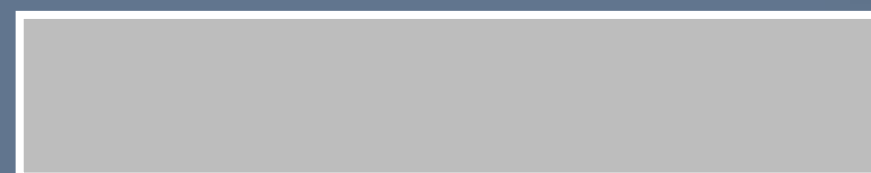


# AiDA

---

OCEANA





# OVERLOOKING THE *world*

AIDA IS AN ODE TO THE  
GLORIOUS OCEAN, UNDISTURBED  
NATURE, AND WHERE HIGH  
CURVACEOUS CLIFFS FLAWLESSLY  
MEET DEEP WATERS.


---

THIS PHOTO WAS TAKEN ON-SITE  
ON OCTOBER 21ST, 2022 AT 5:30 PM.

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An aerial photograph of a luxurious residential and golfing development. The community, named AIDA, is built into the steep, rocky slopes of a hillside, approximately 130 meters above the sea level. The architecture features modern, multi-story buildings with light-colored facades and flat roofs, arranged in a semi-circular pattern that follows the natural contours of the land. Lush green lawns and manicured golf courses are interspersed among the buildings. A winding road or path cuts through the hillside, connecting different parts of the community. At the base of the hill, a sandy beach meets the turquoise waters of the sea. The water is clear and calm, with a few small boats visible in the distance. The overall scene conveys a sense of exclusivity and tranquility, where the natural beauty of the coastal environment is seamlessly integrated with modern living and recreational facilities.

NESTLED IN THE HILLTOPS 130M  
ABOVE THE SHORES IS AIDA, AN  
EXCLUSIVE GATED COMMUNITY  
AND GOLFING DESTINATION,  
WHERE REAL LIFE MELTS AWAY  
AND INSPIRATION BEGINS.



# AIDA

Literally, above and beyond





An aerial photograph of a coastal development. The foreground shows a hillside with a winding road and several clusters of modern, multi-story residential buildings. A small, bright blue swimming pool is visible on the left. The middle ground features a sandy beach and a line of trees. The background is a deep blue sea with a white boat leaving a wake. The sky is dark blue with a few white birds flying.

# A VIBRANT *coastal life*

Paradise awaits you only 20 minutes  
from Downtown Muscat.

Situated on the hilltops of Muscat,  
AIDA is surrounded by nature, outdoor  
activities and landmark destinations,  
including Nikki Beach Resort.



A PARADISE..  
IN THE MIDST  
OF NATURE

The breathtaking surroundings of AIDA include intense natural views. From vast open spaces to waterfronts to rocky canyons to landmark destinations; including the Shangri-La Resort and the magnificent beaches of Yiti and Yenkit. All ensuring a life of recreational activities in its highest form.



This photo was taken on-site on  
October 21st, 2022 at 8:45 am.



This photo was taken on-site on  
October 21st, 2022 at 2:15 pm.



This photo was taken on-site on  
October 21st, 2022 at 11:50 am.



# A PARADISE.. PERFECTLY LOCATED

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
10 MN	AL BUSTAN PALACE RITZ CARLTON
20 MN	DOWNTOWN MUSCAT
25 MN	MUSCAT INTERNATIONAL AIRPORT







---

THIS PHOTO WAS TAKEN ON-SITE  
ON SEPTEMBER 16TH, 2022 AT 2:00 PM.

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# AN EXTRAORDINARY OCEAN FRONT LIVING AND GOLFING DESTINATION.

With stunning views of the sea, luxurious amenities, and an array of activities to enjoy, AIDA is the perfect place to immerse yourself in the beauty of nature and savor the best of all worlds.



GATED  
COMMUNITY



TRUMP  
INTERNATIONAL  
GOLF CLUB OMAN



CLUBHOUSE



LUXURY  
HOTELS



PLAZAS, CAFES &  
RESTAURANTS



WELLNESS  
CENTERS



FITNESS  
CENTRE



PROMENADES



HIKING TRAIL



MOUNTAIN  
BIKE



OUTDOOR  
LANDSCAPES



RUNNING  
TRAIL



VIEWING DECK





# AIDA

OCEANA





YOUR KEY TO  
TRANSCENDING  
LEVELS  
OF LIVING



AIDA | OCEANA OVERVIEW

SPANNING  
*1.6 million sqm*

OCEANA AT AIDA IS A VIBRANT  
GATED COMMUNITY OF LUXURY  
OCEAN FRONT RESIDENCES  
SURROUNDED BY THE SIGNATURE  
TRUMP INTERNATIONAL GOLF  
CLUB OMAN.

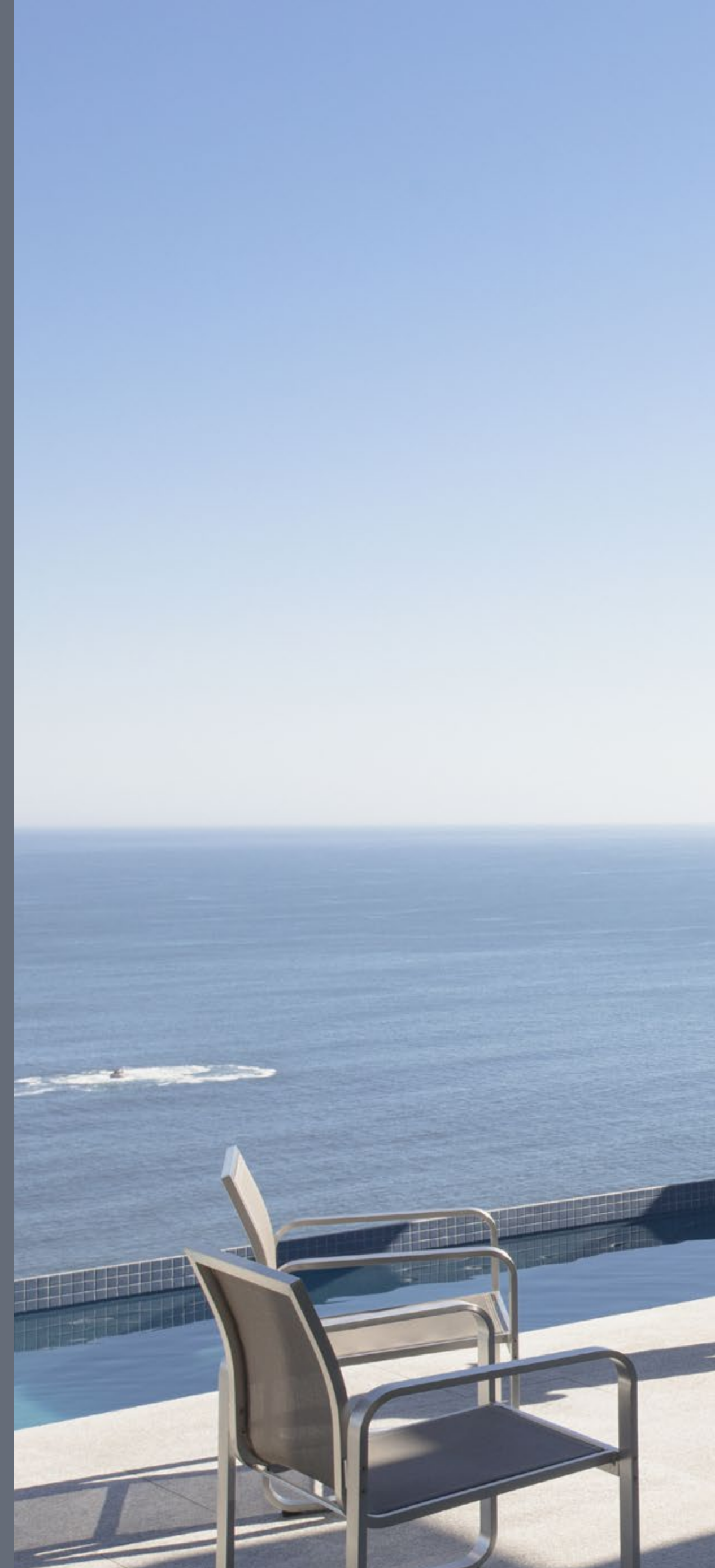




# A GATED COMMUNITY *by the shores*

Oceana is a refuge of luxury living cuddled in the hilltops of AIDA.

Surrounded by the Trump International Golf Club Oman, this exceptional gated community has everything residents and visitors desire. From opulent ocean front mansions and villas to premium condominiums within the golf community, and from the most extraordinary 5-star hotel on earth, to open green spaces, outdoor and recreational activities and exquisite dining options.







OCEAN-FRONT  
VILLAS



GOLF-FRONT  
VILLAS



PARK-FRONT  
ATTACHED VILLAS



PREMIUM  
CONDOMINIUMS



TRUMP  
INTERNATIONAL  
GOLF CLUB



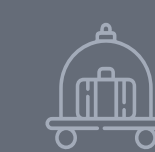
GATED  
COMMUNITY



PARKS &  
RECREATION



CLUBHOUSE



LUXURY  
HOTEL



COMMUNITY  
FACILITIES

*The Villas*

*The Amenities*



# *Ocean front* MANSIONS

NOTHING EXISTS ABOVE THESE  
EXCLUSIVE MANSIONS, CAREFULLY  
DESIGNED TO OVERLOOK THE  
SPECTACULAR SEASHORES, THE TRUMP  
GOLF COURSE, AND INFINITE HORIZONS.





# *Ocean front* MANSIONS

## THE EXTERIORS

These mansions are crafted with meticulous attention to detail and finished to perfection.

They offer a choice of 6 or 7 bedrooms, including a grand master bedroom with his and her dressing rooms and en-suite bathrooms.









# *Ocean front* MANSIONS

## THE INTERIORS

The grand, light-filled interiors offer stunning panoramic views from every corner.

The interiors are a perfect blend of beauty and practicality. This combination creates a unique atmosphere of comfort and relaxation.

















# Golf front VILLAS

A COLLECTION OF LUXURY VILLAS  
WITH OPEN VIEWS OF THE TRUMP  
INTERNATIONAL GOLF CLUB OMAN,  
THE OCEAN AND THE CLIFFS.





# Golf front VILLAS

## THE EXTERIORS

Contemporary elegance and stylish comfort, in the heart of nature.

Overlooking the golf course, the majestic valleys and the sea shore, these villas offer a choice of 4 or 5 bedrooms.









# Golf front VILLAS

## THE INTERIORS

The interiors of the villas are a perfect blend of beauty and functionality. The elegant, contemporary living spaces provide a multi sensory living experience with unobstructed views of its surroundings.









# *Park front* ATTACHED VILLAS

THE ATTACHED VILLAS ARE DESIGNED TO  
HARMONIOUSLY BLEND WITHIN THE PARKS  
AND COMMUNITY.





# *Park front* ATTACHED VILLAS

## THE EXTERIORS

The Attached Villas at AIDA are a unique blend of modern design and timeless craftsmanship. With carefully thought-out floor plans, each villa offers 3 bedrooms, perfect for families or those looking for more room.





# *Park front* ATTACHED VILLAS

## THE INTERIORS

These luxurious spaces bring together the perfect balance of exquisite style and convenience. The interiors provide an elegant and contemporary living space, right at the heart of AIDA's lifestyle destination.













Premier  
AMENITIES



AIDA







*Trump International Golf Club*

O M A N

## THE GOLF COURSE

AIDA is home to one of the most prestigious golf courses in the region, The Trump International Golf Club Oman. The golf course is a flawless mix of both rough and fair terrain, slopes and ratios, tracks and intervals, all to ensure the perfect hole.



Trump International Golf Club Oman is not owned, developed or sold by Donald J. Trump, Donald J. Trump, Jr., Eric F. Trump, DTTM Operations LLC, The Trump Organization or any of their affiliates. Dar al Arkan Property Development SPC, the sub-developer of the property, uses the "Trump" name and mark under sub-license from DT Marks Oman LLC, which sub-license may be terminated or revoked according to its terms.





*Trump International Golf Club*  
O M A N

## SOCIAL MEMBERSHIP AT THE CLUBHOUSE

All homeowners at AIDA will receive a social membership to the premier Trump clubhouse, where they can enjoy delectable dining options, 5-star services and a robust social calendar. The clubhouse is the perfect destination for families seeking privacy and exclusivity.



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# THE MOST BEAUTIFUL HOTEL ON EARTH





# THE HOTEL AND FLOATING SUITES

In between the cliffs hides AIDA's crown jewel; the charming hotel, open air lounge and the floating suites.

Overlooking the picturesque horizon from all sides, the hotel's voluptuous interiors, earthy tones and touches of greenery harmoniously blend with the landscape. A place so unique, it transports residents and guests to a different dimension.







# A VIBRANT GATED COMMUNITY IN TOUCH WITH NATURE



GATED COMMUNITY



PARKS & RECREATION



PROMENADES



# BREATHE IN. BREATHE OUT.



COMMUNITY FACILITIES



WELLNESS CENTERS







A WIDE  
VARIETY OF  
FAMILY  
ACTIVITIES





# LIFE AWAITS YOU OUTDOORS



RUNNING TRAIL



HIKING TRAIL



MOUNTAIN BIKE



# EXQUISITE FLAVOURS, IN ALL ITS FORMS

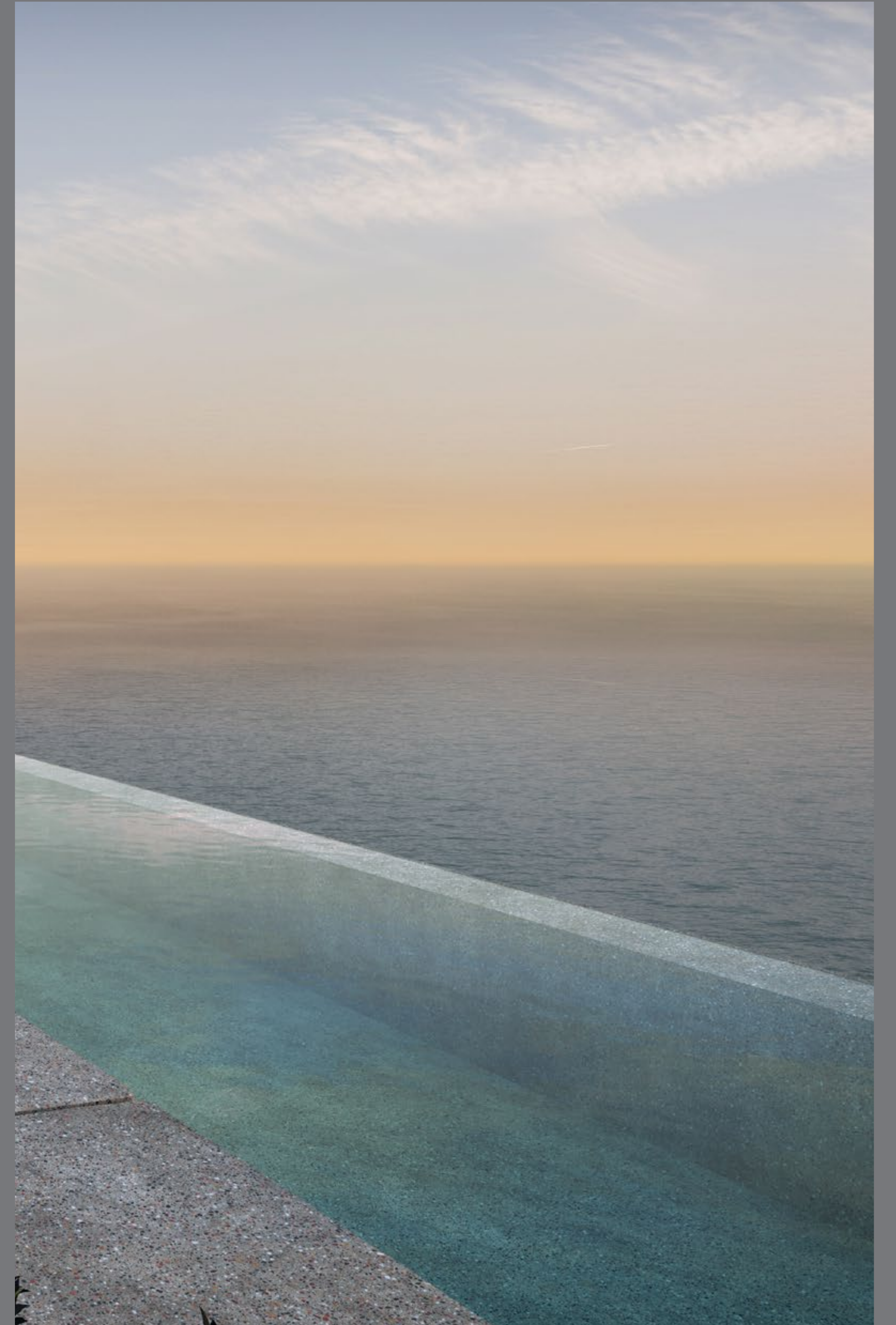


PLAZAS, CAFES  
& RESTAURANTS





WANDER ALONG  
THE PROMENADES,  
SURROUNDED  
BY CAFES AND  
RESTAURANTS,  
EACH OFFERING  
THEIR OWN  
EXPERIENCES





*Choose*  
YOUR VILLA

AT AIDA | OCEANA

THE FLOOR PLANS





# CHOOSE YOUR *Villa*



-  MANSION A (7 BED)
-  MANSION B (6 BED)
-  VILLA A (4 BED)
-  VILLA B (4 BED)
-  VILLA C (4 BED)
-  VILLA D (5 BED)
-  VILLA E (5 BED)
-  ATTACHED VILLA A (3 BED)
-  ATTACHED VILLA B (3 BED)
-  ATTACHED VILLA C (3 BED)
-  ATTACHED VILLA D (3 BED)





# CHOOSE YOUR *View*



-  OCEAN VIEW
-  OCEAN VIEW & GOLF VIEW
-  OCEAN VIEW & CLIFF VIEW
-  OCEAN VIEW & PARK VIEW
-  OCEAN VIEW & COMMUNITY VIEW
-  PARK VIEW
-  COMMUNITY VIEW





MANSSION A



- FRONT VIEW -



- REAR VIEW -

7-BED

VILLA

SQM

SQFT

LV-100

1,793

19,302

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# MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

7-BED

VILLA

LV-100

SQM

SQFT

1,793

19,302

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# MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## 7-BED

VILLA	LV-100	
	SQM	SQFT
	1,793	19,302

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# MANSION A

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

## 7-BED

VILLA	LV-100	
	SQM	SQFT
	1,793	19,302

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MANSION B



- FRONT VIEW -



- REAR VIEW -

6-BED

VILLA

SQM

SQFT

LV-70

850

9,148

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# MANSION B

GROUND FLOOR

FIRST FLOOR

6-BED

VILLA

LV-70

SQM

SQFT

850

9,148

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# MANSION B

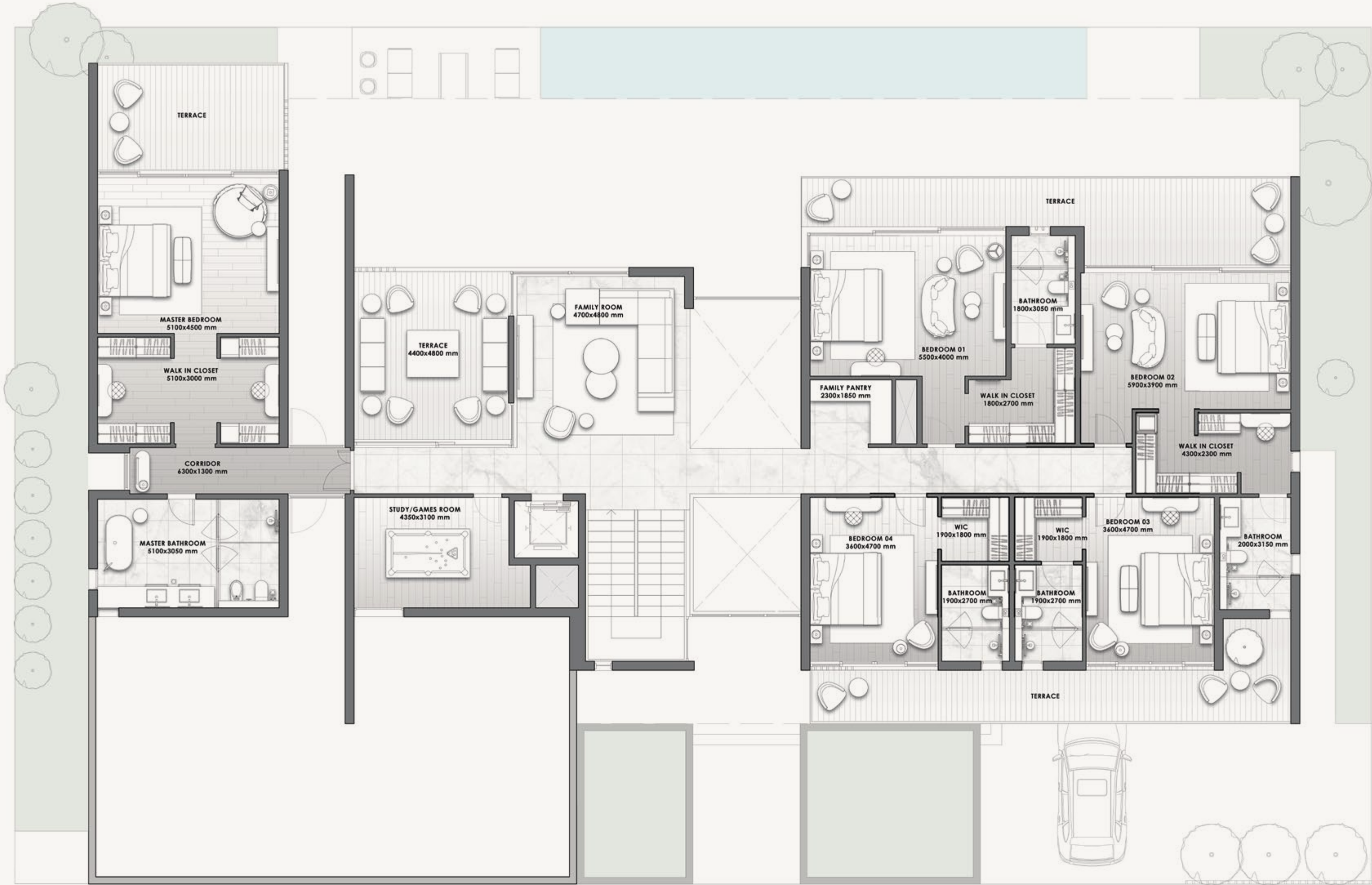
GROUND FLOOR

FIRST FLOOR

## 6-BED

VILLA	LV-70
SQM	SQFT
850	9,148

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VILLA A



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33A

288

3,100

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VILLA A

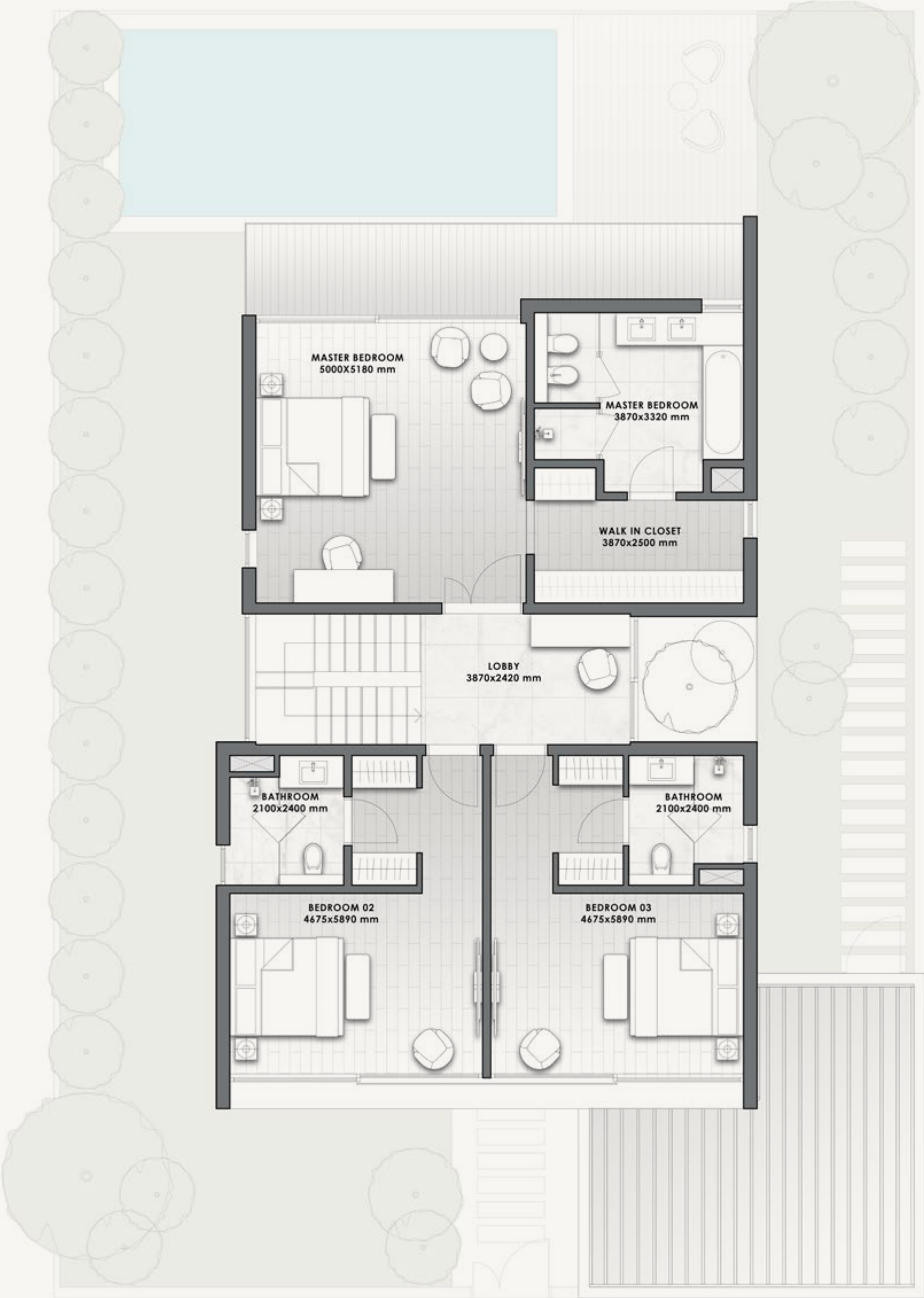
4-BED

VILLA	V-33A	
	SQM	SQFT
	288	3,100

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GROUND FLOOR



FIRST FLOOR



VILLA B



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33B

316

3,399

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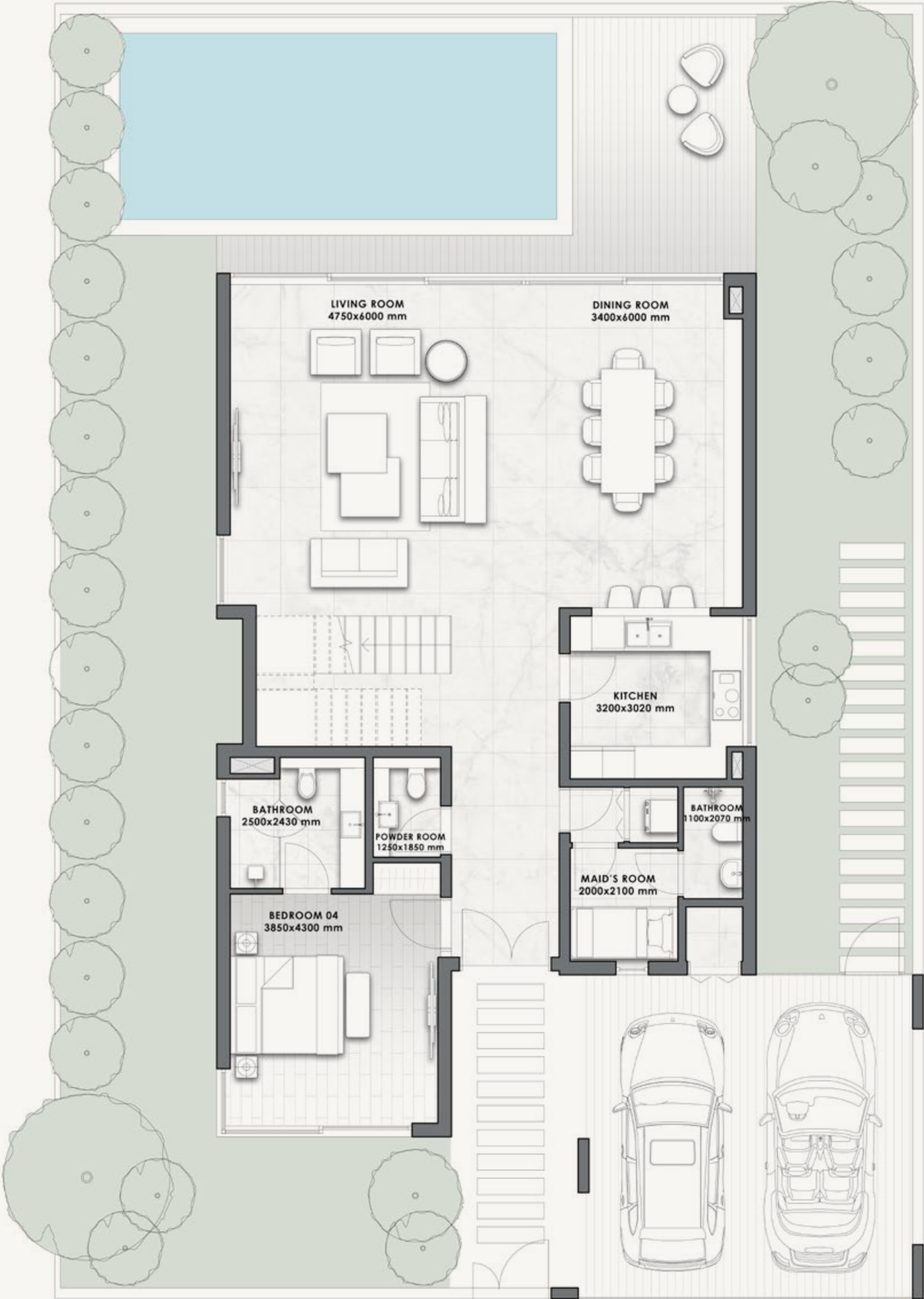


VILLA B

4-BED

VILLA	V-33B	
	SQM	SQFT
	316	3,399

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GROUND FLOOR



FIRST FLOOR





# VILLA C

## W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

4-BED

VILLA

SQM

SQFT

V-33C

329

3,544

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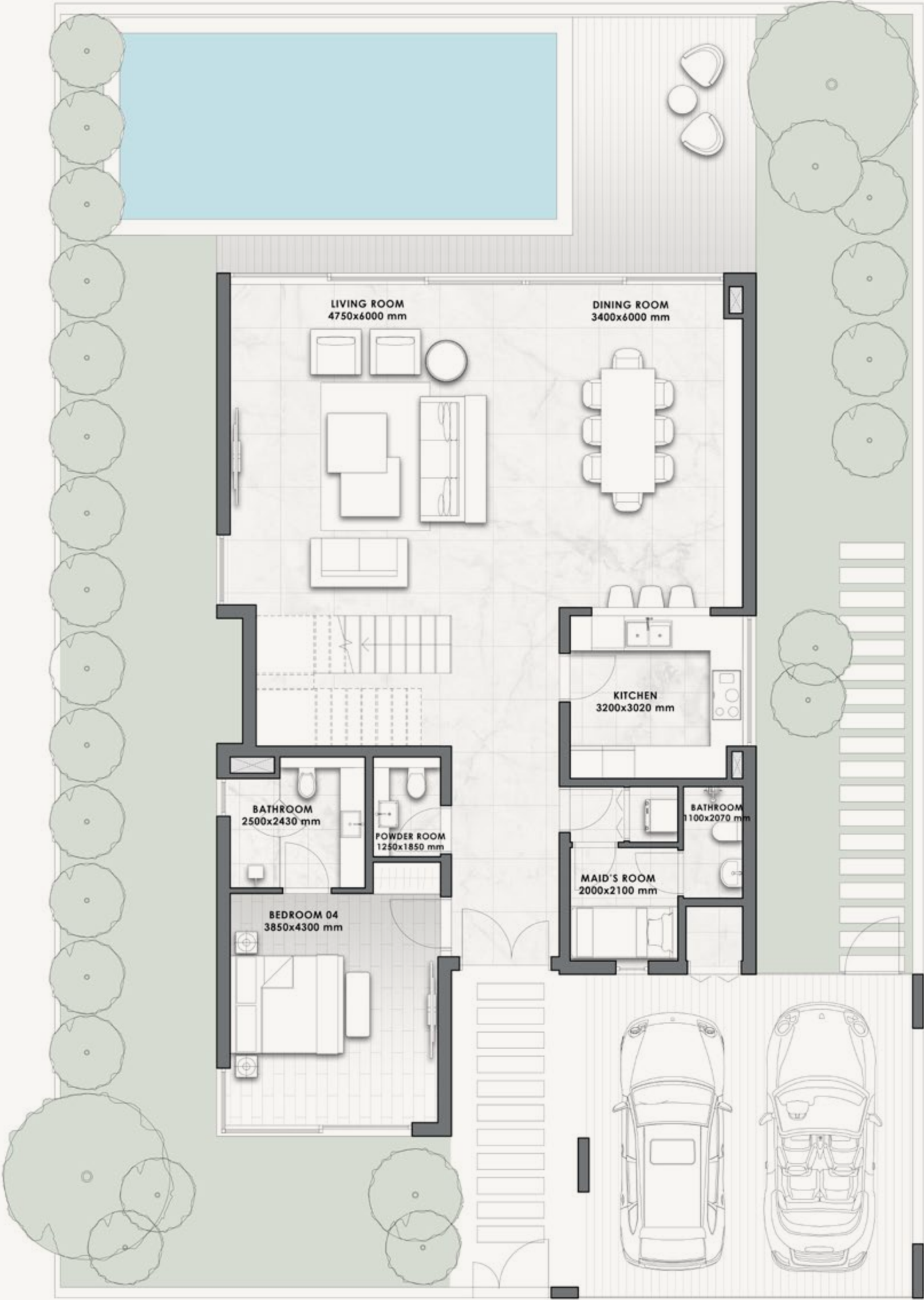
# VILLA C

## W/ ROOFTOP TERRACE

4-BED

VILLA	V-33C	
	SQM	SQFT
	329	3,544

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GROUND FLOOR



FIRST FLOOR



VILLA D



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41

386

4,158

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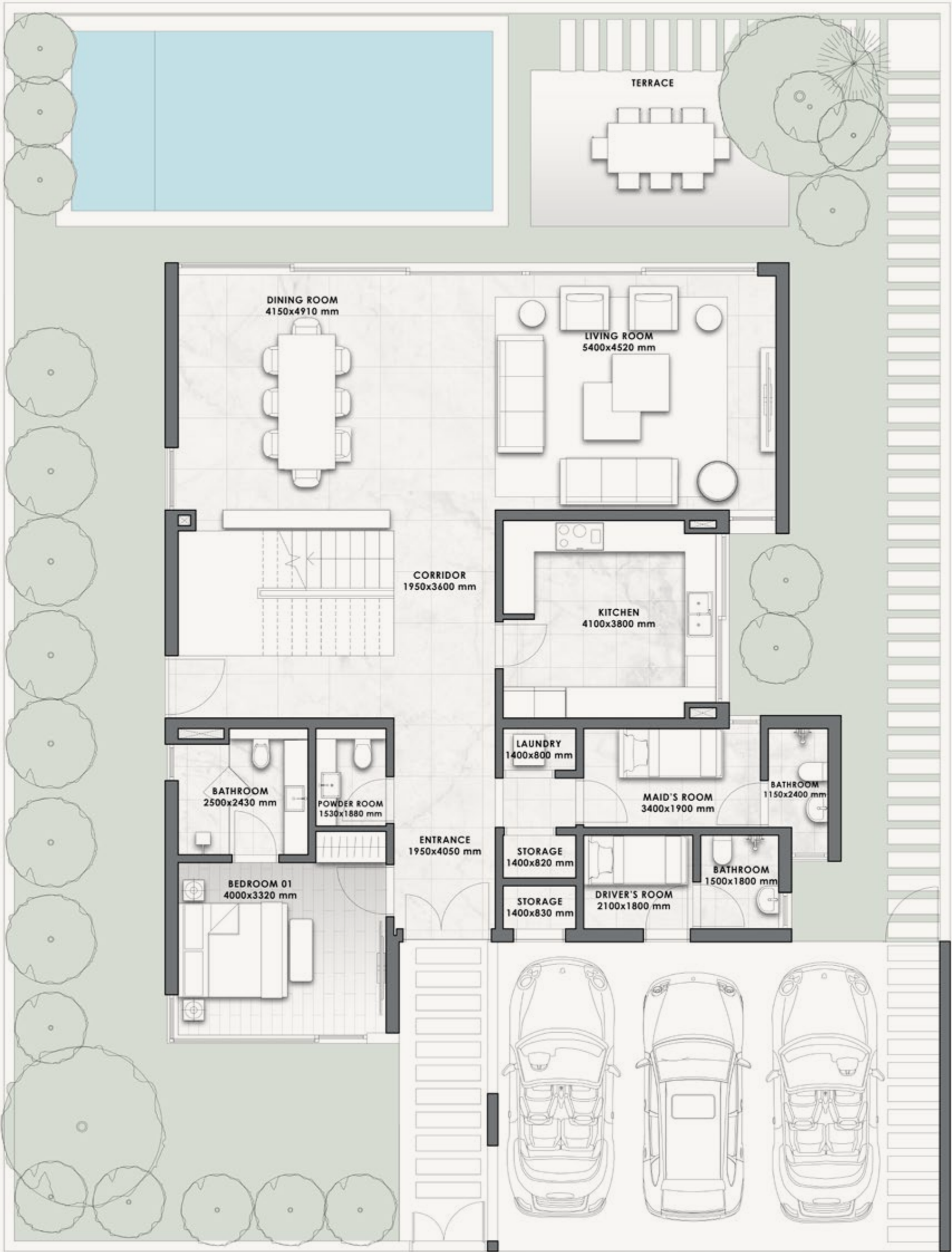


VILLA D

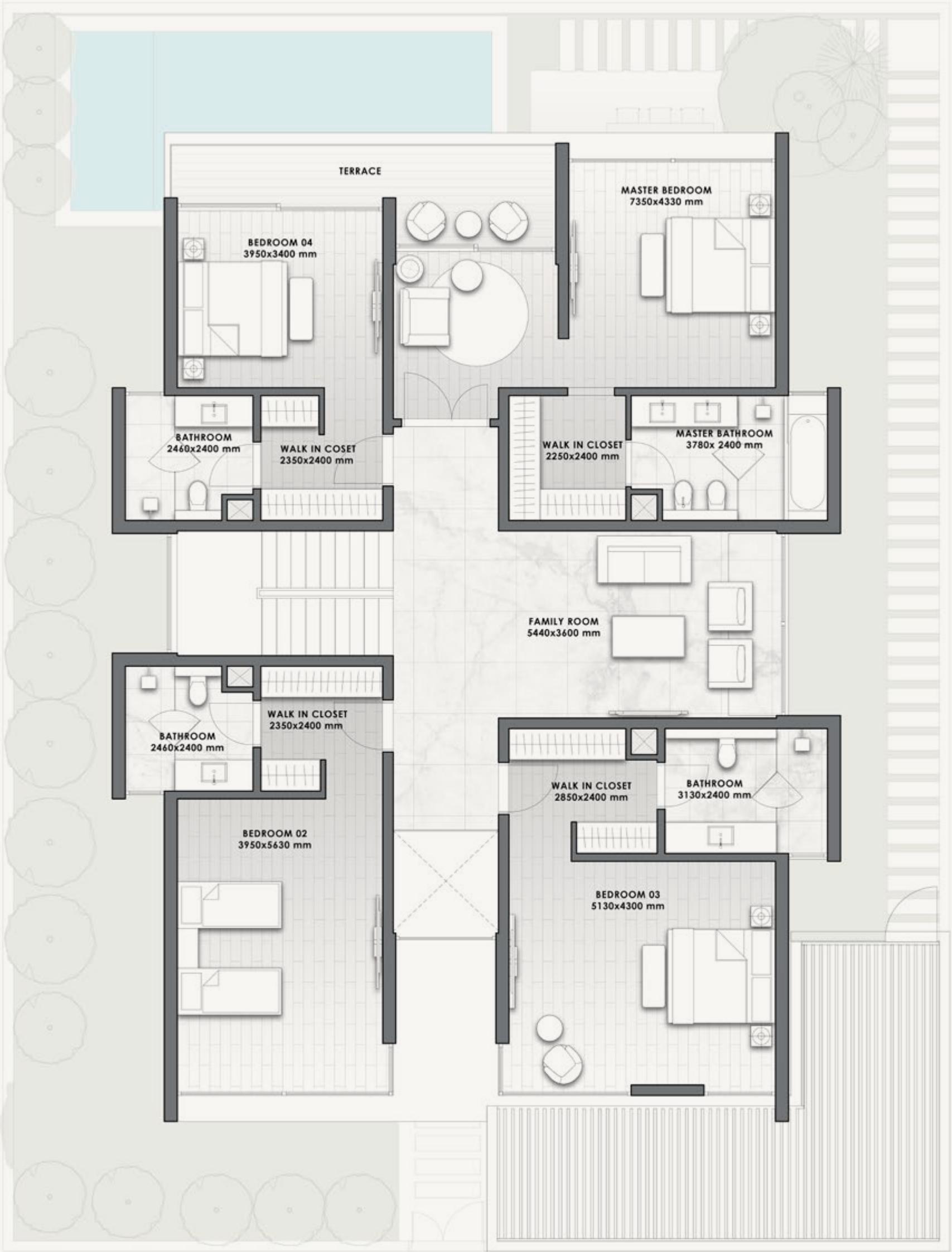
5-BED

VILLA	V-41	
	SQM	SQFT
	386	4,158

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GROUND FLOOR



FIRST FLOOR



VILLA E  
W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

SQM

SQFT

V-41A

403

4,341

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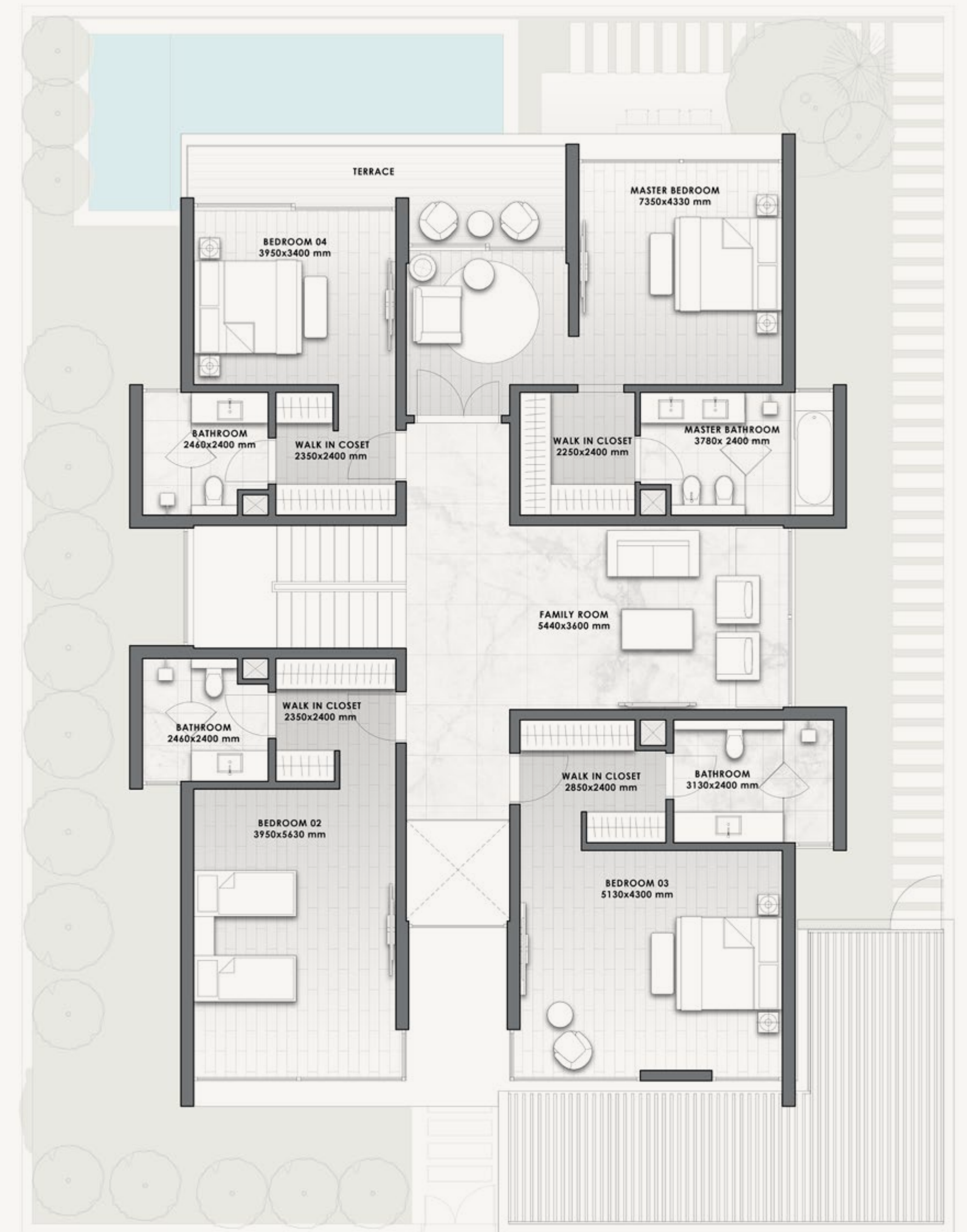
## 5-BED

VILLA	V-41A
SQM	SQFT
403	4,341

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## GROUND FLOOR



## FIRST FLOOR



# ATTACHED VILLA A



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-12M

125

1,345

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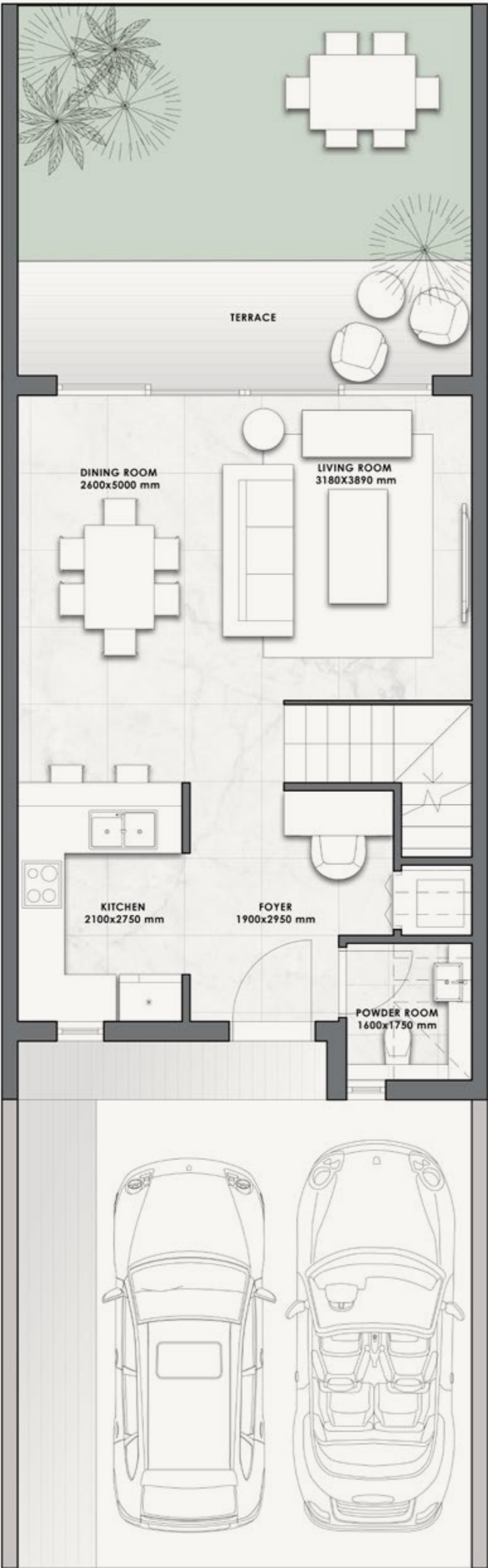


# ATTACHED VILLA A

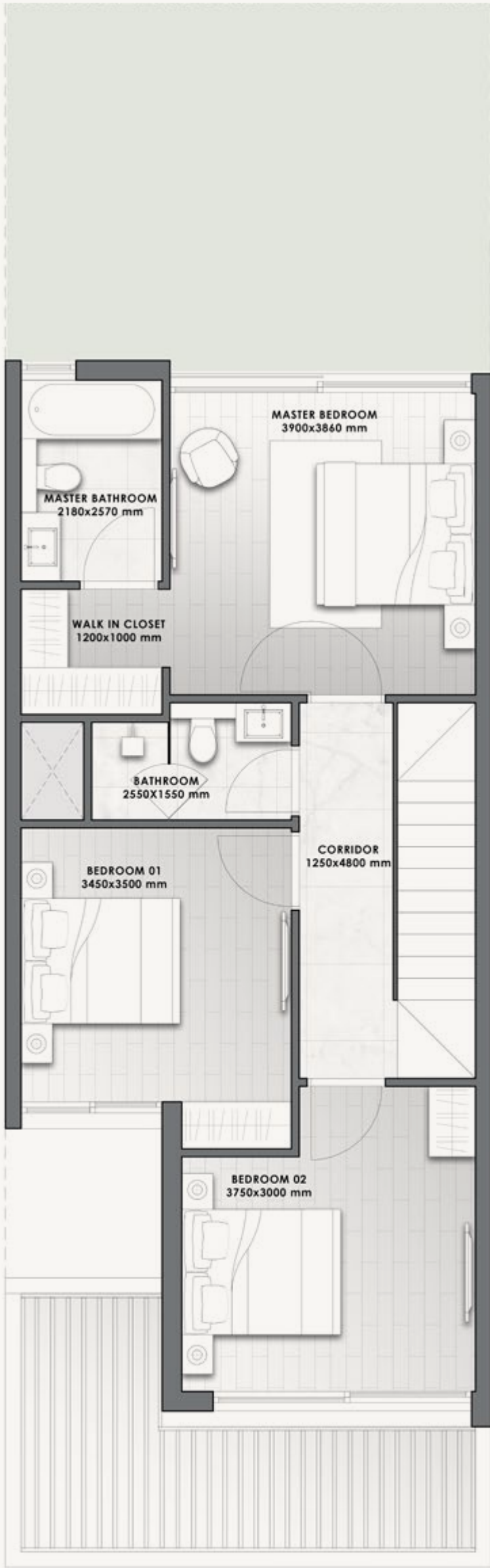
## 3-BED

VILLA	V-12M	
	SQM	SQFT
	125	1,345

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GROUND FLOOR



FIRST FLOOR



ATTACHED VILLA B



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-15E

159

1,710

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# ATTACHED VILLA B

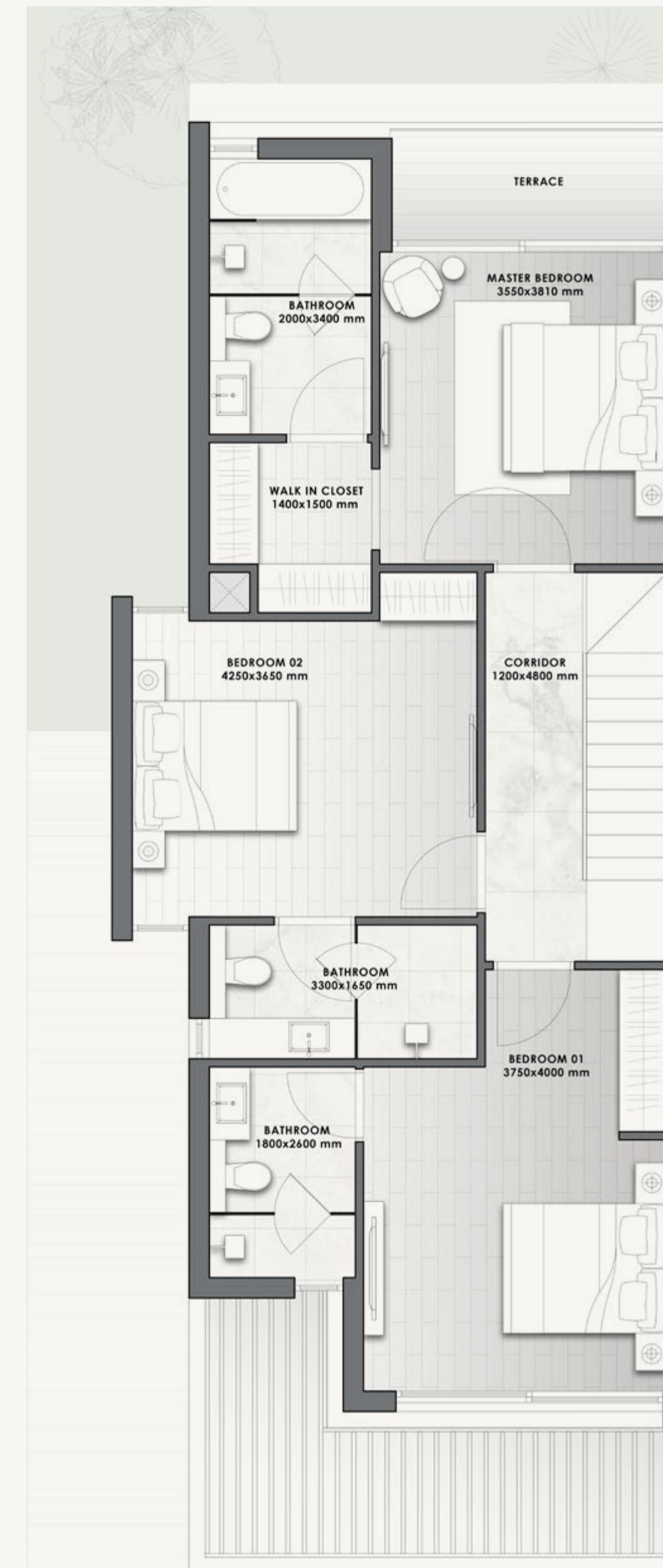
## 3-BED

VILLA	V-15E	
	SQM	SQFT
	159	1,710

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GROUND FLOOR



FIRST FLOOR





# ATTACHED VILLA C



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-22M

209

2,247

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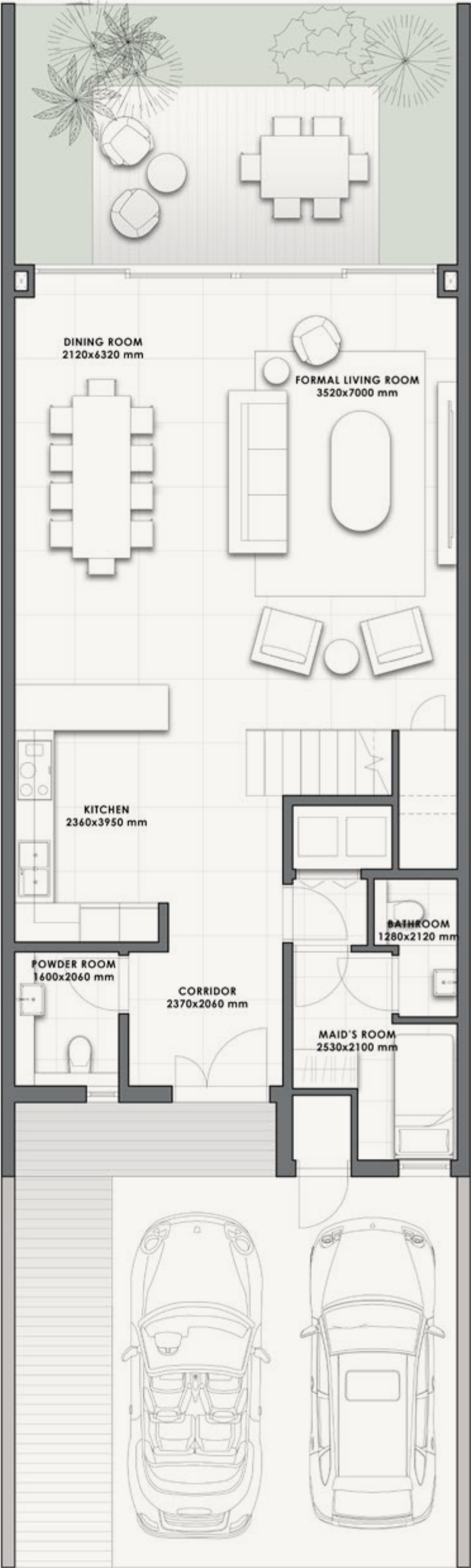


# ATTACHED VILLA C

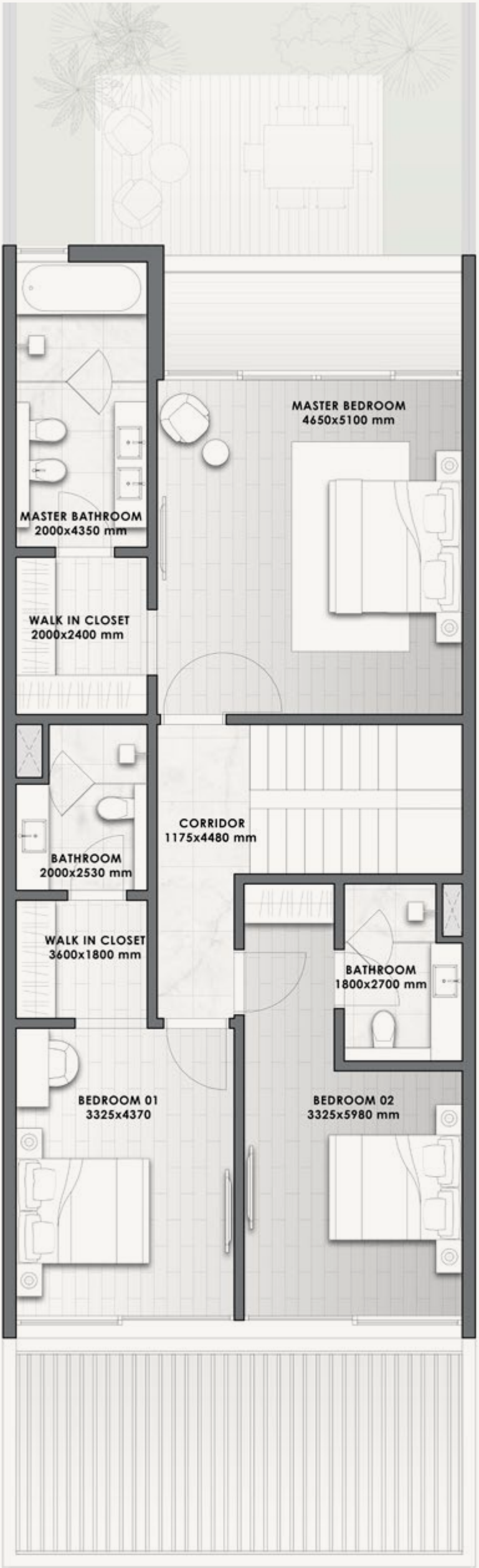
## 3-BED

VILLA	V-22M	
	SQM	SQFT
	209	2,247

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GROUND FLOOR



FIRST FLOOR



ATTACHED VILLA D



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

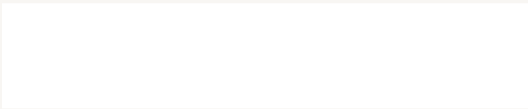
V-27E

224

2,413

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# ATTACHED VILLA D

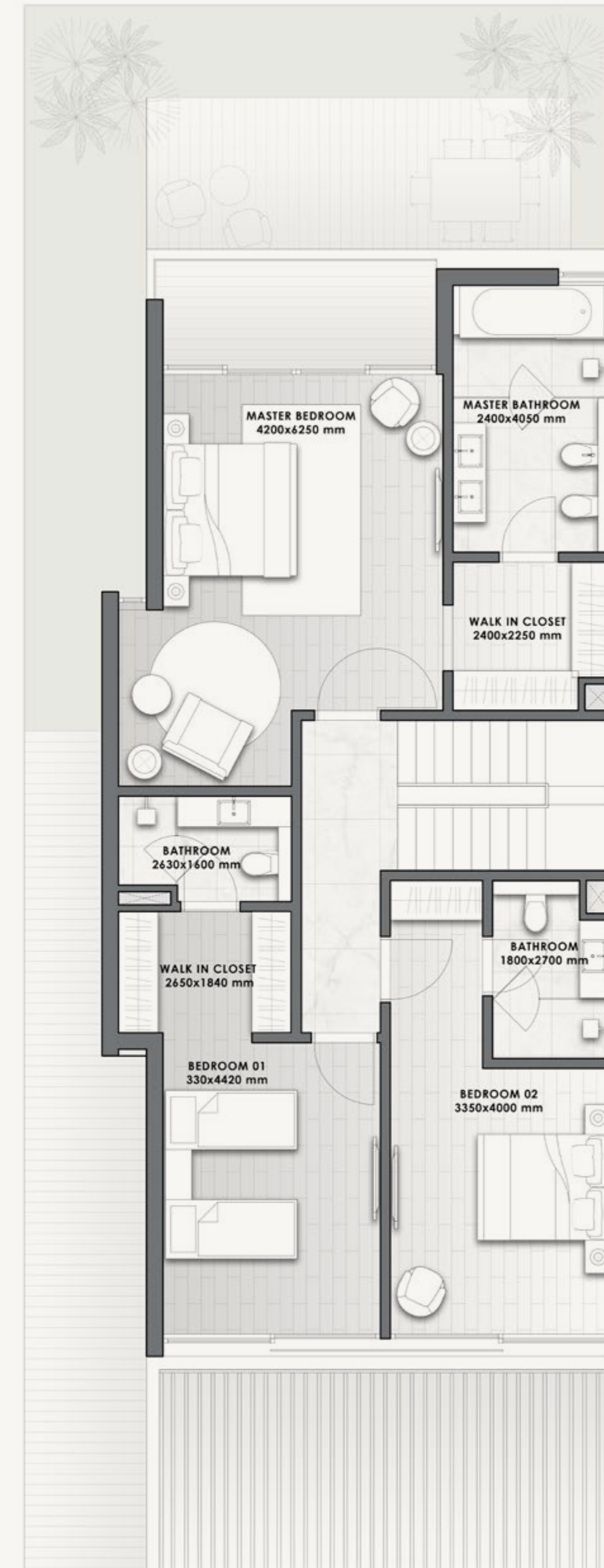
## 3-BED

VILLA	V-27E	
	SQM	SQFT
	224	2,413

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GROUND FLOOR



FIRST FLOOR



Muscat





WHERE NATURE  
IN ALL ITS FORMS MEETS  
COSMOPOLITAN LIVING.

# Muscat

Located on the edge of the Arab Peninsula is Muscat, the capital of Oman. It is considered one of the most beautiful cities in the world. Its exotic destinations, architectural wonders, rich heritage and diversified population takes you on a journey from luxury destinations to 16th century forts.

From pure and clear water beaches, to vast desert stretches, to scenic mountain peaks, Oman gives you a glimpse of nature in all its forms.





MUSCAT..

# AN INVESTMENT SAFE HAVEN

Oman is one of the most prominent commercial and cultural hubs in the region, and is rapidly becoming a prime investment destination due to its attractive benefits.

From its favorable tax environment and its strategic location as a gateway to the Middle East and Africa, Oman offers countless opportunities for businesses to grow and thrive.



The planned 3 billion USD investment in the 303km railway network connecting Oman and the UAE is set to revolutionize travel between the two countries, reducing journey times to as little as 47 minutes. The UAE-Oman Rail Network will not only benefit travelers, but also stimulate economic growth, create jobs, and promote social cohesion.





# 11 reasons TO INVEST IN OMAN

1 100%  
FREEHOLD  
OWNERSHIP  
FOR ALL  
NATIONALITIES\*

2 0%  
PERSONAL  
INCOME TAX\*

3 0%  
CAPITAL GAINS  
TAX\*

4 0%  
INHERITANCE  
TAX\*

5 25 YEARS  
EXEMPTION  
FROM CORPORATE  
INCOME TAXES\*

6 STABLE AND  
GROWING ECONOMY  
CURRENT INFLATION  
RATE IS ONE OF THE  
LOWEST GLOBALLY

7 ONE OF  
THE SAFEST  
COUNTRIES IN  
THE WORLD

8 LIFE-TIME  
RESIDENCY VISA  
FOR INVESTORS  
ON PROJECTS IN  
THE ITC

9 IDEAL LOCATION  
EASY ACCESS  
TO THE GULF,  
THE INDIAN  
SUBCONTINENT  
AND AFRICA

10 A TOURISM HUB  
WITH MASSIVE  
POTENTIAL OF  
GROWTH  
AIMS TO EARN  
OVER US\$ 22.5BN  
A YEAR FROM  
TOURISM BY 2040

11 COSMOPOLITAN  
HOME TO A  
VIBRANT EXPAT AND  
FOREIGN INVESTOR  
COMMUNITY  
WITH OVER 100  
NATIONALITIES

\* For special economic zone/free zone