



FAIRWAY VILLAS

A stylized icon of a golf green and flag, rendered in a gold color. It consists of a small flag on a pole, standing on a circular green base.

AIDA
MUSCAT, OMAN

WELCOME TO AIDA City





25 MINUTES
FROM MUSCAT
INTERNATIONAL AIRPORT

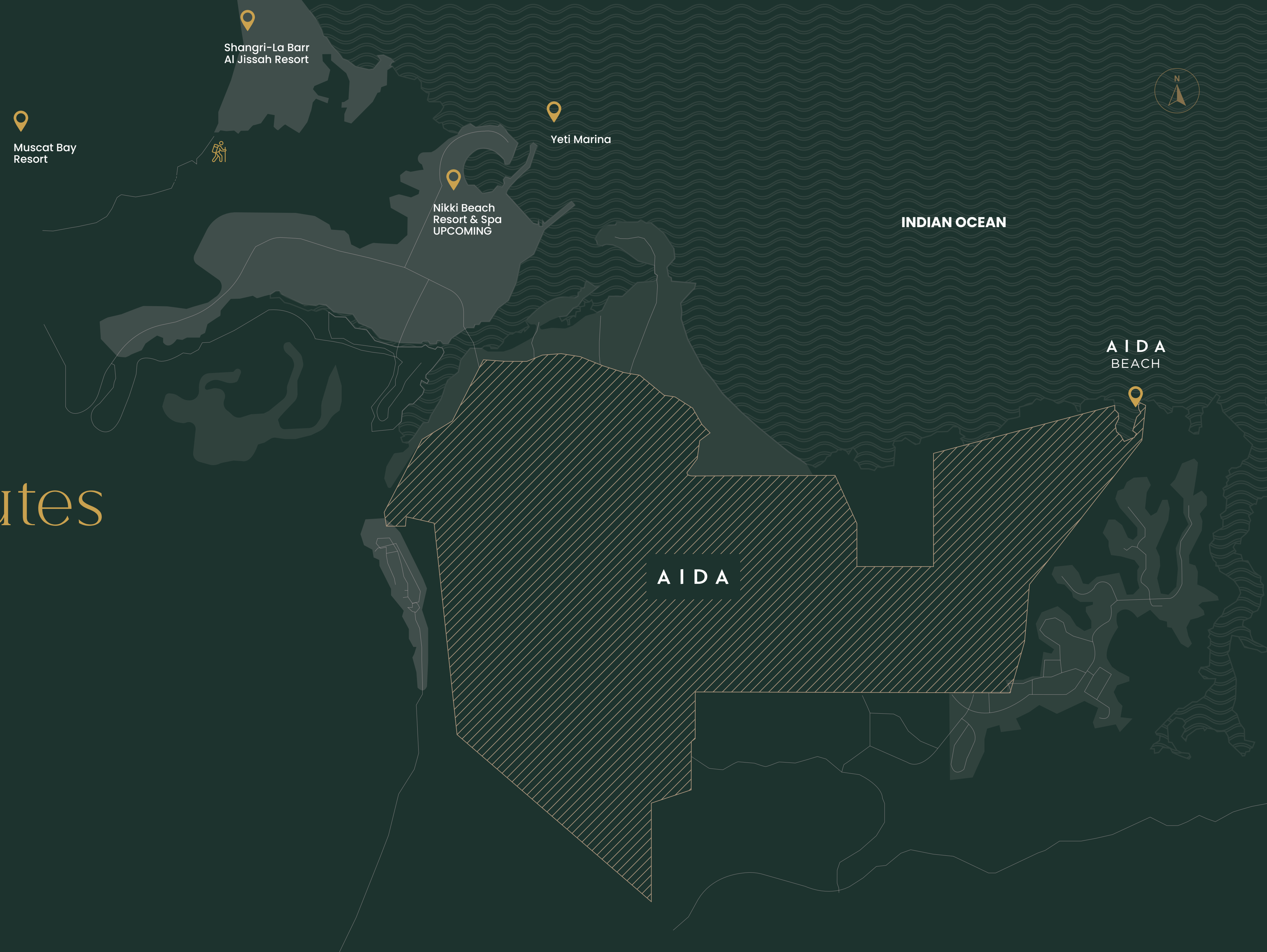
4.3 MILLION SQM
PERCHED ABOVE
GOLDEN SHORES

LIVE Above It All

The Fairway is the new district of AIDA's 4.3 million sqm city, perched on the cliffs of Yeti & Yenkit, 130m above the sea level.
Only 75 minutes from Dubai, you're close enough to everything—yet far enough to feel the calm.

KEY DESTINATIONS within minutes

1 mn	Nikki Beach Resort & Spa
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



AIDA City

HOME TO EVERYTHING YOU NEED



TRUMP CHAMPIONSHIP
GOLF COURSE



TRUMP INTERNATIONAL
GOLF CLUB



TRUMP HOTELS
HANGING SUITES



AIDA
BEACH



SHFT
NIGHT CLUB



FIVE-STAR CULINARY
DELIGHTS



TRUMP INTERNATIONAL HOTEL



RESTAURANTS, CAFÉS, PLAZAS



18-HOLE CHAMPIONSHIP GOLF COURSE



TRUMP INTERNATIONAL GOLF CLUB



WELLNESS & FITNESS CENTERS



VIEWING DECKS



5-STAR HOTELS



OUTDOOR TRAILS & PARKS



CHILDREN'S PLAY AREAS

FAIRWAY VILLAS





WAKE UP ON
the greens

FOR THE LOVE of golf

The Fairway Villas are directly situated at the frontline of the Trump International Golf Club, Oman in AIDA MUSCAT.

WHERE RESIDENTS CAN LITERALLY
STEP OUT OF THEIR HOME ONTO A
WORLD-CLASS GOLF COURSE.



EXPERIENCE THE
HOLE-IN-ONE
lifestyle





BE PART OF A
golfing
legacy

The Trump championship Golf Course boasts greens that roll true, and natural terrains that demand respect.

Enjoy a front-row seat to the world of golf, where every day is a top-tier golfing experience.



HOME OF champions

The villas embody a modern aesthetic, characterized by clean lines, geometric shapes, and a minimalist color palette that complements the natural beauty of the golf course.

UNINTERRUPTED PANORAMIC views

of the Trump championship golf course. Large picture windows and expansive glass panels allow natural light to flood the interiors.



THE DESIGN IS *an ode*

to open living, inviting the outdoors in and creating a harmonious relationship between the villas and the natural surroundings.





CELEBRATED
interiors

Offering between 4 and 5 bedrooms, the Fairway Villas' interiors are a masterful blend of modern luxury and timeless elegance.

THE INTERIORS ARE A TRUE TESTAMENT
TO THE GOLFING LIFESTYLE.

AIDA CITY



FAIRWAY
VILLAS

FLOOR PLANS

FLOOR PLANS | Fairway Villa A



FRONT VIEW

4-bed

Villa V-33A

SQM 288

SQFT 3,100

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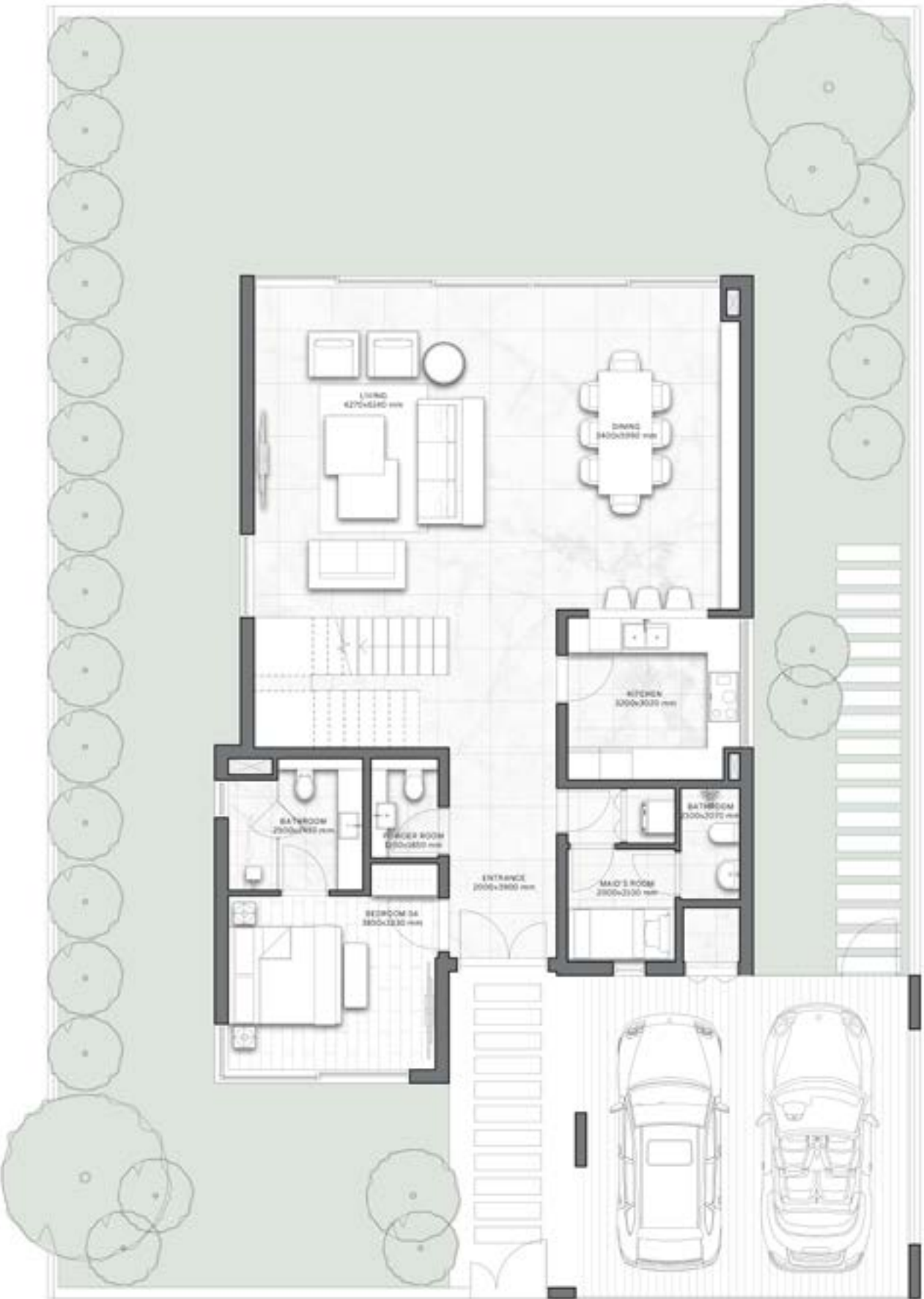
BACK VIEW

FLOOR PLANS | Fairway Villa A

4-bed

Villa	V-33A
SQM	288
SQFT	3,100

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GROUND FLOOR



FIRST FLOOR

FLOOR PLANS | Fairway Villa B



FRONT VIEW

4-bed

Villa V-33B

SQM 316

SQFT 3,399

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BACK VIEW

FLOOR PLANS | Fairway Villa B

4-bed

Villa	V-33B
SQM	316
SQFT	3,399

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GROUND FLOOR



FIRST FLOOR

FLOOR PLANS | Fairway Villa C



FRONT VIEW

5-bed

Villa V-41

SQM 386

SQFT 4,158

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BACK VIEW

FLOOR PLANS | Fairway Villa C

5-bed

Villa	V-41
SQM	386
SQFT	4,158

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GROUND FLOOR



FIRST FLOOR

FLOOR PLANS | Fairway Villa D *w/ rooftop terrace*



FRONT VIEW

5-bed	
Villa	V-41A
SQM	403
SQFT	4,341

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BACK VIEW

FLOOR PLANS | Fairway Villa D
w/ rooftop terrace

5-bed

Villa	V-41A
SQM	403
SQFT	4,341

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GROUND FLOOR



FIRST FLOOR

12 REASONS TO INVEST in Aida, Muscat

01 100% foreign
ownership
For special economic zone/
free zone

02 Ready-to-go
Investments
Hotel units and branded homes
that are fully managed for you

03 Approved for
Short-term rentals
Instantly rent out your property on
platforms like Airbnb and Doormat

04 Social membership
to Trump
International
Golf Club, Oman

05 Exclusive mortgage
program in Oman
For resident and non-resident
buyers, designed to enhance
real estate returns

06 One of the safest
countries in the
world

07 Railway project
connecting UAE to
Muscat, Oman

08 Lifetime residency
visa & Hassle-free
bank account setup

09 25 year exemption
from corporate
income tax
For special economic zone/
free zone

10 Saudi-Oman
Highway
Cuts travel by 16 hours,
driving tourism and
investment

11 The Quality of Life Index
by Numbeo ranked
Oman 4th globally and
1st in both Asia and the
Arab world in 2025

12 0% personal income
tax, inheritance tax
& capital gains tax
For special economic zone/free
zone



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.

A PARTNERSHIP BETWEEN





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.



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STOCK
EXCHANGE



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For more information on Fairway Villas in AIDA
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You can visit our website at darglobal.co.uk/fairwayvillas/
or via our social media platforms





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