

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

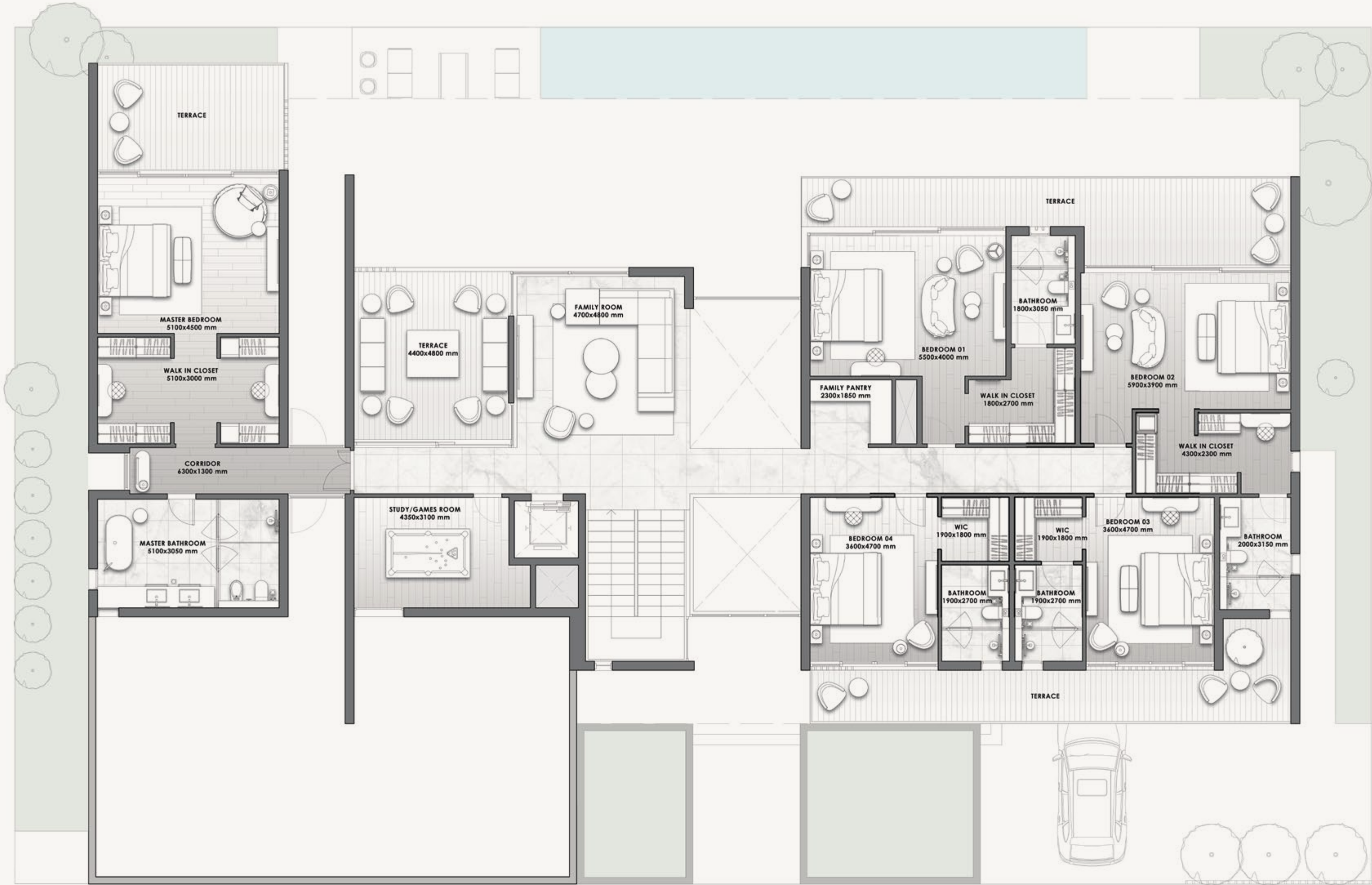
GROUND FLOOR

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

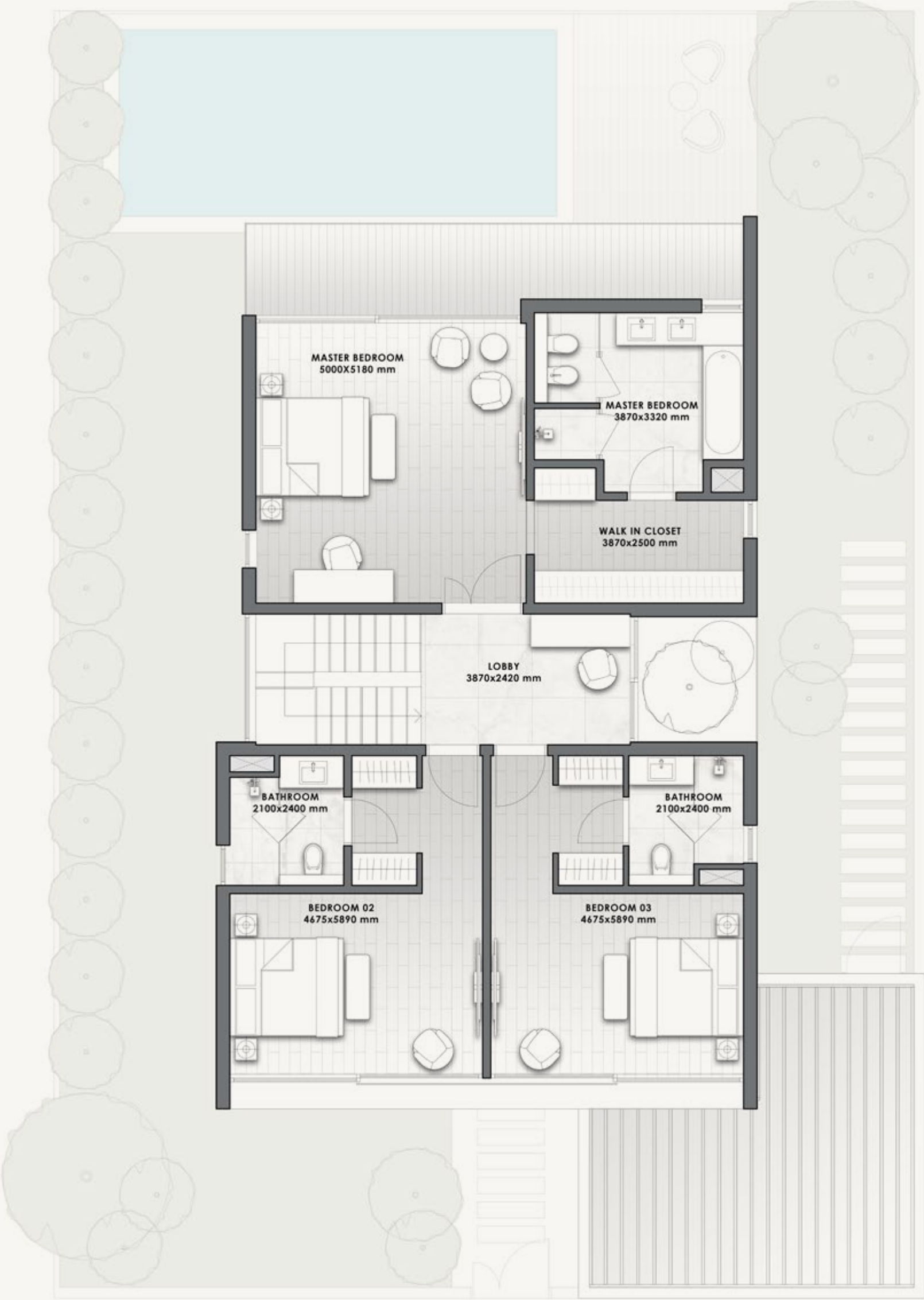
4-BED

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

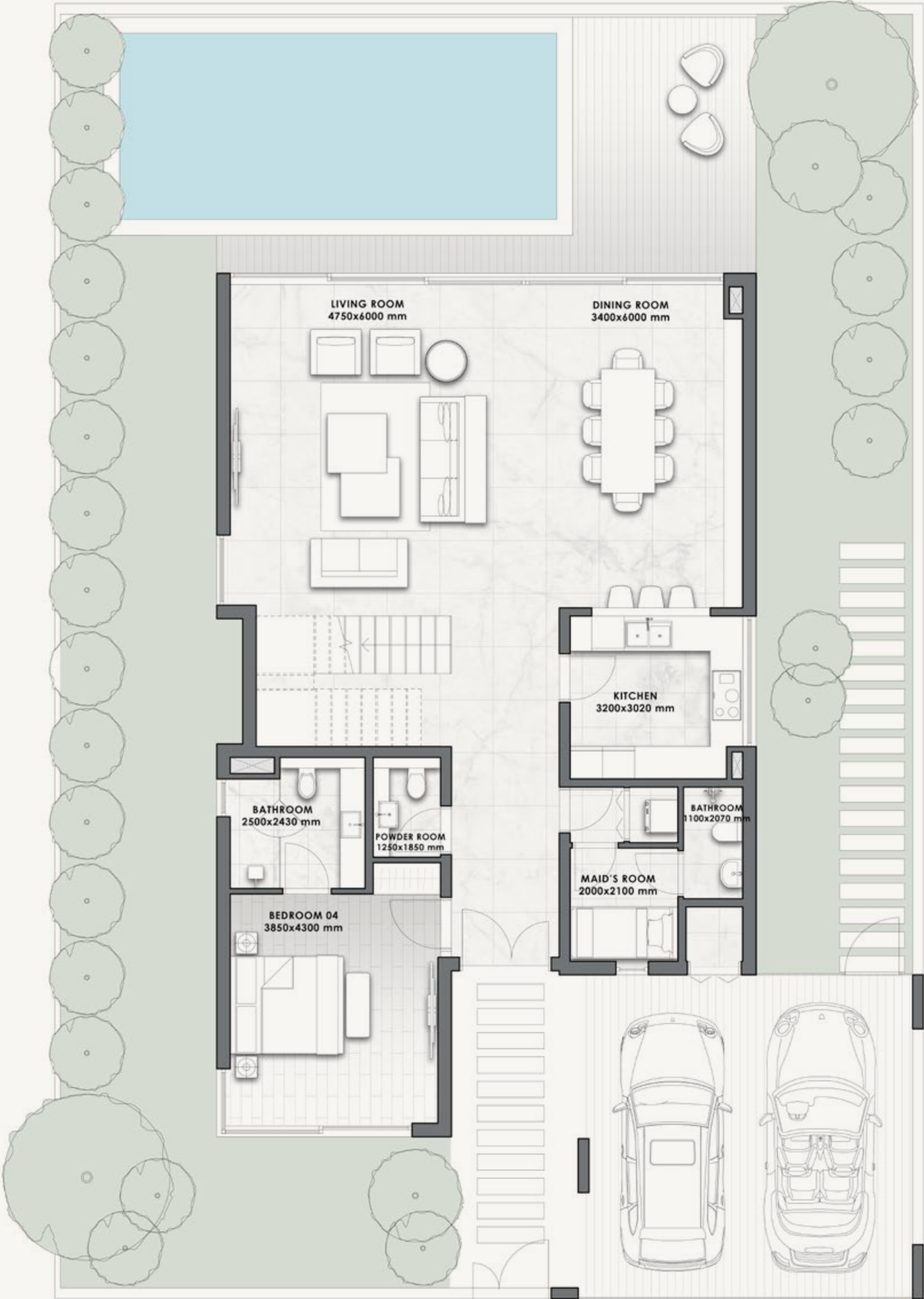
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VILLA B

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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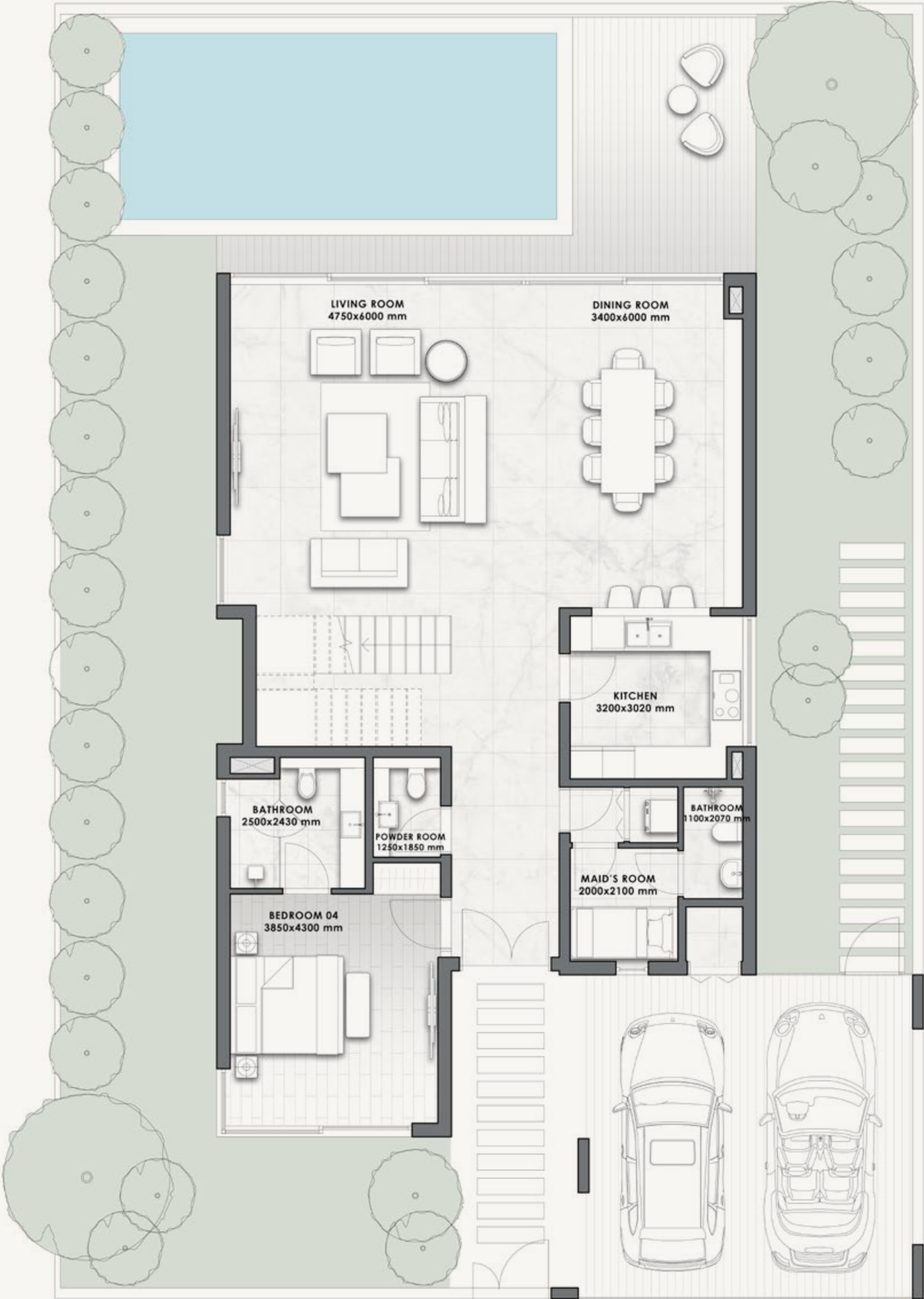
VILLA C

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

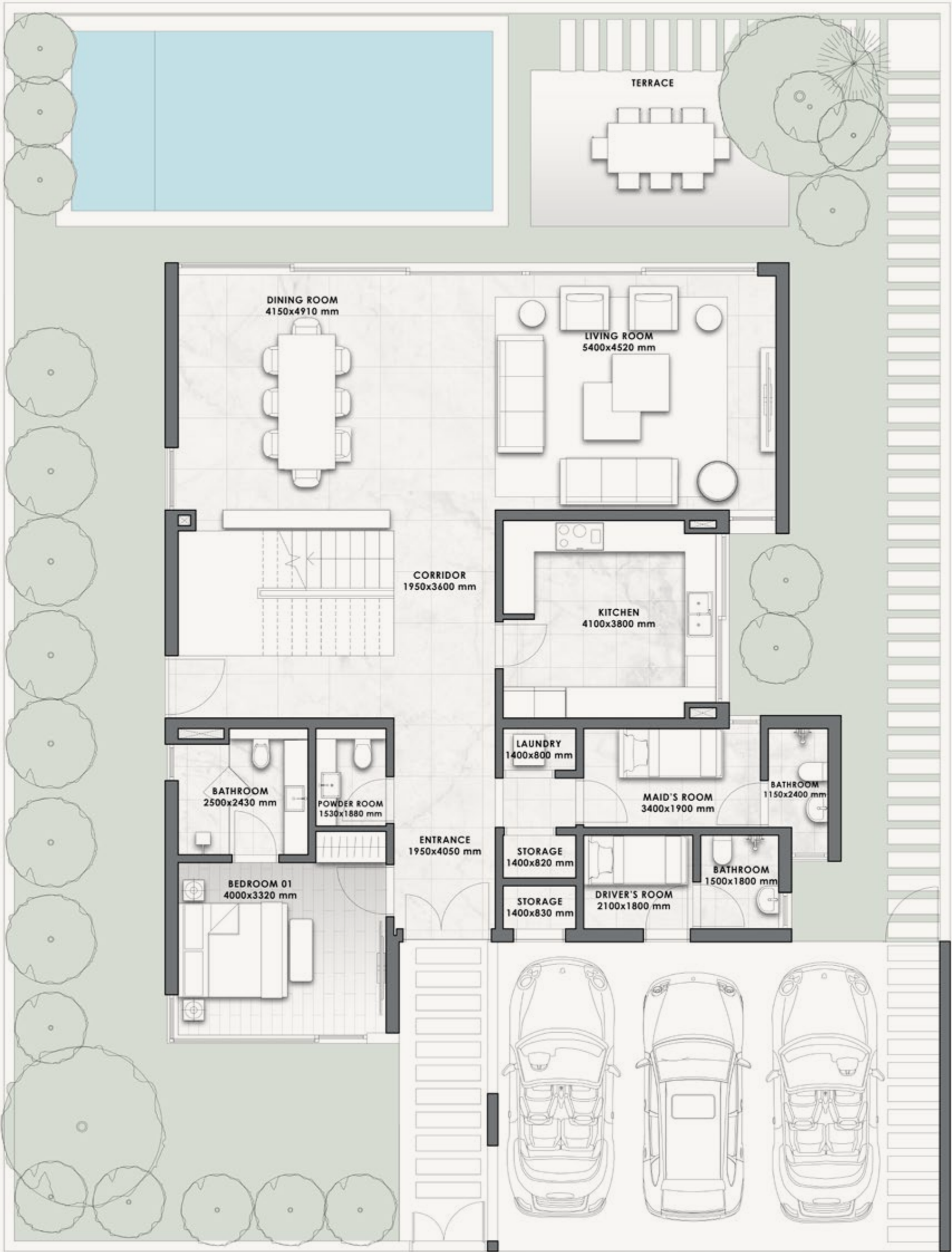
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VILLA D

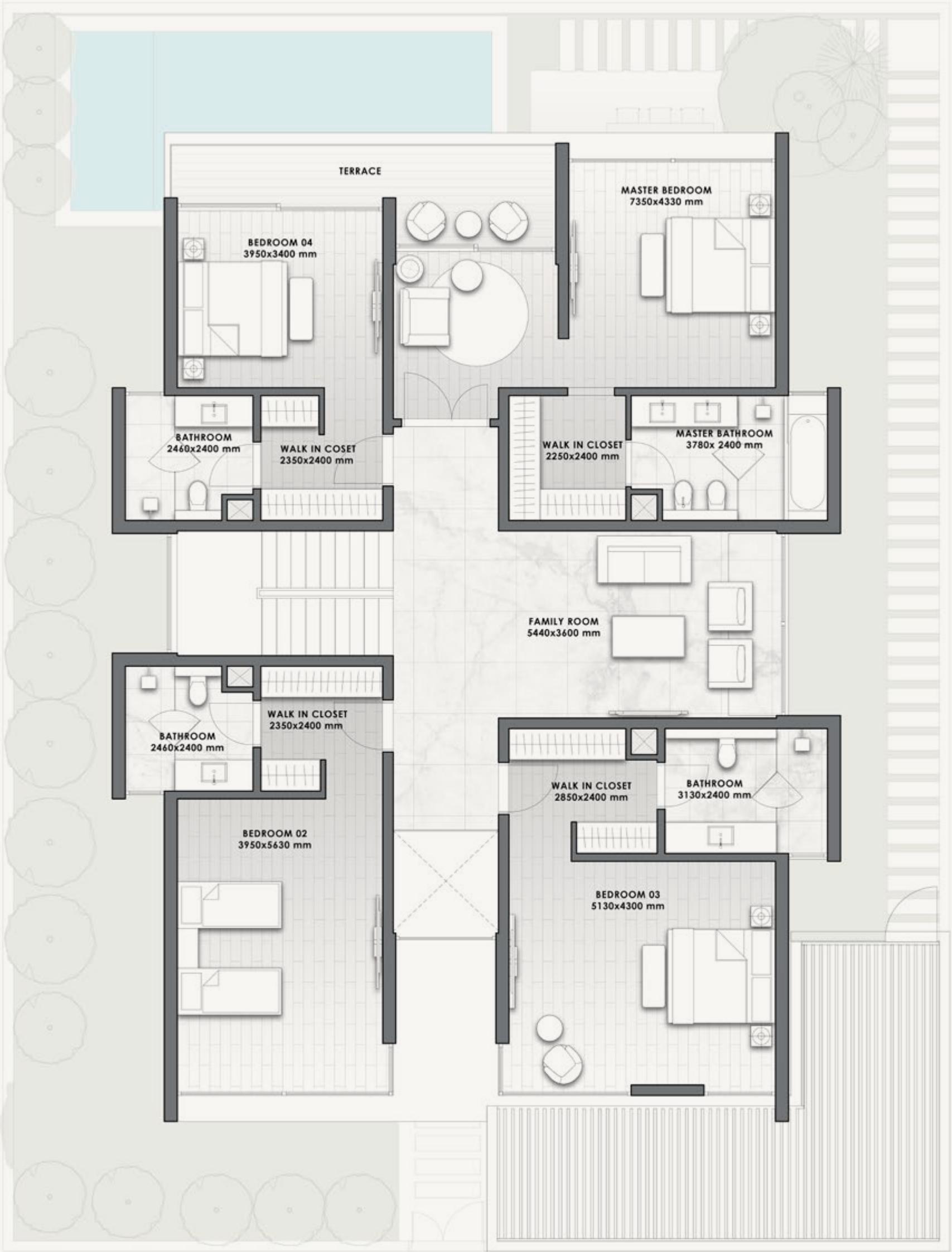
5-BED

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

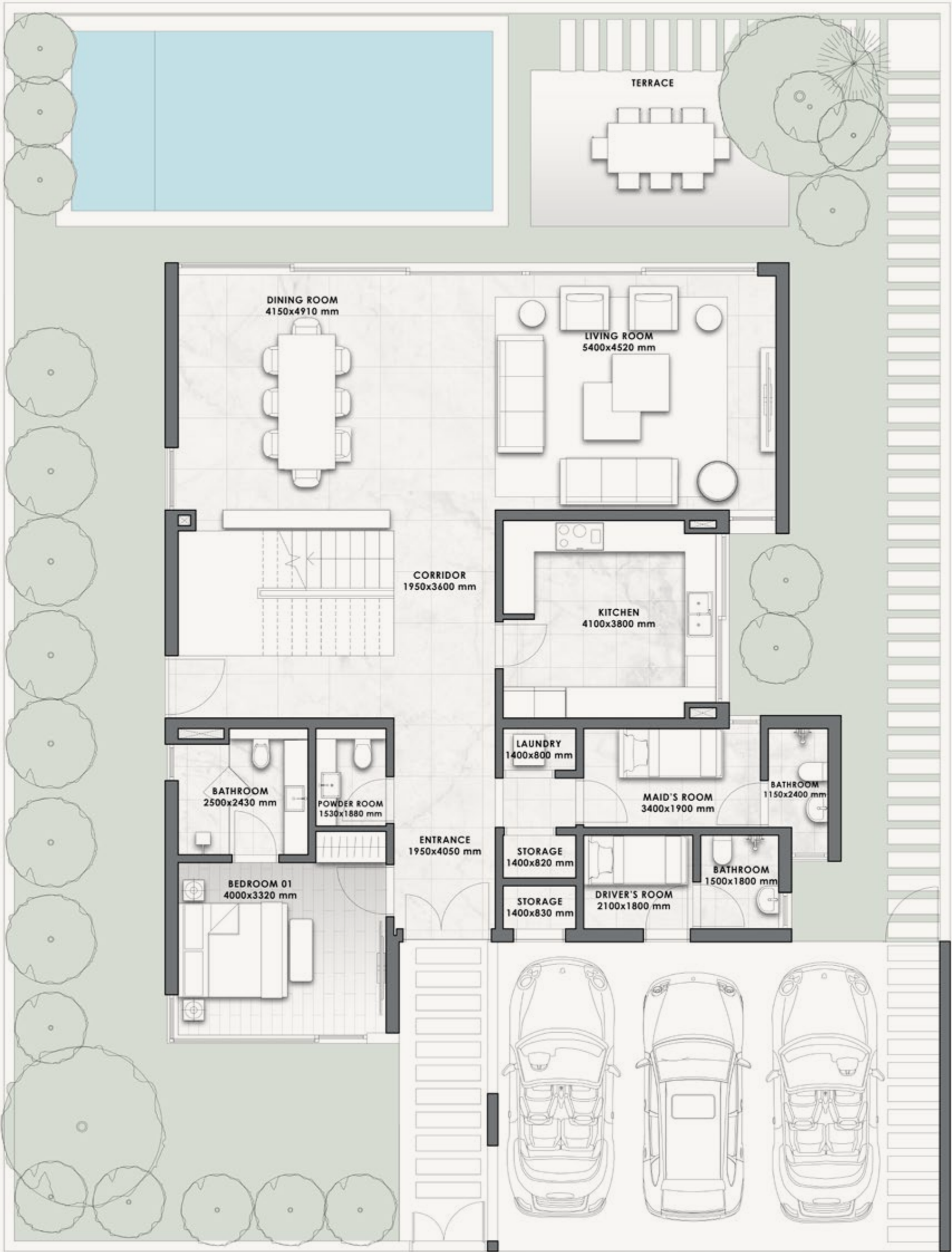
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VILLA E W/ ROOFTOP TERRACE

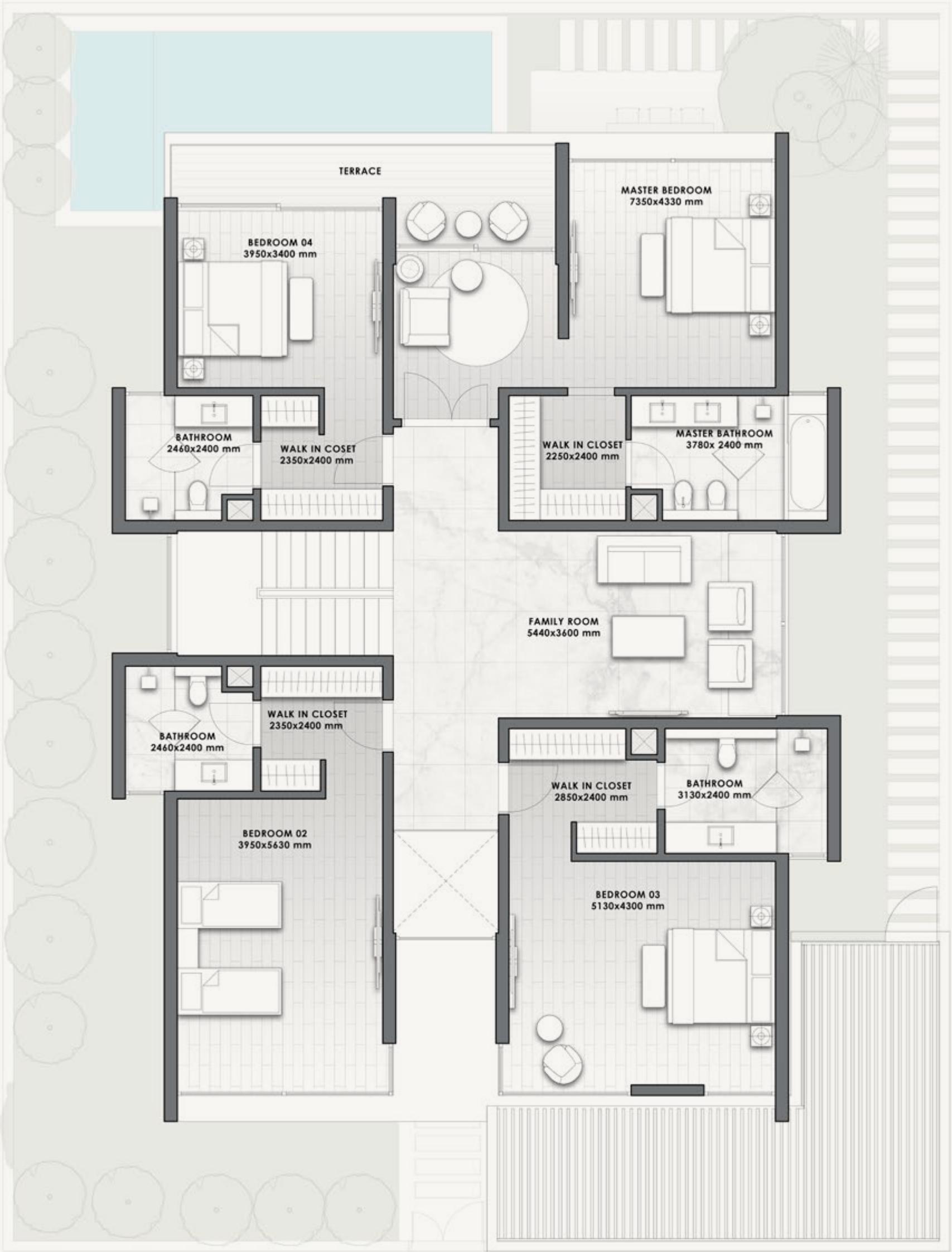
5-BED

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

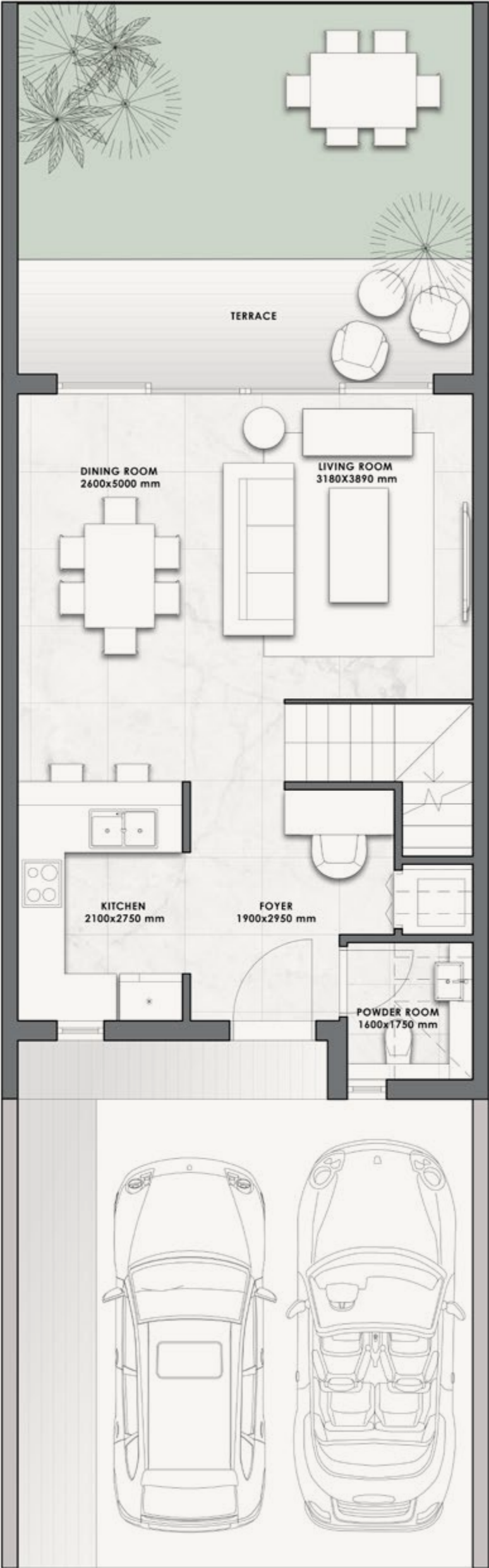
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ATTACHED VILLA A

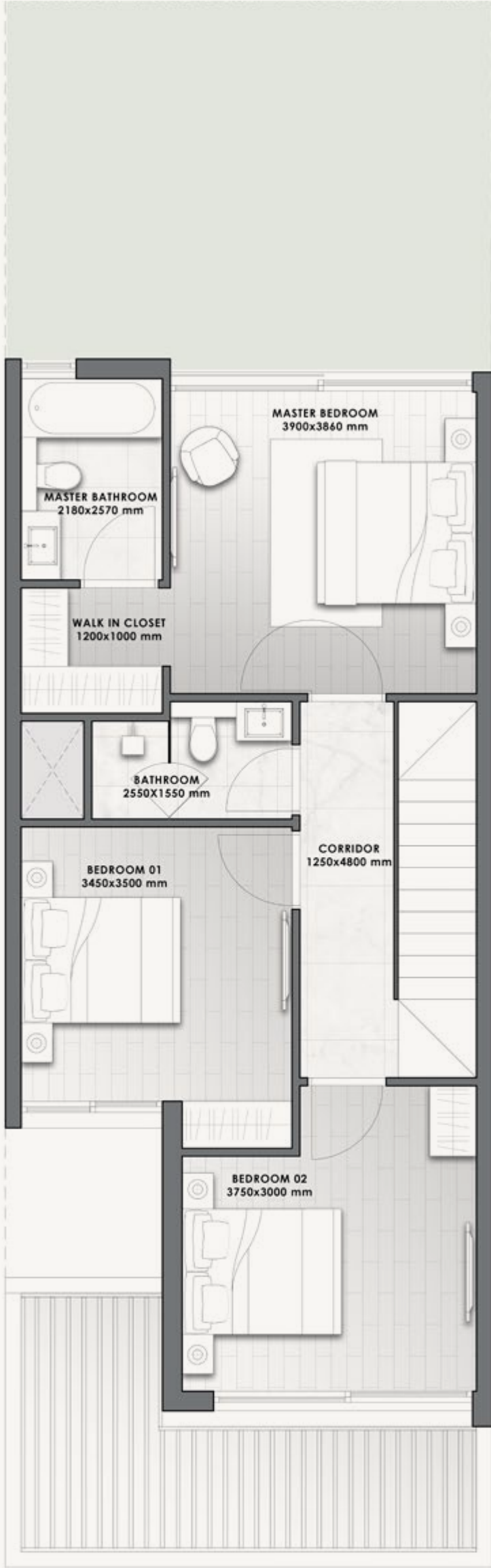
3-BED

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

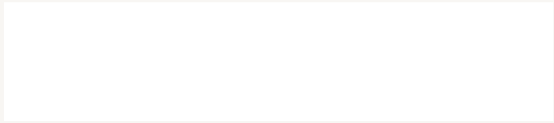
SQFT

V-15E

159

1,710

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ATTACHED VILLA B

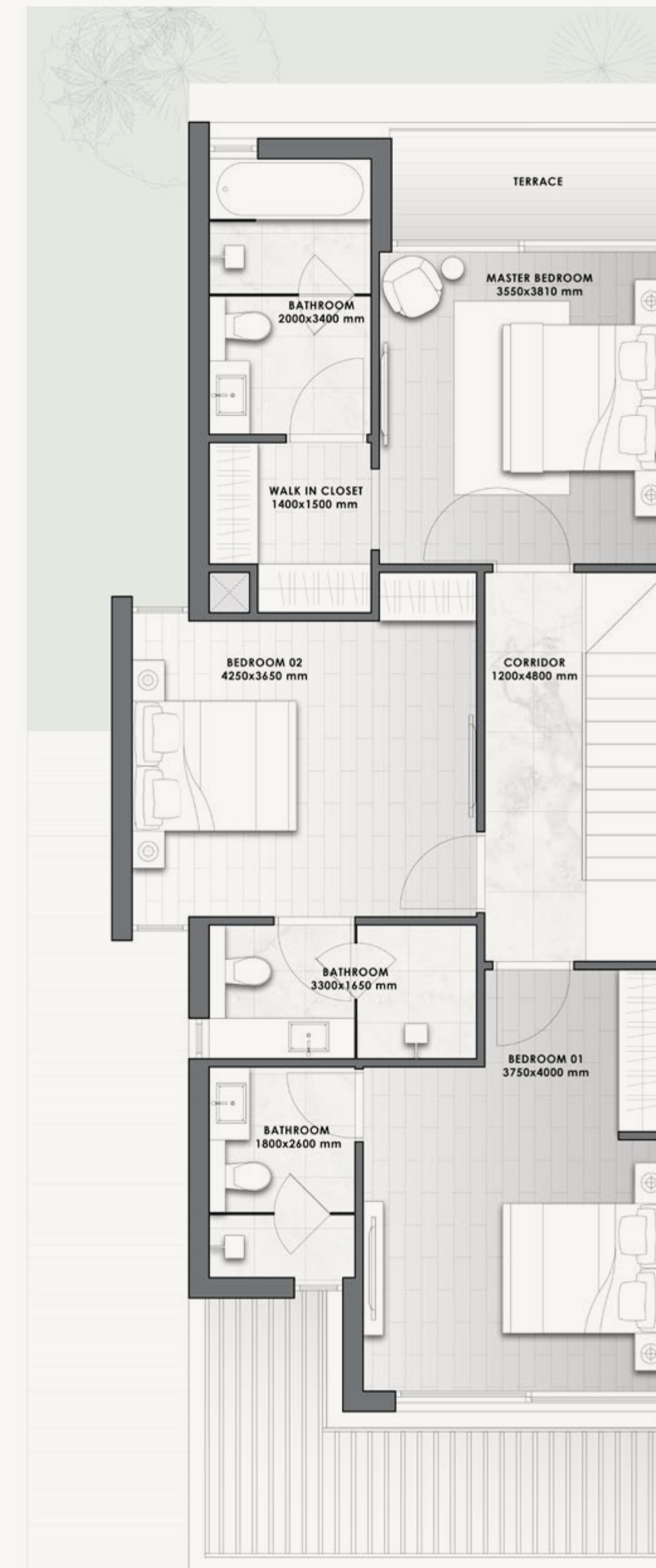
3-BED

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

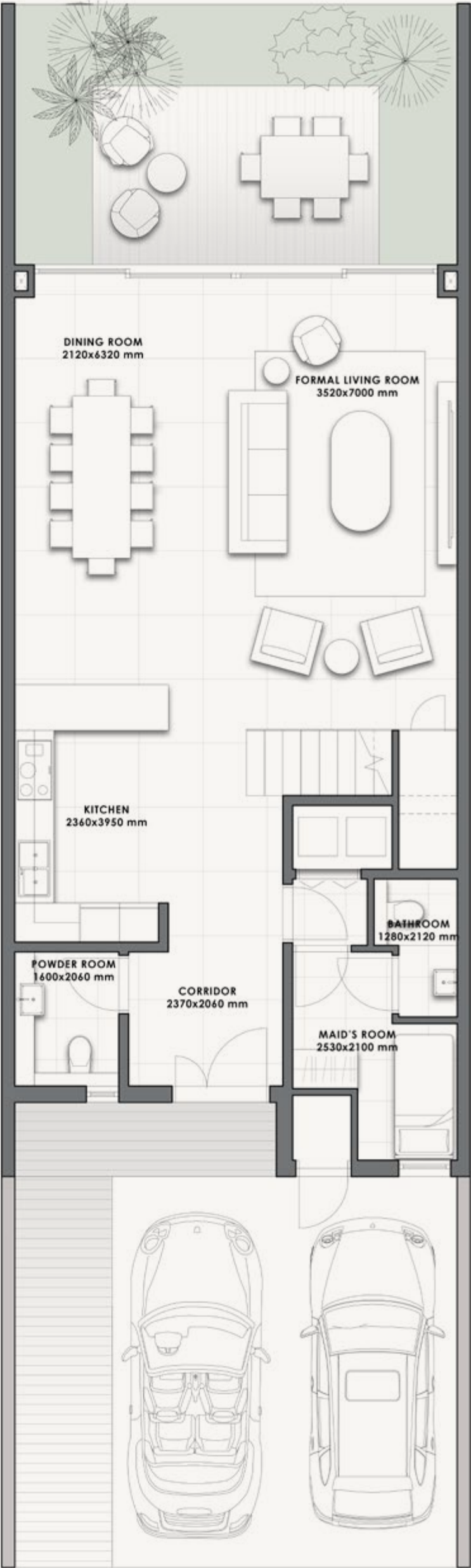
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ATTACHED VILLA C

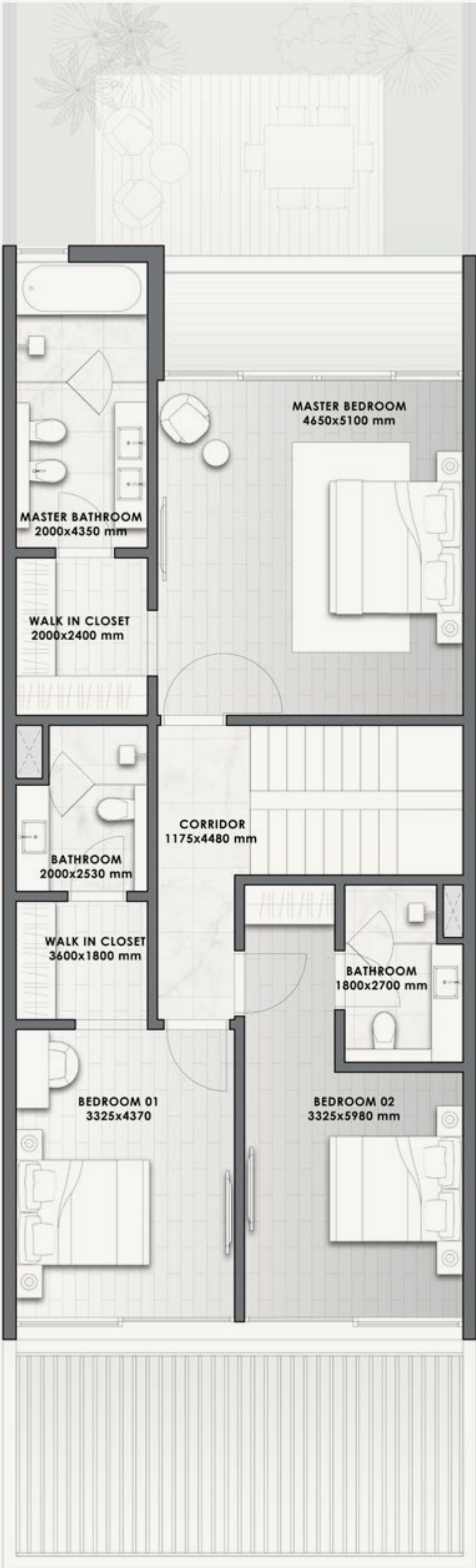
3-BED

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

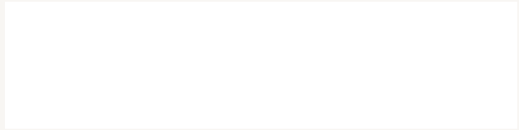
SQFT

V-27E

224

2,413

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ATTACHED VILLA D

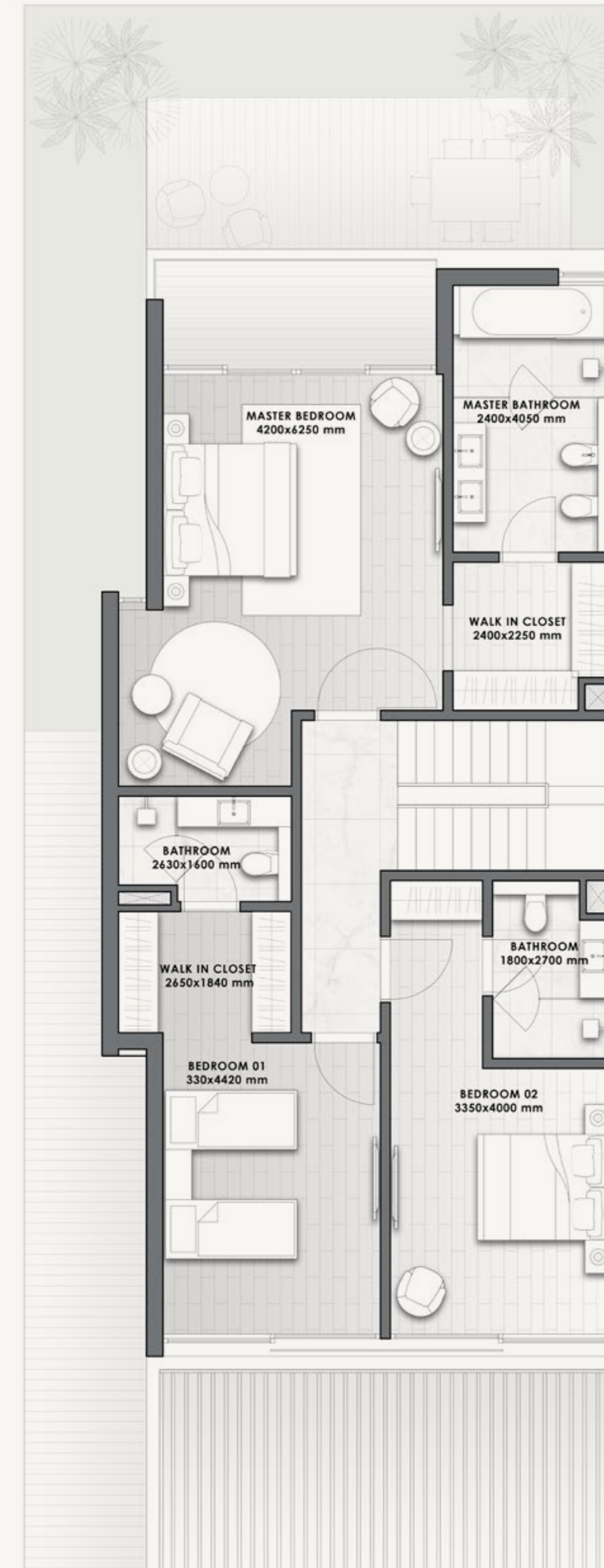
3-BED

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