastal paradise.





Endless Recreational Elegance

The Coastal Investment Villas provide access to a world of unparalleled recreational experiences. Nestled between the prestigious Trump International Golf Club Oman, and the vast, serene ocean, these villas are surrounded by scenic trails, breathtaking landscapes, and panoramic viewing decks.

Indulge in luxury shopping, relax at nearby five-star hotels, and discover the countless activities that make every moment here a rewarding escape.



Aida, Literally Above & Beyond



 Trump International Hotel

 Trump International
Golf Club

 Club House


 Luxury hotels

 Plazas, Cafes & restaurants

 Wellness center

 Outdoor landscapes

 18 hole Trump
Championship Golf course

 Fitness Center

 Promenades

 Hiking trails

 Mountain bike trails

 Parks

 Children's
splash areas

 Running trails

 Viewing decks

 Swimming pools



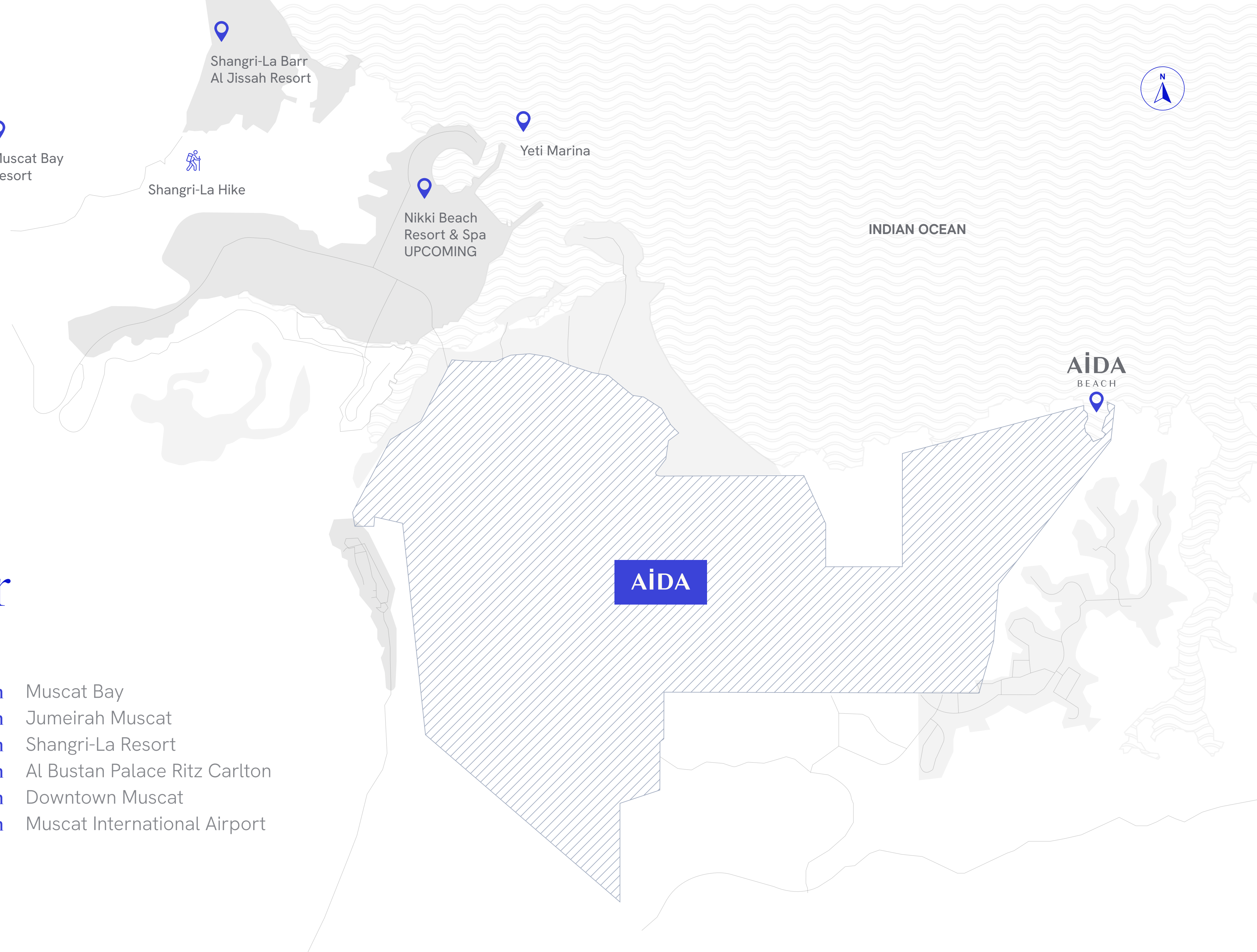
An Incomparable Location

The Coastal Investment Villas are situated in one of Oman's most prominent projects, AIDA, a gated community and golfing destination, spanning more than 4.3 million square meters, 130meters above the shores.

Only 25 minutes away from Muscat International Airport, AIDA is perched on the hilltops of Yeti & Yenkit, a majestic masterplan comprised of seafront mansions, villas, premium condominiums, a champion golf course, members only club, open green spaces, outdoor and recreational activities and exquisite dining options. As well as, incomparable experiences near by.

A gateway like no other

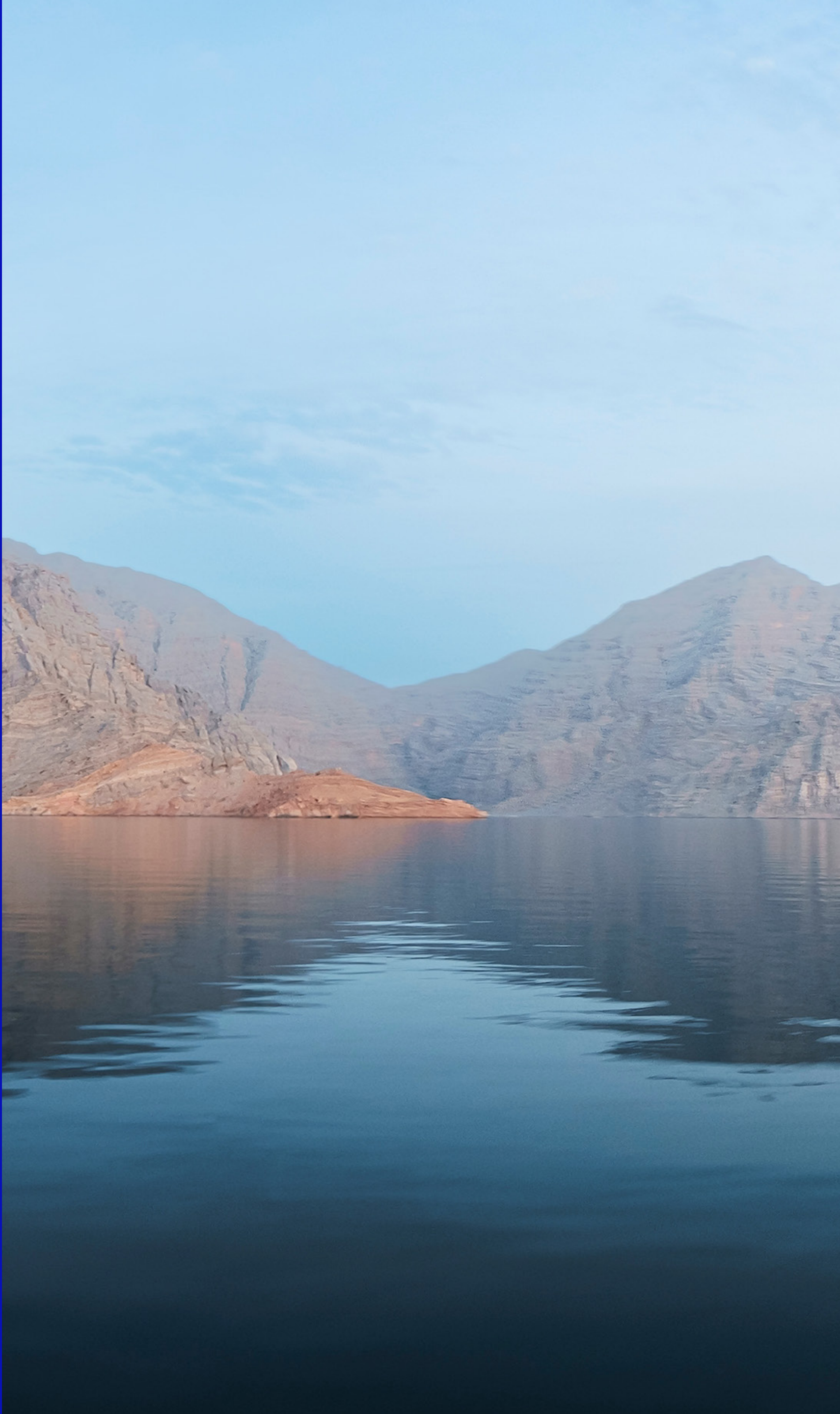
1 mn	Nikki Beach Resort & Spa (2024)	7 mn	Muscat Bay
2 mn	Yiti Beach	7 mn	Jumeirah Muscat
5 mn	Yenkit Beach	7 mn	Shangri-La Resort
5 mn	Marina Sustainable City	10 mn	Al Bustan Palace Ritz Carlton
7 mn	Shangri-La Hike	20 mn	Downtown Muscat
		25 mn	Muscat International Airport





Views from every corner

Perched 130 meters above the coastline, the Coastal Investment Villas offer breathtaking dual views that encompass both the serene expanse of the sea and the vibrant community below. From your villa, witness the perfect blend of natural beauty and lively community life, creating a unique vantage point from every corner.



Superior Exterior Design

Positioned so close to the sea that you can feel the refreshing ocean breeze, the Coastal Investment Villas offer an exceptional blend of modern design and timeless craftsmanship. These villas are thoughtfully designed with seamless floor plans that optimize space and flow, ensuring both comfort and elegance.

Each villa features three spacious bedrooms, perfect for those who seek a wise investment with unparalleled coastal charm.



Invest in a
lifestyle where
every day
brings a new
adventure
& lasting value





Elevated Interiors

The elegantly designed spaces in the Coastal Investment Villas seamlessly blend sophistication and practicality.

Enhanced with luxurious, high-end finishes and equipped with the latest technologies, these villas are situated 130 meters above the serene shores, offering a prime investment opportunity with a breathtaking view.





Effortless

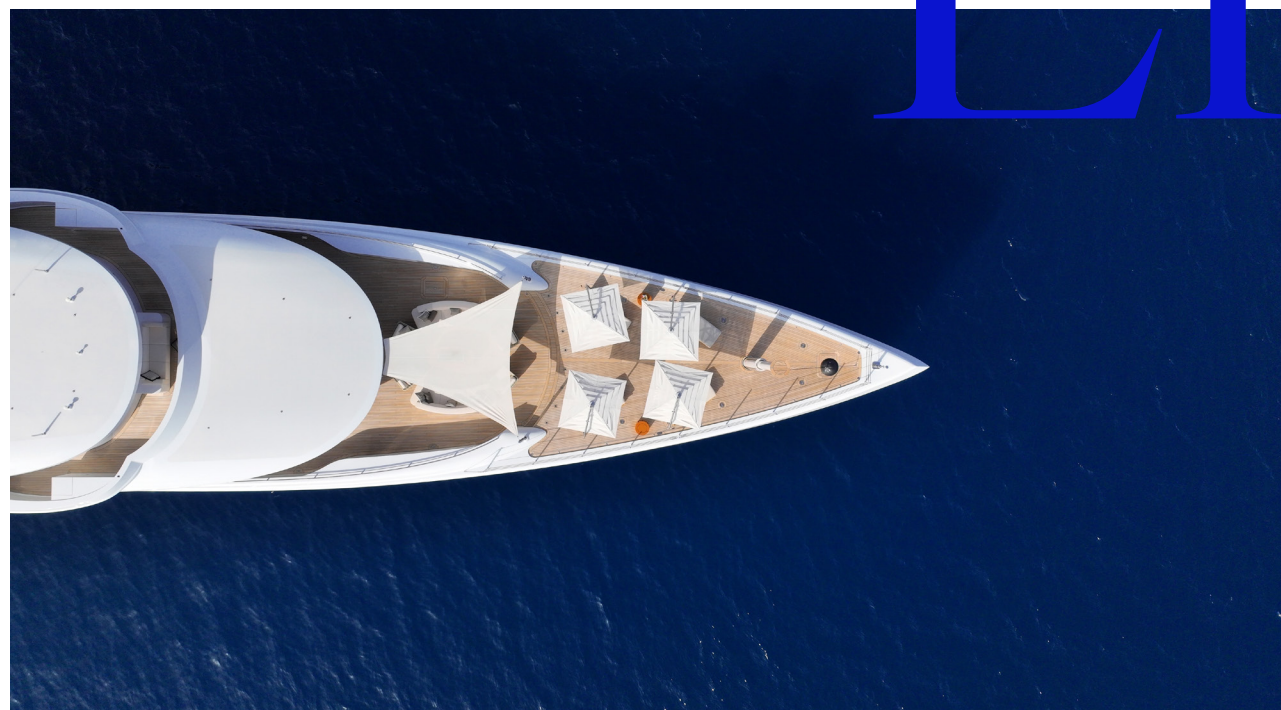
By investing in the Coastal Investment Villas at Aida, you will instantly enjoy a wealth of benefits.

Investment

Elevated

- / 5-year Payment Plan
- / A Golden Visa
- / Easy Bank Account Setup

Living



Floorplans

Aida Masterplan

Coastal Investment Villas



Villa Type A: 3-bed



FRONT VIEW



REAR VIEW

VILLA	SQM	SQFT
V-12M	125	1,345

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final ‘as built’ status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the unit and are shown for illustrative purposes only.

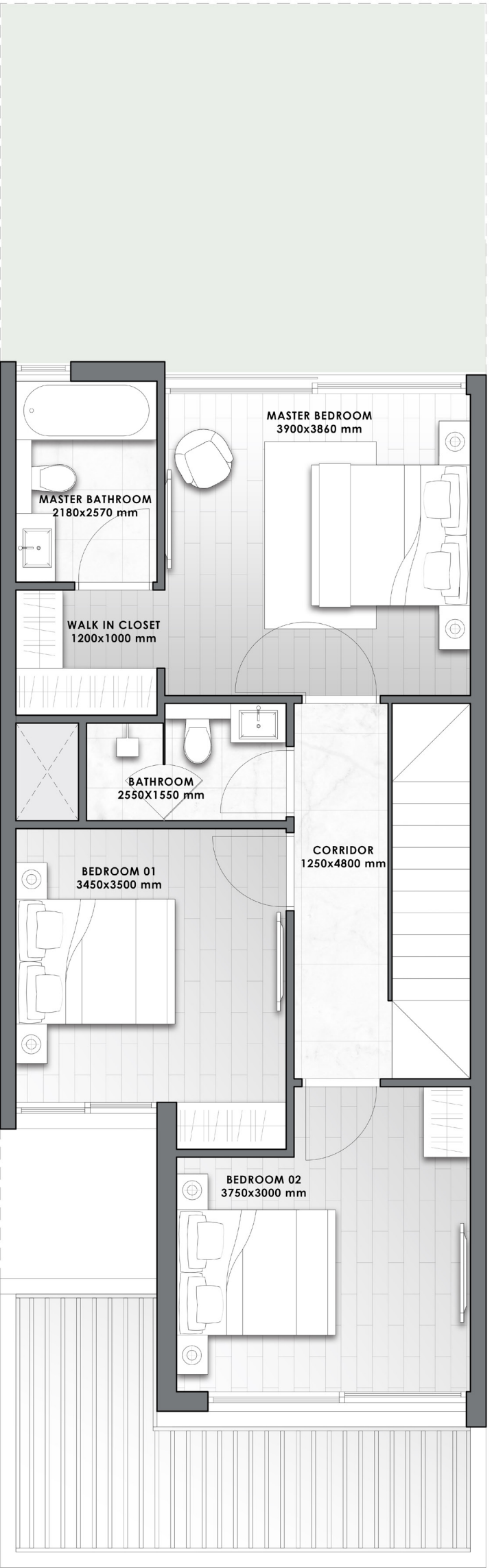
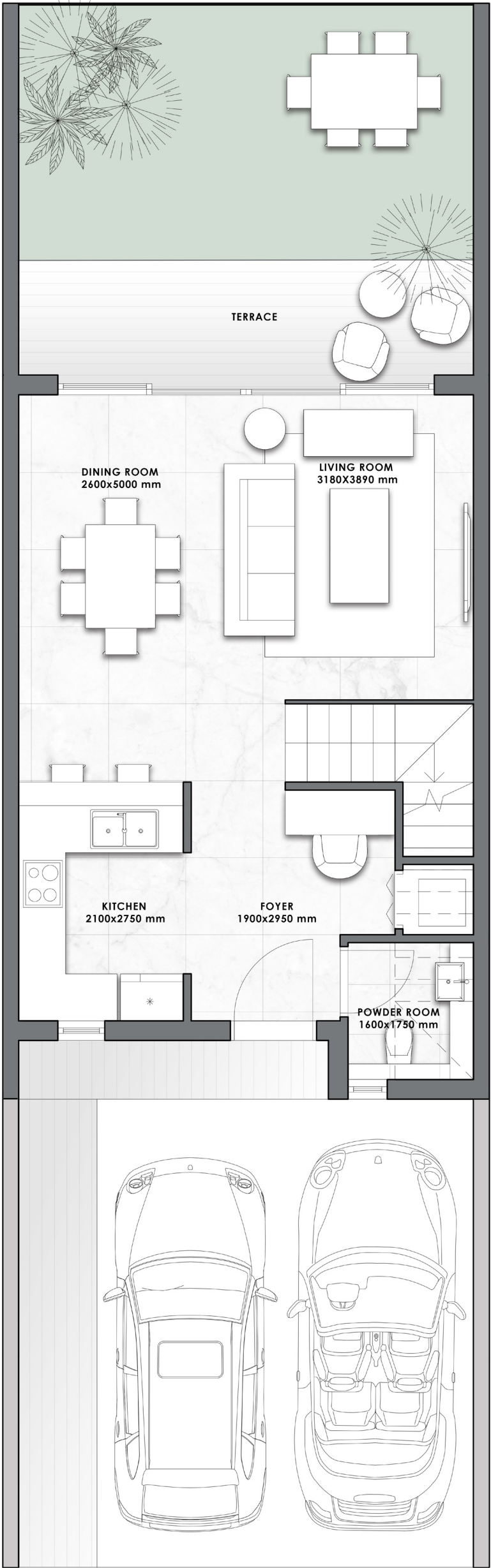
AIDA, OMAN

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VILLAS

Villa Type A
3-bed

VILLA	V-12M
SQM	125
SQFT	1,345

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Villa Type B: 3-bed



FRONT VIEW



REAR VIEW

VILLA	SQM	SQFT
V-15E	159	1,710

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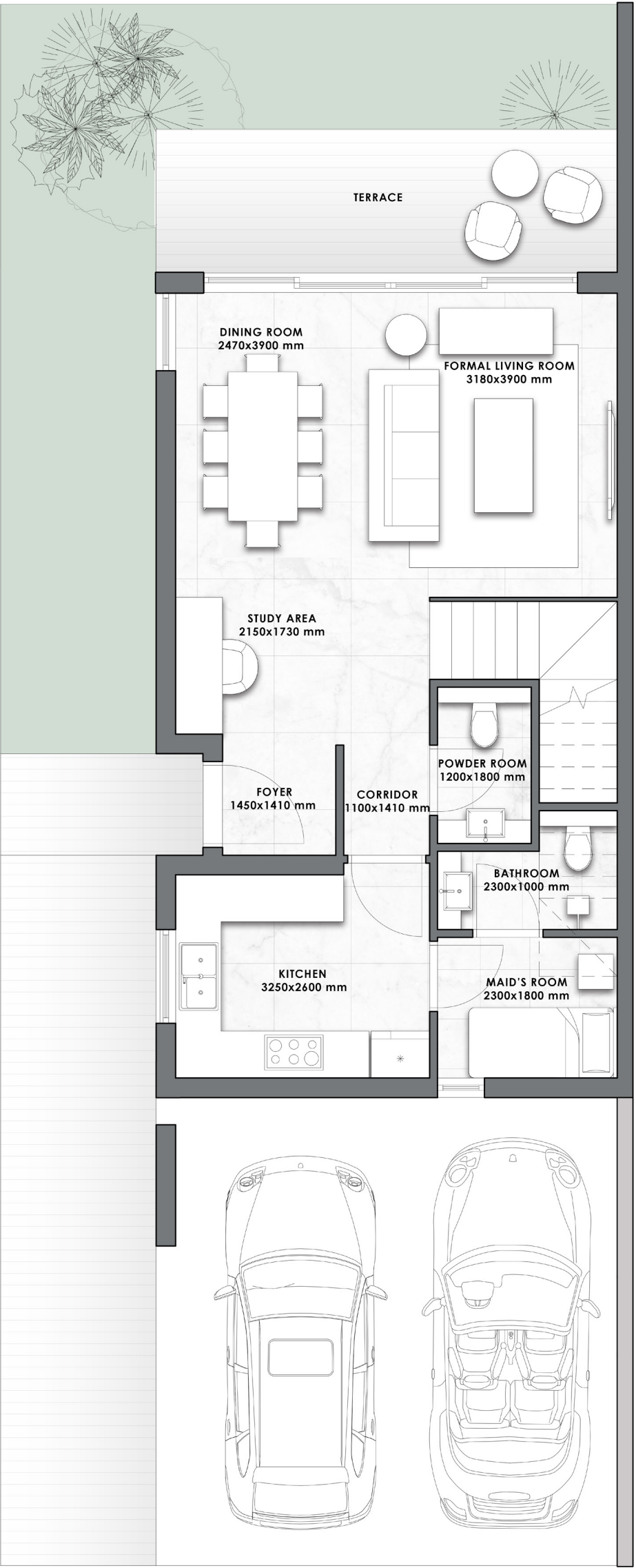
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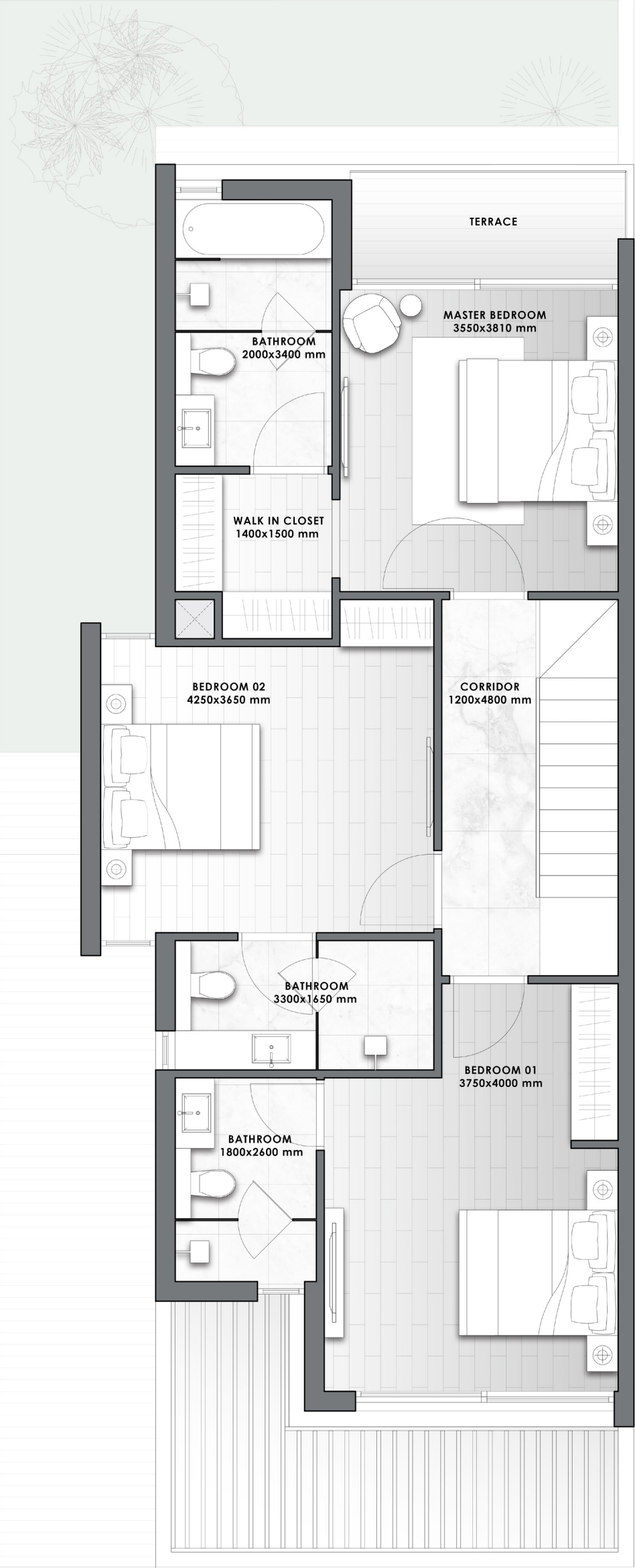
Villa Type B
3-bed

VILLA	V-15E
SQM	159
SQFT	1,710

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GROUND FLOOR



FIRST FLOOR



15 reasons to invest in Aida, Muscat

DARGLOBAL

1. 100% FOREIGN OWNERSHIP
For special economic zone/free zone

2. 0% PERSONAL INCOME TAX
For special economic zone/free zone

3. 0% INHERITANCE TAX
Oman applies the inheritance laws of the investor's country of origin, not local laws

4. LIFETIME RESIDENCY VISA

5. HASSLE-FREE BANK ACCOUNT SETUP

6. 0% CAPITAL GAINS TAX

7. 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX
For special economic zone/free zone

8. HOME TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN

9. FREE SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB OMAN

10. HOME TO THE MOST ENCHANTING HOTEL IN THE WORLD

11. UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12. 5-STAR RECREATIONAL AND DINING OPTIONS

13. A GATED COMMUNITY & GOLFING DESTINATION

14. 130 METERS ABOVE THE SHORES

15. ONE OF THE SAFEST COUNTRIES IN THE WORLD

Membership Types at

Trump International Golf Club Oman

Explore our membership options designed for both social engagement and golf enthusiasts.

Trump International Social Membership

Offered complimentary to every AIDA investor and owner, Trump International Social Membership includes access to exclusive club social activities, upscale dining, wellness facilities, pilates, and fitness areas, enhancing your social and leisure experience.

Trump International Golf Membership

Open to AIDA investors, owners, and external guests, Trump International Golf Membership provides access to our prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this membership offers a complete golfing experience along with full club amenities.



OUR OFFICES

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.

7

offices globally

30

years of
experience

16,000+

residential units

8.6 Bn

USD in assets*

500,000 sqm

of commercial space

* Combined assets of DarGlobal and Dar Al Arkan as of 31 March, 2024

OUR OFFICES

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darglobal.co.uk