



TRUMP *GOLF VILLAS*

— THE POWER OF LIVING —

AIDA

MUSCAT, OMAN



TRUMP

THE TRUMP ORGANIZATION

For more than four decades, The Trump Organization has set new standards of excellence as it has expanded its interests in world-class hotels, luxury residential real estate, top-tier office buildings, championship golf clubs, merchandise and entertainment and event management.

This enduring commitment has afforded Trump the designation of arguably being the preeminent developer of luxury real estate in the world.





Founded with the mission to create the world's best luxury golf experience, Trump Golf is home to the finest portfolio of award-winning golf courses, offering an unsurpassed level of luxury, service and performance.



WELCOME TO AIDA CITY

DAR

AIDA



25 MINUTES
FROM MUSCAT
INTERNATIONAL AIRPORT

4.3 MILLION SQM
PERCHED ABOVE
GOLDEN SHORES

LIVE ABOVE IT *all*

Trump Golf Villas 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.

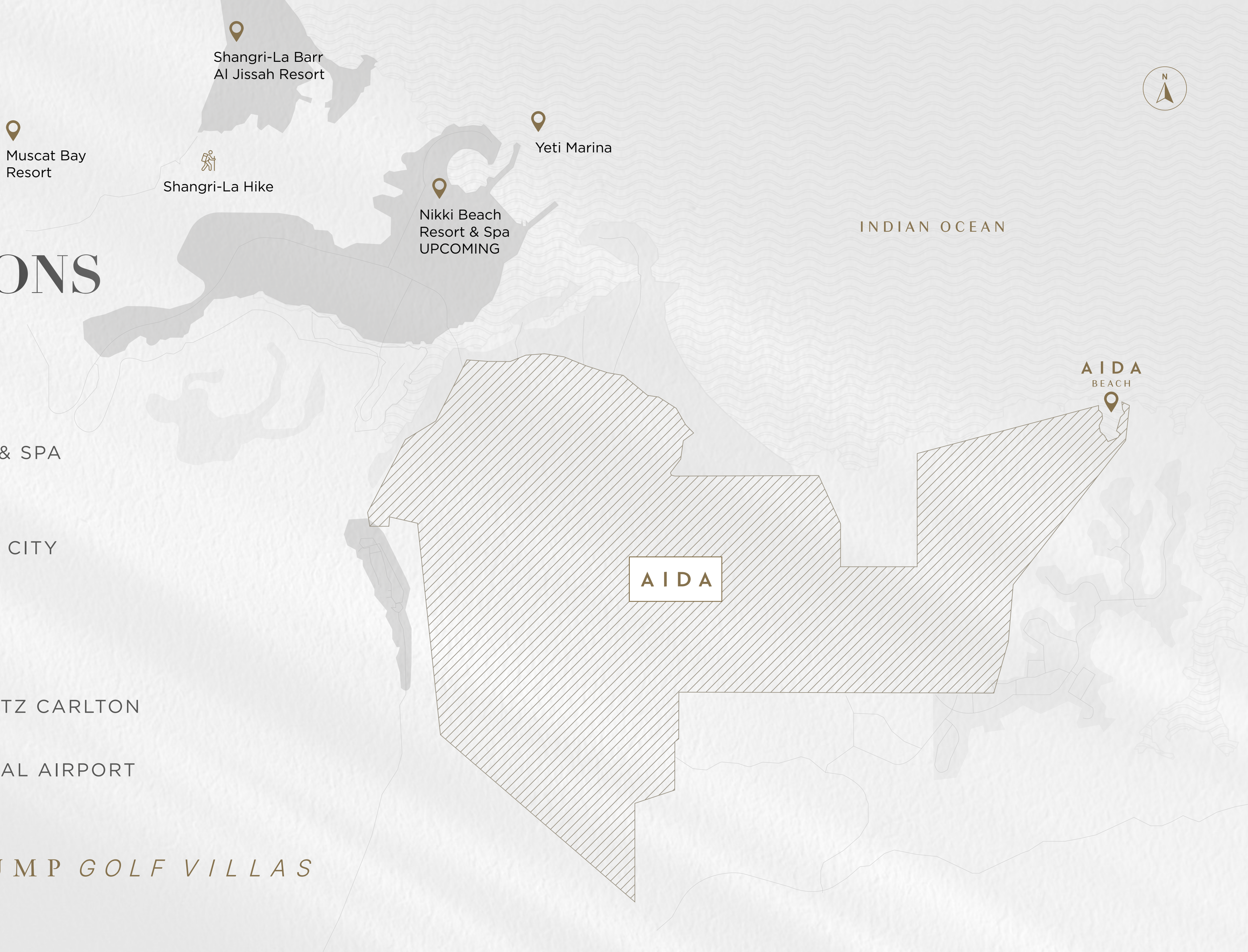
key DESTINATIONS

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
- 8 MN AL BUSTAN PALACE RITZ CARLTON
- 10 MN MUTRAH / CBD
- 25 MN MUSCAT INTERNATIONAL AIRPORT



TRUMP GOLF VILLAS





THE ULTIMATE *level*
OF COMFORT AND
CONVENIENCE.

AMENITIES



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



TRUMP *GOLF VILLAS*

AIDA CITY, HOME TO *everything* YOU NEED



18-HOLE CHAMPIONSHIP
GOLF COURSE



TRUMP INTERNATIONAL
GOLF CLUB, OMAN



TRUMP HOTELS
HANGING SUITES



AIDA
BEACH



SHFT
NIGHT CLUB



FIVE-STAR CULINARY
DELIGHTS



TRUMP GOLF VILLAS

The HEIGHT OF
EXCLUSIVITY

Situated along the spectacular
18-hole championship golf course,
the breathtaking Trump Golf Villas
epitomize sophistication and elegance.





ARISTOCRATIC *at* FIRST SIGHT

The architecture is comprised of distinct statements. The bold profiles of the Trump Golf Villas establish a unique tone.

DAR
GLOBAL

TRUMP GOLF VILLAS



A wide-angle photograph of a modern, multi-story villa with large glass windows and a long, rectangular swimming pool. The pool is surrounded by a light-colored stone deck. In the background, a lush green golf course is visible, leading to a blue ocean under a clear sky with scattered clouds. The villa's interior is partially visible through the glass, showing a staircase and modern furniture.

Framed BY THE
FAIRWAY

The POWER OF DETAILS

Interiors defined by classic sophistication
and a sense of timeless taste.

DAR
GLOBAL

TRUMP GOLF VILLAS



Eternal materials like marble and wood define the space, where every interior reflects lasting luxury and legacy.





Personal **GOLF CART**

At Trump Golf Villas, every residence comes with a personal, branded golf cart, ensuring seamless movement throughout the golf course surroundings.

NETWORKING *at* ITS FINEST

THE MEMBERS-ONLY CLUB

Nestled by the Championship Golf Course is the members-only club. It is designed to complement your golfing lifestyle, boasting a full social calendar brimming with exclusive events and exclusive amenities tailored to your discerning tastes.

TRUMP CLUBHOUSE AND COMMUNITY CENTRE

- 1 MAIN DROP-OFF
- 2 MAIN WATER FEATURE
- 3 VIP PARKING
- 4 LOWER GARDEN COURTYARD
- 5 OUTDOOR DINING
- 6 VIEWING TERRACE
- 7 OUTDOOR LOUNGE TERRACE
- 8 INFINITY CLUB POOL
- 9 KIDS POOL
- 10 F&B TERRACE
- 11 F&B TERRACE AND DELI CAFE
- 12 CAFE OUTDOOR
- 13 POCKET GARDEN WITH SEATING
- 14 GUARDHOUSE
- 15 PARKING



TRUMP INTERNATIONAL
GOLF CLUB
RESERVED FOR
MEMBERS-ONLY

COMMUNITY
CENTRE 3

COMMUNITY
CENTRE 2

COMMUNITY
CENTRE 1

CONVENIENCE
STORE



Signature Memberships **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.

SPECIFICATIONS

GENERAL:

- External glazing: Double Glazed Windows
- Boundary wall: Concrete Boundary wall on the Sides and Rear
- Outdoor space: Area between side and rear boundary wall to the Building will be levelled /graded
- Driveway / parking: Precast concrete pavers

FOYER:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Accent wall: Wallpaper or equivalent
- 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

KITCHEN:

- Kitchen flooring & skirting: Porcelain tile marble look, european brand with moisture resistance and slip rating R9.
- 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, and washing machine (brand: Miele or equivalent)

BEDROOMS:

- Bedrooms flooring: Wooden parquet
- Walls: Plastered walls with emulsion paint
- Accent wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint
- Joinery: Wardrobes laminate finish or equivalent

BATHROOMS:

- Bathroom floor & walls: Natural stone - marble
- 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



FLOORPLANS

The POWER OF TERRITORY



CHOOSE
YOUR VILLA

● TRUMP GOLF VILLAS

DAR
GLOBAL





Typical Plan
**TRUMP
GOLF VILLA**

LEGEND

- | | |
|----|---|
| 1 | VILLA ENTRANCE |
| 2 | OUTDOOR DINING AREA |
| 3 | PROVISION FOR POOL |
| 4 | SECURITY GATE |
| 5 | BBQ AREA |
| 6 | LOUNGE AREA |
| 7 | GARDEN WALKWAY |
| 8 | PROVISION FOR SEATING WITH FEATURE TREE |
| 9 | PROVISION FOR SUN LOUNGER DECK |
| 10 | HERB GARDEN SPACE |
| 11 | PARKING |

TRUMP GOLF VILLA



- FRONT VIEW -



- REAR VIEW -

5-BED	VILLA	SQM	SQFT
	V-41T	386	4,158

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.



TRUMP GOLF VILLAS

TRUMP GOLF VILLA

5-BED

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GROUND FLOOR



FIRST FLOOR

12 REASONS TO INVEST IN AIDA.



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

7 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX
For special economic zone/free zone

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



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





DARGLOBAL.CO.UK

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