



FACTSHEET

 $\label{eq:local_local} L\ O\ C\ A\ T\ I\ O\ N$ aida, yiti and yenkit, muscat, oman

PARTNER WITH

OMRAN

OMAN TOURISM DEVELOPMENT COMPANY,
A GOVERNMENT COMPANY UNDER THE OMAN INVESTMENT AUTHORITY (OIA)

DEVELOPER AND SELLER
DARGLOBAL







LOCATION THAT STANDS APART

KEY DISTANCES

1 min	NIKKI BEACH RESORT & SPA
2 min	YITTI BEACH
5 min	YENKIT BEACH
7 min	MUSCAT BAY

10 min	RITZ CARLTON
20 min	DOWNTOWN MUSCAT
25 min	MUSCAT INTERNATIONAL AIRPORT



GENERAL INFORMATION

OWNERSHIP 100% foreign ownership

PROPERTY TYPE Attached Villas

UNIT TYPE Unfurnished

BEDROOM 2 Bedrooms

STARTING PRICE • OMR 150,360

• USD 391,060

ANTICIPATED COMPLETION DATE December 2029

ESTIMATED SERVICE CHARGES 4 OMR /SQM on Plot

REGISTRATION FEES 3%



GENERAL SPECIFICATIONS

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
Driveway / parking	Precast concrete pavers

FOYER

Floor	Porcelain Tiles Or Equivalent
Skirting	Porcelain Tiles Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

LIVING ROOM / DINING

Floor	Porcelain Tiles Or Equivalent
Skirting	Porcelain Tiles Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Paint finish



KITCHEN

Porcelain Tiles Or Equivalent
Porcelain Tiles Or Equivalent
Paint and Porcelain or Equivalent
Gypsum ceiling with emulsion paint
Solid surface or equivalent
Joinery with lacquered or laminate finish
Stainless Steel Sink. Fridge, Hood, Cooker and combined Washing Machine/Dryer

BEDROOMS

Floor	Porcelain Tiles Or Equivalent
Skirting	Porcelain Tiles Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Paint finish
Joinery	Built-In joinery with lacquered or laminate finish



BATHROOMS

Floor	Porcelain - Marble Look Or Equivalent
Walls	Porcelain - Marble Look Or Equivalent
Ceiling	Moisture resistant gypsum ceiling finished with paint
Countertop	Solid surface or equivalent
Joinery	Joinery with lacquered or laminate finish
Sanitary fixtures	Standard sanitary fixtures and accessories
Sanitaryware	Standard sanitary ware and accessories
Mirror	Included



PAYMENT DETAILS

PAYMENT METHOD Cheque, Online Transfer, Credit card

ESCROW ACCOUNTS

CURRENCY - AED

BANK NAME : NATIONAL BANK OF OMAN

ACCOUNT NAME : DAR ALARKAN PROPERTY DEVELOPMENT SPC

ACCOUNT NO. : 2016-153940-131

IBAN : AE51 0390 0020 1615 3940 131

SWIFT CODE : NBOMAEADXXX

BRANCH : DUBAI, UNITED ARAB EMIRATES

CURRENCY - USD

BANK NAME : NATIONAL BANK OF OMAN

ACCOUNT NAME : DAR ALARKAN PROPERTY DEVELOPMENT SPC

ACCOUNT NO. : 2016-153940-132

IBAN : AE24 0390 0020 1615 3940 132

SWIFT CODE : NBOMAEADXXX

BRANCH : DUBAI, UNITED ARAB EMIRATES

CURRENCY - OMR

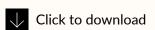
BANK NAME : NATIONAL BANK OF OMAN

ACCOUNT NAME : DAR AL ARKAN PROPERTY DEVLEOPMENT

ACCOUNT TITLE : ESCROW ACCOUNT ACCOUNT NO. : 1047-0428485-001

IBAN : OM34 0180 0104 7042 8485 001

SWIFT CODE : NBOMOMRX



MARKETING ASSETS

