



# TRUMP *GOLF VILLAS*

— THE POWER OF LIVING —

AIDA



# THE POWER *of* BELIEVING





# IT ALL STARTS *with* INTUITION

Intuition is the compass that guides the path to power. Those who are gifted with a vision, lead the way for everyone else.



# THE POWER — *of* — ACHIEVING



# TRUMP

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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 in 1999 with the mission to create the world's best luxury golf experience. As the foremost developer in the world, The Trump Organization has built the finest portfolio of award-winning golf courses, offering an unsurpassed level of luxury, service and performance.









*Trump International Golf Club*  
OMAN

# GOLFING *over* THE SEA

Dominating the ocean 130 meters above sea level, the Trump International Golf Club Oman 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 heaven.

**DAR**  
GLOBAL

TRUMP GOLF VILLAS



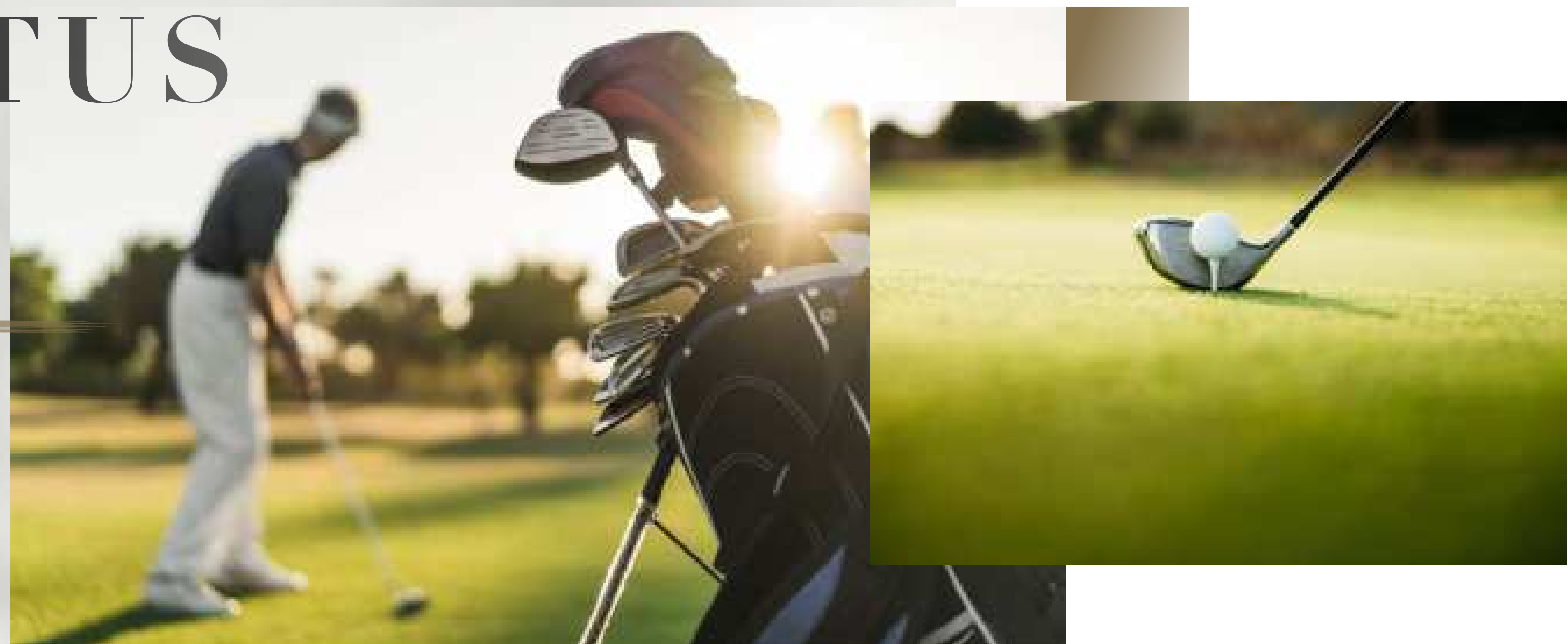


# NETWORKING *at* ITS FINEST

## 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.

# THE POWER of A STATUS





# TRUMP GOLF VILLAS







# *The* PEAKS OF PRIVILEGE

The Trump Golf Villas are an exclusive inner circle accessible to only a select few. These luxurious residences represent the pinnacle of society, providing a gateway to a parallel world of unmatched class and elegance.



# THE POWER *of* LIVING







# ARISTOCRATIC *at* FIRST SIGHT

The architecture is comprised of distinct statements. The bold profiles of the Trump Golf Villas establish a unique tone, heralding the invention of a new, powerful type of landmark.



# THE POWER of DETAILS





A regal environment reflects a bold personality. Triumphant interiors that will conquer every desire, where classic sophistication express a timeless taste.



Eternal materials like high-quality marbles and woods connect us to luxury on a multisensorial level. With a simple touch, we can traverse through time and become a part of history.

# *Crafting* EXCELLENCE

Every small detail here is consistently highlighted. These spaces are meticulously designed and crafted with the utmost precision, aiming to provide the highest standard of sophisticated living.











DESTINED  
FOR GREATNESS.  
COMMITTED TO  
*perfection.*







# *Personal* **GOLF CART**

Unparalleled villas can only be matched with unparalleled benefits. Every property grants a World Class Membership in the Trump International Golf Club Oman and is provided with an exclusive branded golf cart.



# 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
- Swimming Pool
- Driveway / parking: Precast concrete pavers

## 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

## 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, and 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



# FLOORPLANS

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# CHOOSE YOUR VILLA

● TRUMP GOLF VILLAS



# TRUMP GOLF VILLA TYPE A



- FRONT VIEW -



- REAR VIEW -

|       |       |     |       |
|-------|-------|-----|-------|
| 5-BED | VILLA | SQM | SQFT  |
|       | V-41  | 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 VILLA TYPE A

## 5-BED

|       |      |       |
|-------|------|-------|
| VILLA | V-41 |       |
|       |      |       |
|       | SQM  | SQFT  |
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GROUND FLOOR



FIRST FLOOR





TRUMP GOLF VILLA

TYPE B

W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

|       |       |     |       |
|-------|-------|-----|-------|
| 5-BED | VILLA | SQM | SQFT  |
|       | V-41A | 403 | 4,341 |

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TRUMP GOLF VILLA

TYPE B

W/ ROOFTOP TERRACE

5-BED

|       |       |       |
|-------|-------|-------|
| VILLA | V-41A |       |
|       |       |       |
|       | SQM   | SQFT  |
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GROUND FLOOR



FIRST FLOOR



# THE POWER — *of* — A TERRITORY



# AN ODE TO THE *Sea*



Stunning cliffs  
dominating  
the ocean. Vast  
horizons to indulge  
into. Ancestral  
nature to rediscover.

*It's here.* IT'S AIDA.

# 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



TRUMP GOLF VILLAS

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







# SURROUNDED

*by* rocky canyons, endless beaches and  
breathtaking panoramas, AIDA embodies  
the unspoiled paradise on Earth, where  
every desire comes to life.

**DAR**  
GLOBAL

TRUMP GOLF VILLAS





# EXPERIENCE

the thrill of living in the most *exclusive*  
gated community and ultimate golfing destination.



TRUMP GOLF VILLAS



# THE ULTIMATE *level* OF COMFORT AND CONVENIENCE.

AMENITIES



TRUMP  
INTERNATIONAL  
GOLF CLUB OMAN



CLUBHOUSE



GATED  
COMMUNITY



LUXURY HOTEL



PARKS AND  
RECREATIONS



COMMUNITY  
FACILITIES

# 16 REASONS TO INVEST IN AIDA.



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 - THE HANGING SUITES

11 UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12 5-STAR RECREATIONAL AND DINING OPTIONS

13 A GATED COMMUNITY AND GOLFING DESTINATION

14 130 METERS ABOVE THE SHORES

15 ONE OF THE SAFEST COUNTRIES IN THE WORLD

16 THE QUALITY OF LIFE INDEX BY NUMBEO, RANKED OMAN 7<sup>TH</sup> GLOBALLY AND 1<sup>ST</sup> IN BOTH ASIA AND THE ARAB WORLD IN 2023





# *Memberships Types at* **TRUMP INTERNATIONAL GOLF CLUB OMAN**

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

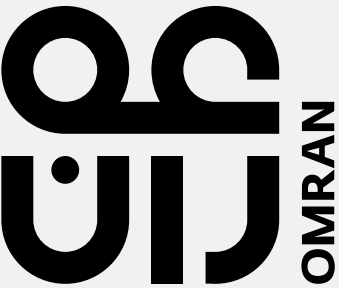
## **Trump International Social Membership**

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.

A PARTNERSHIP BETWEEN



The Trump Golf Villas are not owned, developed or sold by The Trump Organization or any of their current or former principals or affiliates. Dar Al Arkan Property Development SPC, the owner and developer of the property, uses the "Trump" name and mark under license, which license may be terminated or revoked according to its terms.



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.



OUR OFFICES



MUSCAT, OMAN

Royal Opera House Muscat  
Shatti Al Qurum, Muscat,  
Sultanate of Oman  
T +968 2270 2771

DUBAI, UAE

Jumeirah Emirates Towers  
30th Floor, Sheikh Zayed Road.  
PO Box 2523, Dubai,  
United Arab Emirates  
T +971 4562 9616

LONDON, UK

50 Hans Crescent,  
Knightsbridge, London,  
SW1X 0NA, United Kingdom  
T +44 20 8135 4699

DOHA, QATAR

Malibu Building,  
Lusail Entertainment City,  
Doha, Qatar  
T +974 44108282

MARBELLA, SPAIN

Marbella Club Golden Mile,  
Av. Bulevar Príncipe Alfonso  
de Hohenlohe, Marbella 29602,  
Málaga, Spain  
T +34 95112 1221

RIYADH, KSA

2135 Tahlia St.,  
Al Olaya, 12222, Riyadh,  
Kingdom of Saudi Arabia  
T +966 800 118 8081

JEDDAH, KSA

Ash Shati, 23613,  
King Abdulaziz Road, Jeddah,  
Kingdom of Saudi Arabia  
T +966 800 118 8081

NEW YORK CITY, USA

19th floor - Trump Tower  
New York, 725 5th Ave,  
NY 10022, USA  
T +1 212 715 1067

For more information on Trump Golf Villas  
please call [+968 2270 2771](tel:+96822702771) (Oman)

You can visit our website at [darglobal.co.uk](https://darglobal.co.uk)  
or via our social media platforms







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