



MARRIOTT GOLF RESIDENCES  
AIDA, OMAN



## FACTSHEET

### PROJECT

Marriott Residences AIDA, Oman

### LOCATION

AIDA, Yiti and Yenkit, Muscat, Oman

### PARTNERS

- Marriott
- Omran – Oman tourism development company,  
a government company under the Oman investment authority (OIA)



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## EFFORTLESS POSSIBILITIES

Nikki Beach Resort & Spa  
1 min

Yitti Beach  
2 min

Yenkit Beach  
5 min

Muscat Bay  
7 min

Ritz Carlton  
10 min

Downtown Muscat  
20 min

Muscat International Airport  
25 min

## GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Apartment
UNIT TYPE	Furnished
BUILDING CONFIGURATION	2 Towers: Ground Floor + 9 Floors Lower Ground Floor + Ground Floor + 9 Floors
BEDROOM TYPE	1, 2, 3 Bedrooms
SIZE RANGE	1 Bedroom: 60sqm – 96sqm / 645sqft – 1,033sqft  2 Bedrooms: 94sqm – 134sqm / 1,011sqft – 1,442sqft  3 Bedrooms: 194sqm / 2,088sqft
FLOOR TO CEILING HEIGHT	Minimum 2.7 metres in Living Rooms and Bedrooms
ANTICIPATED COMPLETION DATE	September 2029
ESTIMATED SERVICE CHARGES	12 - 15 OMR /Sqm on Built-up Area
FEES AND TAXES BORNE BY CUSTOMERS	<ul style="list-style-type: none"> <li>VAT: 5% (of each instalment)</li> <li>Registration fee: 3% (due on completion)</li> </ul>
RESALE	40%
AMENITIES & SERVICES	<ul style="list-style-type: none"> <li>Concierge Services</li> <li>Doorman/Porter/Bellman/Butler</li> <li>Housekeeping Services</li> <li>Recreation/Fitness/Pool</li> <li>Engineering Services</li> </ul>
PARKING	Parking spaces are on the Lower Ground Floor and Ground Floor: 1 Bedroom: 1 parking space 2 Bedrooms: 1 parking space 3 Bedrooms: 2 parking spaces

#### NO. OF ELEVATOR

3 elevators per building, inclusive of 1 service elevator

#### UTILITY PROVIDER

- Electricity – to be billed to owners via MEDC
- Telecom – Omantel (still under finalization)
- Water & Sewage – to be confirmed

## RESIDENTIAL SERVICES & BENEFITS

#### GENERAL SERVICES

Gated Community with 24/7 security

#### CONCIERGE SERVICES

VIP reservations and bookings

#### DOORMAN/PORTER/BELLMAN/BUTLER

Assistance with packages, bags and moving coordination

#### HOUSEKEEPING SERVICES

Daily cleaning of all common areas

#### RECREATION/FITNESS/POOL

Pool towels, refreshment station, replace and replenish as needed

#### ENGINEERING SERVICES

Common area maintenance and repair

#### BENEFITS

- "Gold Elite" Status in Marriott Bonvoy for Two Years
- Free Social membership to Trump International Golf Club Oman (with access to the swimming pool, fitness centre, restaurants and all other social amenities)
- Lifetime Omani Residency visa
- Bank account setup
- 0% personal income tax\*
- 0% inheritance tax\*

\* For special economic zone/free zone



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## INTERIOR SPECIFICATIONS

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### FOYER / LIVING / DINING

Floor	Porcelain tile or equivalent
Skirting	Porcelain tile or equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

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### KITCHEN

Floor	Porcelain tile or equivalent
Skirting	Porcelain tile or equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint
Countertop	Engineered stone or equivalent
Cabinets	Mdf with laminate finish
Appliances	Fridge, oven, hob, hood, dishwasher, washing machine Brand: siemens / bosch or equivalent

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### BEDROOMS

Floor	Porcelain Tile or equivalent
Skirting	Porcelain Tile or equivalent
Walls	Plastered walls with emulsion paint and accent Wallpaper
Ceiling	Gypsum ceiling with emulsion paint
Joinery	Built-in joinery with lacquered or laminate finish

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## BATHROOMS

Floor	Porcelain Tile or equivalent
Walls	Porcelain Tile or equivalent
Ceiling	Moisture-resistant gypsum ceiling with emulsion paint
Countertop	Engineered stone or equivalent
Joinery	MDF with Laminate finish
Sanitary fixtures	Kohler or equivalent
Sanitaryware	Kohler or equivalent

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## FURNITURE SPECIFICATIONS

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### 3 BEDROOM UNIT

#### LIVING ROOM

- Sofa
- Coffee table
- Armchair
- TV
- TV base
- Rug
- Curtains

#### DINING ROOM

- Dining Table
- Dining Chairs x 6
- Rug
- Curtains
- 2 Bar Stools

#### MASTER BEDROOM

- Double Size Bedbase & Mattress
  - Fitted Headboard With Wallpaper
  - Bedside Tables X 2
  - Rug
  - Curtains
  - Armchair
  - Side Table
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**BEDROOM - 01**

- Double Size Bedbase & Mattress
- Wallpaper Accent Wall
- Bedside Tables X 2
- Rug
- Curtains

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**BEDROOM - 02**

- Single size bed base and mattress x 2
- Wallpaper accent wall
- Bedside table x 1
- Rug
- Curtains

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**2 BEDROOM UNIT**

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**LIVING ROOM**

- Sofa
- Coffee table
- Armchair
- Side table
- TV
- TV base
- Rug
- Curtains

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**DINING ROOM**

- Dining Table & 4 Chairs

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**MASTER BEDROOM**

- Double Size Bedbase & Mattress
- Fitted Headboard With Wallpaper
- Bedside Tables X 2
- Rug
- Curtains
- Armchair
- Side Table

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**BEDROOM - 01**

- Single size bed base & mattress x 2
  - Wallpaper accent wall
  - Bedside tables x1
  - Rug
  - Curtains
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## 1 BEDROOM UNIT

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### LIVING ROOM

- Single Size Bedbase & Mattress X 2
- Wallpaper Accent Wall
- Bedside Table X 1
- Rug
- Curtains

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### DINING ROOM

- Dining Table & 4 Chairs

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### BEDROOM

- Double Size Bedbase & Mattress
  - Fitted Headboard With Wallpaper
  - Bedside Table X 2
  - Rug
  - Curtains
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## PAYMENT DETAILS

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### PAYMENT METHOD

Cheque, Online Transfer, Credit card, DarGlobal Pay Online

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### BANK ACCOUNT

#### Currency - OMR

Bank Name : National Bank of Oman  
Account Name : DAR AL ARKAN PROPERTY DEVLEOPMENT  
Account No. : 1047-0428485-001  
Account Type : Escrow Account  
IBAN : OM34 0180 0104 7042 8485 001  
Swift Code : NBOMOMRX

#### 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  
Account Type : Escrow Account  
IBAN : AE24 0390 0020 1615 3940 132  
Swift Code : NBOMAEADXXX  
Branch : Dubai, United Arab Emirates



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## MARKETING ASSETS