

Fairway Villas

FACTSHEET

PROJECT

FAIRWAY VILLAS

LOCATION

AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNER

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

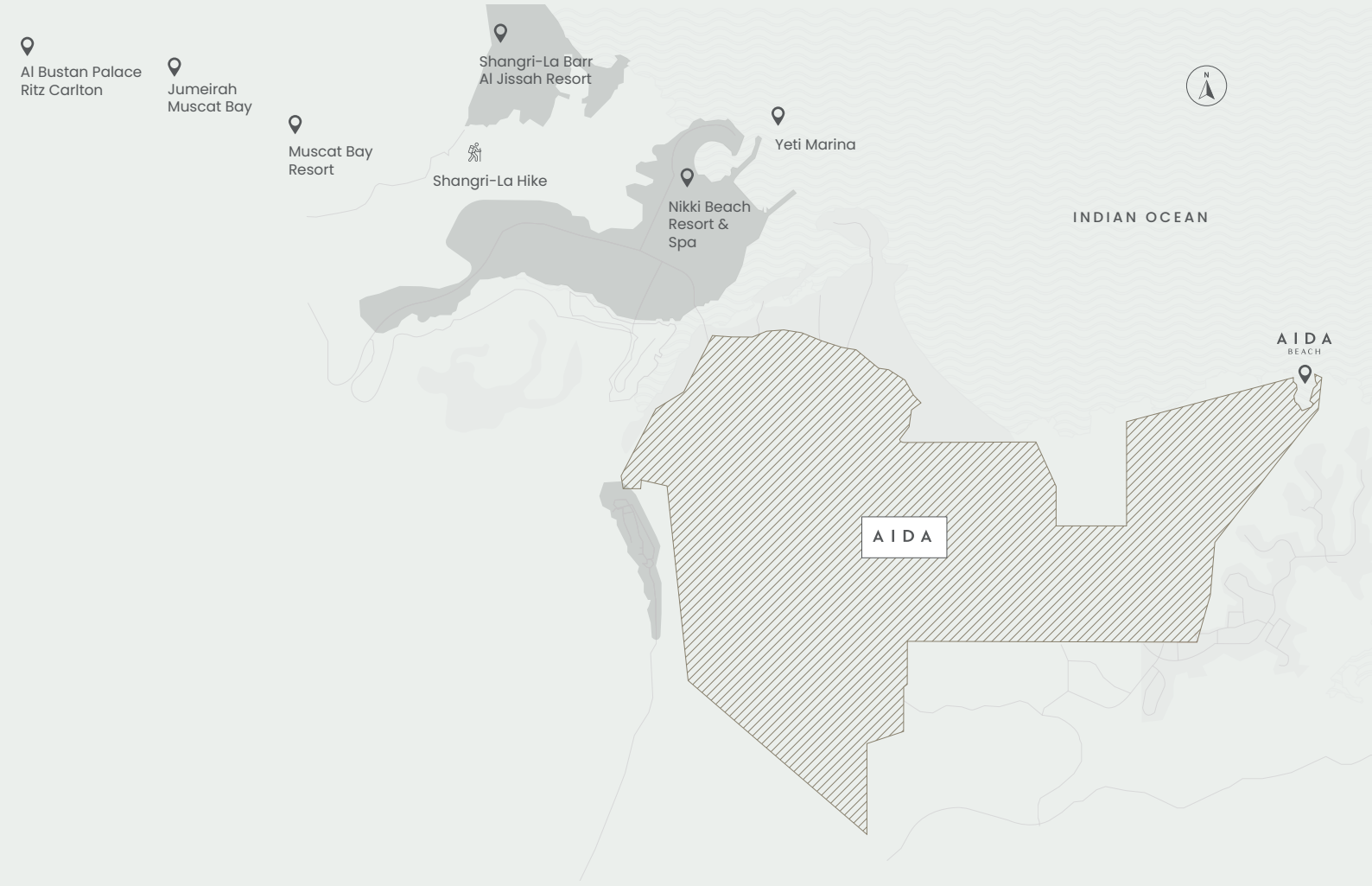
DEVELOPER AND SELLER

DARGLOBAL

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Fairway Villas



Nikki Beach Resort & Spa
1 minute

Yiti Beach
2 minutes

Yenkit Beach
5 minutes

Marina Sustainable City
5 minutes

Shangri-La Hike
7 minutes

Muscat Bay
7 minute

Jumeirah Muscat
7 minutes

Shangri-La Resort
7 minutes

Al Bustan Palace Ritz Carlton
8 minute

Mutrah / CBD
10 minutes

Muscat International Airport
25 minutes

GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villas
UNIT TYPE	Unfurnished
BEDROOM TYPE	4 to 5 Bedrooms
FLOOR TO CEILING HEIGHT	Minimum 2.7 metres in Living Rooms and Bedrooms
ANTICIPATED COMPLETION DATE	December 2028
ESTIMATED SERVICE CHARGES	4 OMR /Sqm on Built-up Area
FEES AND TAXES BORNE BY CUSTOMERS	• VAT: 5% (of each instalment) • Registration fee: 3% (due on completion)
RESALE	40%

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
Driveway / parking	Precast concrete pavers
Ceiling	Paint finish

SPECIFICATIONS

FOYER

Floor	Porcelain Marble Look or Equivalent
Skirting	Porcelain Marble Look or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

LIVING ROOM / DINING

Floor	Porcelain Marble Look or Equivalent
Skirting	Porcelain Marble Look or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Paint finish

KITCHEN

Floor	Porcelain Or Equivalent
Skirting	Porcelain Or Equivalent
Walls	Paint and Porcelain Or Equivalent
Ceiling	Gypsum ceiling with emulsion paint
Countertop	Solid surface or equivalent
Cabinets	Joinery with lacquered or laminate finish
Appliances	Stainless Steel Sink, Built-in Appliances (Fridge, Oven, Hob, Hood, Dishwasher, and combined Washing Machine/Dryer) Brand: Siemens / Bosch or equivalent

SPECIFICATIONS

BEDROOMS

Floor	Porcelain or Equivalent
Skirting	Porcelain 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

DAR GLOBAL

Fairway Villas

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