



SUNRISE HAVEN

LUXURY VILLAS

YOUR GOLF RETREAT





Your lifetime
Golf & Seaside
retreat awaits

*Yours to enjoy or to let as
an exclusive holiday rental*



A couple is walking along a sandy beach. The woman, on the left, is wearing a flowing white dress and is captured in mid-stride, with her right leg lifted and a splash of water. The man, on the right, is wearing a white shirt and khaki pants, also walking towards the camera. The ocean waves are visible in the background under a clear sky.

Where every hour feels like
golden hour and a holiday
lasts a lifetime



SUNRISE HAVEN

LUXURY VILLAS



A vacation home like no other – yours to enjoy or to offer as an exclusive retreat

Prime Coastal Investment

Own a property in Oman's most desirable cliffside destinations.

Panoramic Views

Awake to uninterrupted ocean views, steps from a 18-hole championship golf course.

Seamless Income Potential

Effortlessly turn your villa into a high-end vacation home promising an unforgettable getaway.

An Enviable Address

Experience privacy within AIDA's sought-after coastal enclave.

Turnkey Luxury

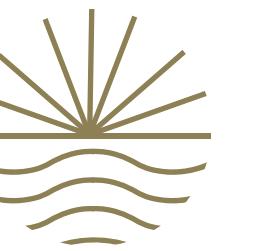
Each villa comes fully furnished, blending elegant design with ultimate comfort.

Proximity to Convenience

Just 25 minutes from Muscat International Airport, perfectly positioned for weekend escapes or short stays.

Where endless sun, sea and golf
greens deliver *an unmatched escape*
from your routine





Discover Sunrise Haven Luxury Villas:

Where coastal living meets active leisure

Situated in AIDA, a renowned golfing destination and exclusive gated community perched 130 meters above Muscat Bay, these villas embody idyllic coastal vibes. Just steps from the sea and mere moments from the golf course, each villa is thoughtfully designed for ultimate relaxation and epic play.

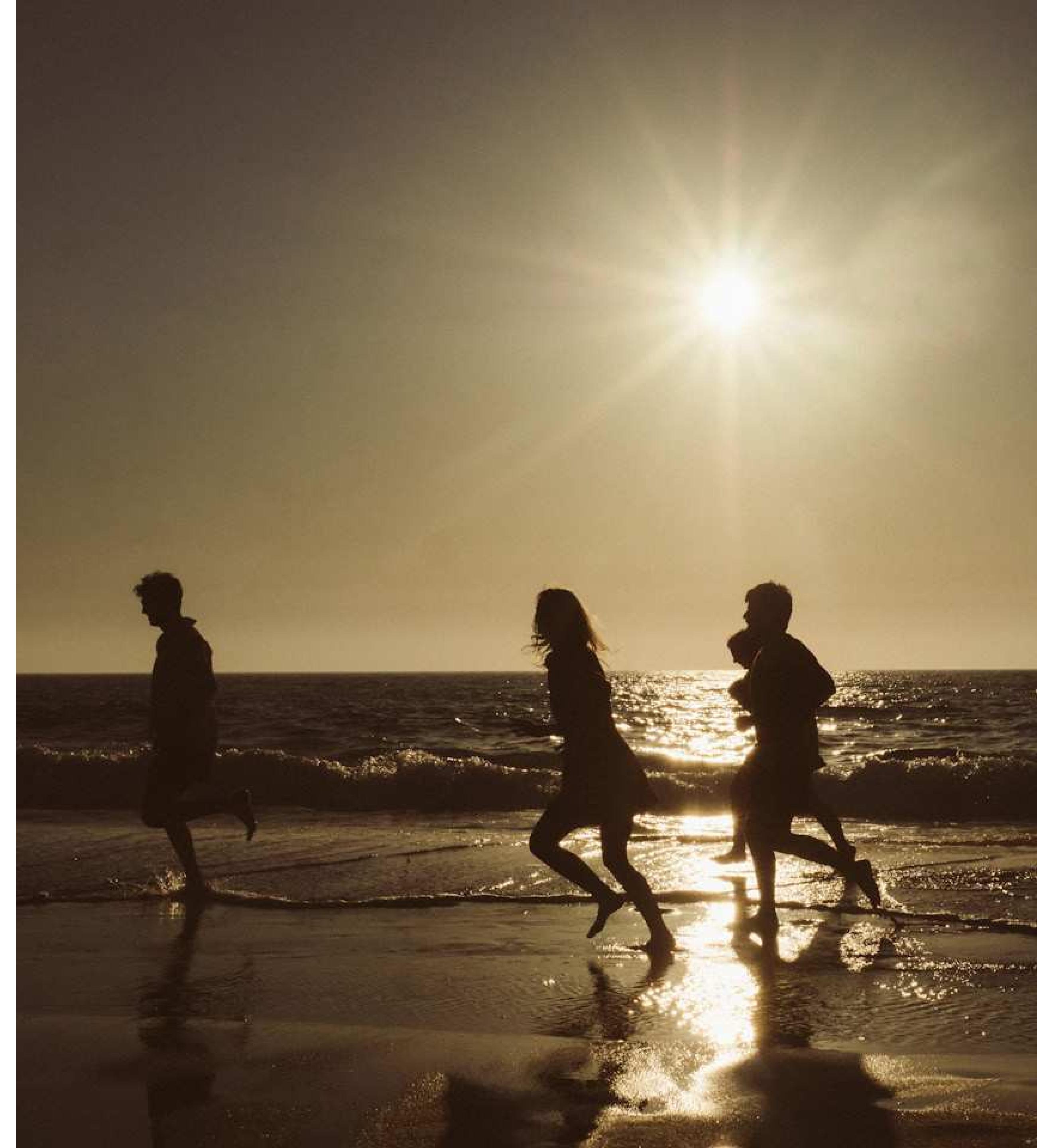
Own a villa among the most spectacular stretch of turf and sand – a holiday home to enjoy forever, or to offer as an exclusive vacation home rental.

AIDA

GOLFING DESTINATION
& EXCLUSIVE GATED
COMMUNITY

130

Metres
ABOVE MUSCAT BAY



Endless Recreational Escape

The Sunrise Haven Luxury Villas offer access to a world of unparalleled recreational experiences. Located enviably close to the prestigious 18-hole Trump International Golf Club Oman and the vast, serene ocean, each villa embodies laid-back luxury, surrounded by scenic trails, breath taking landscapes, and panoramic viewing decks. Indulge in sun-drenched coastal escapism or improve your handicap on the fairway. Discover the many exquisite activities that make every moment here a rewarding escape.

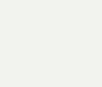
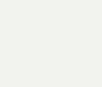
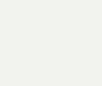
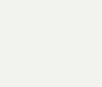
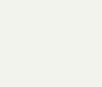
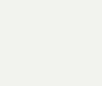
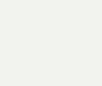
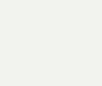
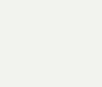




AiDA

Coastal Luxury

Living *redefined*

-  Trump International Hotel
-  Trump International Golf Club
-  Club House
-  Luxury hotels
-  Plazas, Cafes & restaurants
-  Wellness center
-  Parks
-  Children's splash areas
-  Running trails
-  Outdoor landscapes
-  18 hole Trump Championship
-  Golf course
-  Fitness Center
-  Promenades
-  Hiking trails
-  Viewing decks
-  Swimming pools

An Envious Address

Nestled within Oman's most prominent coastal enclave, AIDA, Sunrise Haven Luxury Villas redefine sporting elegance and ocean-inspired living. Just 25 minutes from Muscat International Airport, AIDA spans 4.3 million square meters of emerald fairways, perched above golden shores on the hilltops of Yeti and Yenkit. This majestic masterplan features ocean-view mansions, golf-view villas, and incomparable nearby experiences.

25
Minutes
FROM MUSCAT
INTERNATIONAL
AIRPORT

4.3
Million SQM
PERCHED ABOVE
GOLDEN SHORES



AIDA, home to elevated community living

Minutes away from unparalleled amenities



TRUMP CHAMPIONSHIP
GOLF COURSE



TRUMP MEMBERS-ONLY
CLUB



TRUMP HOTELS
HANGING SUITES



AIDA
BEACH



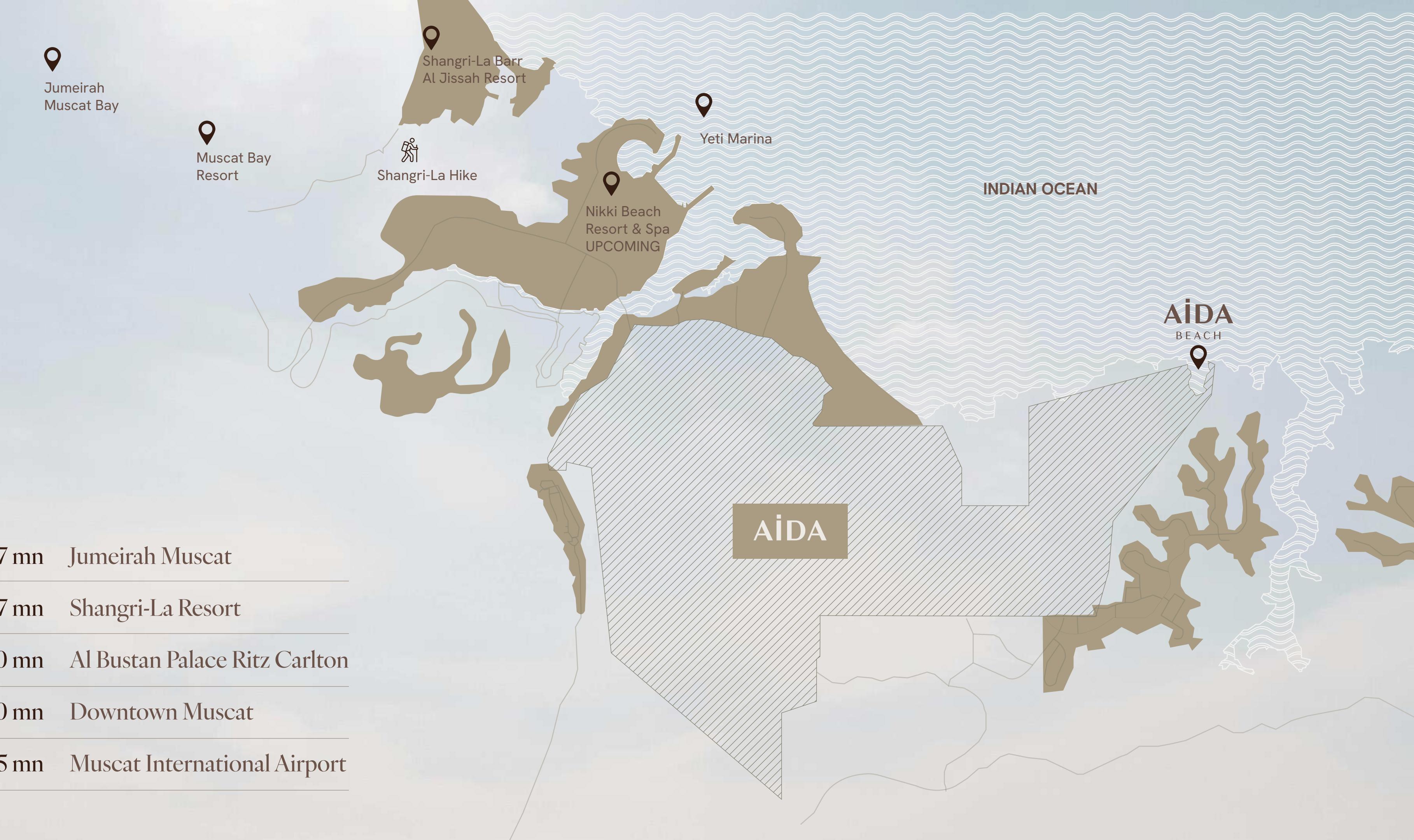
THE CLIFF
NIGHT CLUB



FIVE-STAR CULINARY
DELIGHTS

An exclusive enclave *like no other*

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

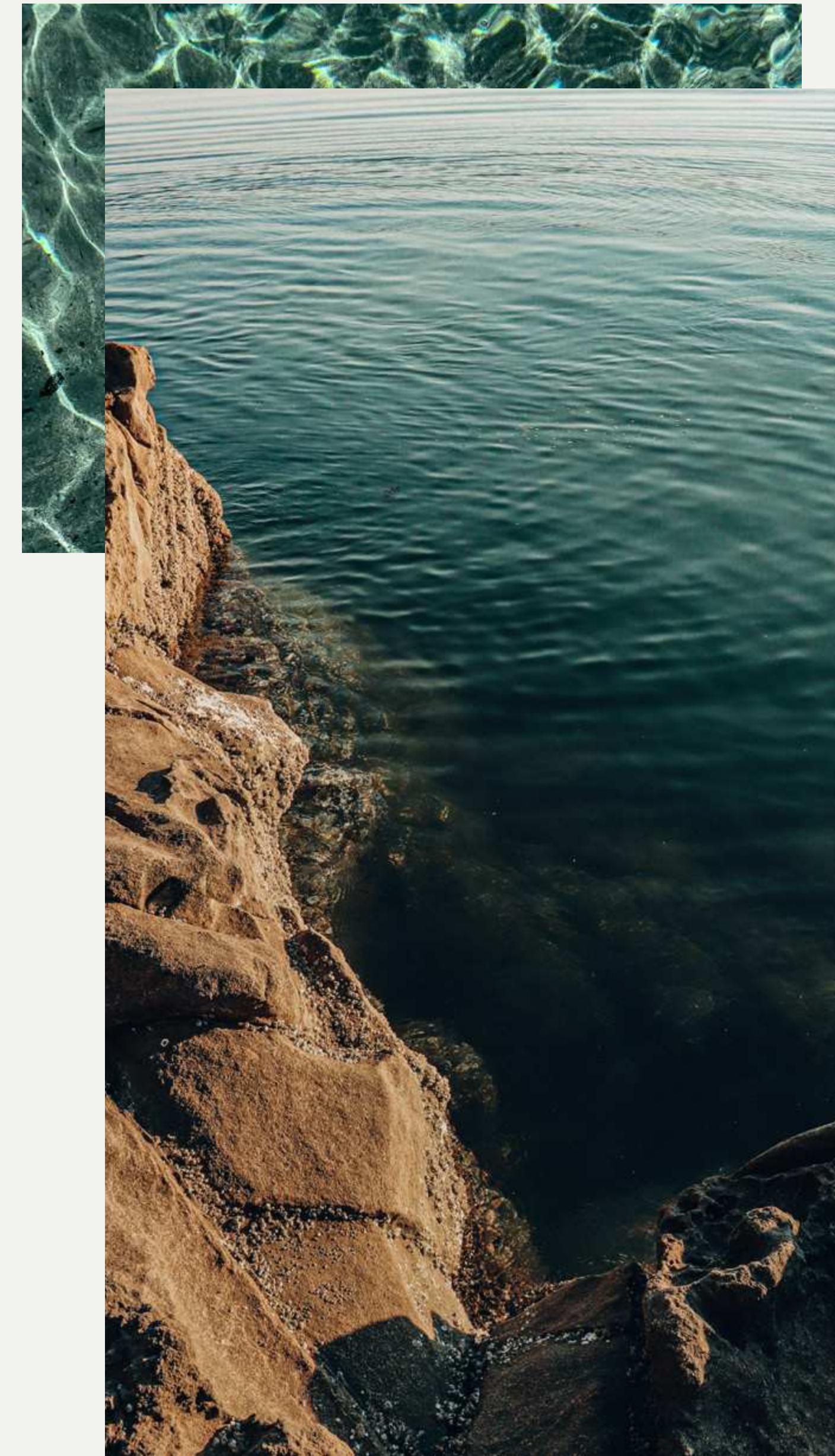




Epic Plays or Epic Views: *You choose*

Enveloped in the laid-back coastal charm, each well-appointed Sunrise Haven luxury villa comes with either breath taking ocean views or vibrant golf-course sights. Whichever you choose, you enjoy a unique vantage point, and a bouquet of unbeatable lifestyle amenities.

Whether you are savouring the horizon's golden hues or the fairway's lush greens, each villa is designed to immerse you in the beauty of AIDA's natural surroundings. From hiking trails with panoramic vistas to afternoons filled with upscale entertainment or exhilarating rounds of golf, every everyday moment is elevated to be exceptional. With world-class amenities just steps away, each villa offers more—it's your gateway to a life of indulgence, sophistication, and unforgettable experiences.



Golfing over the sea

THE TRUMP CHAMPIONSHIP GOLF COURSE

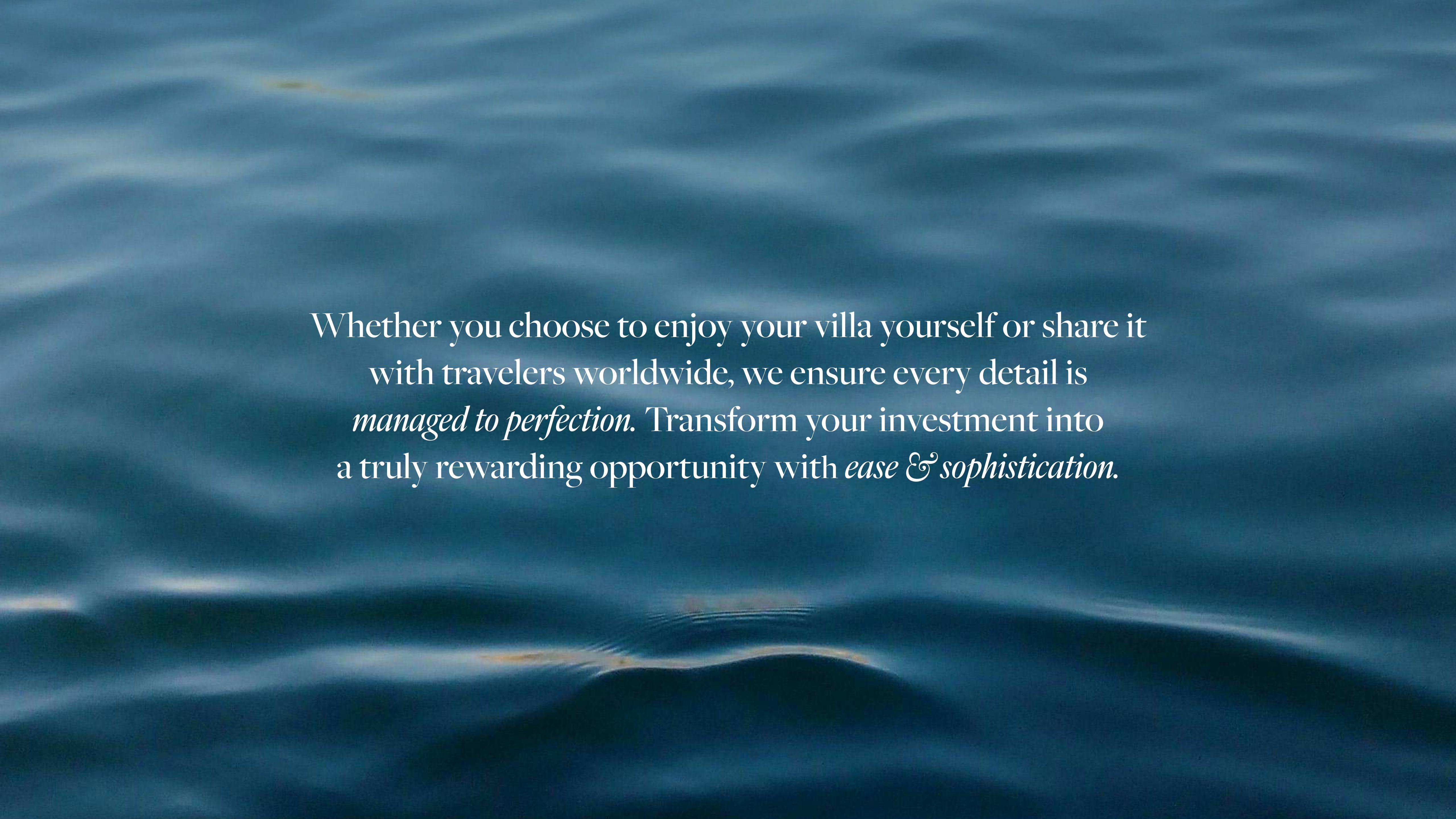
The Trump Championship Golf Course is one of the most spectacular golf courses in the world. With a flawless mix of both rough and fair terrain, slopes and ratios, tracks and intervals, it represents the quintessential golfing haven.





A private escape or
an exclusive vacation
home rental?

You get to decide



Whether you choose to enjoy your villa yourself or share it with travelers worldwide, we ensure every detail is *managed to perfection*. Transform your investment into a truly rewarding opportunity with *ease & sophistication*.

Seamless Vacation Rental Management



*Experience effortless rental management
for your luxury villa*

At Sunrise Haven, every villa is fully furnished and ready for use as your private retreat or an exceptional vacation rental. To ensure your property remains a hassle-free investment.

HERE'S WHAT AWAITS

Comprehensive Management

From professional photography to marketing your villa on 40+ global platforms such as Airbnb, Booking.com, and Expedia, your property gets unmatched visibility.

Seamless Operations

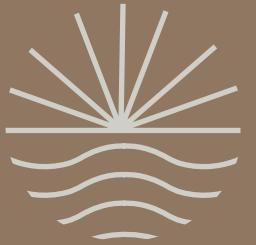
Their expert team handles reservations, guest vetting, cleaning, maintenance, and 24/7 guest support—ensuring top-tier hospitality at all times.

Revenue Optimization

Benefit from strategic pricing, occupancy reviews, and detailed owner reports to maximize your villa's rental potential.

Premium Guest Experience

Guests enjoy hotel-quality amenities and services, creating unforgettable stays that drive repeat bookings.



Superior Exterior Design

Positioned so close to the sea that you can feel the refreshing ocean breeze, the Sunrise Haven Luxury Villas offer an exceptional blend of modern design and timeless craftsmanship.

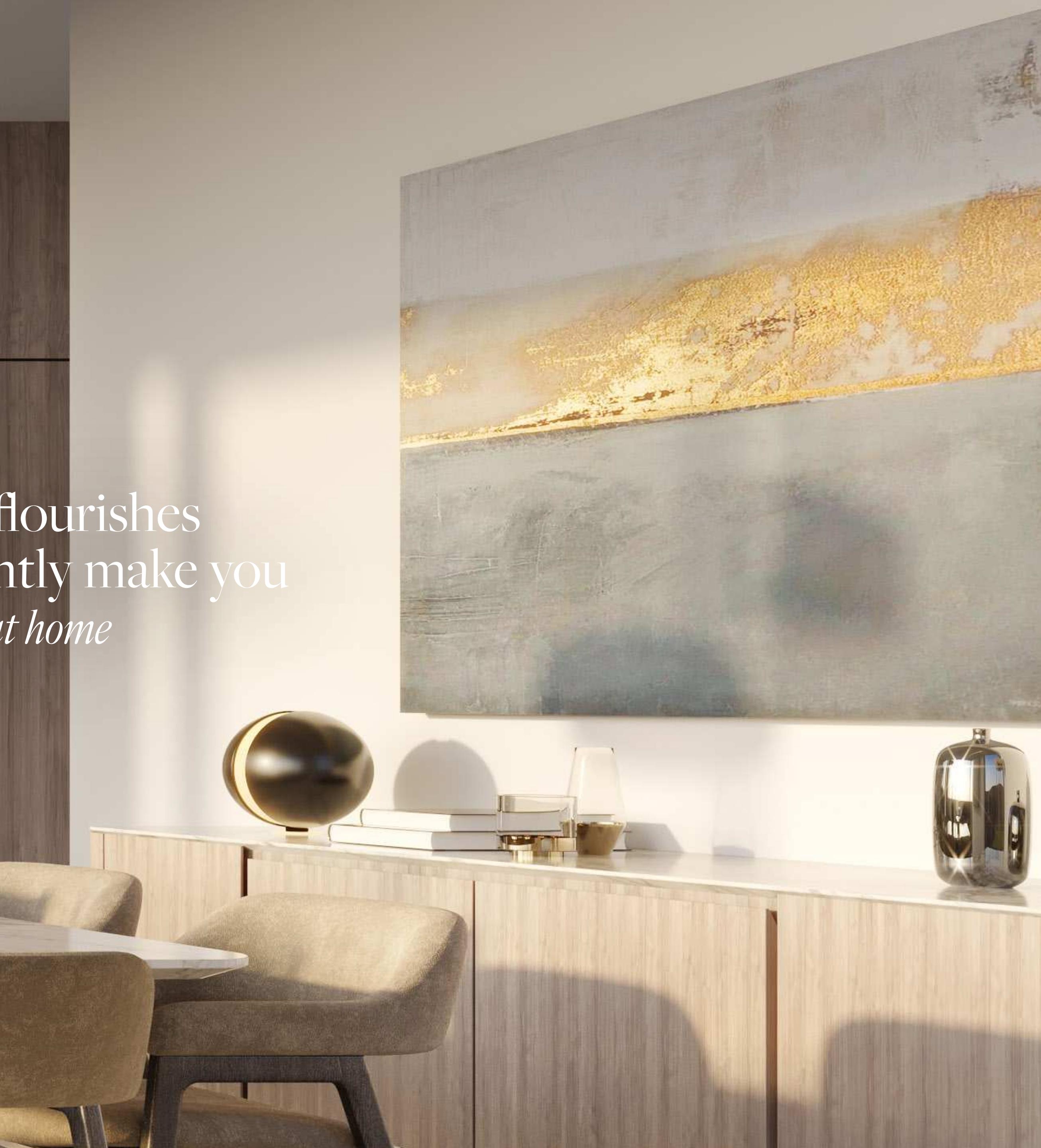
Features three spacious bedrooms, each of these villas are thoughtfully designed with seamless floor plans that optimize space and flow, ensuring both comfort and elegance.

Light, expansive vistas, and double-height spaces interplay to create an ever-changing shadow play, inviting you to linger a little longer, play a little harder, and rest a little deeper.





Design flourishes
which instantly make you
feel at home





Elevated Interiors

Each elegantly designed Villa offers a sun-drenched canvas to imprint your envisioned lifestyle, seamlessly blending sophistication with practicality. With state-of-the-art home automation technology catering to every creature comfort, each villa stands as a bastion of understated luxury.

Fully furnished villas, ready for use as your private retreat or to-let for lucrative vacation home rental.



An address that mirrors
the height of your dreams

Elevated Living with Exclusive Benefits

Lifetime Residency | Fully Managed Holiday Homes | Easy Bank Account Setup



AIDA Masterplan

 SUNRISE HAVEN VILLAS





FRONT VIEW

REAR VIEW

Villa Type A: 3-bed

VILLA

SQM

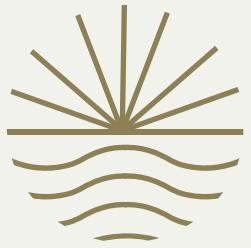
V-12M

125

SQFT

1,345

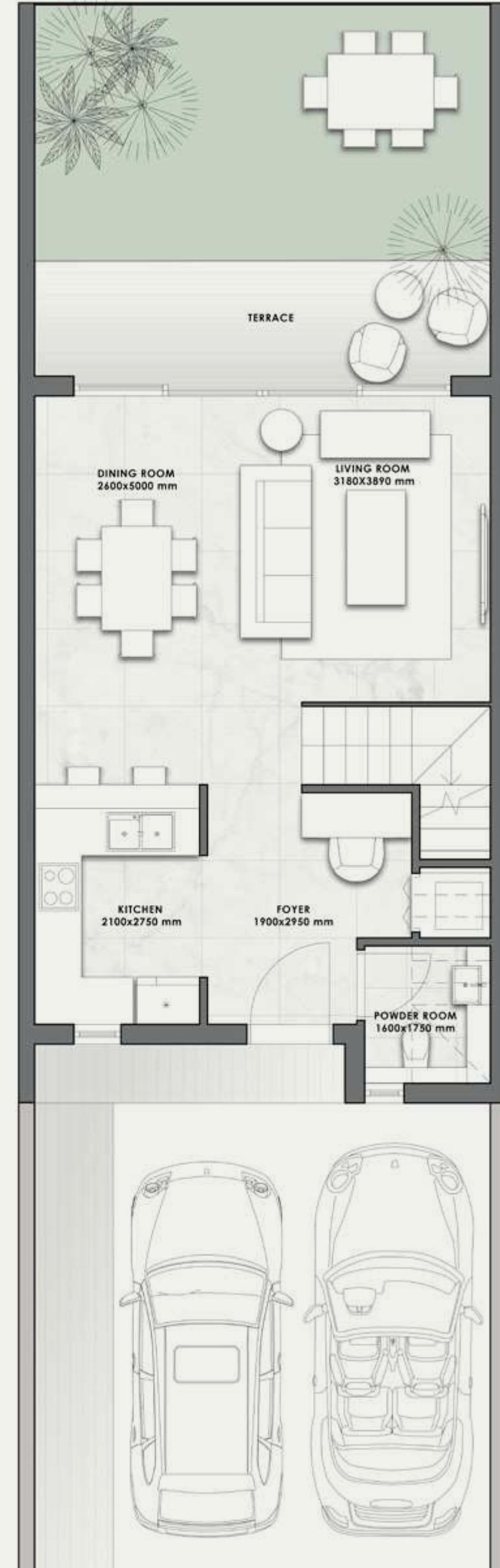
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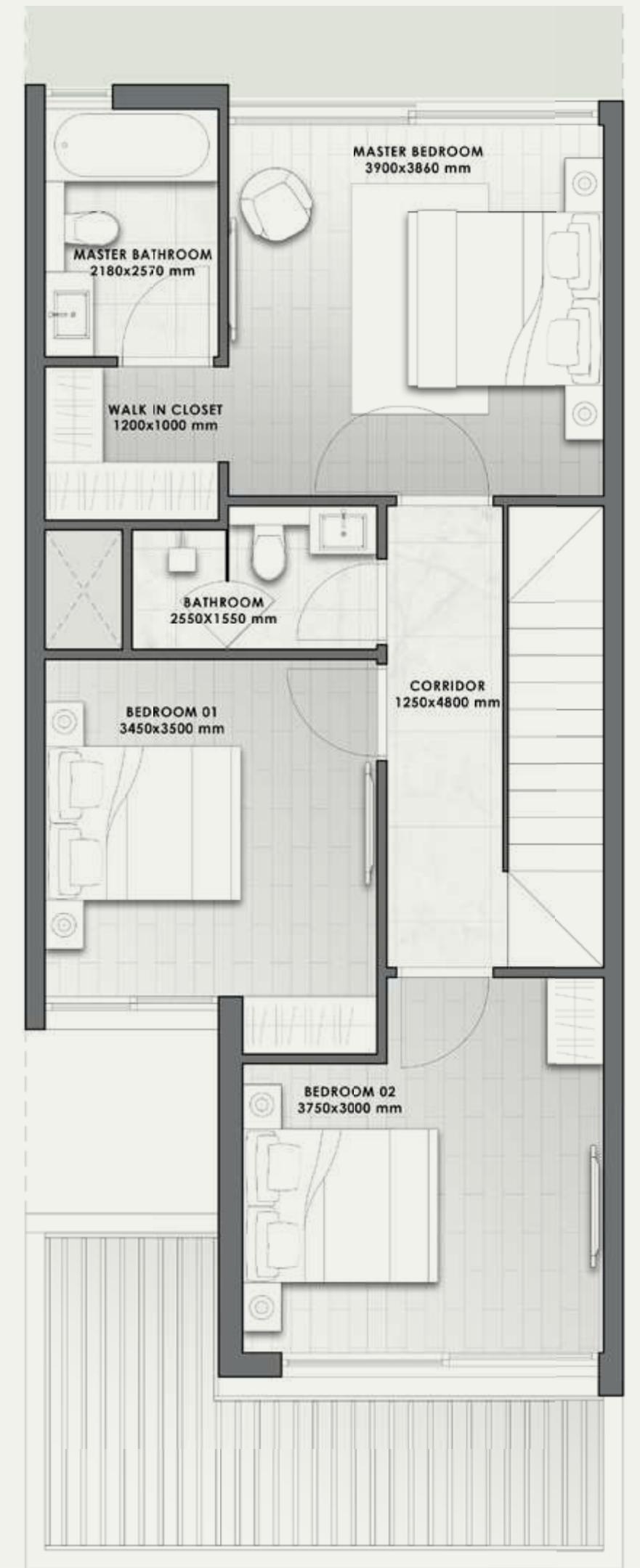
Villa Type A: 3-bed

VILLA	SQM	SQFT
V-12M	125	1,345

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GROUND FLOOR



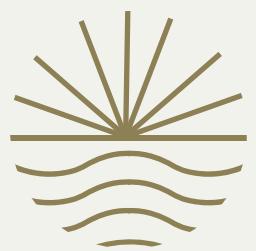
FIRST FLOOR



Villa Type B: 3-bed

VILLA	SQM	SQFT
V-15E	159	1,710

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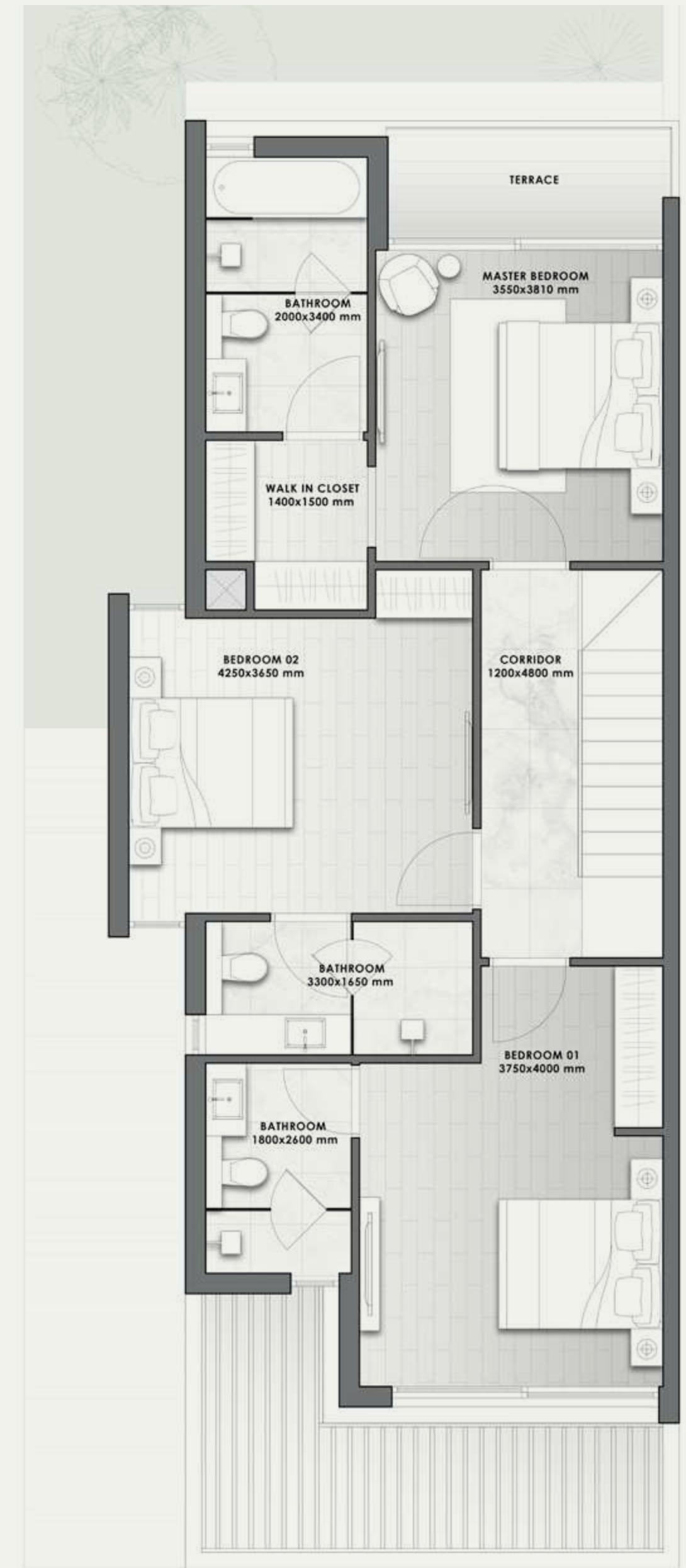
Villa Type B: 3-bed

VILLA	SQM	SQFT
V-15E	159	1,710

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GROUND FLOOR



FIRST FLOOR



16 Reasons to invest in Aida, Muscat

1. 100% FOREIGN OWNERSHIP

For special economic zone/free zone

2. 0% PERSONAL INCOME TAX

For special economic zone/free zone

3. 0% INHERITANCE TAX

Oman applies the inheritance laws of the investor's country of origin, not local laws

4. LIFETIME RESIDENCY VISA

5. HASSLE-FREE BANK ACCOUNT SETUP

6. 0% CAPITAL GAINS TAX

7. 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX

For special economic zone/free zone

8. HOME TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN

9. FREE SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB OMAN

10. HOME TO THE MOST ENCHANTING HOTEL IN THE WORLD

11. 5-STAR RECREATIONAL AND DINING OPTIONS

12. UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

13. A GATED COMMUNITY & GOLFING DESTINATION

14. 130 METERS ABOVE THE SHORES

15. ONE OF THE SAFEST COUNTRIES IN THE WORLD

16. UPCOMING HIGHWAY CONNECTING SAUDI TO OMAN CUTTING TRAVEL BY 16 HOURS, DRIVING TOURISM AND INVESTMENT.

MEMBERSHIP TYPES AT

Trump International Golf Club Oman

Explore our membership options designed for both social engagement and golf enthusiasts.

TRUMP INTERNATIONAL SOCIAL MEMBERSHIP

Offered complimentary to every AIDA investor and owner, Trump International Social Membership includes access to exclusive club social activities, upscale dining, wellness facilities, pilates, and fitness areas, enhancing your social and leisure experience.

TRUMP INTERNATIONAL GOLF MEMBERSHIP

Open to AIDA investors, owners, and external guests, Trump International Golf Membership provides access to our prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this membership offers a complete golfing experience along with full club amenities.





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, and Versace. 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 9 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Greece, 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**

Our Offices



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





DARGLOBAL.CO.UK