

DARGLOBAL

TRUMP *GOLF VILLAS*

— THE POWER OF LIVING —

AIDA



THE POWER
OF
BELIEVING





IT ALL STARTS *with* INTUITION

Intuition is the compass that guides the path to power. Those who are gifted with a vision, lead the way for everyone else.

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TRUMP GOLF VILLAS



THE POWER
— *of* —
ACHIEVING

TRUMP

THE TRUMP ORGANIZATION

For more than four decades, The Trump Organization has set new standards of excellence as it has expanded its interests in world-class hotels, luxury residential real estate, top-tier office buildings, championship golf clubs, merchandise and entertainment and event management.

This enduring commitment has afforded Trump the designation of arguably being the preeminent developer of luxury real estate in the world.





Founded in 1999 with the mission to create the world's best luxury golf experience. As the foremost developer in the world, The Trump Organization has built the finest portfolio of award-winning golf courses, offering an unsurpassed level of luxury, service and performance.







Trump International Golf Club
OMAN

GOLFING *over* THE SEA

Dominating the ocean 130 meters above sea level, the Trump International Golf Club Oman is one of the most spectacular golf courses in the world. With a flawless mix of both rough and fair terrain, slopes and ratios, tracks and intervals, it represents the quintessential golfing heaven. Owners of the Trump Villas will be provided with an exclusive membership in the Golf Club.

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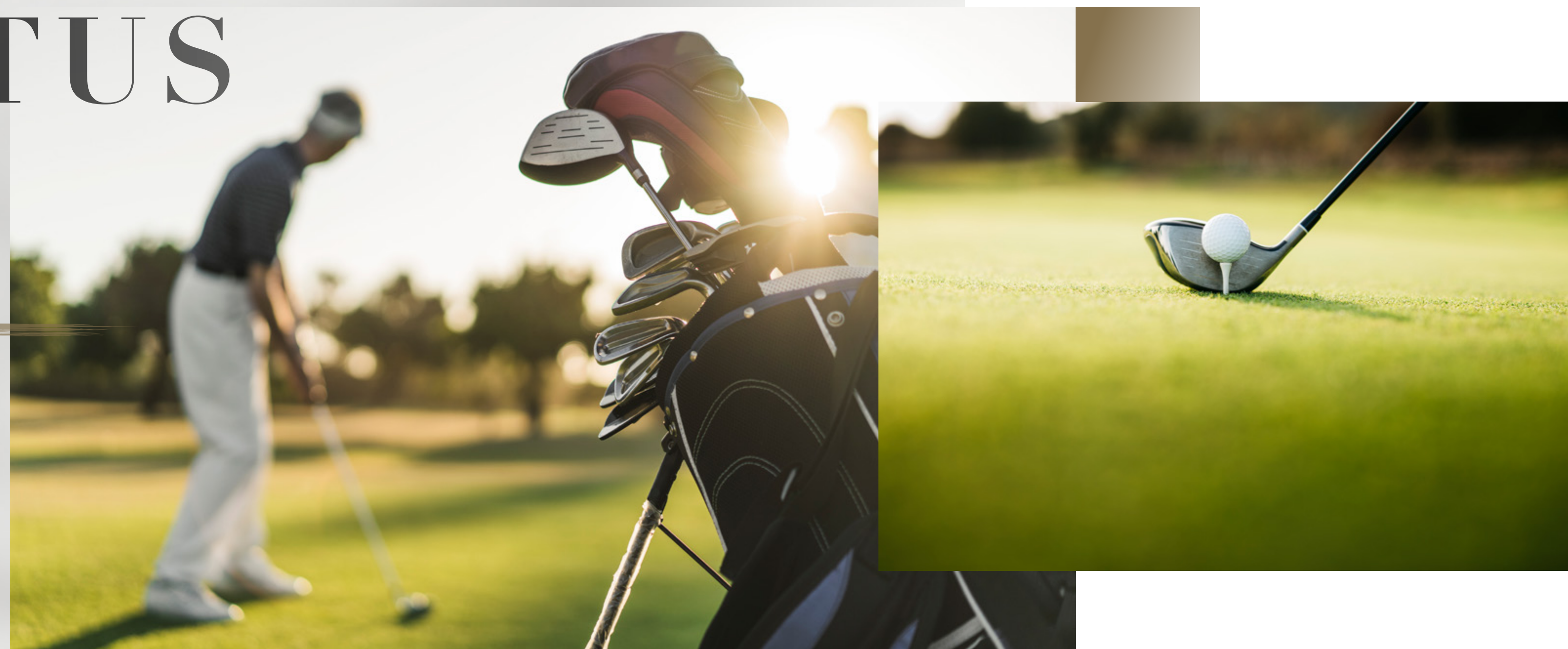
TRUMP GOLF VILLAS

NETWORKING *at* ITS FINEST

THE MEMBERS-ONLY CLUB

Nestled by the Championship Golf Course is the members-only club. It is designed to complement your golfing lifestyle, boasting a full social calendar brimming with exclusive events and exclusive amenities tailored to your discerning tastes.

THE POWER OF A STATUS



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TRUMP GOLF VILLAS

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TRUMP GOLF VILLAS





The PEAKS OF
PRIVILEGE

The Trump Golf Villas are an exclusive inner circle accessible to only a select few. These luxurious residences represent the pinnacle of society, providing a gateway to a parallel world of unmatched class and elegance.

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THE POWER
— of —
LIVING

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TRUMP GOLF VILLAS



ARISTOCRATIC *at* FIRST SIGHT

The architecture is comprised of distinct statements. The bold profiles of the Trump Golf Villas establish a unique tone, heralding the invention of a new, powerful type of landmark.

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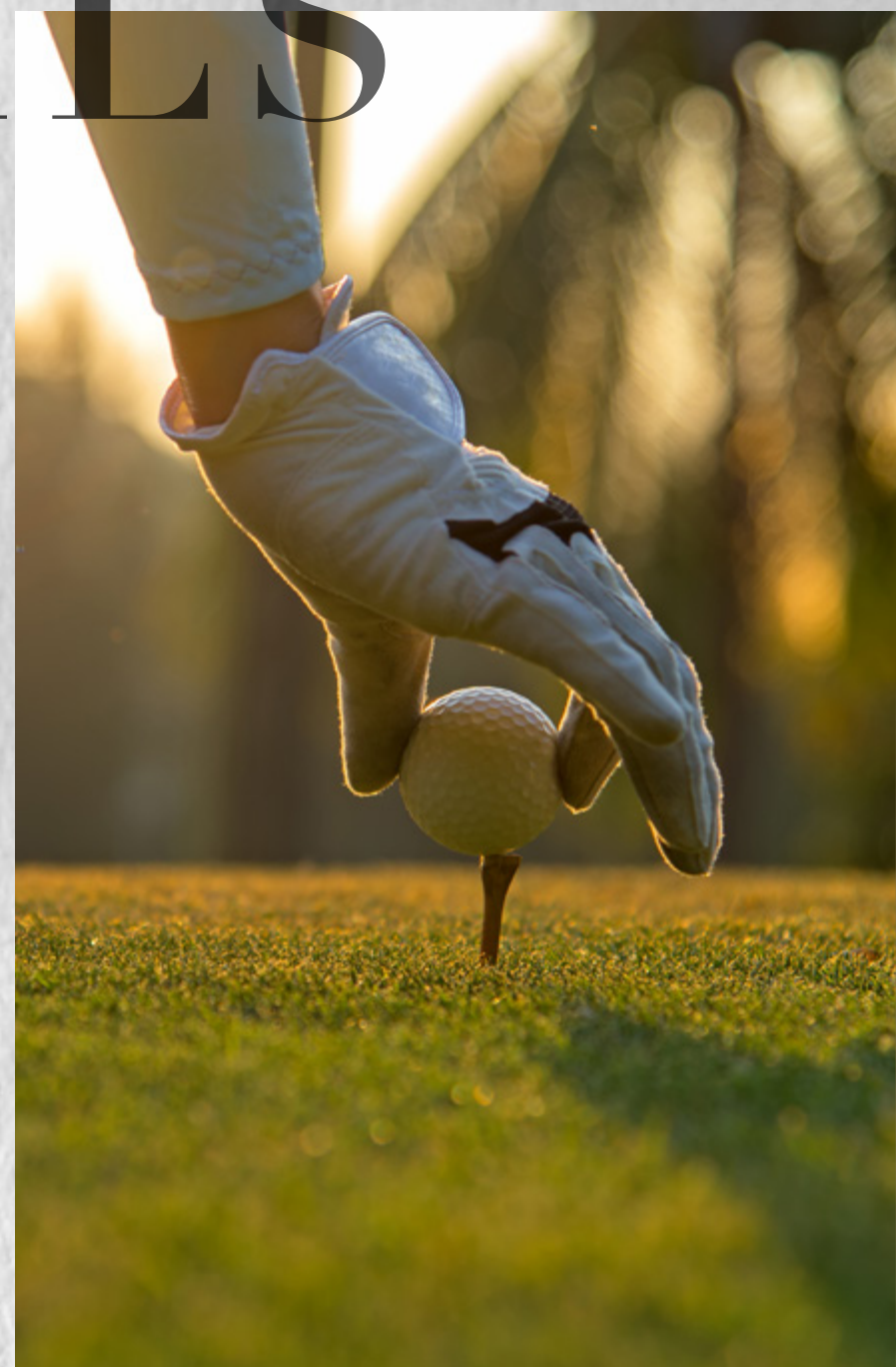
TRUMP GOLF VILLAS



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TRUMP GOLF VILLAS

THE POWER DETAILS



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TRUMP GOLF VILLAS

A regal environment reflects a bold personality. Triumphant interiors that will conquer every desire, where classic sophistication express a timeless taste.



Eternal materials like high-quality marbles and woods connect us to luxury on a multisensorial level. With a simple touch, we can traverse through time and become a part of history.

Crafting EXCELLENCE

Every small detail here is consistently highlighted. These spaces are meticulously designed and crafted with the utmost precision, aiming to provide the highest standard of sophisticated living.





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TRUMP GOLF VILLAS



DESTINED
FOR GREATNESS.
COMMITTED TO
perfection.





Personal **GOLF CART**

Unparalleled villas can only be matched with unparalleled benefits. Every property grants a World Class Membership in the Trump International Golf Club Oman and is provided with an exclusive branded golf cart.

SPECIFICATIONS

GENERAL:

- External Glazing: Double Glazed Windows
- Boundary Wall: Concrete Boundary wall on the Sides and Rear
- Outdoor space: Area between side and rear boundary wall to the Building will be levelled /graded
- Swimming Pool
- Driveway / parking: Precast concrete pavers

FOYER:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Ceiling: Gypsum ceiling with emulsion paint

LIVING ROOM / DINING:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint

FAMILY ROOM:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint

KITCHEN:

- Floor: Porcelain slabs, marble look or equivalent Tile
- Skirting: Porcelain Tile
- Walls: Porcelain Tile or equivalent
- Ceiling: Gypsum ceiling with emulsion paint
- Countertop & backsplash: Solid surface or equivalent
- Cabinets: Joinery with laminate finish
- Appliances: High end stainless steel sink, Fridge, Freezer, Oven, Hob, Hood, Dishwasher, and Washing Machine (Brand: Miele or Equivalent)

BEDROOMS:

- Floor: Porcelain slabs with marble look or Equivalent
- Skirting: Porcelain slabs with marble look or Equivalent
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint
- Joinery: Wardrobes laminate finish or equivalent

BATHROOMS:

- Floor: Porcelain Marble Look or Equivalent
- Walls: Porcelain Marble Look or Equivalent
- Ceiling: Moisture resistant gypsum ceiling finished with paint
- Countertop: Marble or High Quality Solid Surface
- Joinery: Joinery with laminate finish
- Sanitary fixtures: Duravit, Kohler or equivalent
- Sanitaryware: Kohler or equivalent
- Mirror: Included



FLOORPLANS

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TRUMP GOLF VILLAS



CHOOSE YOUR VILLA

● TRUMP GOLF VILLAS

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TRUMP GOLF VILLA TYPE A



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41

386

4,158

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.

TRUMP GOLF VILLA TYPE A

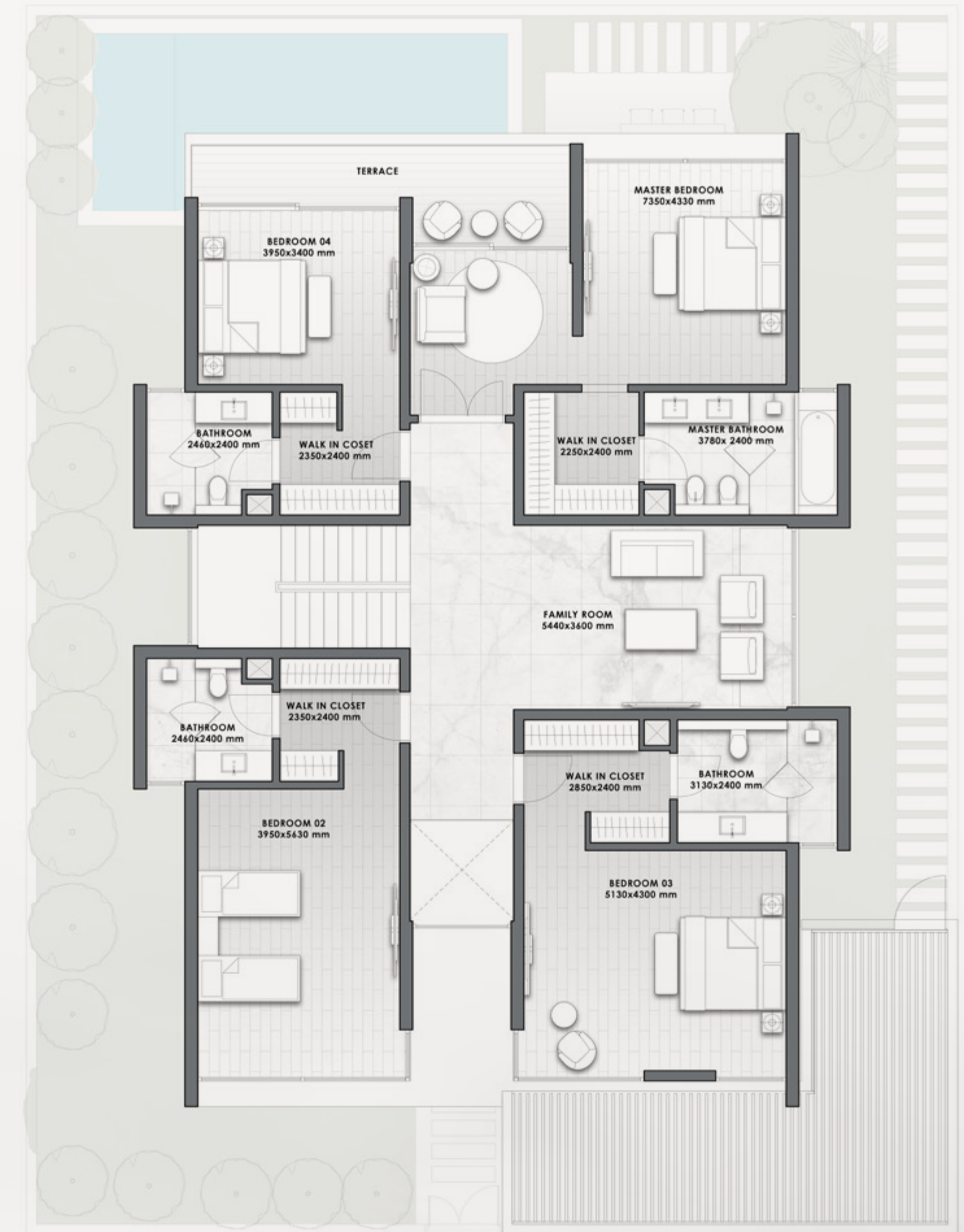
5-BED

VILLA	V-41	
SQM	SQFT	
	386	4,158

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GROUND FLOOR



FIRST FLOOR

TRUMP GOLF VILLA TYPE B W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41A

403

4,341

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TRUMP GOLF VILLA TYPE B W/ ROOFTOP TERRACE

5-BED

VILLA	V-41A	
SQM	SQFT	
403	4,341	

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GROUND FLOOR



FIRST FLOOR

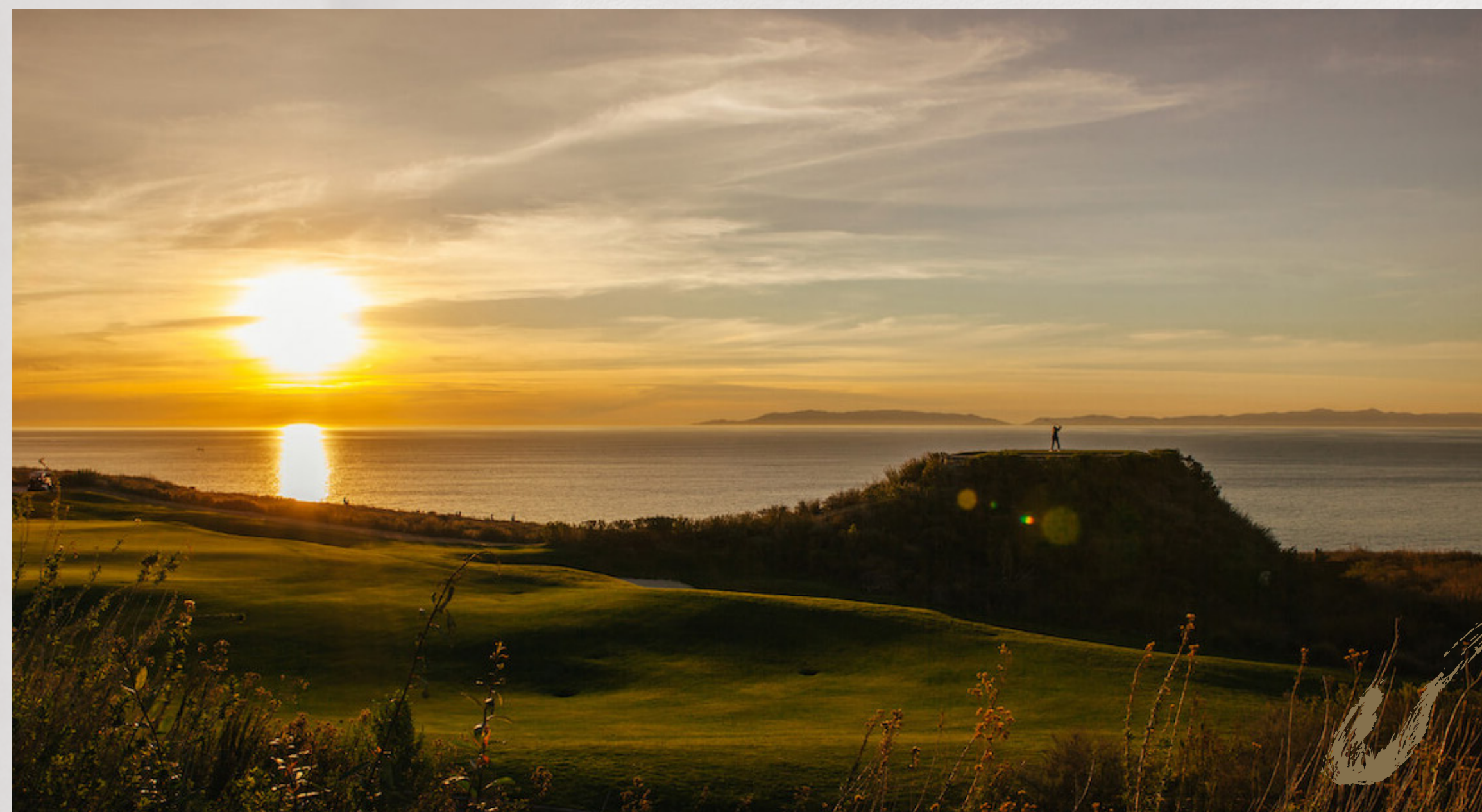


THE POWER
of
A TERRITORY

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TRUMP GOLF VILLAS

AN ODE
TO THE
Sea



Stunning cliffs
dominating
the ocean. Vast
horizons to indulge
into. Ancestral
nature to rediscover.

It's here. IT'S AIDA.

Key
DESTINATIONS
WITHIN MINUTES

- 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
- 8 MN AL BUSTAN PALACE RITZ CARLTON
- 10 MN MUTRAH / CBD
- 25 MN MUSCAT INTERNATIONAL AIRPORT

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TRUMP GOLF VILLAS

Al Bustan Palace
Ritz Carlton

Jumeirah
Muscat Bay

Muscat Bay
Resort

Shangri-La Hike

Shangri-La Barr
Al Jissah Resort

Yeti Marina

Nikki Beach
Resort & Spa
UPCOMING

INDIAN OCEAN

AIDA
BEACH

AIDA





SURROUNDED

by rocky canyons, endless beaches and breathtaking panoramas, AIDA embodies the unspoiled paradise on Earth, where every desire comes to life.

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TRUMP GOLF VILLAS



EXPERIENCE

the thrill of living in the most *exclusive*
gated community and ultimate golfing destination.

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TRUMP GOLF VILLAS



THE ULTIMATE *level* OF COMFORT AND CONVENIENCE.

AMENITIES



TRUMP
INTERNATIONAL
GOLF CLUB OMAN



CLUBHOUSE



GATED
COMMUNITY



LUXURY HOTEL



PARKS AND
RECREATIONS



COMMUNITY
FACILITIES

16 REASONS TO INVEST IN AIDA.



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 - THE HANGING SUITES

11 UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12 5-STAR RECREATIONAL AND DINING OPTIONS

13 A GATED COMMUNITY AND GOLFING DESTINATION

14 130 METERS ABOVE THE SHORES

15 ONE OF THE SAFEST COUNTRIES IN THE WORLD

16 THE QUALITY OF LIFE INDEX BY NUMBEO, RANKED OMAN 7TH GLOBALLY AND 1ST IN BOTH ASIA AND THE ARAB WORLD IN 2023



Memberships Types at **TRUMP INTERNATIONAL GOLF CLUB OMAN**

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

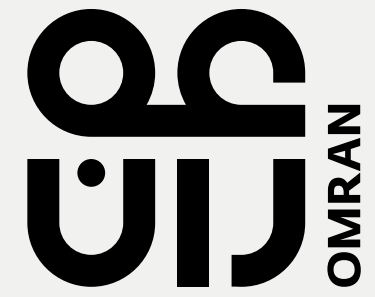
Trump International Social Membership

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.

A PARTNERSHIP BETWEEN



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The Trump Golf Villas are not owned, developed or sold by The Trump Organization or any of their current or former principals or affiliates. Dar Al Arkan Property Development SPC, the owner and developer of the property, uses the "Trump" name and mark under license, which license may be terminated or revoked according to its terms.

RSI.

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