



AMOUR *sans*
DÉTOUR
LUXURY VILLAS

A woman with dark hair pulled back, wearing a long, form-fitting, sleeveless red dress, stands on a large, weathered log. She is positioned in the center-right of the frame, looking directly at the camera with a neutral expression. Her arms are crossed in front of her. The background features a calm body of water reflecting the soft, golden light of a sunset or sunrise. In the distance, there are rocky hills and mountains under a clear, light blue sky. The overall mood is serene and elegant.

A PRIVATE ESCAPE SHAPED BY NATURE'S RHYTHM
and your own

AMOUR sans
DÉTOUR
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A golfer in mid-swing on a golf course overlooking the ocean, with a woman's face in the foreground.

AN ELEVATED LIFESTYLE WHERE GOLF MEETS
the edge of the world

AMOUR sans
DETOUR
LUXURY VILLAS



AMOUR *sans* DÉTOUR

LUXURY VILLAS



A VACATION HOME LIKE NO OTHER
yours to enjoy or to offer as an exclusive retreat

PRIME COASTAL INVESTMENT

Own a property in Oman's most desirable cliffside destinations.

PANORAMIC VIEWS

Awake to uninterrupted ocean views, steps from a 18-hole championship golf course.

SEAMLESS INCOME POTENTIAL

Effortlessly turn your villa into a high-end vacation home promising an unforgettable getaway.

AN ENVIABLE ADDRESS

Experience privacy within AIDA's sought-after coastal enclave.

TURNKEY LUXURY

Each villa comes fully furnished, blending elegant design with ultimate comfort.

PROXIMITY TO CONVENIENCE

Just 25 minutes from Muscat International Airport, perfectly positioned for weekend escapes or short stays.



Welcome to AIDA CITY

AMOUR ^{sans}
DETOUR
LUXURY VILLAS

DISCOVER AMOUR SANS DETOUR
LUXURY VILLAS

Where coastal living meets active leisure

Situated in AIDA, a renowned golfing destination and exclusive gated community perched 130 meters above Muscat Bay, these villas embody idyllic coastal vibes. Just steps from the sea and mere moments from the golf course, each villa is thoughtfully designed for ultimate relaxation and epic play.

Own a villa among the most spectacular stretch of turf and sand - a holiday home to enjoy forever, or to offer as an exclusive vacation home rental.

A I D A

GOLFING DESTINATION
& EXCLUSIVE GATED
COMMUNITY

130

METRES

ABOVE MUSCAT BAY




RITZ CARLTON


MUSCAT BAY


NIKKI BEACH
RESORT & SPA
UPCOMING


YITTI
BEACH

AIDA
BEACH

AIDA
MUSCAT, OMAN


YENKIT
BEACH

INDIAN OCEAN



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

ENDLESS RECREATIONAL
Escape



The Amour sans Detour Luxury Villas offer access to a world of unparalleled recreational experiences. Located enviably close to the prestigious 18-hole Trump International Golf Club Oman and the vast, serene ocean, each villa embodies laid-back luxury, surrounded by scenic trails, breath taking landscapes, and panoramic viewing decks. Indulge in sun-drenched coastal escapism or improve your handicap on the fairway. Discover the many exquisite activities that make every moment here a rewarding escape.



AIDA

COASTAL LUXURY *Living redefined*



TRUMP INTERNATIONAL HOTEL



TRUMP INTERNATIONAL GOLF CLUB



AIDA RESIDENCE CLUB



LUXURY HOTELS



PLAZAS, CAFES & RESTAURANTS



WELLNESS CENTER



PARKS



CHILDREN'S SPLASH AREAS



RUNNING TRAILS



OUTDOOR LANDSCAPES



18-HOLE TRUMP CHAMPIONSHIP GOLF COURSE



FITNESS CENTER



PROMENADES



HIKING TRAILS



VIEWING DECKS



SWIMMING POOLS



GOLFING
over the sea

THE TRUMP CHAMPIONSHIP GOLF COURSE

The Trump Championship Golf Course is one of the most spectacular golf courses in the world. With a flawless mix of both rough and fair terrain, slopes and ratios, tracks and intervals, it represents the quintessential golfing haven.



VIEWS FROM
every angle

From sunrise to sunset, nature
becomes part of your everyday
backdrop.

AMOUR^{sans}
DETOUR
LUXURY VILLAS





DESIGNED FOR
modern, natural living

Amour sans Detour are a collection of 3-bedroom villas located inside AIDA. These homes offer a balance of privacy, views, and connection to nature. Each villa is designed with clean lines, natural light, and functional spaces—built for those who value simplicity, elegance, and peace.



A PRIVATE ESCAPE OR AN EXCLUSIVE
VACATION HOME RENTAL?

You get to decide

WHETHER YOU CHOOSE TO ENJOY YOUR VILLA YOURSELF OR SHARE
IT WITH TRAVELERS WORLDWIDE, WE ENSURE EVERY DETAIL IS
managed to perfection. TRANSFORM YOUR INVESTMENT INTO
A TRULY REWARDING OPPORTUNITY WITH *ease & sophistication.*

SEAMLESS VACATION
Rental Management



*Experience effortless rental management
for your luxury villa*

At Sunrise Haven, every villa is fully furnished and ready for use as your private retreat or an exceptional vacation rental. To ensure your property remains a hassle-free investment.

Here's what awaits

COMPREHENSIVE MANAGEMENT

From professional photography to marketing your villa on 40+ global platforms such as Airbnb, Booking.com, and Expedia, your property gets unmatched visibility.

SEAMLESS OPERATIONS

Their expert team handles reservations, guest vetting, cleaning, maintenance, and 24/7 guest support—ensuring top-tier hospitality at all times.

REVENUE OPTIMIZATION

Benefit from strategic pricing, occupancy reviews, and detailed owner reports to maximize your villa's rental potential.

PREMIUM GUEST EXPERIENCE

Guests enjoy hotel-quality amenities and services, creating unforgettable stays that drive repeat bookings.



Superior EXTERIOR DESIGN

Amour sans Detour focuses on simplicity and natural materials. Large windows, open floorplans, and outdoor terraces make the most of the light, the air, and the views.

A modern living and dining area. In the foreground, a round dining table with a white marble top is surrounded by four chairs with textured, light-colored upholstery and dark metal legs. A vase of white flowers sits on the table. In the background, a light-colored sofa is positioned against a wall with a large, dark-framed television. A modern chandelier with five glass globe lights hangs from the ceiling. To the left, a large window with sheer curtains offers a view of a lush garden with green trees and purple flowers. The overall atmosphere is bright and airy.

DESIGN FLOURISHES WHICH
INSTANTLY MAKE YOU
feel at home



Elevated INTERIORS

Each elegantly designed Villa offers a sun-drenched canvas to imprint your envisioned lifestyle, seamlessly blending sophistication with practicality. With state-of-the-art home automation technology catering to every creature comfort, each villa stands as a bastion of understated luxury.

Fully furnished villas, ready for use as your private retreat or to-let for lucrative vacation home rental.



AN ADDRESS THAT MIRRORS
THE HEIGHT OF YOUR DREAMS
Elevated Living with Exclusive Benefits

LIFETIME RESIDENCY

FULLY MANAGED HOLIDAY HOMES

EASY BANK ACCOUNT SETUP



AIDA CITY



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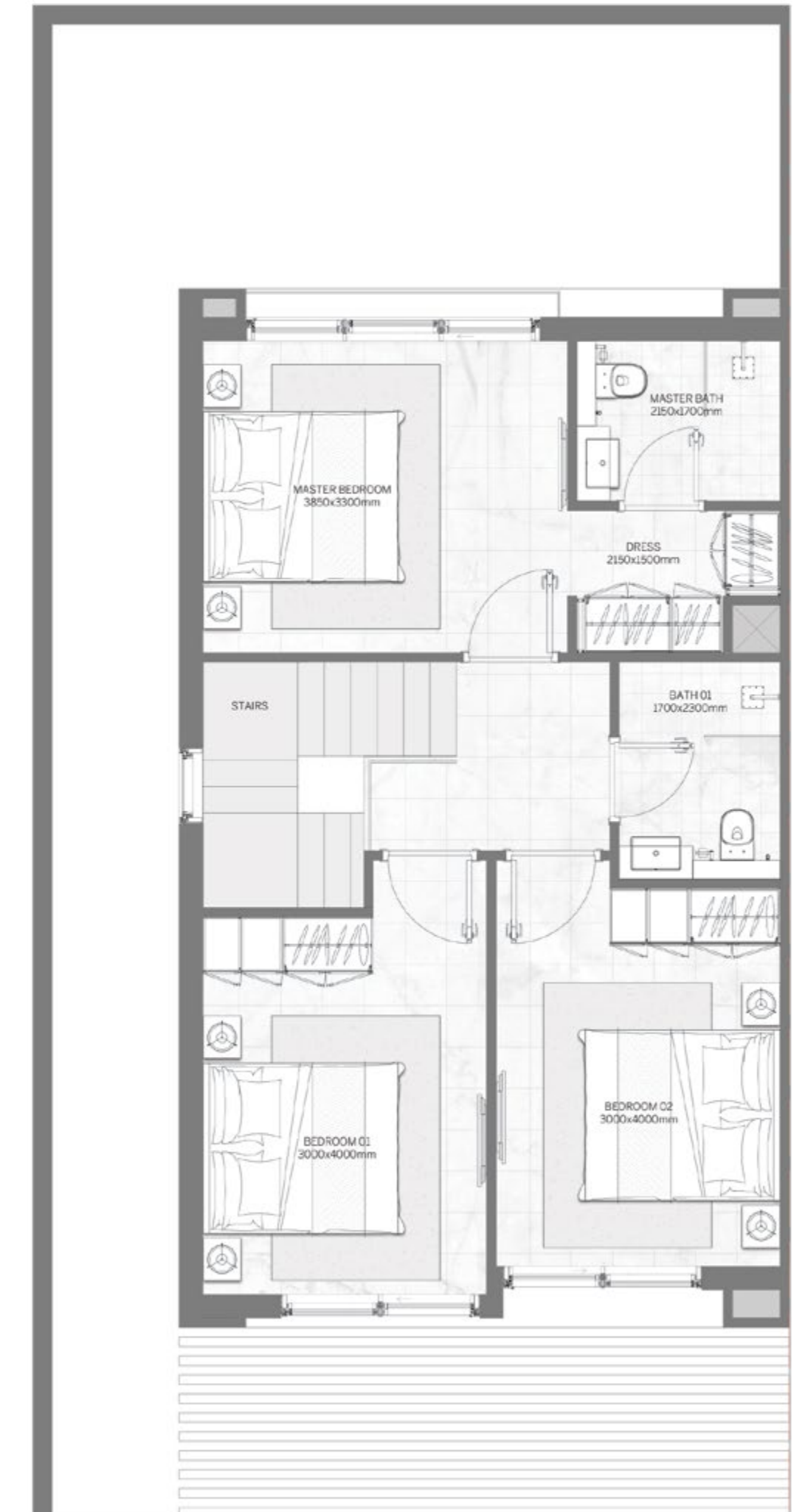
VILLA TYPE A 3-BEDROOM

VILLA	V-10E
SQM	111
SQFT	1,195

Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior finishes such as wallpaper, chandeliers, furniture, electronics, white goods, curtains, hard and soft landscaping, pavements, features, gym, swimming pool(s) and other elements displayed in the brochure, or within the show apartment or between the plot boundary and the unit, are not part of the unit and are shown for illustrative purposes only.



GROUND FLOOR

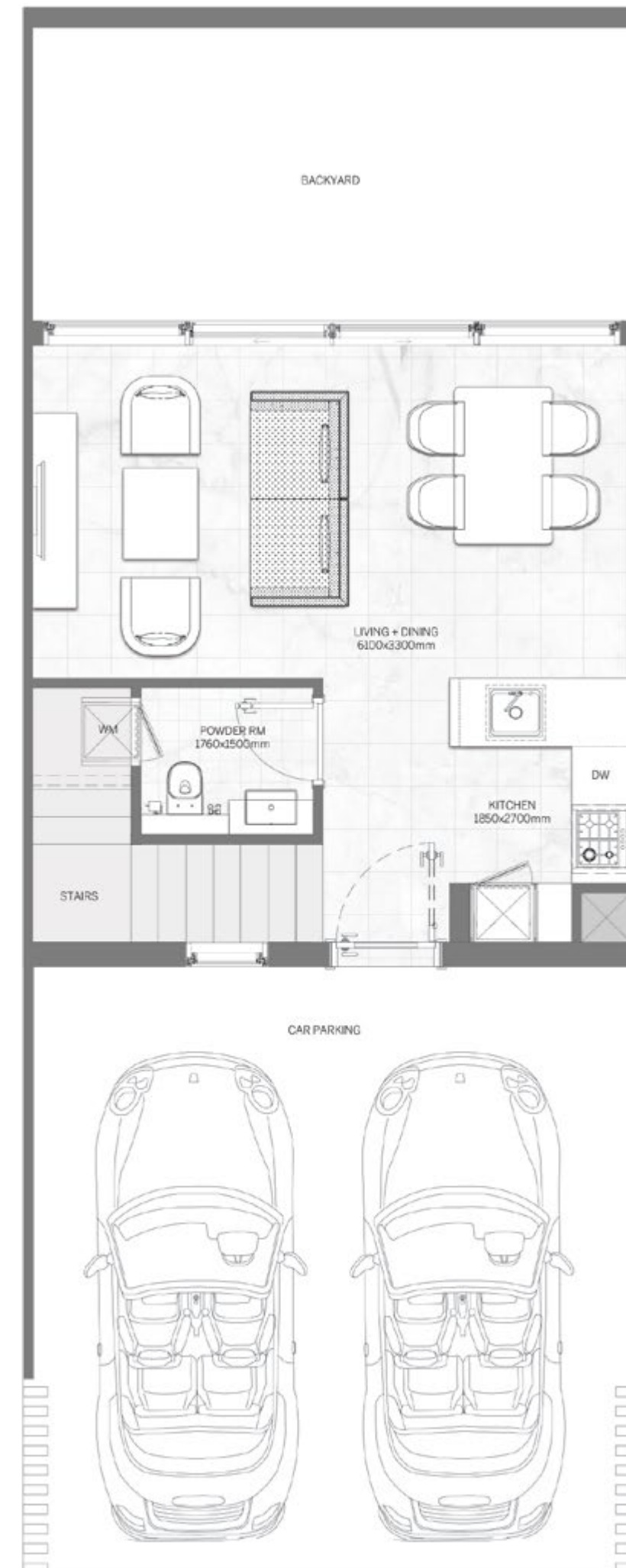


FIRST FLOOR

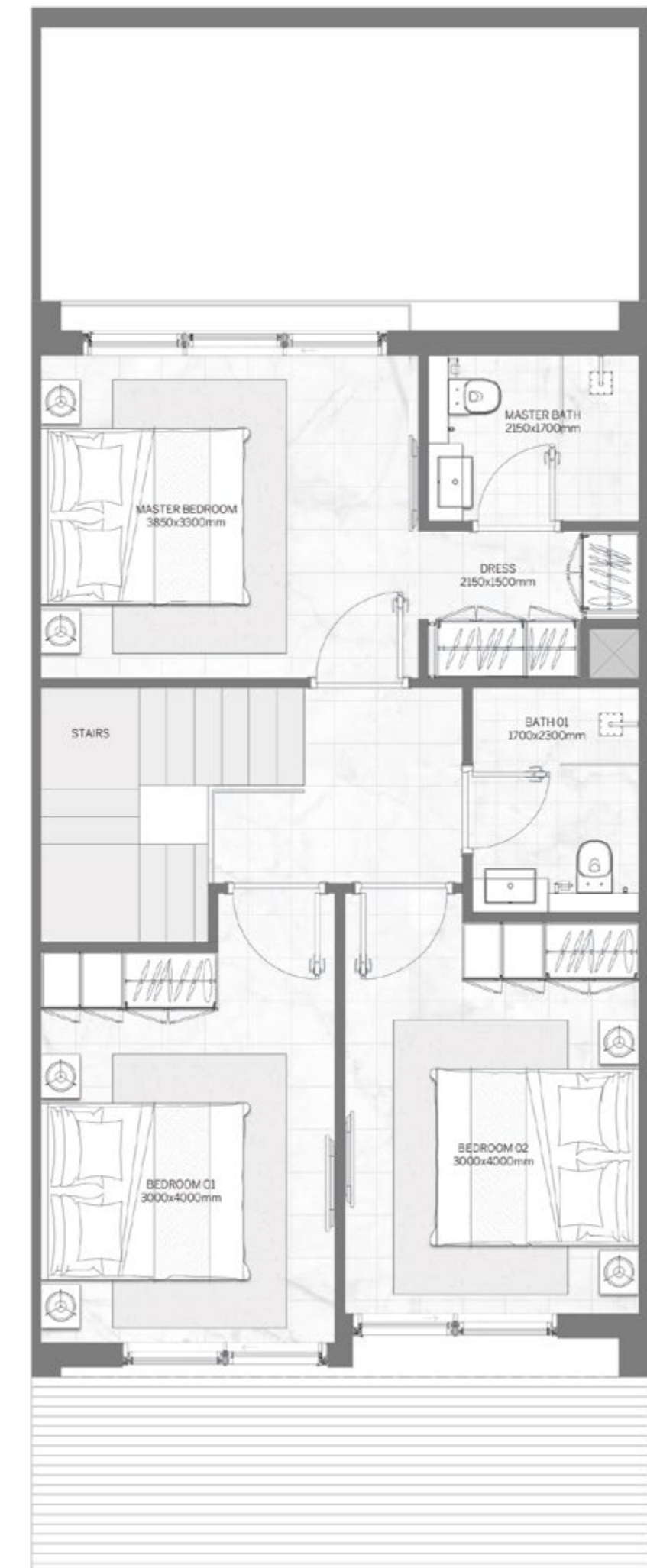
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VILLA TYPE B 3-BEDROOM

VILLA	V-10M
SQM	108
SQFT	1,167



GROUND FLOOR



FIRST FLOOR

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12 Reasons to invest IN AIDA CITY

Amour sans Detour combines peace of mind with opportunity. With ownership comes access to Oman's investment benefits.

- 01 100% FOREIGN OWNERSHIP**
For special economic zone/free zone
- 02 0% PERSONAL INCOME TAX, INHERITANCE TAX & CAPITAL GAINS TAX**
For special economic zone/free zone
- 03 APPROVED FOR SHORT-TERM RENTALS**
Instantly rent out your property on platforms like Airbnb and Doormat
- 04 LIFETIME RESIDENCY VISA & HASSLE-FREE BANK ACCOUNT SETUP**
- 05 SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB, OMAN**
- 06 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX**
For special economic zone/free zone
- 07 READY-TO-GO INVESTMENTS**
Hotel units and branded homes that are fully managed for you
- 08 THE QUALITY OF LIFE INDEX BY NUMBEO RANKED OMAN 4TH GLOBALLY**
and 1st in both Asia and the Arab world in 2025
- 09 EXCLUSIVE MORTGAGE PROGRAM IN OMAN**
For resident and non-resident buyers, designed to enhance real estate returns
- 10 ONE OF THE SAFEST COUNTRIES IN THE WORLD**
- 11 UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN**
- 12 SAUDI-OMAN HIGHWAY**
Cuts travel by 16 hours, driving tourism and investment



SIGNATURE MEMBERSHIP
FOR ELEVATED LIVING

Explore our membership options designed for both social engagement and golf enthusiasts.

TRUMP INTERNATIONAL GOLF CLUB
RESERVED FOR MEMBERS-ONLY

Applications are open to AIDA owners and external guests, Trump International Golf Membership provides access to the Trump Clubhouse and its prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this Membership offers a complete golfing experience along with full club amenities.

AIDA RESIDENCE CLUB
OPEN TO ALL RESIDENTS

The Residence Club is designed as AIDA's social and lifestyle anchor. Owners enjoy complimentary access to a collection of amenities that seamlessly blend convenience and luxury, creating a complete and connected living experience.



LIVE ALL IN

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, Versace, Fendi Casa, and Paramount. 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 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, 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.



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STOCK
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