



MARRIOTT RESIDENCES  
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING







FALL INTO WONDER

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MAKE WHERE  
'THE CLIFFS MEET THE SEA'  
YOUR HOME

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A hotel bellhop in a red uniform is pushing a cart with luggage. The background is a warm, golden-brown wall with vertical lines. The text "INDULGE IN PREMIUM SERVICES" is overlaid in white, with "PREMIUM SERVICES" underlined in red.

# INDULGE IN PREMIUM SERVICES

IN THE COMFORT OF YOUR HOME



YOUR GATEWAY TO



WONDERFUL LIVING





MARRIOTT RESIDENCES  
AIDA, OMAN





A modern kitchen and dining area with a marble countertop, a SMEG coffee machine, and a round dining table with chairs. The text is overlaid on the image.

# 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.





A full-page photograph of two women in swimsuits playing in the ocean. The woman on the left is wearing an orange two-piece swimsuit and has her hands near her face, smiling. The woman on the right is wearing a red one-piece swimsuit and is also smiling. The air is filled with many small water droplets, suggesting they have just splashed or are playing in the waves. The background shows the blue ocean and a clear sky.

PARADISE ON EARTH

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## 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





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

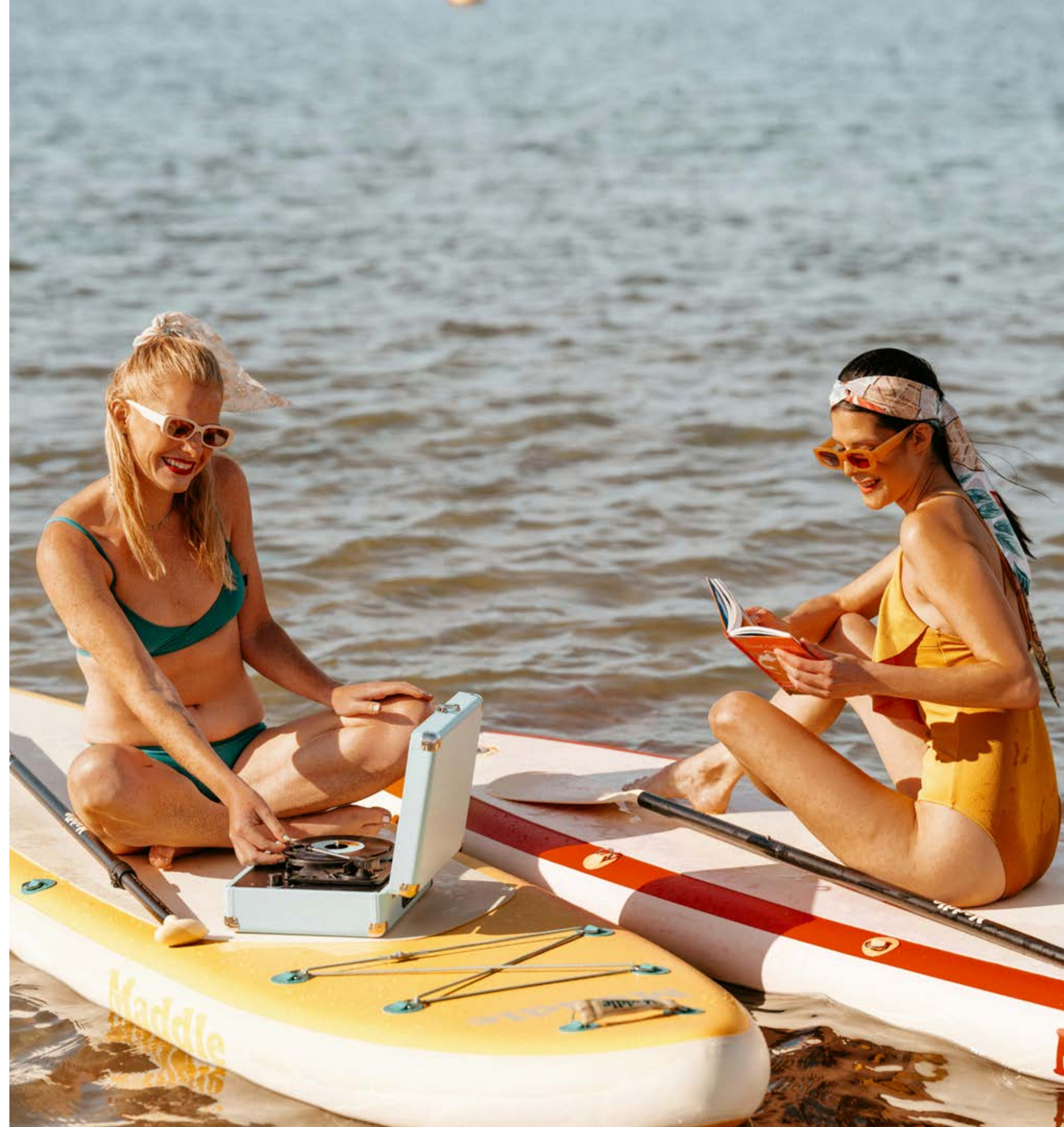
AIDA, LITERALLY ABOVE AND BEYOND



## 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



Club House



Luxury Hotels



Plazas, Cafes & Restaurants



Wellness Center



Fitness Center



Promenades



Hiking Trails



Mountain Bike Trails



Parks



Outdoor Landscapes



Running Trails



Viewing Decks



Swimming Pools



Children's Splash Areas



**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







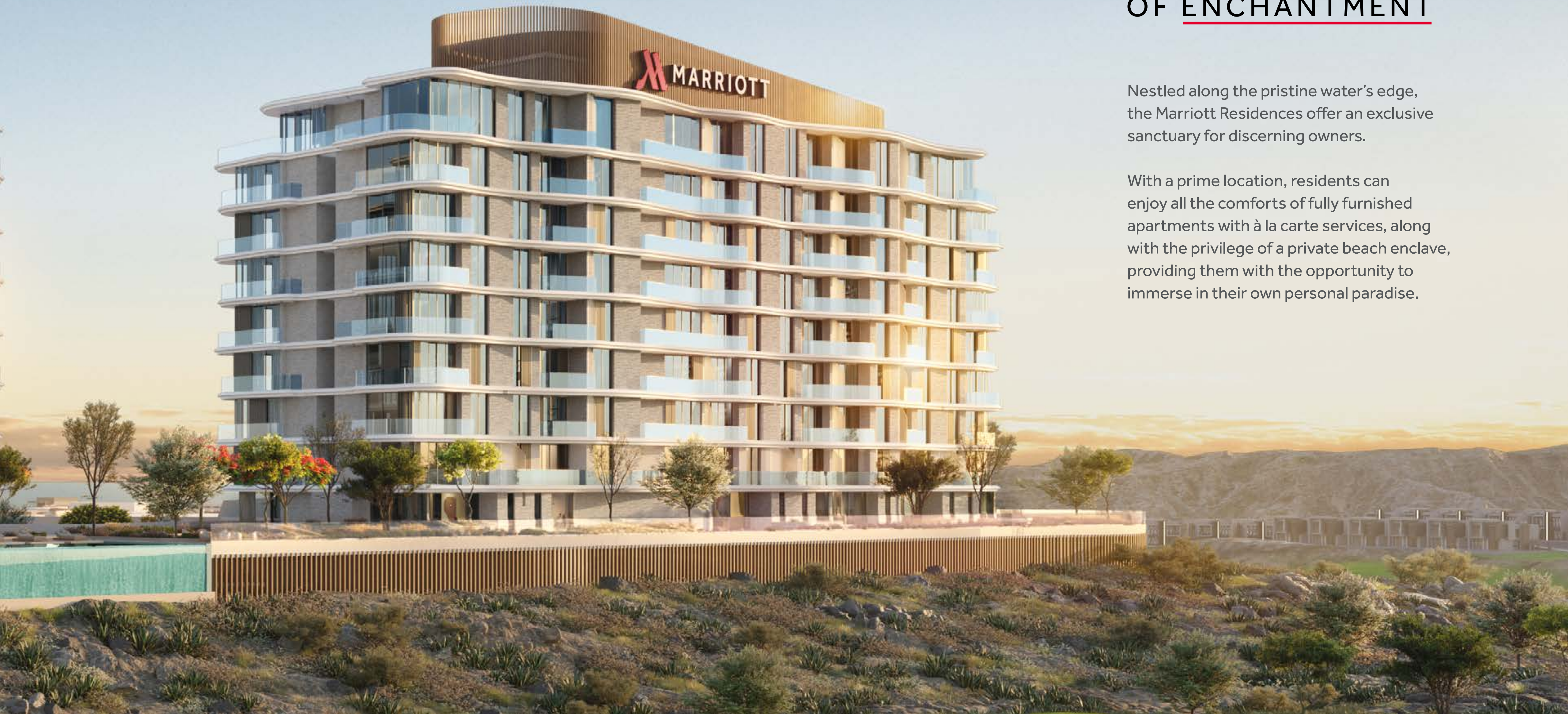
MARRIOTT RESIDENCES  
AIDA, OMAN



# 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.











## 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





## LOCATION & FLOOR PLANS







# 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.



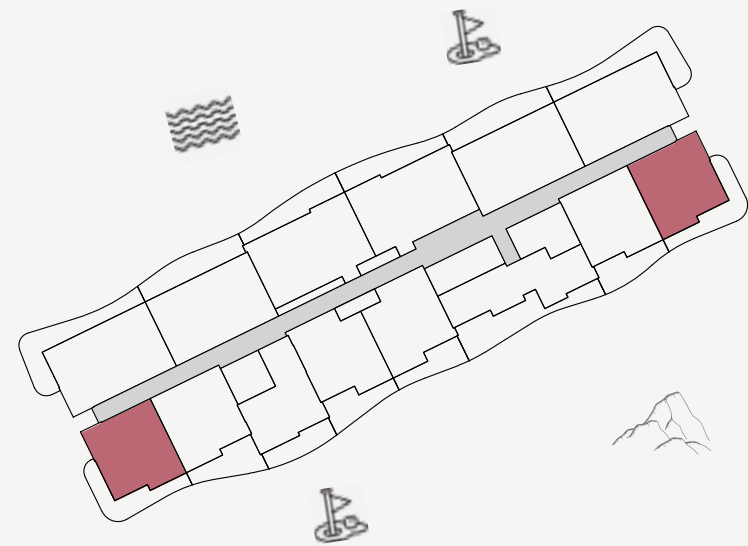


**1 Bedroom  
Type A**

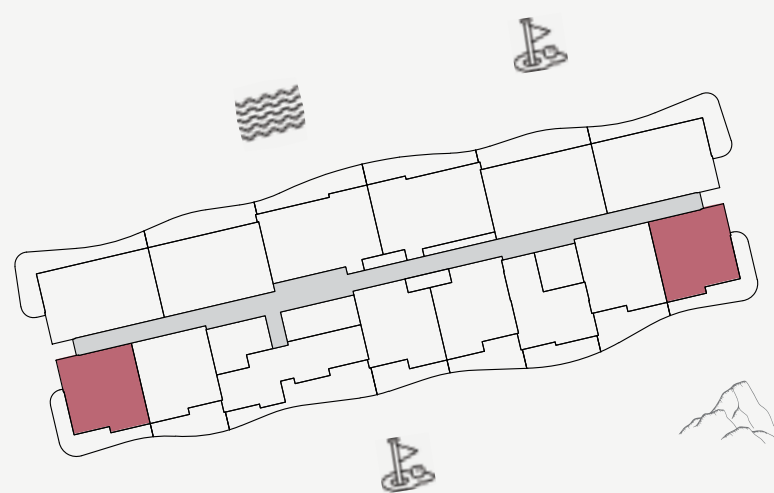
FLOORS 1- 8

Total Built Up Area      60 - 96 SQM

MARRIOTT A



MARRIOTT B



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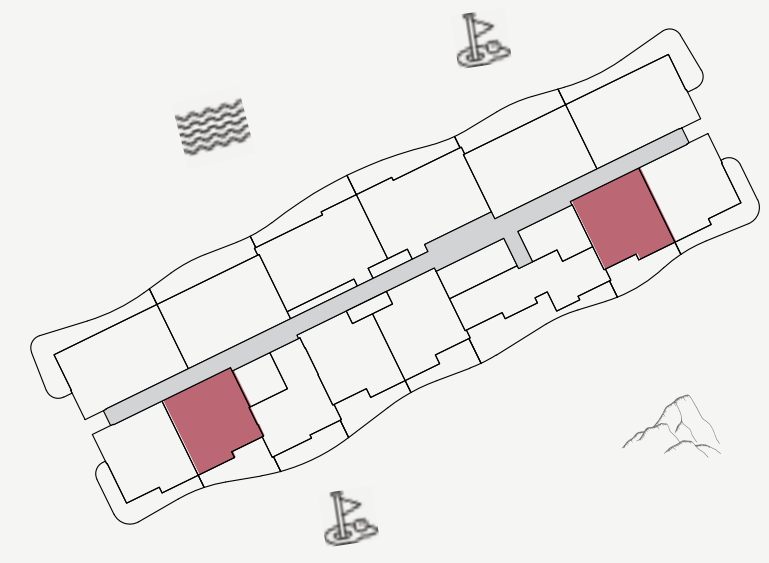


1 Bedroom  
Type B

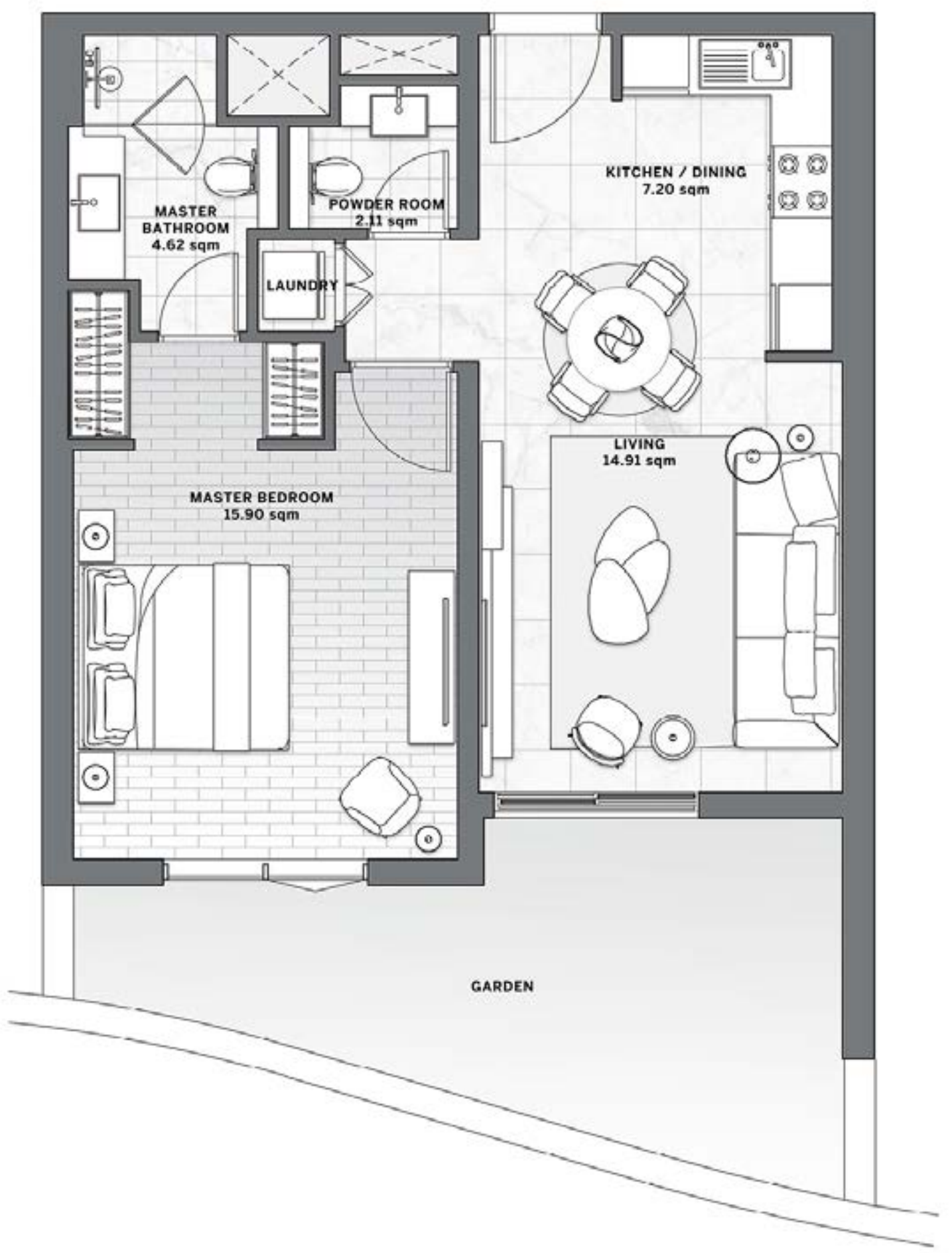
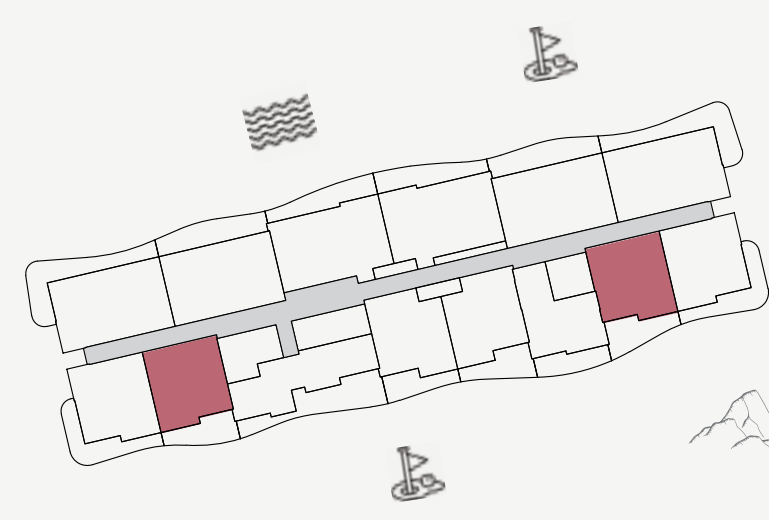
FLOORS 1- 8

Total Built Up Area      60 - 96 SQM

MARRIOTT A



MARRIOTT B



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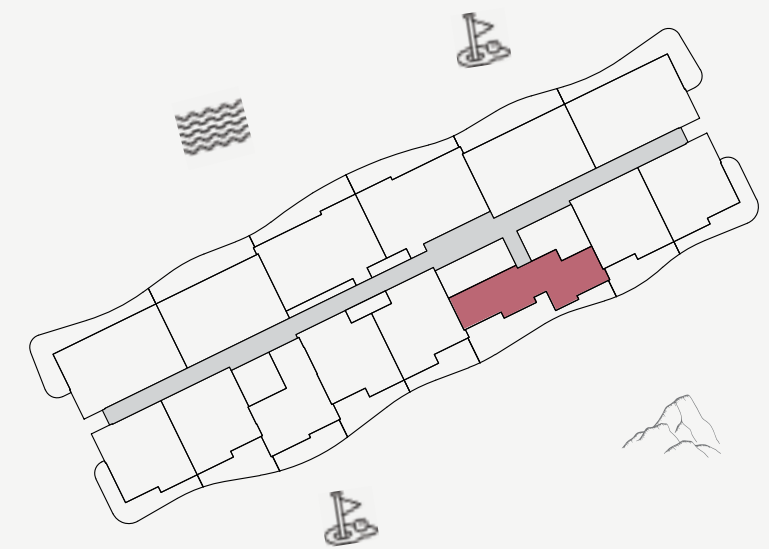


**1 Bedroom  
Type C**

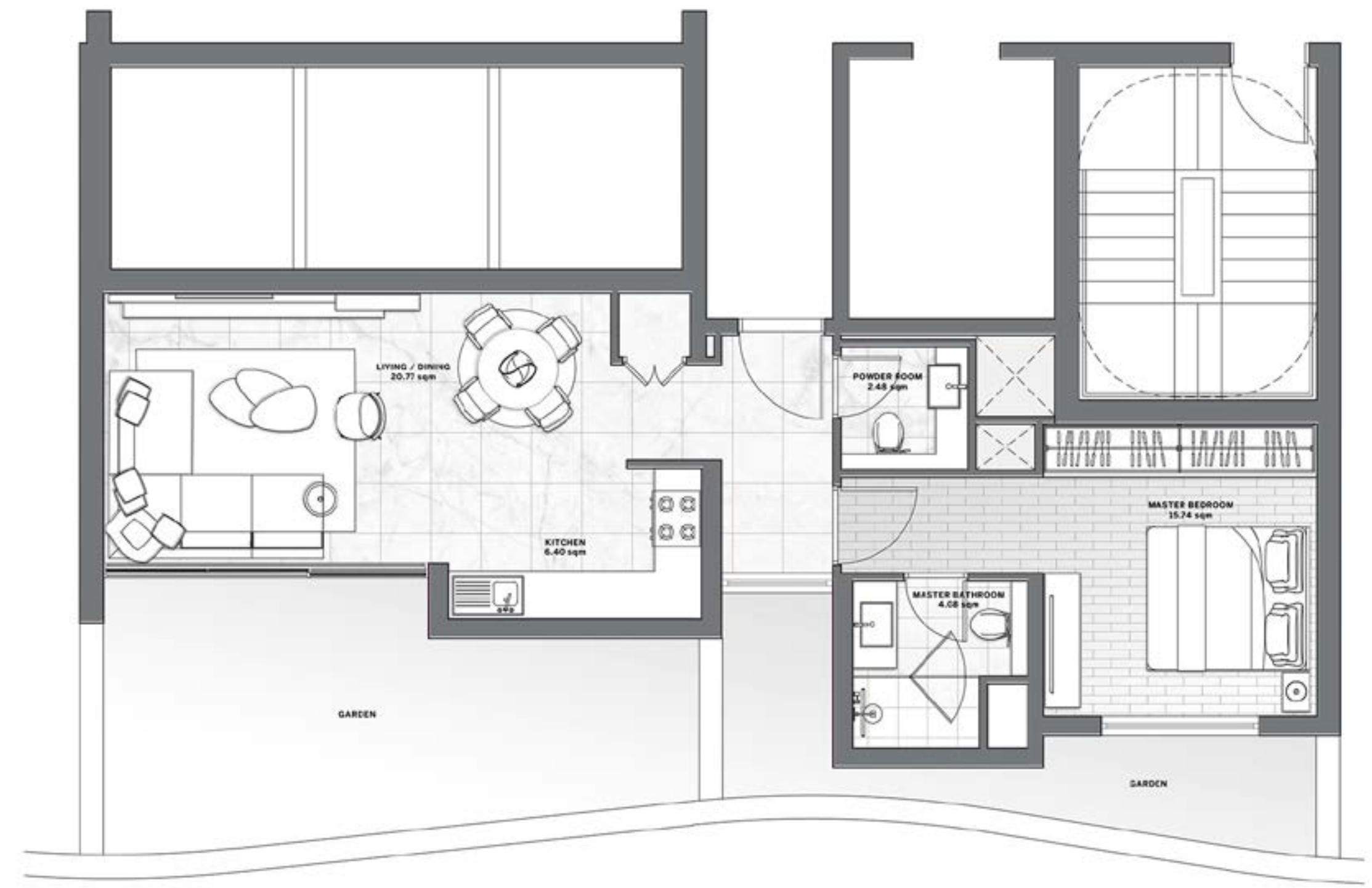
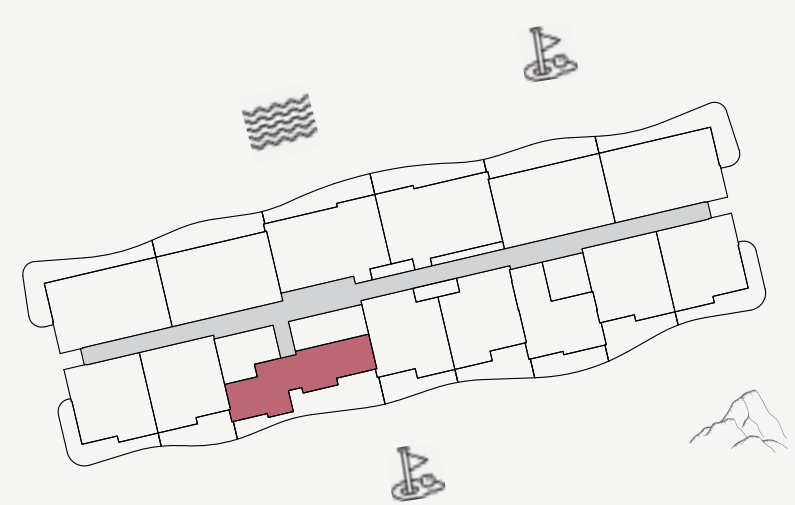
FLOORS 1- 9

Total Built Up Area      60 - 96 SQM

MARRIOTT A



MARRIOTT B



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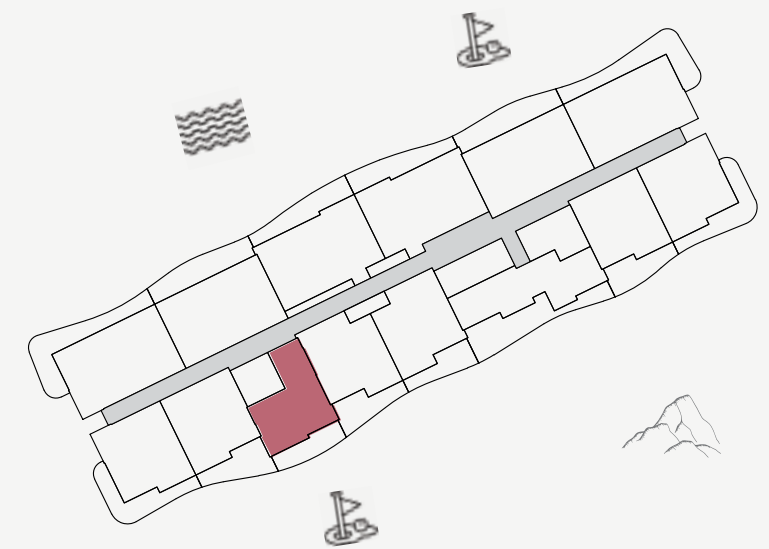


# 1 Bedroom Type D

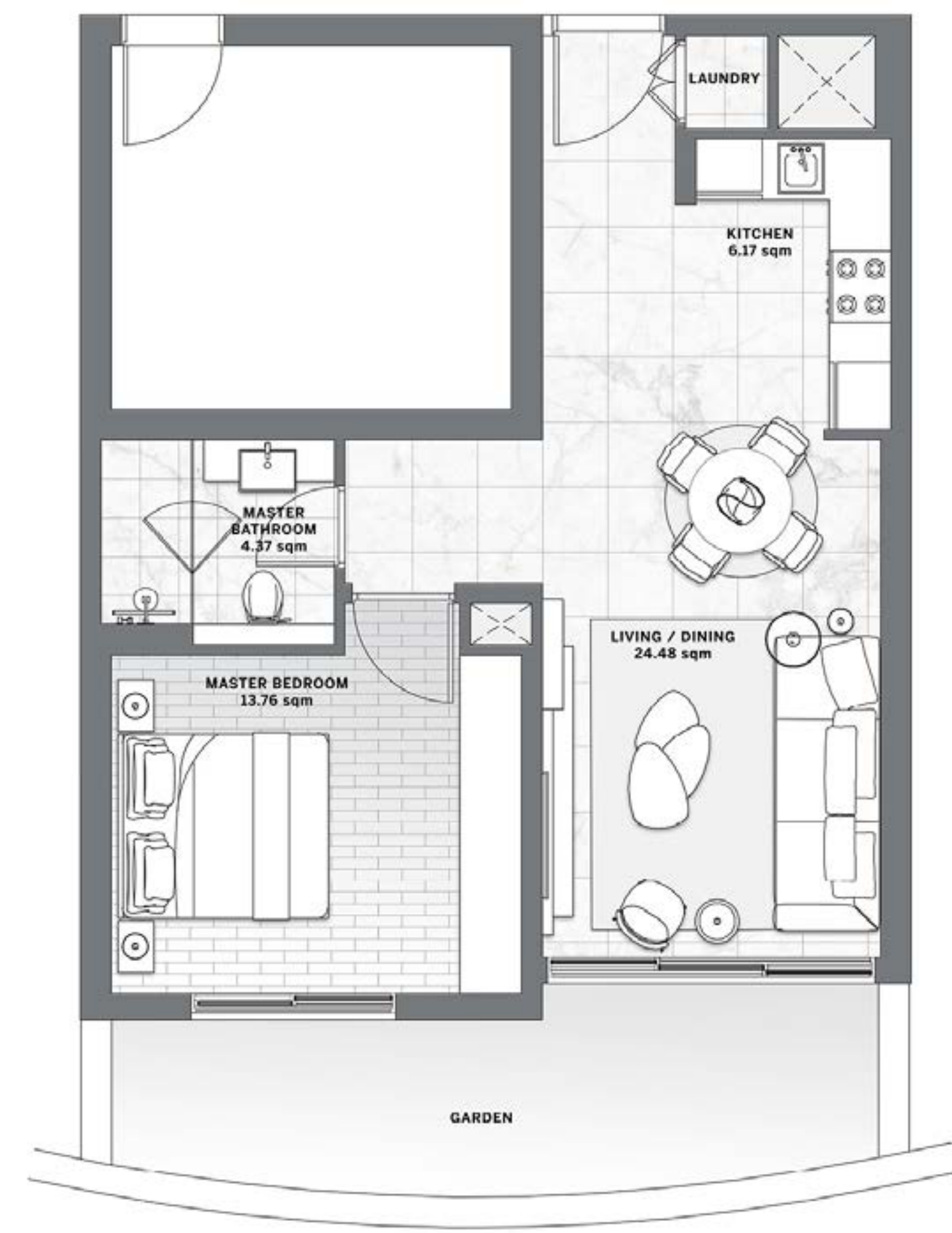
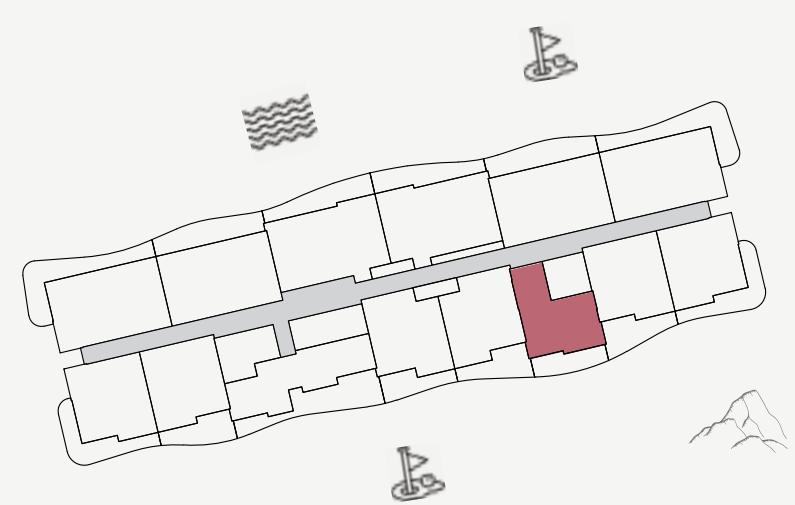
FLOORS 1- 9

Total Built Up Area      60 - 96 SQM

MARRIOTT A



MARRIOTT B



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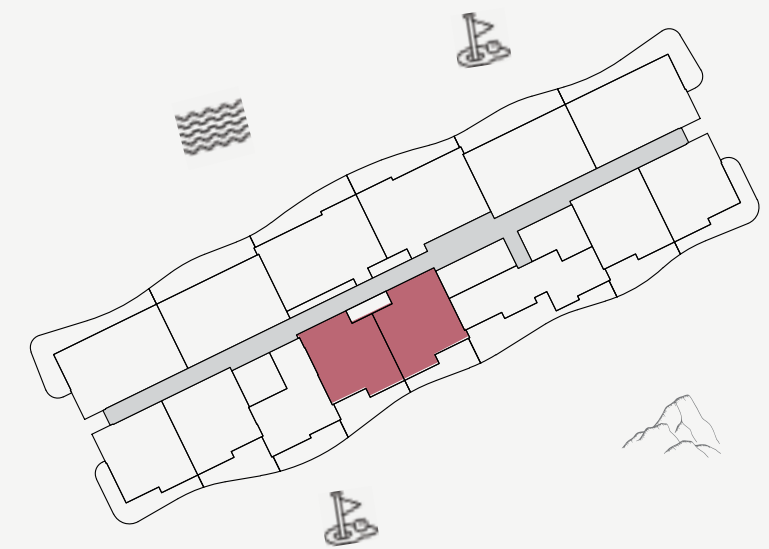


1 Bedroom  
Type E

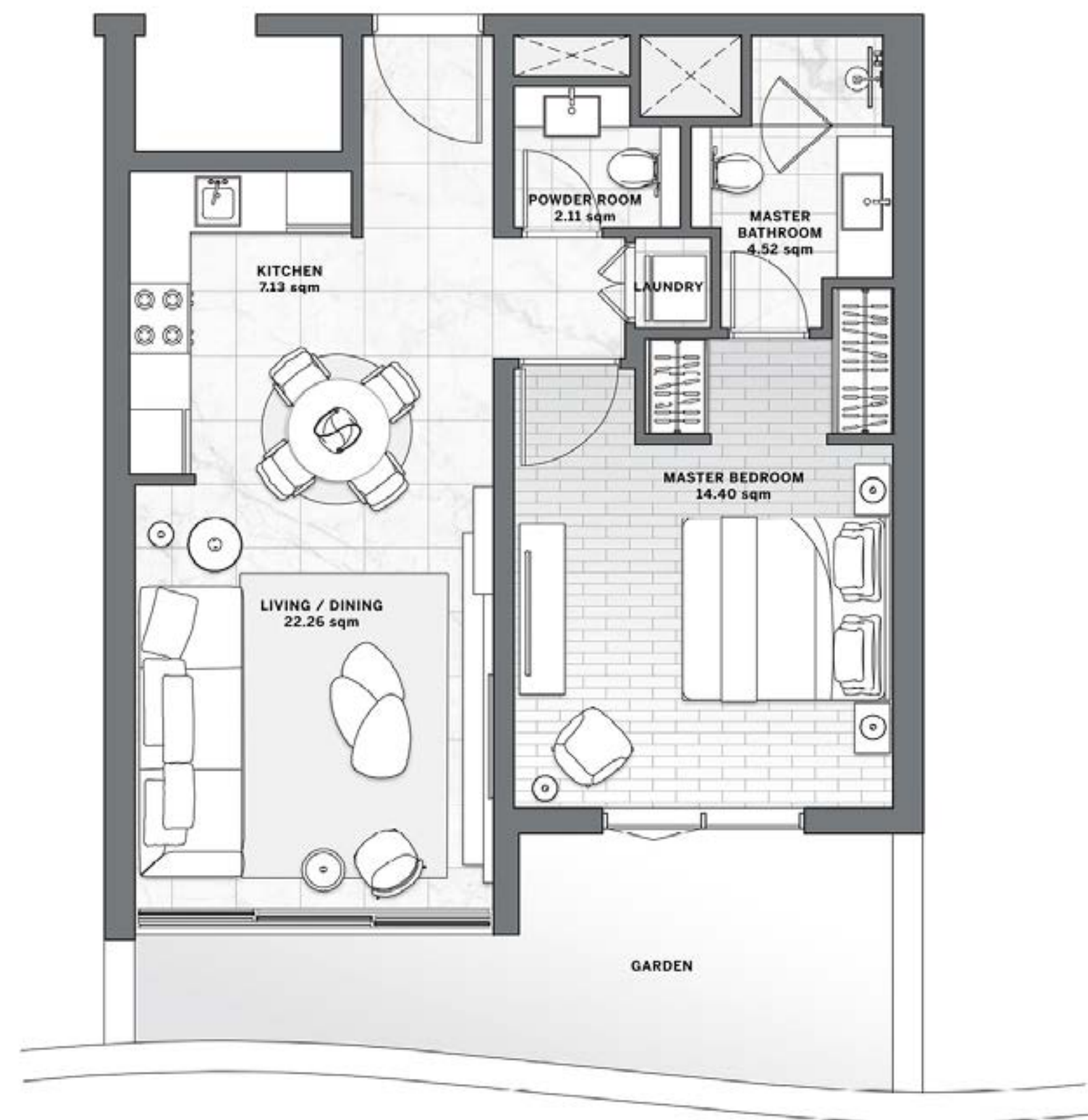
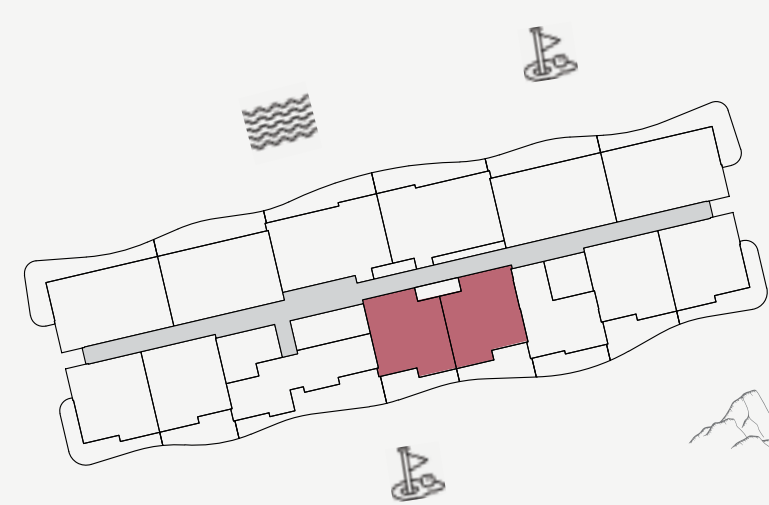
FLOORS 1- 9

Total Built Up Area      60 - 96 SQM

MARRIOTT A



MARRIOTT B



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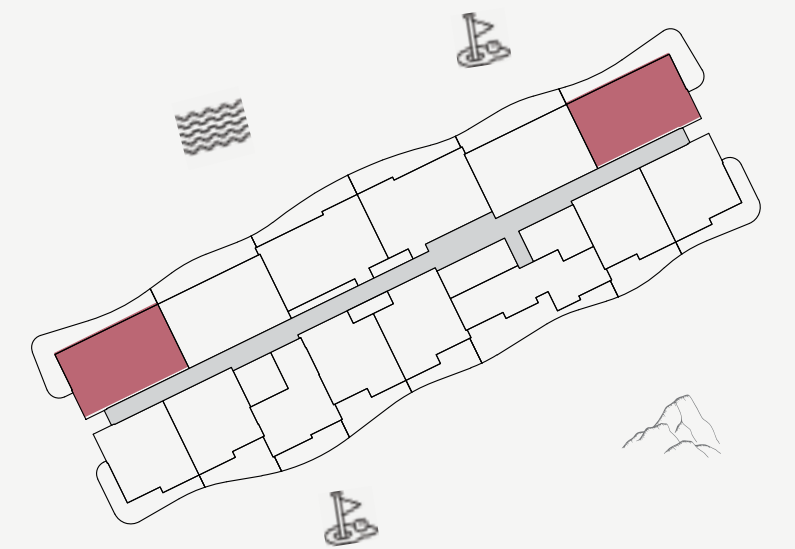


2 Bedrooms  
Type A

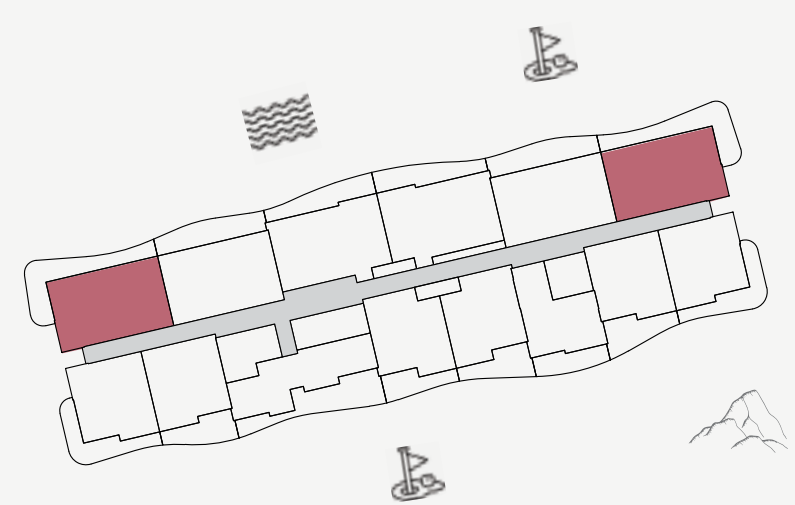
FLOORS 1- 8

Total Built Up Area      94 - 134 SQM

MARRIOTT A



MARRIOTT B



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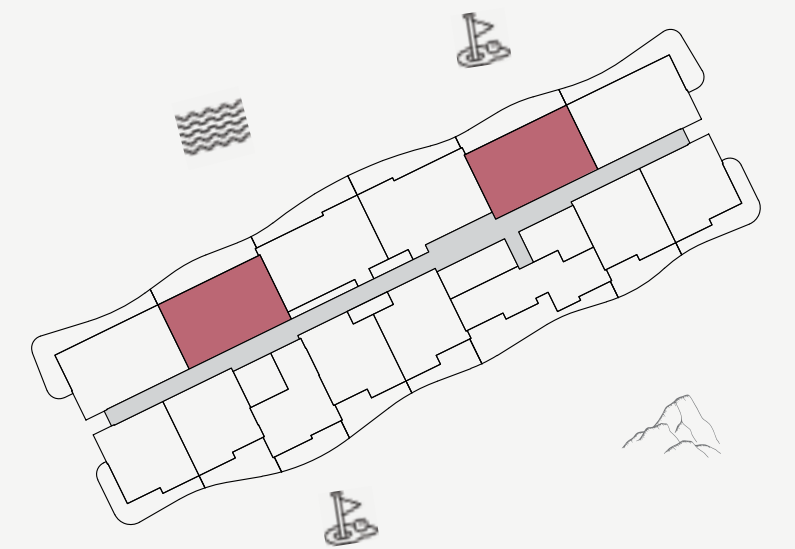


2 Bedrooms  
Type B

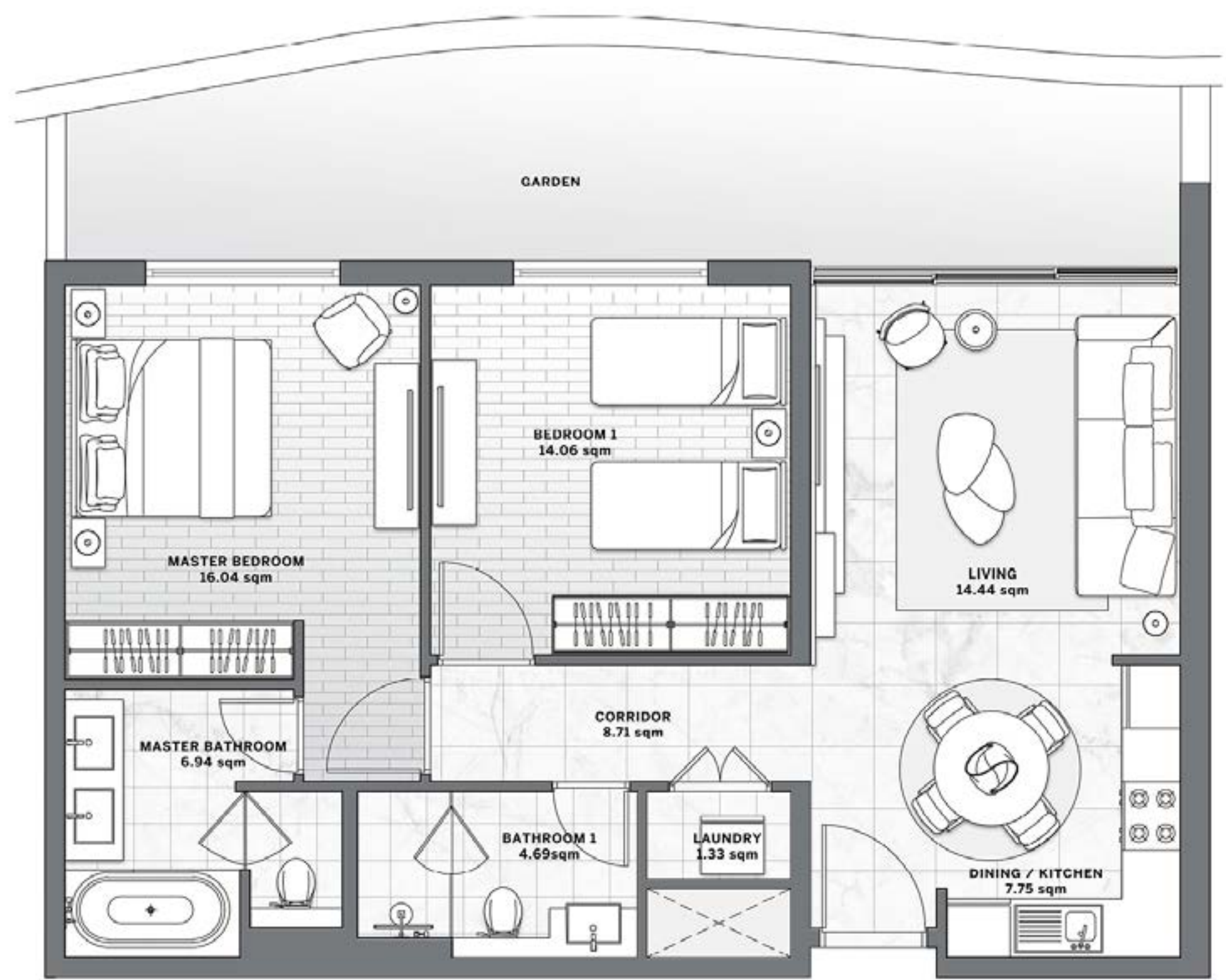
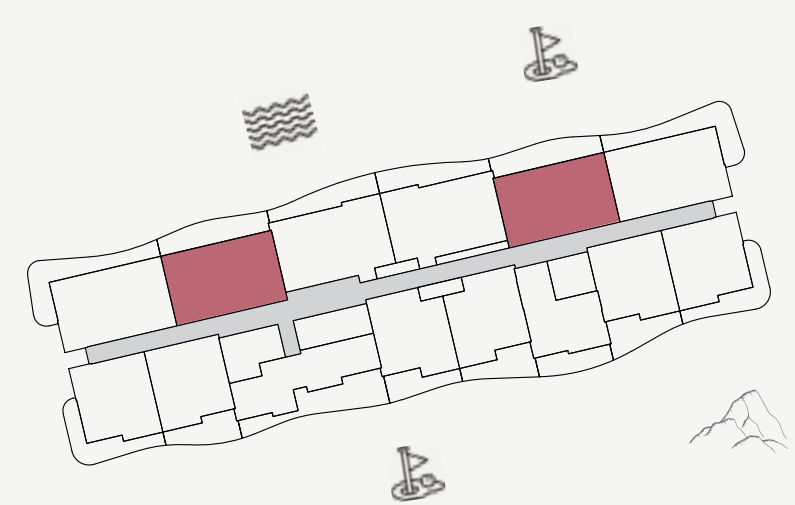
FLOORS 1- 8

Total Built Up Area      94 - 134 SQM

MARRIOTT A



MARRIOTT B



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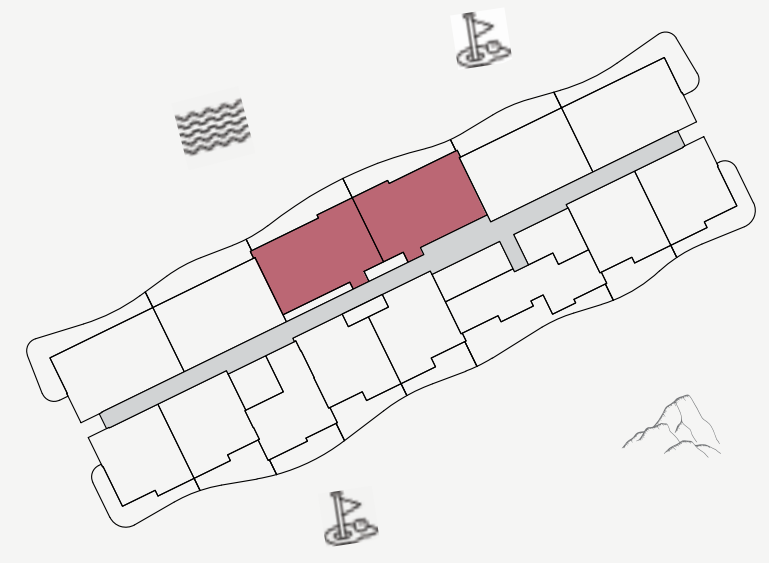


2 Bedrooms  
Type C

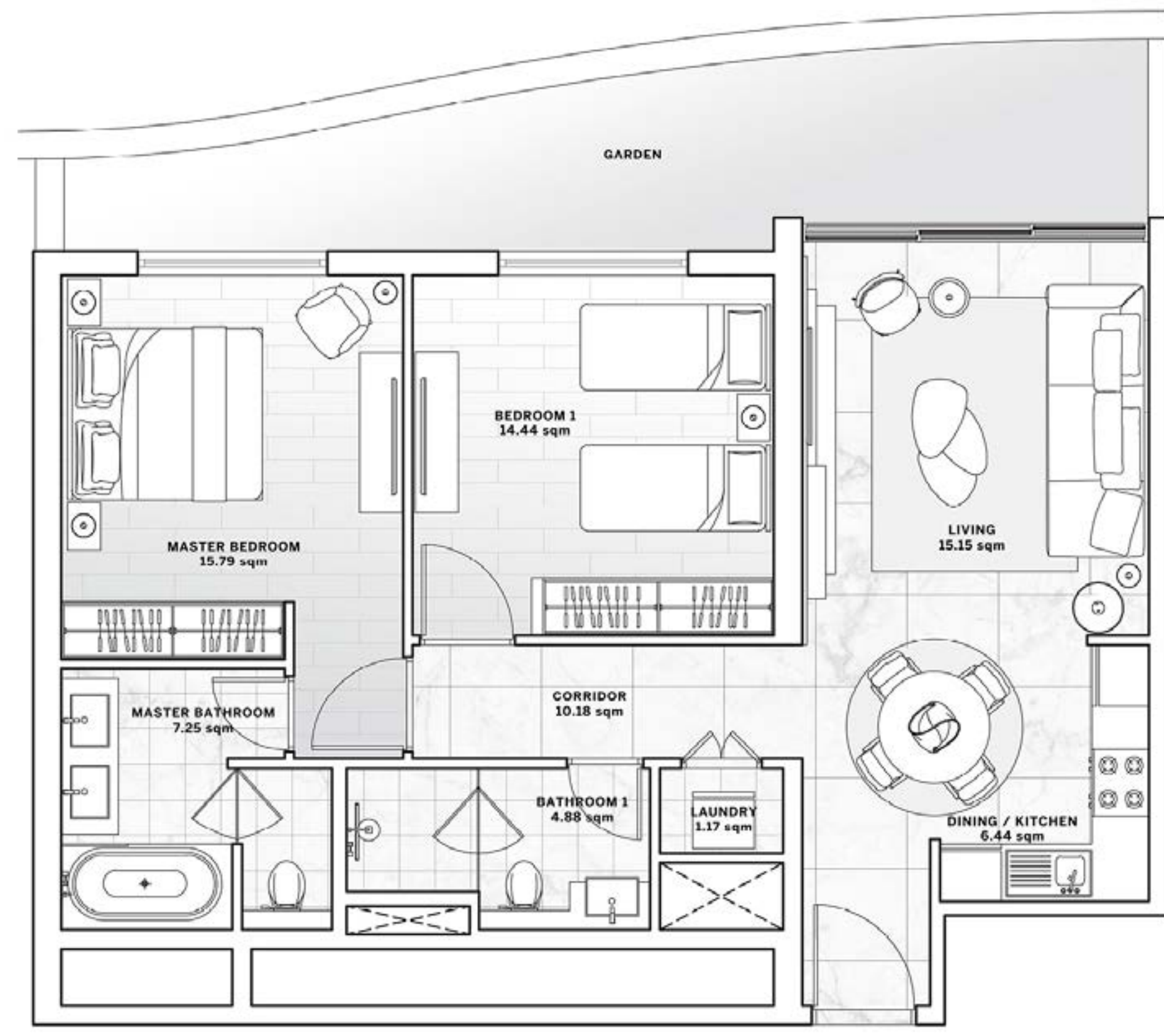
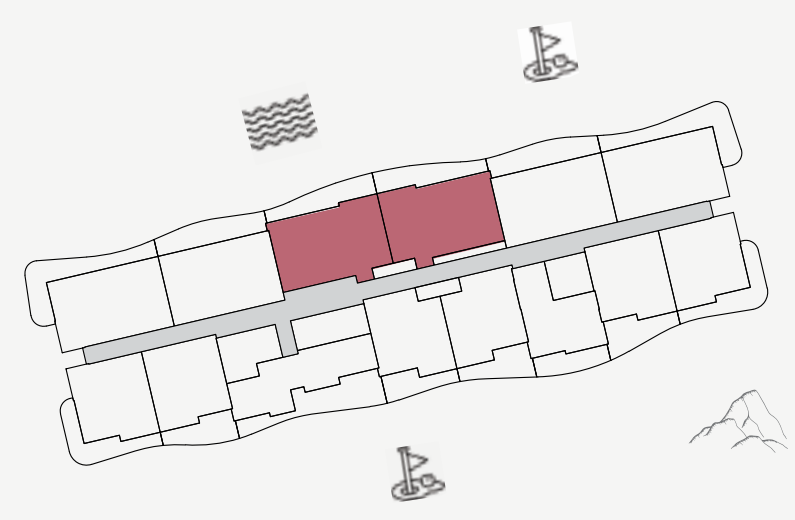
FLOORS 1- 9

Total Built Up Area      94 - 134 SQM

MARRIOTT A



MARRIOTT B



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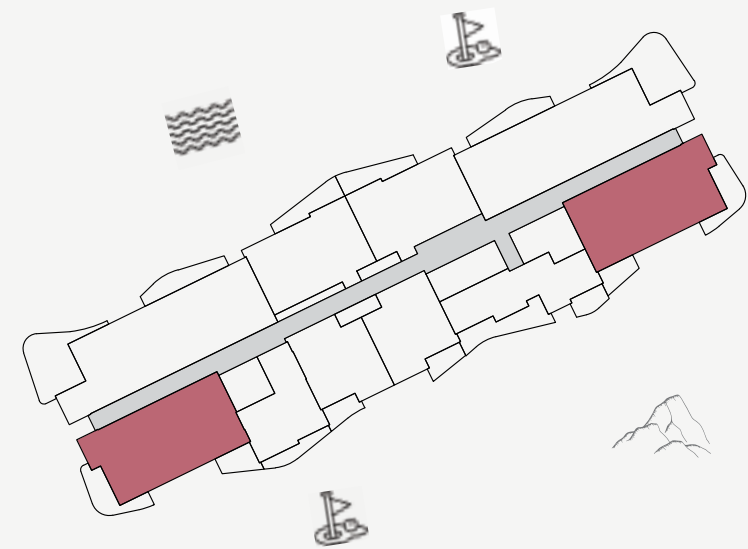


2 Bedrooms  
Type D

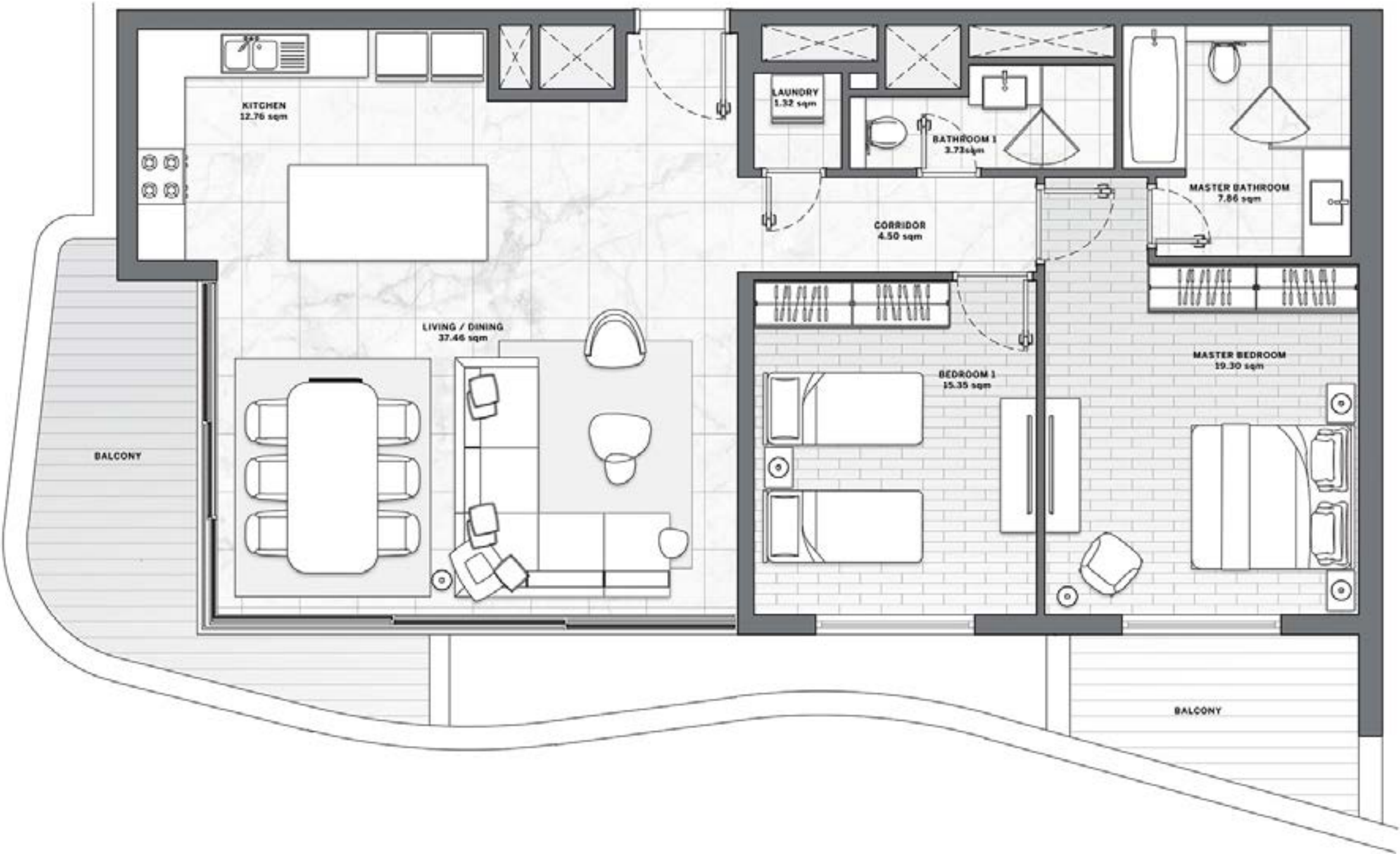
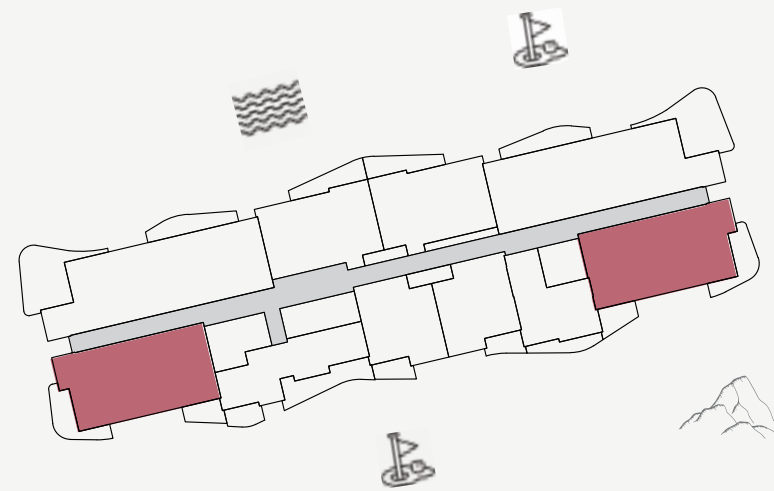
FLOOR 9

Total Built Up Area      94 - 134 SQM

MARRIOTT A



MARRIOTT B



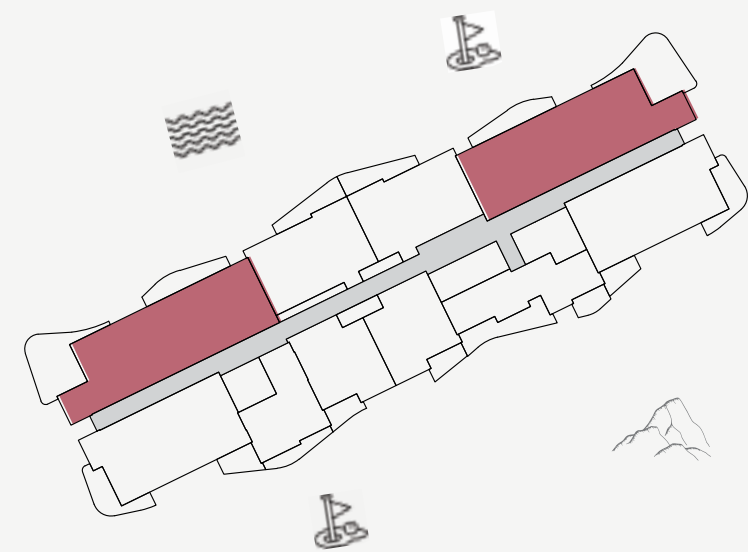
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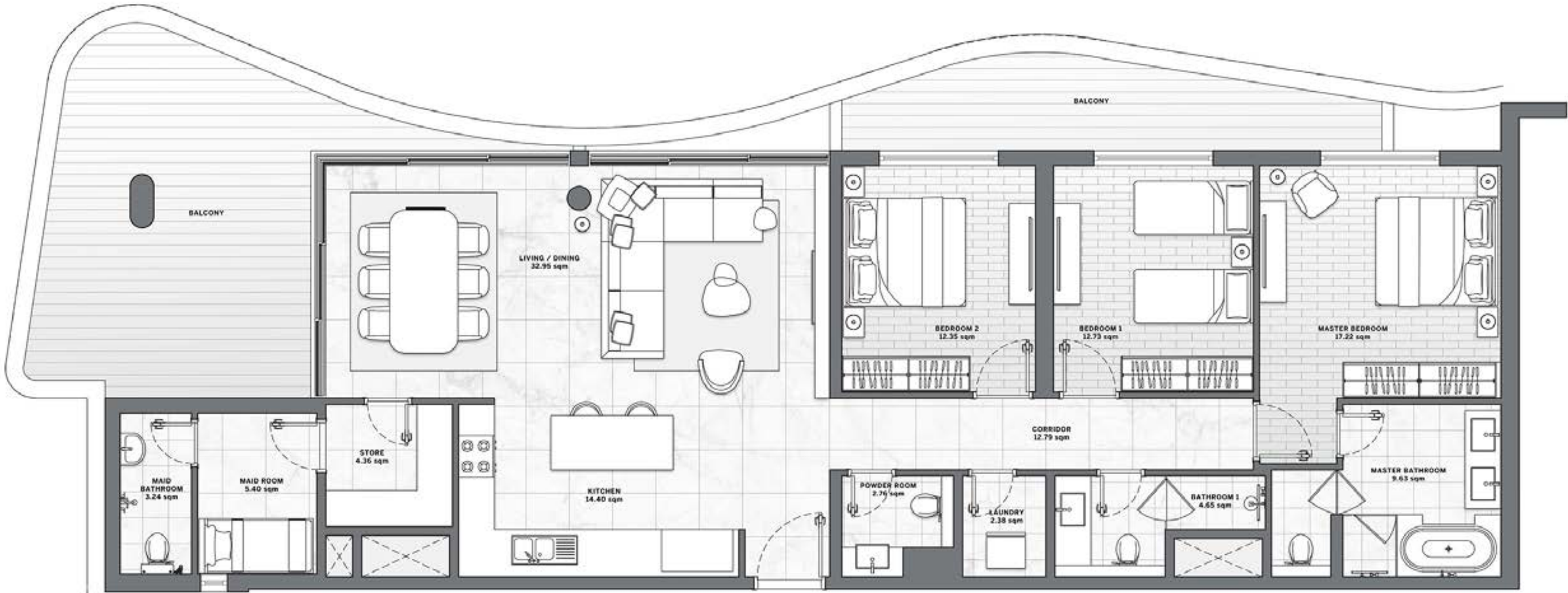
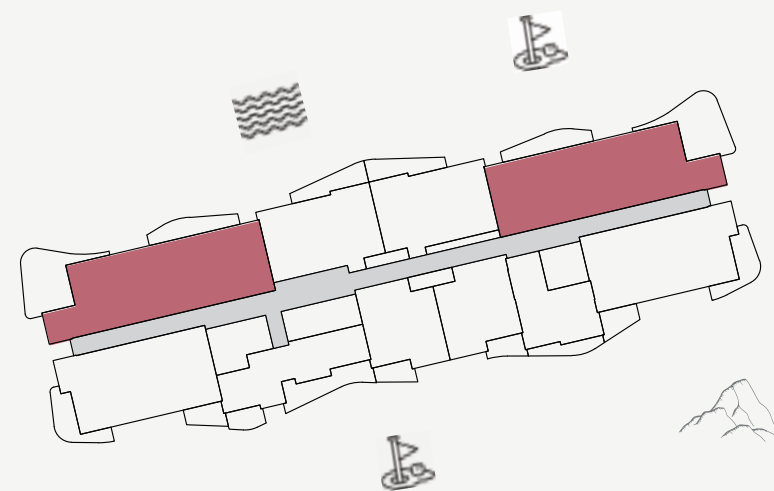
3 Bedrooms  
Type A

FLOOR 9

Total Built Up Area      194 SQM



MARRIOTT B



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## 16 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 7<sup>th</sup> globally and 1<sup>st</sup> in both Asia and the Arab World in 2023
16. Upcoming highway connecting Saudi to Oman cutting travel by 16 hours, driving tourism and investment.





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



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Royal Opera House Muscat  
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JEDDAH, KSA

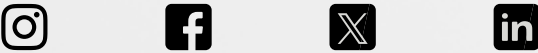
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For more information on Marriott Residences, Aida Oman,  
please call +968 2270 2771 (Oman)

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







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