

FACTSHEET

AIDA | TRUMP GOLF VILLAS

LOCATION

AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNERS

THE TRUMP ORGANIZATION

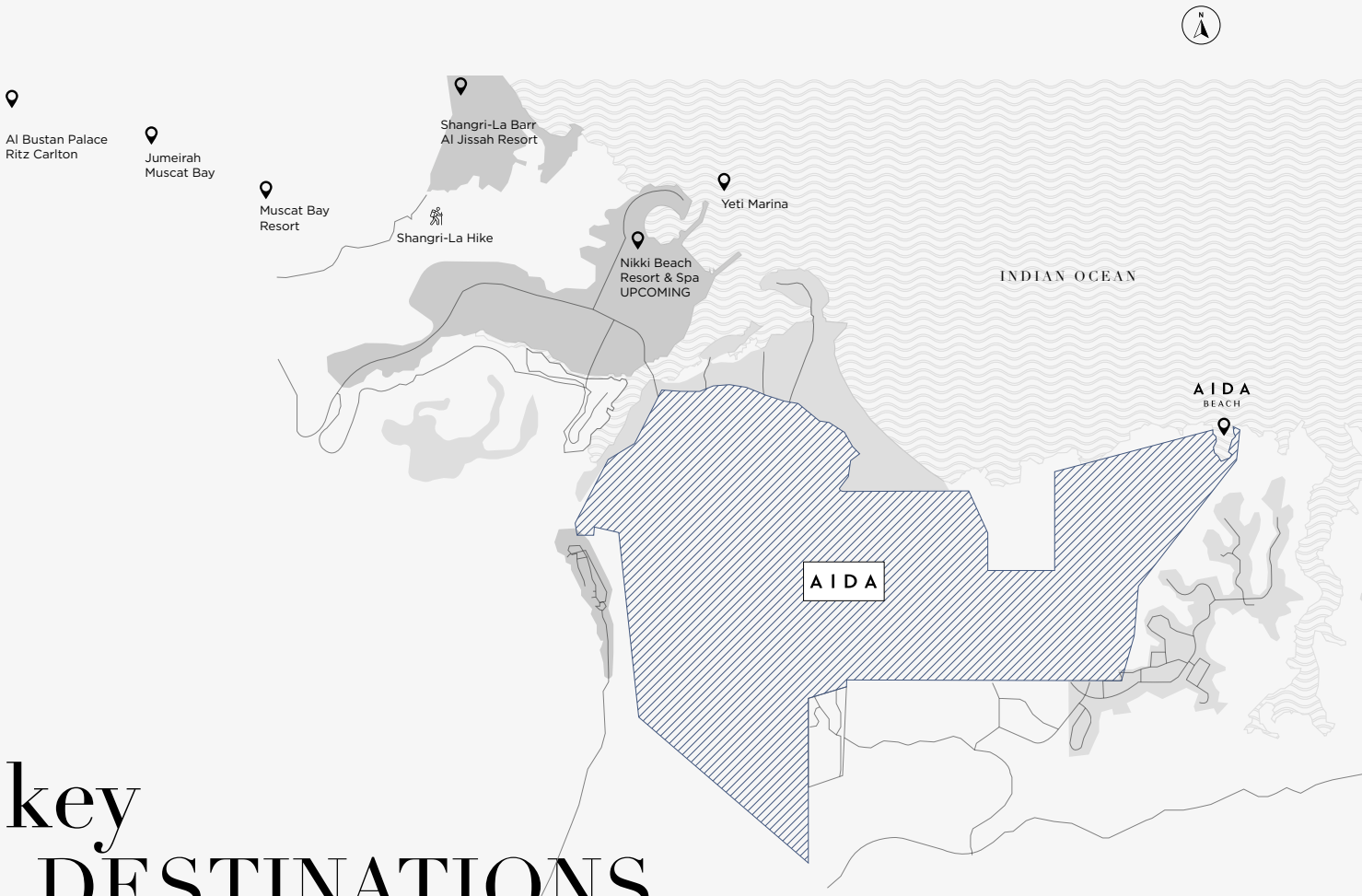
OMRAN
Oman Tourism Development Company, A Government Company
under the Oman Investment Authority (OIA)

DEVELOPER AND SELLER

DARGLOBAL

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TRUMP *GOLF VILLAS*



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

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GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villas
UNIT TYPE	Unfurnished
BEDROOM TYPE	5 Bedrooms
STARTING PRICE	• OMR 807,690 • USD 2,098,175
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)



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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
FOYER / LIVING / DINING / FAMILY ROOM	• Floor: Marble • Skirting: Marble • Walls: Plastered walls with emulsion paint • Accent wall: Wallpaper or equivalent • Ceiling: Gypsum ceiling with emulsion paint
KITCHEN	• Kitchen flooring & skirting: Porcelain tile marble look, european brand with moisture resistance and slip rating R9. • 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	• Bedrooms flooring: Wooden parquet • Walls: Plastered walls with emulsion paint • Accent wall: Wallpaper or equivalent • Ceiling: Gypsum ceiling with emulsion paint • Joinery: Wardrobes laminate finish or equivalent
BATHROOMS / POWDER ROOM	• Bathroom floor & walls: Natural stone - marble • 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

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PAYMENT DETAILS

PAYMENT METHOD	Cheque, Online Transfer, Credit card
ESCROW ACCOUNT	

Currency - OMR

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

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MARKETING ASSETS

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