



Trump International

OMAN



FACTSHEET

TRUMP CLIFF VILLAS OMAN

LOCATION

AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNERS

THE TRUMP ORGANIZATION

OMRAN

Oman Tourism Development Company, A Government Company
under the Oman Investment Authority (OIA)

DEVELOPER AND SELLER

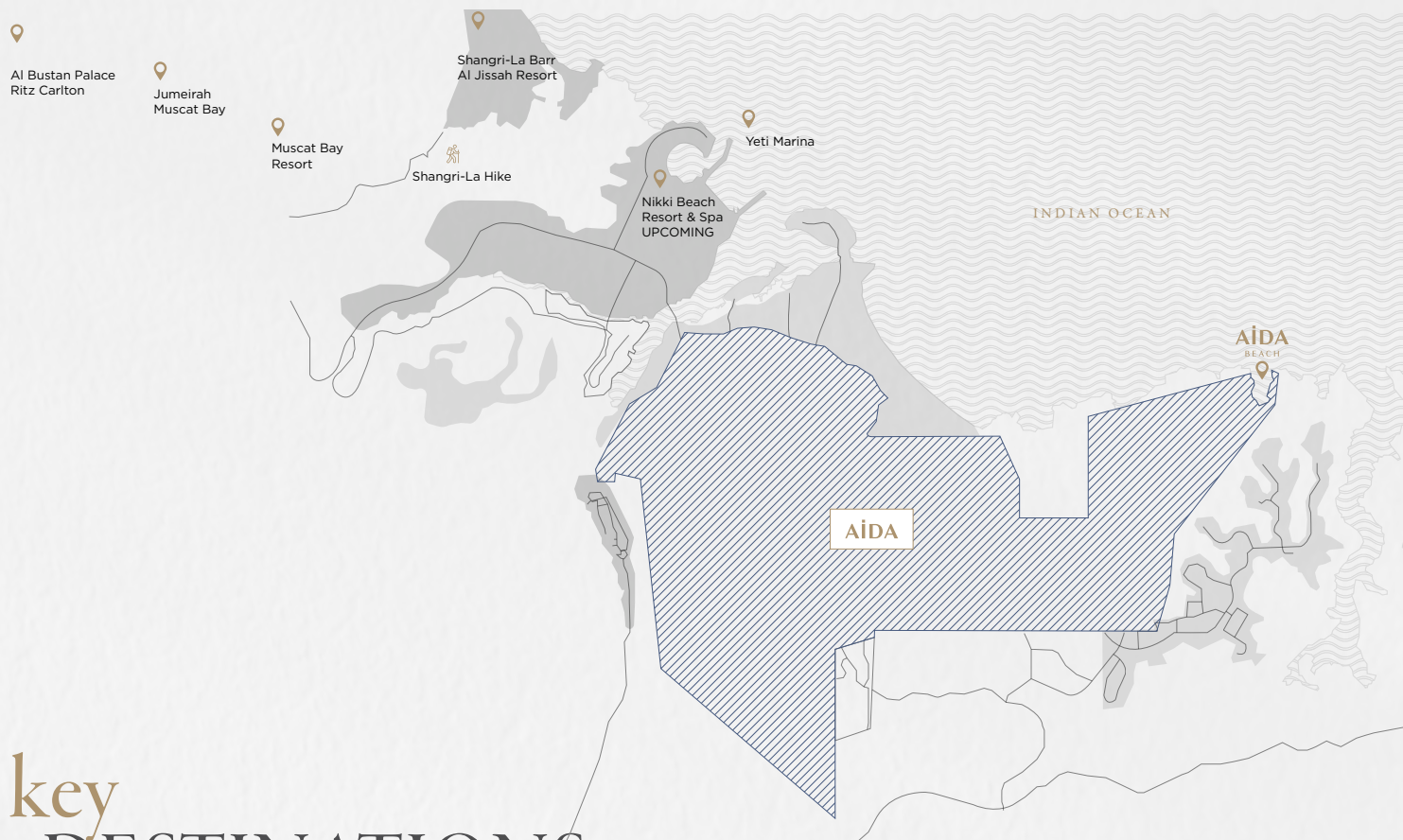
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key DESTINATIONS

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



GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villas
UNIT TYPE	Furnished
BEDROOM TYPE	3 Bedrooms
SIZE RANGE	• 3 Bedroom End Units: 166sqm • 3 Bedroom Mid Units: 129sqm
STARTING PRICE	• 3 Bedroom End Units: OMR 385,380 • 3 Bedroom Mid Units: OMR 514,755
ANTICIPATED COMPLETION DATE	December 2028
ESTIMATED SERVICE CHARGES	4 OMR /Sqm on Built-up Area
FEES AND TAXES BORNE BY CUSTOMERS	• VAT: 5% (of each instalment) • Registration fee: 3% (due on completion)
RESALE	30%
PARKING	• 2 spaces
UTILITY PROVIDER	• Electricity - to be billed to owners via MEDC • Telecom - Omantel (still under finalization) • Water & Sewage - to be confirmed
RESIDENTIAL SERVICES & BENEFITS	A la carte hotel services



SPECIFICATIONS

GENERAL

External Glazing	Double Glazed Windows
Boundary Wall	Concrete Boundary wall on the Sides and Rear
Outdoor space	Area between side & rear boundary wall to the Building will be levelled /graded
Passenger Lift	Minimum 2 person home lift
Driveway / parking	Precast concrete pavers
Swimming Pool	Included

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



SPECIFICATIONS

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, & 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



PAYMENT DETAILS

PAYMENT METHOD

Cheque, Online Transfer, Credit card

ESCROW ACCOUNT

Currency - OMR

Bank Name : National Bank of Oman
Account Name : DAR GLOBAL PROPERTY DEVELOPMENT SPC
Account No. : 1047-0428485-001
Account Type : Escrow Account
IBAN : OM34 0180 0104 7042 8485 001
Swift Code : NBOMOMRXXXX
Branch : Main Branch, Muscat, Sultanate of Oman

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MARKETING ASSETS

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