

DARGLOBAL



MARRIOTT RESIDENCES
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING

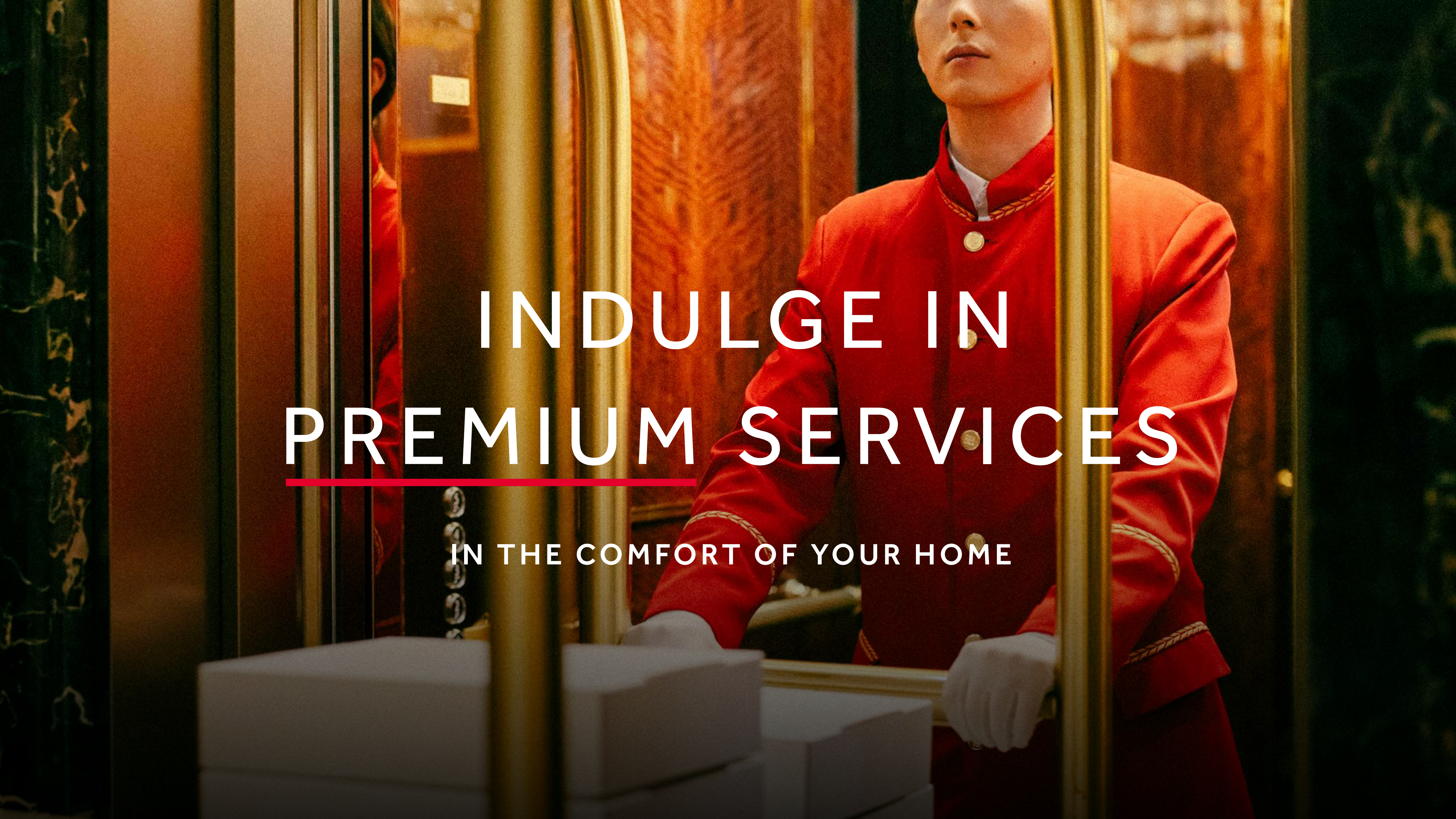




FALL INTO WONDER



MAKE WHERE
'THE CLIFFS MEET THE SEA'
YOUR HOME

A hotel bellhop in a red uniform is pushing a cart with luggage through a hallway. The bellhop is looking up and to the right. The hallway has wooden walls and a green patterned carpet. The text "INDULGE IN PREMIUM SERVICES" is overlaid on the image, with "PREMIUM SERVICES" underlined.

INDULGE IN PREMIUM SERVICES

IN THE COMFORT OF YOUR HOME

YOUR GATEWAY TO



WONDERFUL LIVING



MARRIOTT RESIDENCES
AIDA, OMAN



FULLY FURNISHED
RESIDENCES WITH A

LA CARTE SERVICES

TAILORED FOR YOUR COMFORT

COME HOME TO WONDERFUL

Come home to the spectacular comfort, exclusivity, and renowned services of Marriott in fully furnished apartments with à la carte services designed to suit your lifestyle.

Located in AIDA, these Marriott Residences are crafted with exceptional attention to detail and elegantly styled to offer extraordinary experiences amidst one of the world's most breathtaking settings.



PARADISE ON EARTH



ENCHANTING LOCALE

Oman's strategic location offers seamless connections and convenient access to key destinations in the Gulf, the Indian Subcontinent, and Africa.



- / **Key destinations** in the Gulf, the Indian subcontinent & Africa
- / Over **3000 km** of pristine coastal lines
- / **Unparalleled Oman** as a prime tourist destination

An aerial photograph of the AIDA gated community in Muscat, Oman. The community is built on a hillside, featuring numerous modern, multi-story residential buildings with light-colored facades and flat roofs. The buildings are arranged in a grid-like pattern, interspersed with lush green lawns and trees. A large, well-maintained golf course is visible, with several green fairways and sand traps. The community is situated 130 meters above the shores of Muscat, which are visible in the background. The water is a deep blue-green color, and the sky is clear. The overall scene is one of a luxurious and scenic living environment.

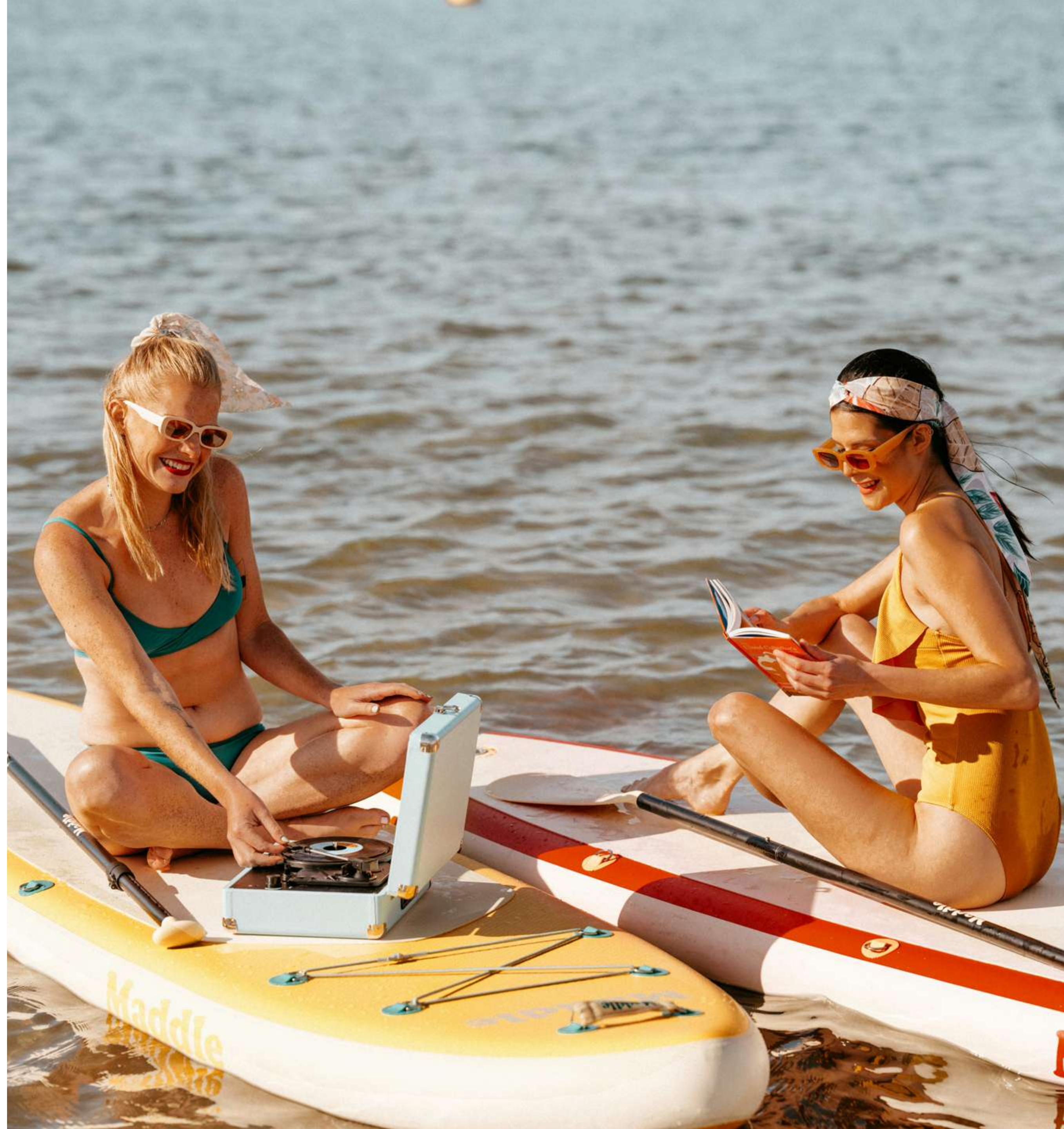
AIDA is a magnificent gated community and golfing destination 130m above the shores of Muscat.

AIDA, LITERALLY ABOVE AND BEYOND

A WONDERFUL LIFE



Only 25 mins away from Muscat International airport, AIDA is home to a memorable golfing destination, the most extraordinary 5-star hospitality on earth, open green spaces, outdoor and recreational activities, and exquisite dining options.





AIDA

AMENITIES

- | | | |
|---|--|---|
|  18 Hole Golf Course |  Fitness Center |  Outdoor Landscapes |
|  Club House |  Promenades |  Running Trails |
|  Luxury Hotels |  Hiking Trails |  Viewing Decks |
|  Plazas, Cafes & Restaurants |  Mountain Bike Trails |  Swimming Pools |
|  Wellness Center |  Parks |  Children's Splash Areas |

Al Bustan Palace
Ritz Carlton

Jumeirah
Muscat Bay

Muscat Bay
Resort

Shangri-La Hike

Shangri-La Barr
Al Jissah Resort

Yeti Marina

Nikki Beach
Resort & Spa
UPCOMING

INDIAN OCEAN

AIDA
BEACH

AIDA

EFFORTLESS POSSIBILITIES

Muscat International Airport
25 min

Nikki Beach Resort & Spa
1 min

Yiti Beach
2 min

Yenkit Beach
5 min

Marina Sustainable City
5 min

Shangri-La Hike
7 min

Muscat Bay
7 min

Jumeirah Muscat
7 min

Shangri-La Resort
7 min

Al Bustan Palace Ritz Carlton
10 min

Downtown Muscat
20 min





MARRIOTT RESIDENCES
AIDA, OMAN



IN THE MIDST OF ENCHANTMENT

Nestled along the pristine water's edge, the Marriott Residences offer an exclusive sanctuary for discerning owners.

With a prime location, residents can enjoy all the comforts of fully furnished apartments with à la carte services, along with the privilege of a private beach enclave, providing them with the opportunity to immerse in their own personal paradise.



MARRIOTT RESIDENCES
ALDA, OMAN

HOTEL LACAPETITE

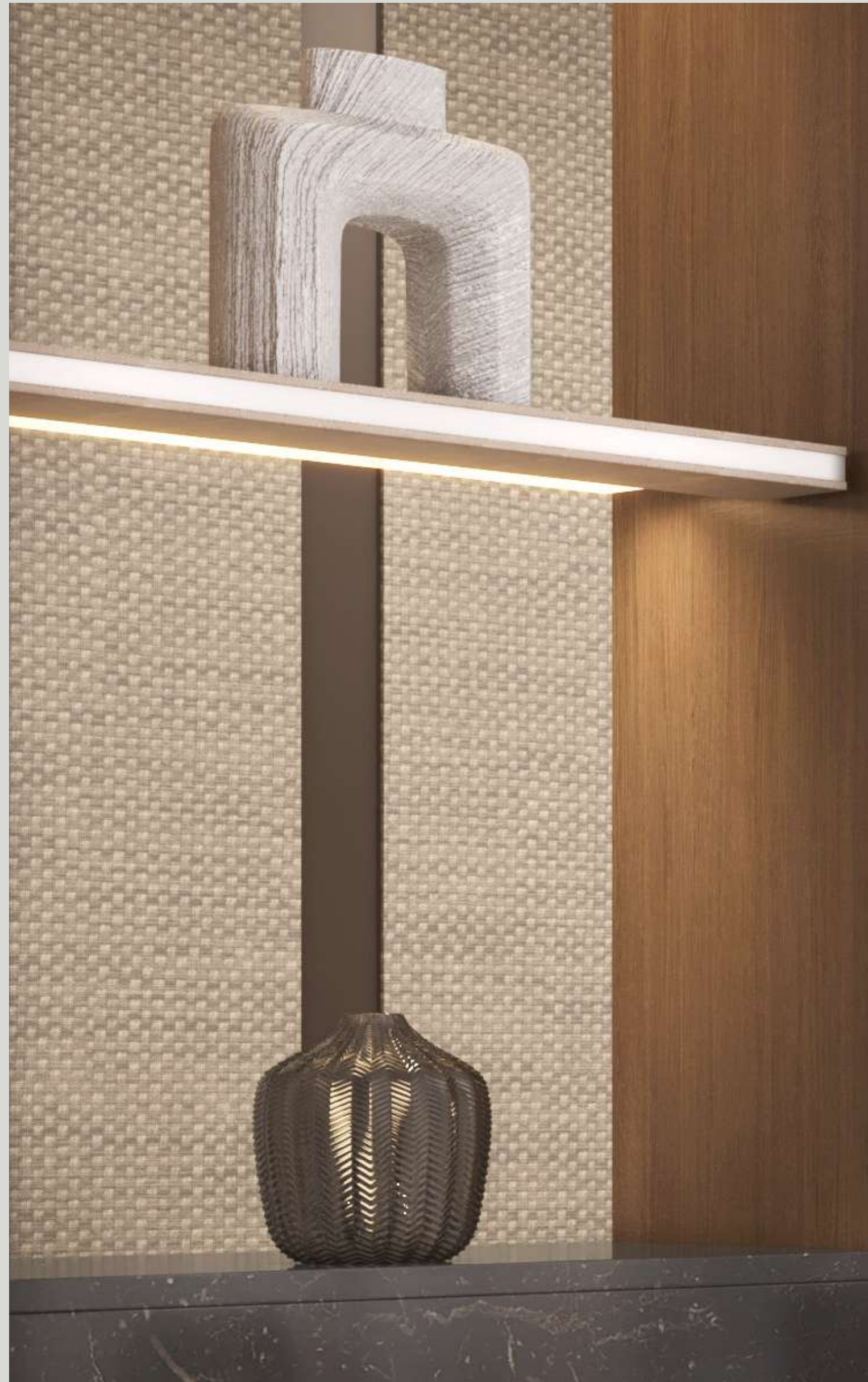


REFINED ELEGANCE

Seamless integration of stylish, comfortable, and contemporary decor ensures a harmonious flow throughout the meticulously furnished apartments.

Offering 1, 2, or 3 bedrooms, these residences are thoughtfully designed to exceed expectations.









WONDEROUS INTERIORS

The interiors stand as a testament to Marriott's world-class standards, exuding unparalleled quality and sophistication.

Crafted with the finest materials, each detail is curated to captivate and complement every discerning lifestyle.







REMARKABLE SPECIFICATIONS



Directly by the shore line



Panoramic views of the ocean and cliffs



A choice of 1, 2, and 3-bedrooms



European kitchen



Floor to ceiling windows



Vast terraces and gardens



High standard finishing



Fully furnished

ESSENTIAL & A LA CARTE SERVICES RIGHT AT HOME

At the Marriott Residences in AIDA, owners will experience the perfect fusion of home comforts and Marriott's exceptional services.

From lounging by the pool to enjoying fine dining, every aspect of luxury living is catered to.

With dedicated services including a concierge, reception desk, doorman, lobby, and valet, residents are treated to an unparalleled wonderful experience.



AVAILABLE ON SITE



Concierge Services



Recreation/Fitness/Pool



Doorman/Porter/Bellman/Butler



Engineering Services



Housekeeping Services





AIDA - Masterplan

■ Marriott Residences

The Marriott Residences offers two stunning views:

1. Sea & Golf View:

Enjoy the calming ocean horizon paired with lush golf greens, perfect for relaxation and recreation.

2. Golf & Cliff View:

Experience a striking panorama of manicured fairways against the rugged beauty of dramatic cliffs.





15 REASONS TO LIVE AT THE MARRIOTT RESIDENCES AIDA, OMAN

1. With A La Carte Services including general, engineering and housekeeping
2. "Gold Elite" Status in Marriott Bonvoy for Two Years
3. 0% Personal Income Tax
For special economic zone/free zone
4. 100% Foreign Ownership
For special economic zone/free zone
5. 0% Inheritance Tax
Oman applies the inheritance laws of the investor's country of origin, not local laws
6. 25 Year Exemption from Corporate Income Tax
For special economic zone/free zone
7. Upcoming railway project connecting UAE to Muscat, Oman
8. 25 minutes away from Muscat International Airport
9. A Gated Community and Golfing Destination
10. Home to the Most Beautiful Hotel on Earth
11. Home to an 18 Hole Golf Course
12. Free social membership to Trump International Golf Club Oman
13. Open Green Spaces/Outdoor Activities
14. 5-Star Recreational and Dining Options
15. The Quality of Life Index by Numbeo, ranked Oman 7th globally and 1st in both Asia and the Arab World in 2023

DAR GLOBAL PLC

DARGLOBAL

LISTED ON THE LONDON STOCK EXCHANGE

Established in 2021 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 build 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.

