



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. The pool's edge is made of light-colored tiles, and the bottom of the pool features a decorative mosaic of blue and white tiles. The overall scene is serene and evokes a sense of luxury and relaxation.

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, 130 meters Above the sea



 Trump International Hotel

 Trump International
Golf Club

 Aida Residence Club

 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



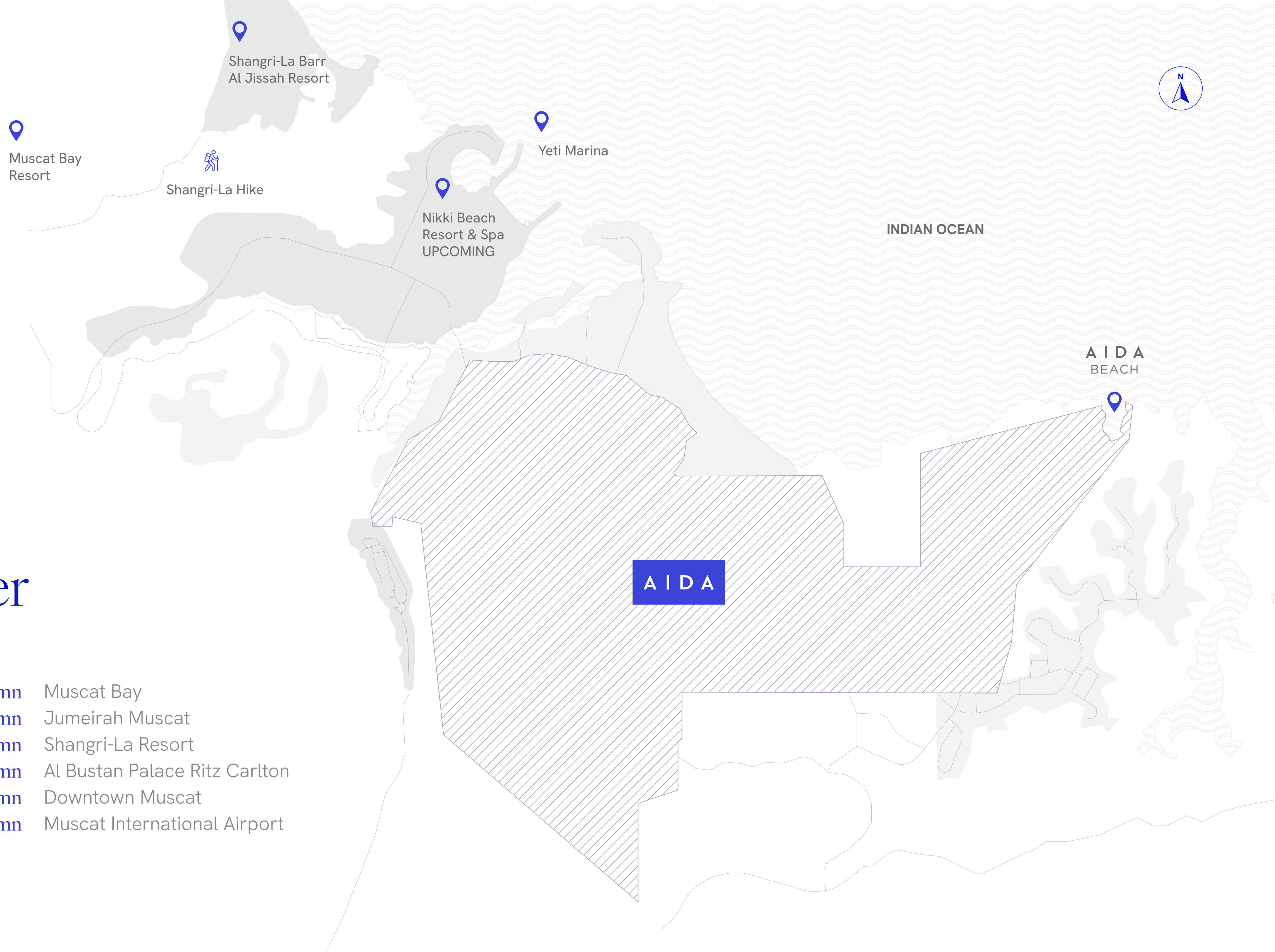
An Incomparable Location

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

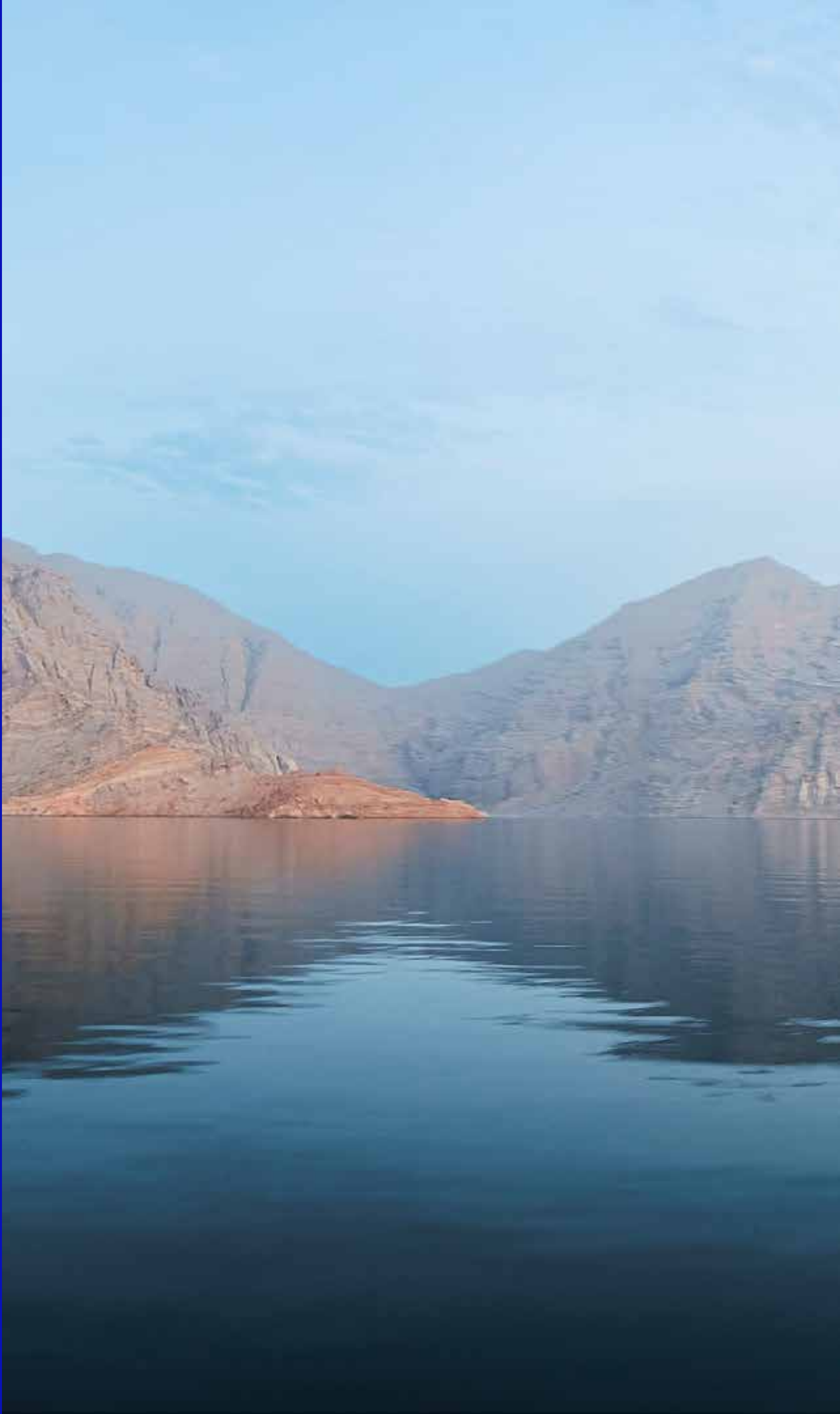
1 mn	Nikki Beach Resort & Spa (2024)	7 mn	Muscat Bay
2 mn	Yiti Beach	7 mn	Jumeirah Muscat
5 mn	Yenkit Beach	7 mn	Shangri-La Resort
5 mn	Marina Sustainable City	10 mn	Al Bustan Palace Ritz Carlton
7 mn	Shangri-La Hike	20 mn	Downtown Muscat
		25 mn	Muscat International Airport





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.

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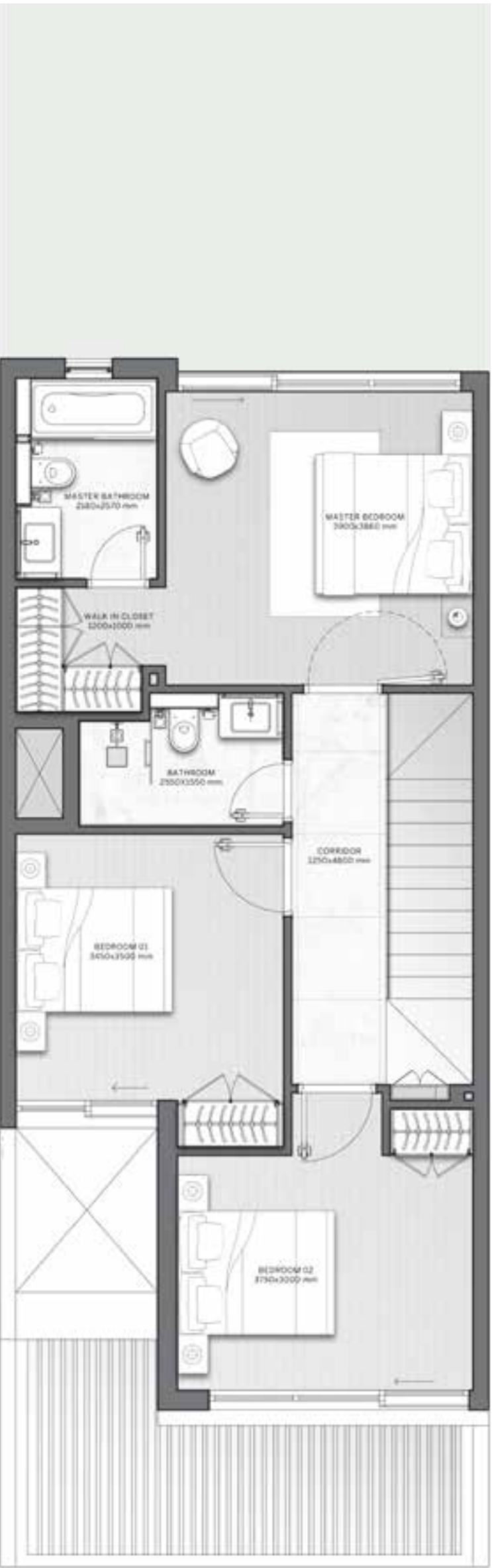
Villa Type A
3-bed

VILLA	V-12M
SQM	125
SQFT	1,345

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GROUND FLOOR



FIRST FLOOR

Villa Type B: 3-bed



FRONT VIEW



REAR VIEW

VILLA	SQM	SQFT
V-15E	159	1,710

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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



12 reasons to invest in Aida, Muscat



1. 100% FOREIGN OWNERSHIP

For special economic zone/free zone

2. 0% PERSONAL INCOME TAX, INHERITANCE TAX & CAPITAL GAINS TAX

For special economic zone/free zone

3. APPROVED FOR SHORT-TERM RENTALS

Instantly rent out your property on platforms like Airbnb and Doormat

4. LIFETIME RESIDENCY VISA & HASSLE-FREE BANK ACCOUNT SETUP

5. EXCLUSIVE MORTGAGE PROGRAM IN OMAN

For resident and non-resident buyers, designed to enhance real estate returns

6. 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX

For special economic zone/free zone

7. THE QUALITY OF LIFE INDEX BY NUMBEO RANKED OMAN 4TH GLOBALLY AND 1ST IN BOTH ASIA AND THE ARAB WORLD IN 2025

8. READY-TO-GO INVESTMENTS

Hotel units and branded homes that are fully managed for you

9. SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB, OMAN

10. ONE OF THE SAFEST COUNTRIES IN THE WORLD

11. RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12. SAUDI-OMAN HIGHWAY

Cuts travel by 16 hours, driving tourism and investment

Signature Membership

For Elevated Living

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

TRUMP INTERNATIONAL GOLF CLUB

RESERVED FOR MEMBERS-ONLY

Applications are open to AIDA owners and external guests, Trump International Golf Membership provides access to the Trump Clubhouse and its prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this Membership offers a complete golfing experience along with full club amenities.

AIDA RESIDENCE CLUB

OPEN TO ALL RESIDENTS

The Residence Club is designed as AIDA's social and lifestyle anchor. Owners enjoy complimentary access to a collection of amenities that seamlessly blend convenience and luxury, creating a complete and connected living experience.





LIVE ALL IN

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters. DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, Versace, Fendi Casa, and Paramount. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination. With a presence in 14 international cities across 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman. To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.



LONDON
STOCK
EXCHANGE



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For more information on Coastal Investment Villas
in AIDA please call +968 2270 2771 (Oman)

You can visit our website at darglobal.co.uk
or via our social media platforms





DARGLOBAL.CO.UK