

Factsheet

Project

Azure Oceanfront Villas, Oman

Location

AIDA, Yiti and Yenkit, Muscat, Oman

Partner

OMRAN

Oman Tourism Development Company, A Government Company under the Oman Investment Authority (OIA)

Developer And Seller

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AZURE
OCEANFRONT VILLAS OMAN
INTERIORS BY
FENDI CASA



AIDA

1 MN	Nikki Beach Resort & Spa
2 MN	Yiti Beach
5 MN	Yenkit Beach
7 MN	Muscat Bay
10 MN	Ritz Carlton
20 MN	Downtown Muscat
25 MN	Muscat International Airport

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General Information

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villas
UNIT TYPE	Unfurnished
BEDROOM TYPE	4 and 5 Bedrooms
SIZE RANGE	4 Bedroom Plot area: 390.08 - 416.42 sqm / 4,189.78 - 4,482.30 sqft Built up area: 334.60 sqm / 3,601.60 sqft 5 Bedroom Plot area: 435.94 - 597.28 sqm / 4,692.41 - 6,429.06 sqft Built up area: 407 sqm / 4,380.91 sqf
SWIMMING POOL	Provision for swimming pool
LIFT	Private lift included
LANDSCAPING	Provision for outdoor landscaping
ANTICIPATED COMPLETION DATE	December 2028
ESTIMATED SERVICE CHARGES	OMR 4 / sqm (based on total plot area)

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Specifications

GENERAL	
External Glazing	Double glazed windows
Boundary Wall	Sides and rear

FOYER	
Floor	Marble tiles or equivalent
Skirting	Marble tiles or equivalent
Walls	Emulsion paint and wood paneling
Ceiling	Gypsum ceiling with emulsion paint

LIVING AREA	
Floor	Marble tiles or equivalent
Skirting	Marble tiles or equivalent
Walls	Plastered walls with emulsion paint
Accent Walls	Accent wall covering or equivalent
Ceiling	Gypsum ceiling with emulsion paint

DINING AREA	
Floor	Marble tiles or equivalent
Skirting	Marble tiles or equivalent
Walls	Plastered walls with emulsion paint
Accent Walls	Accent wall covering or equivalent
Ceiling	Gypsum ceiling with emulsion paint

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Specifications

KITCHEN	
Floor	Marble tiles or equivalent
Skirting	Marble tiles or equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint
Countertop & Backsplash	Engineered stone or quartz or equivalent
Cabinets	Fendi branded kitchen cabinets

KITCHEN APPLIANCES	
Oven	European brand or equivalent
Cooker	European brand or equivalent
Hood	European brand or equivalent
Fridge/Freezer	European brand or equivalent
Dishwasher	European brand or equivalent

MASTER BEDROOM	
Floor	Wood flooring or equivalent
Skirting	Wood skirting or equivalent
Walls	Plastered walls with emulsion paint
Accent Wall	Accent wall covering or equivalent
Ceiling	Gypsum ceiling with emulsion paint
Joinery	Fendi branded wardrobes

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Specifications

SECONDARY BEDROOM

Floor	Wood flooring or equivalent
Skirting	Wood skirting or equivalent
Walls	Plastered walls with emulsion paint
Accent Wall	Accent wall covering or equivalent
Ceiling	Gypsum ceiling with emulsion paint
Joinery	Fendi branded wardrobes

MASTER BATHROOMS & POWDER ROOM

Floor	Porcelain slabs or equivalent
Walls	Porcelain slabs or equivalent
Ceiling	Moisture resistant gypsum ceiling finished with emulsion paint
Countertop	High quality solid surface or equivalent
Joinery	Built-in
Sanitary fixtures	Duravit or equivalent
Sanitaryware	Duravit or equivalent
Mirror	Included

SECONDARY BATHROOM

Floor	Porcelain slabs or equivalent
Walls	Porcelain slabs or equivalent
Ceiling	Moisture resistant gypsum ceiling finished with emulsion paint
Countertop	High Quality Solid Surface or equivalent
Joinery	Built-in
Sanitary fixtures	Duravit or equivalent
Sanitaryware	Duravit or equivalent
Mirror	Included

PAYMENT DETAILS

PAYMENT METHOD: Cheque, Online Transfer, Credit card

ESCROW ACCOUNT

Oman - OMR

Bank Name	:	National Bank of Oman
Beneficiary	:	DAR GLOBAL PROPERTY DEVELOPMENT SPC
Account Title	:	Escrow Account
Account No.	:	1047-0428485-001
IBAN	:	OM34 0180 0104 7042 8485 001
Swift Code	:	NBOMOMRXXXX
Branch	:	Main Branch, Muscat, Sultanate of Oman
Currency	:	OMR

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MARKETING ASSETS