

DARGLOBAL

TOP OF THE WORLD VILLAS

AIDA
MUSCAT





FOR THOSE
WHO SEEK A LIFE
ABOVE *luxury*

THERE IS A
PLACE FOR YOU
RIGHT AT THE **top**





ENJOY THE **view** OF THE
SEA, BEACH & GOLF COURSE
ALL AT THE SAME TIME

WHEN YOU LIVE
ON TOP OF THE WORLD
YOU HAVE *everything*





EXPERIENCE LIFE IN A COMMUNITY STEPS AWAY FROM **ocean**

Top of the World Villas at AIDA are the epitome of joy, luxury and safety. Nestled in the hilltops of Muscat, these villas are ideally located in a gated community steps away from the ocean.

TOP OF THE WORLD VILLAS



HEAR THE **waves** FROM EVERY ROOM

Top of the World Villas are so close to the ocean you can almost touch it. Their unique blend of modern design and timeless craftsmanship ensures harmony throughout the carefully thought-out floor plans. Each villa offers 3 bedrooms, perfect for families or those looking for more room.







INDULGE IN **interior** SENSATIONS

The luxurious spaces in the villas bring together the perfect balance of exquisite style and convenience. The interiors provide an elegant and contemporary living space, right at the heart of AIDA's lifestyle destination.







AIDA, literally ABOVE & BEYOND.

Spanning close to 3.5 million sqm atop the cliffs of Muscat is AIDA a magnificent gated community, golfing destination and a vibrant coastal lifestyle.

AN ENCHANTING LOCATION

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
10 MN	AL BUSTAN PALACE RITZ CARLTON
20 MN	DOWNTOWN MUSCAT
25 MN	MUSCAT INTERNATIONAL AIRPORT





A GATED COMMUNITY 130 METERS ABOVE THE SHORES

AIDA is a refuge of luxury living surrounded by the Trump International Golf Club Oman. This exceptional gated community has everything residents and visitors desire.



TRUMP INTERNATIONAL
GOLF CLUB OMAN



CLUBHOUSE



GATED
COMMUNITY



LUXURY
HOTEL



PARKS &
RECREATION



COMMUNITY
FACILITIES

HOME TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN



Trump International Golf Club
OMAN

AIDA is home to one of the most prestigious golf courses in the region, The Trump International Golf Club Oman. All homeowners will receive a social membership to the premier Trump clubhouse, where they can enjoy delectable dining options, 5-star services and a robust social calendar.

HOME TO THE MOST BEAUTIFUL HOTEL ON EARTH

Hidden in between the cliffs is a charming hotel, open air lounge, and floating suites, overlooking the picturesque horizon from all sides. The hotel's voluptuous interiors, earthy tones and touches of greenery harmoniously blend with the landscape, transporting guests to the edge of the world.



12 REASONS TO INVEST IN AIDA, MUSCAT

01 100% FOREIGN OWNERSHIP

02 0% PERSONAL INCOME TAX*

03 0% INHERITANCE TAX*

04 A GATED COMMUNITY

05 130 METERS ABOVE THE SHORE*

06 VILLAS BEGIN AT LEVEL 40

07 HOME TO THE MOST BEAUTIFUL HOTEL ON EARTH

08 HOME TO TRUMP INTERNATIONAL GOLF CLUB OMAN

09 FREE SOCIAL MEMBERSHIP TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN

10 OPEN GREEN SPACES

11 5-STAR RECREATIONAL AND DINING OPTIONS

12 OUTDOOR ACTIVITIES

* For special economic zone/free zone



CHOOSE YOUR villa



TOP OF THE WORLD VILLA A
(3 BED)



TOP OF THE WORLD VILLA B
(3 BED)

- 1 PARK
- 2 TRUMP INTERNATIONAL GOLF CLUB OMAN
- 3 CLUBHOUSE & COMMUNITY CENTRE



TOP OF THE WORLD VILLA A



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-12M

125

1,345

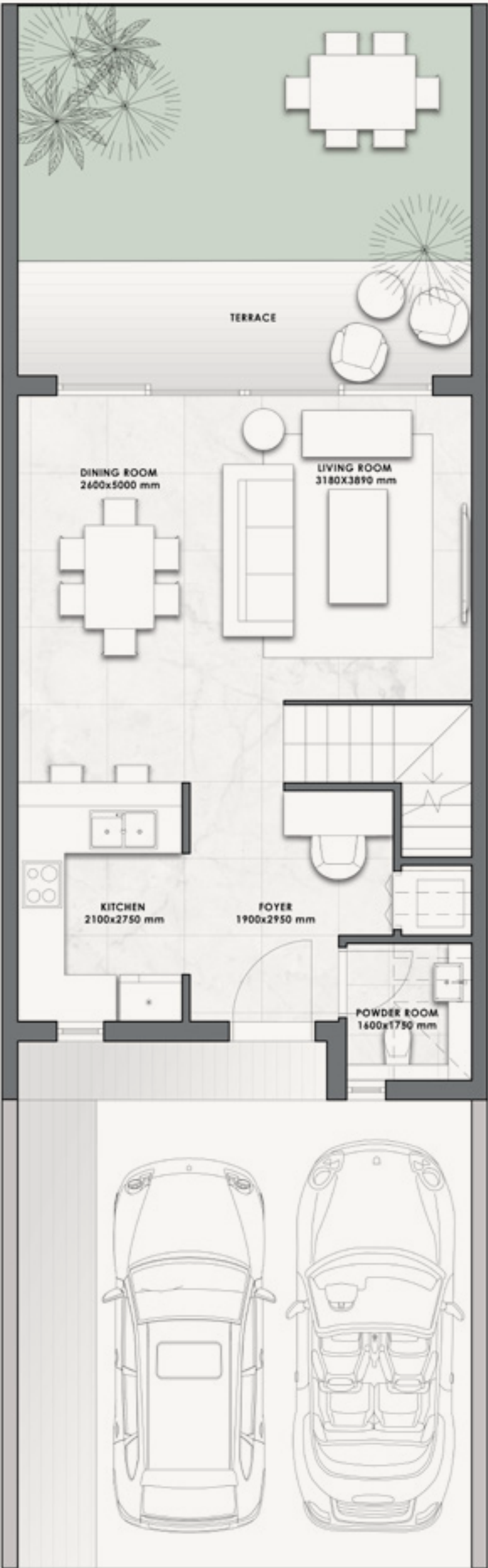
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

TOP OF THE WORLD VILLA A

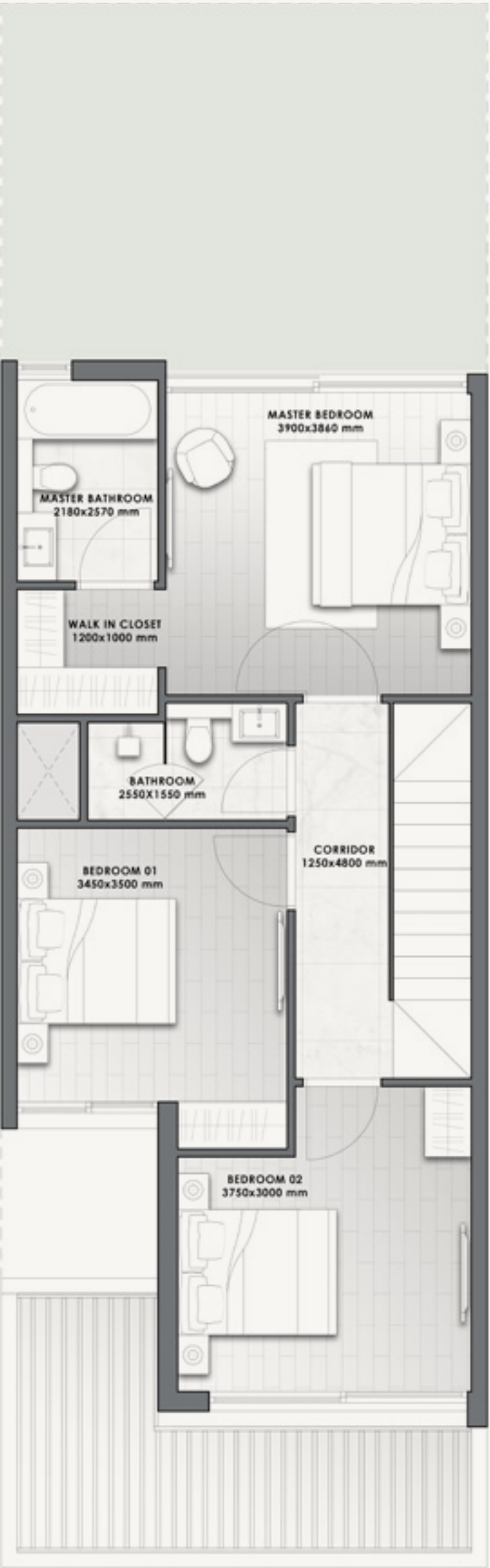
3-BED

VILLA	V-12M	
	SQM	SQFT
	125	1,345

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GROUND FLOOR



FIRST FLOOR

TOP OF THE WORLD VILLA B



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-15E

159

1,710

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TOP OF THE WORLD VILLA B

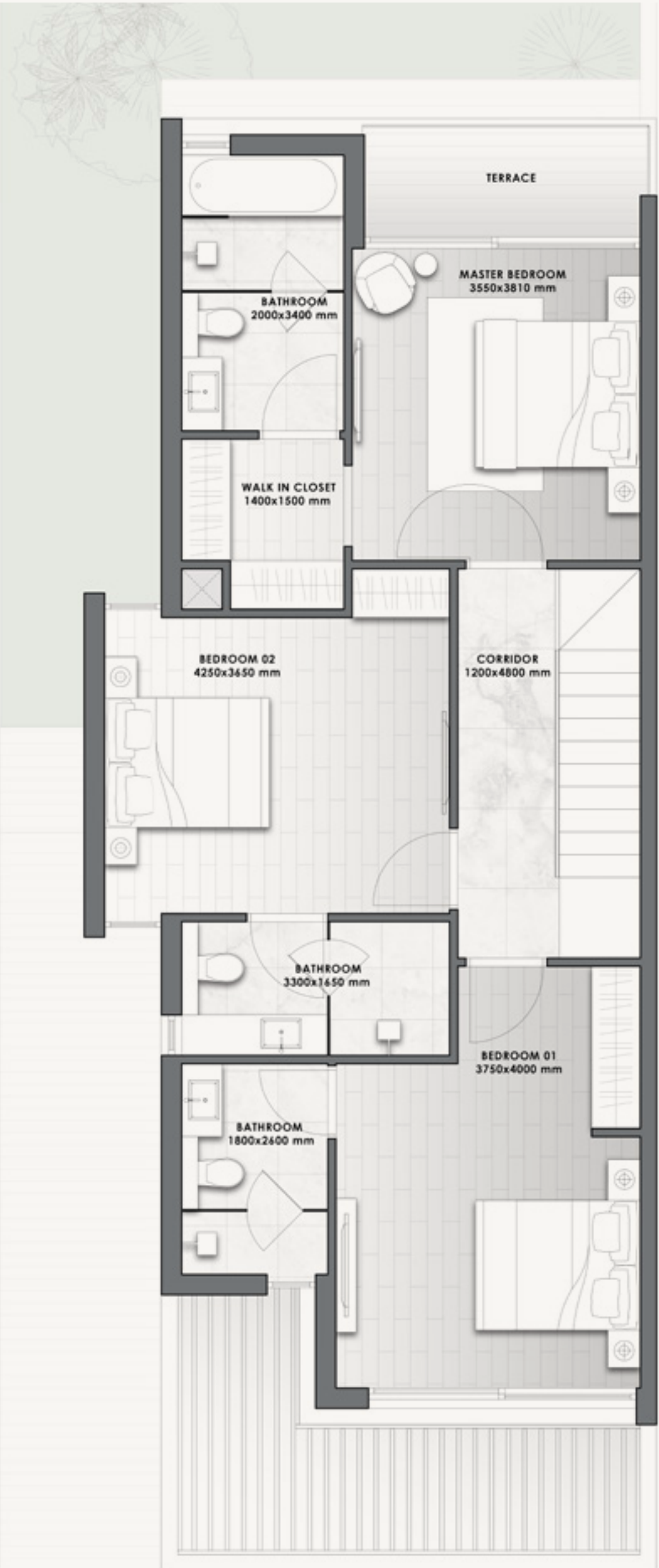
3-BED

VILLA	V-15E	
	SQM	SQFT
	159	1,710

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GROUND FLOOR



FIRST FLOOR

TOP OF THE WORLD VILLA C



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-22M

209

2,247

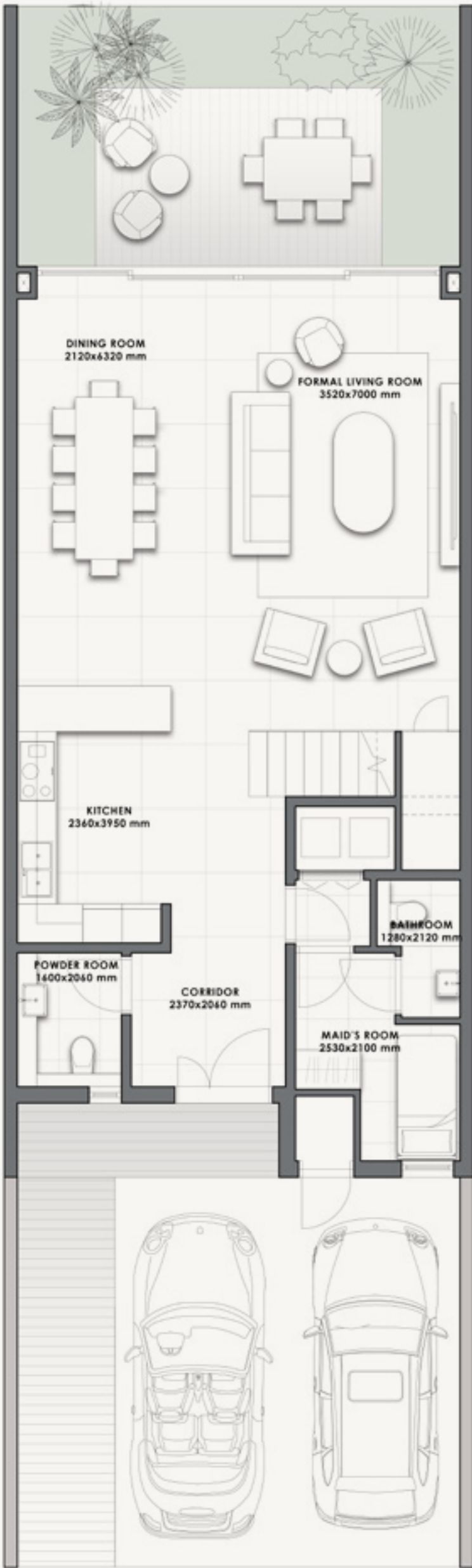
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TOP OF THE WORLD VILLA C

3-BED

VILLA	V-22M	
	SQM	SQFT
	209	2,247

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GROUND FLOOR



FIRST FLOOR

TOP OF THE WORLD VILLA D



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA

SQM

SQFT

V-27E

224

2,413

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TOP OF THE WORLD VILLA D

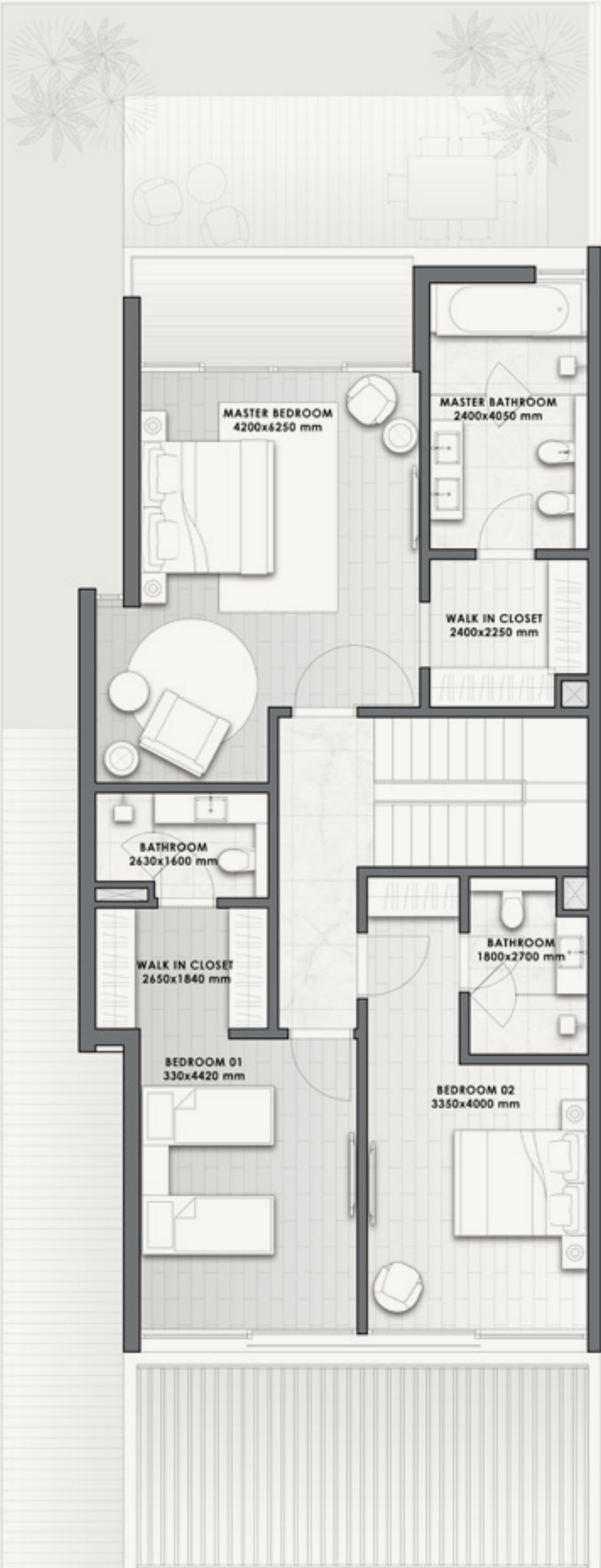
3-BED

VILLA	V-27E	
	SQM	SQFT
	224	2,413

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GROUND FLOOR



FIRST FLOOR

A PARTNERSHIP BETWEEN



DARGLOBAL



DARGLOBAL

LISTED ON THE
LONDON STOCK EXCHANGE

Established in 2017 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal’s homes that are modelled by renowned design icons; each DarGlobal home is built with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.



BUILDING ON THE LEGACY
OF THE LARGEST REAL ESTATE
COMPANY IN THE REGION.

—
6
offices in different
cities worldwide

—
28
years of
experience

—
15,000+
residential units
delivered

—
8.2 Bn
USD in assets

—
500,000 sqm
of commercial space

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



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