

# AIDA

Presentation of the complex in Muscat, Oman

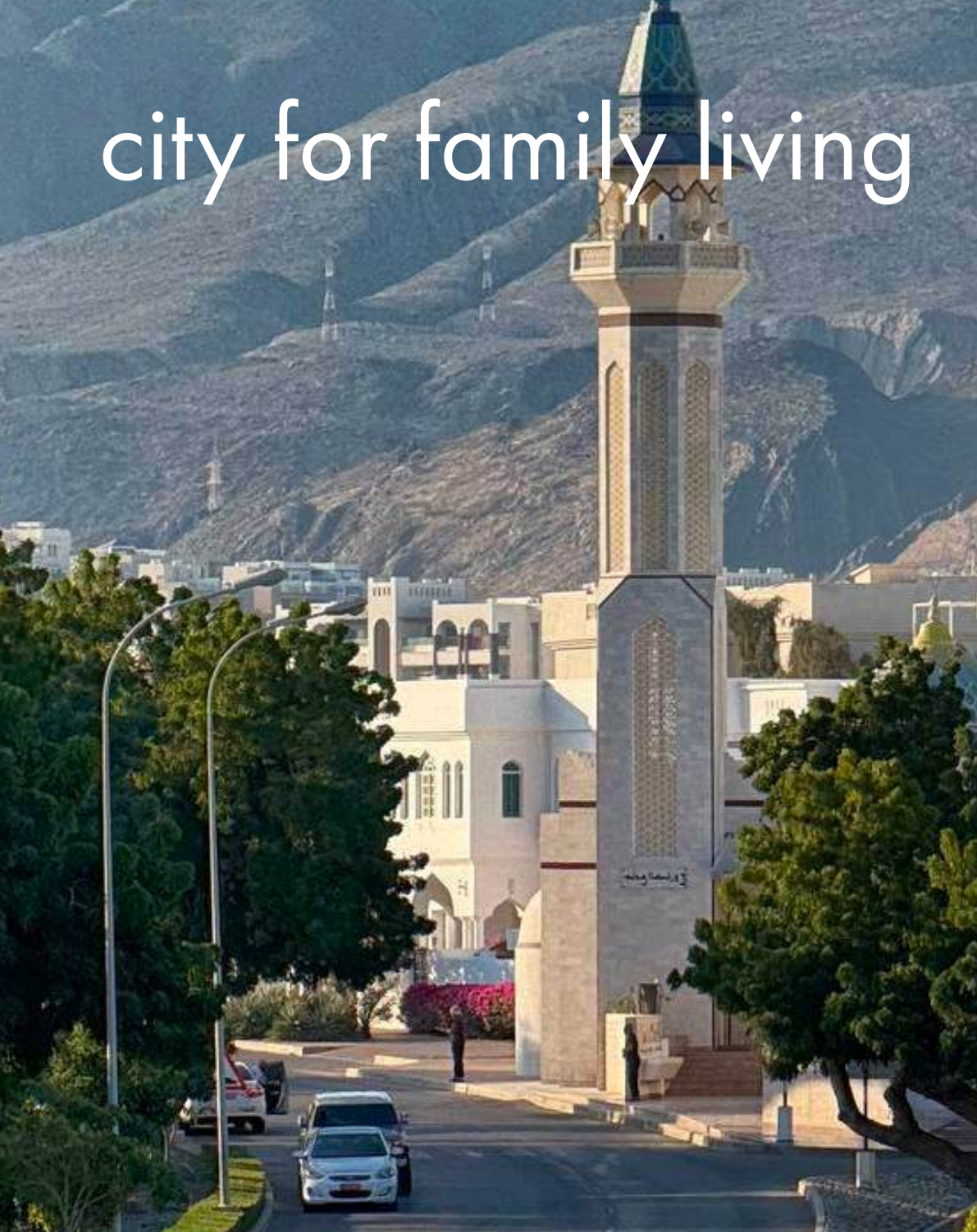




# Muscat

city between the sea  
and mountains

city for family living





# AIDA

A collection of villas and apartments on lush mountain peaks overlooking the Oman Gulf, within a community featuring a beach and a golf club.

AT AN ALTITUDE OF 130  
METERS ABOVE SEA LEVEL

**1 MIN**

to NIKKI BEACH  
RESORT & SPA

**4 MIN**

to Yitti Beach

**25 MIN**

to Muscat International  
Airport



# AIDA

## COLLECTION OF VILLAS AND APARTMENTS

### TRUMP INTERNATIONAL

- Trump International Hotel
- Trump Cliff Villas
- Trump Hotels Hanging Suites

### STANDALONE VILLAS

- Trump Golf Villas
- Fairway Villas
- Branded Villas
- Sunrise Heaven Villas

### ATTACHED VILLAS

- Coastal Villas

### APARTMENTS

- The Great Escape
- The Great Escape 2
- Marriott





Exclusive residences

Above the sea level

# Choosing the active lifestyle

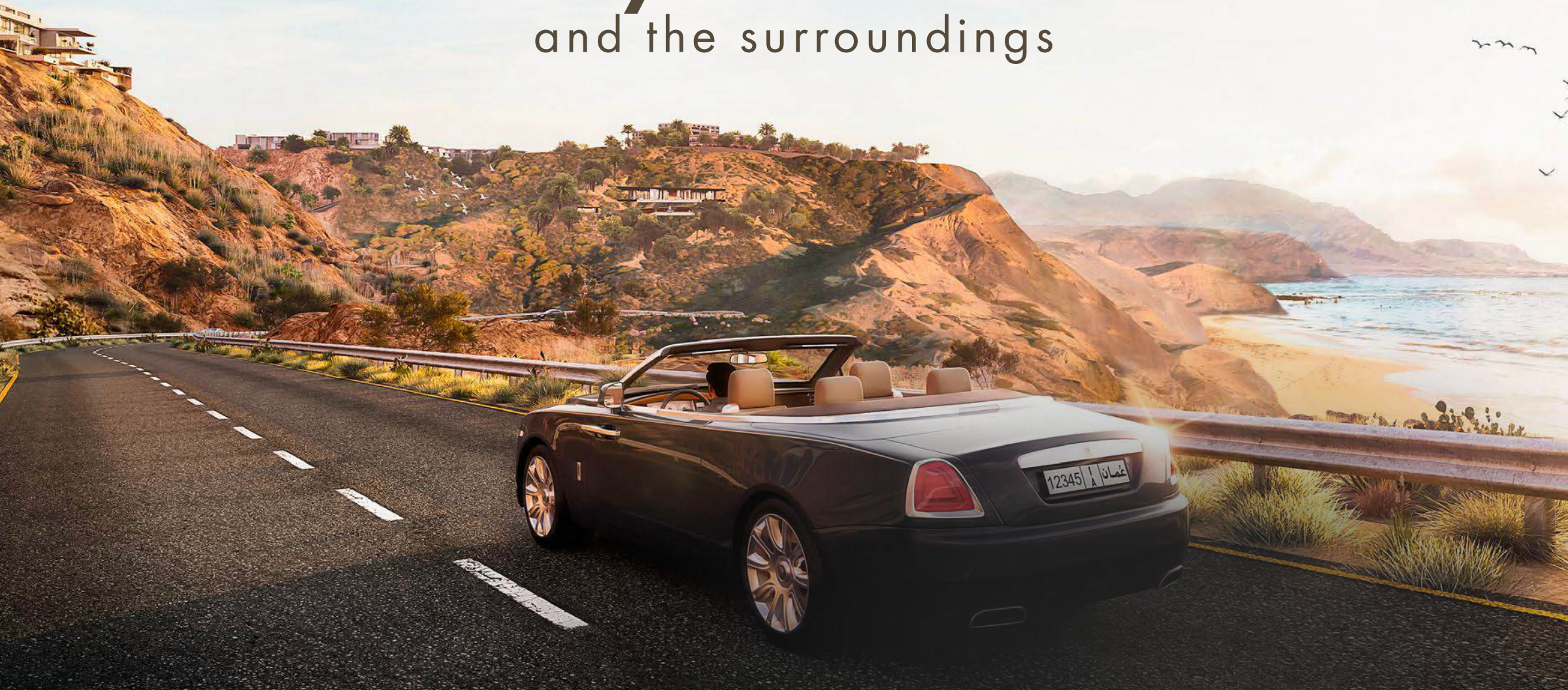
Jogging and walking paths

Modern Gym

Mountain bike route

# Views of the sprawling bay horizon

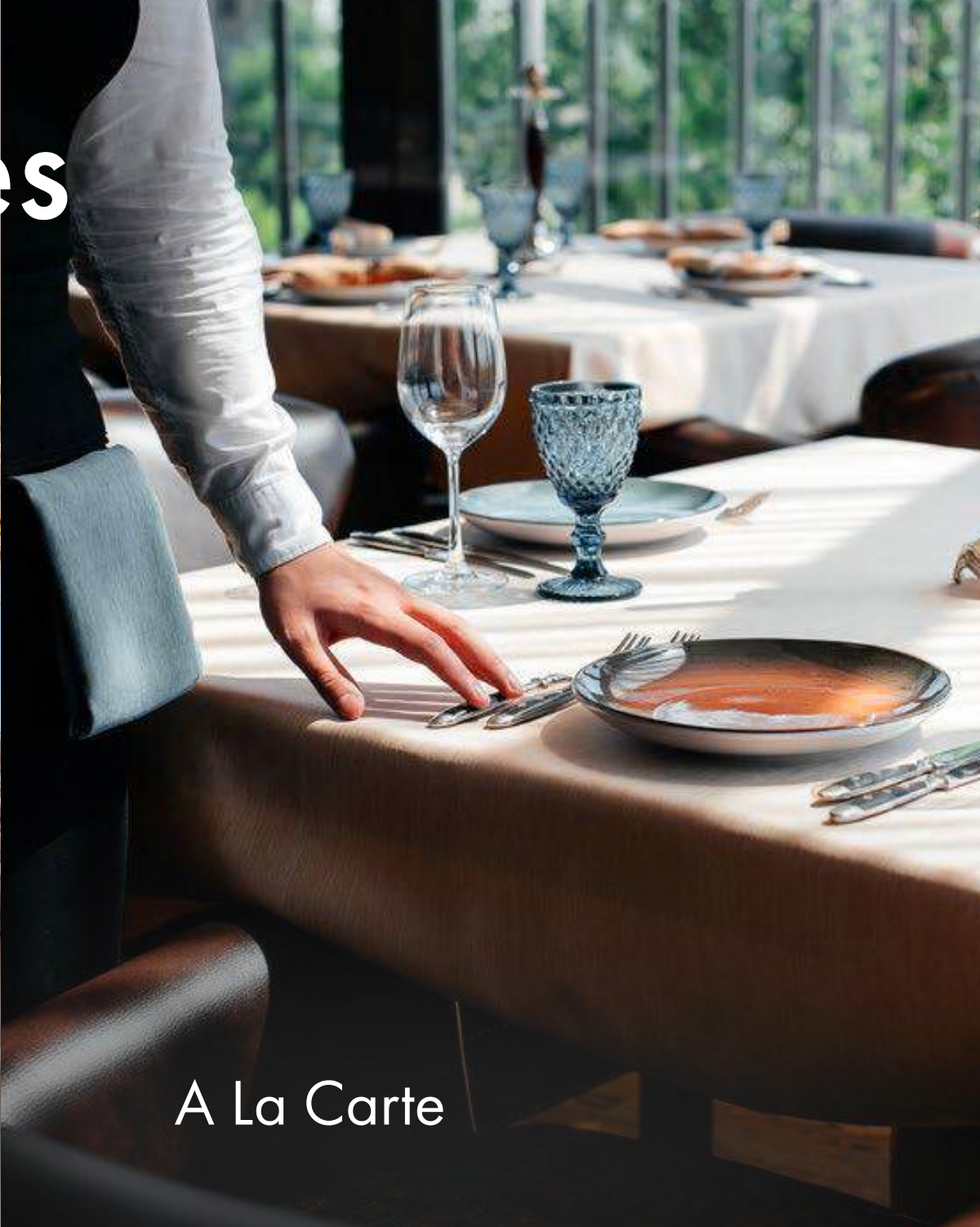
and the surroundings



# Premium services



Exquisite cafes and  
restaurants



A La Carte

# AIDA Villas

Q4 2028

DarGlobal

📍 Yiti

villas from \$551,000

A collection of villas on a hillside with panoramic views of the Oman Gulf, just a 10-minute walk from the beach.

## Project highlights

The payment plan: 90/10 with 3-year installment and 10% down payment.

It's a 25-minute drive to downtown Muscat near the Royal Opera and 40 minutes to MCT airport.

The project offers villas with 3 to 7 bedrooms that start at 53 m<sup>2</sup>.

Enjoy fitness activities at the gym, relax at the spa, and unwind in the landscaped park. Residents will also have access to sports and children's playgrounds, a shopping gallery with markets, restaurants, and other amenities.

Nearby entertainment: Trump International Golf Club, luxury hotels, and the scenic mountains of Oman.

Always available  
+971 (4) 581-2364

Learn more  
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# Trump Cliff Villas

Q4 2028

DarGlobal

📍 Yiti

**villas from \$1,183,000**

**A collection of villas nestled in the lush foothills of Oman, offering stunning ocean views and breathtaking seaside sunrises within a community that features a private beach and a golf club.**

## Project highlights

The payment plan: 90/10 with 3,5-year installment and 20% down payment.

It's a 50-minute drive to MCT Airport and just 5 minutes to Yiti Beach. Nearby are a golf club, the beach, a shopping alley, restaurants, and all urban infrastructure amenities within the cozy neighborhoods of the premium AIDA community.

The project includes 3-bedroom villas, ranging in size from 1,380 to 1,790 sq. ft., all featuring European premium finishes and fully furnished.

Enjoy leisure on lounge terraces with pools, relax on the beach within walking distance, stroll along palm-lined avenues, and stay active in workout zones.

Hotel services from Luxury Hotel and a shopping alley with restaurants and gastro-bars are also available to you.

Always available

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# Trump International Hotel

Q4 2028

DarGlobal

📍 Yiti

apartments from \$461,000

A luxury hotel with branded apartments and glass studios featuring pools suspended in the mountains right above the sea.

## Project highlights

The payment plan: 90/10 with 3,5-year installment and 20% down payment.

Just 50 minutes to MCT Airport and 5 minutes to Yiti Beach, with nearby amenities including a golf club, beach, shopping promenade, restaurants, and all urban infrastructure conveniences in the cozy neighborhoods of the premium AIDA community.

The property offers capsule studios, junior suites, and hotel apartments ranging from 462 to 1480 sq. ft.

Enjoy nighttime parties at The Cliff club with a luxurious sky terrace bar and DJ sets right over the sea.

Play golf at Trump International Golf Club, relax on the hotel's beach, unwind at the spa, and dine in upscale restaurants with ocean views.

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# The Great Escape 1 & 2

Q4 2027

DarGlobal

📍 Yiti

apartments from \$244,000

**Resort-style clubhouse homes on the seaside in the AIDA community, featuring a beach, golf courses, and restaurants.**

## Project highlights

The payment plan: 90/10 with 2,5-year installment and 20% down payment.

Just 50 minutes to MCT Airport and 5 minutes to Yiti Beach, with nearby amenities including a golf club, beach, shopping promenade, restaurants, and all urban infrastructure conveniences in the cozy neighborhoods of the premium AIDA community.

There are 1 - to 3-bedroom apartments with full European finishes, most of which overlook the Oman Gulf.

Enjoy sports with a sea view, relax on the nearby beach, stroll along palm-lined avenues, spend time in the lush park, play golf, and indulge in a resort lifestyle within the premium AIDA community.

You also have access to luxury hotel services and a shopping alley featuring trendy boutiques.

Always available

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# Marriott Residences AIDA

Q4 2028

DarGlobal

📍 Yiti

## apartments from \$312,000

**Branded profitable seaside apartments with swimming pools and gardens in the AIDA community, featuring a golf club, beach, and entertainment.**

### Project highlights

The payment plan: 90/10 with 3,5-year installment and 20% down payment.

Just 50 minutes to MCT Airport and 5 minutes to Yiti Beach, with nearby amenities including a golf club, shopping promenade, restaurants, and all urban infrastructure conveniences in the cozy neighborhoods of the premium AIDA community.

There are hotel 1- to 3-bedroom apartments, ranging from 645 to 2088 sq. ft. All properties come with luxury finishes and full furniture.

Enjoy swimming in an outdoor pool with ocean views, relax in landscaped gardens, and host parties at The Cliff club.

Hotel services are available, including concierge, housekeeping, valet parking, doorman, porter, catering, babysitting, and much more.

Always available

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