

DARGLOBAL





FALL INTO
WONDER



MAKE WHERE 'THE
CLIFFS MEET THE
SEA' YOUR HOME





INDULGE IN 5-STAR
SERVICES IN
THE COMFORT
OF YOUR HOME



YOUR GATEWAY TO
WONDERFUL LIVING





MARRIOTT RESIDENCES
AIDA, OMAN





COME HOME TO WONDERFUL

Come home to the spectacular level of comfort, exclusivity and services you've come to expect from Marriott, in exclusive residences designed to meet your desires.

Located in Aida, the Marriott residences are crafted with unparalleled attention to detail, and elegantly styled to offer extraordinary experiences amidst one of the world's most wonderful settings.





ENCHANTING LOCALE

Oman's strategic location offers seamless connections and convenient access to key destinations in the Gulf, the Indian Subcontinent, and Africa.



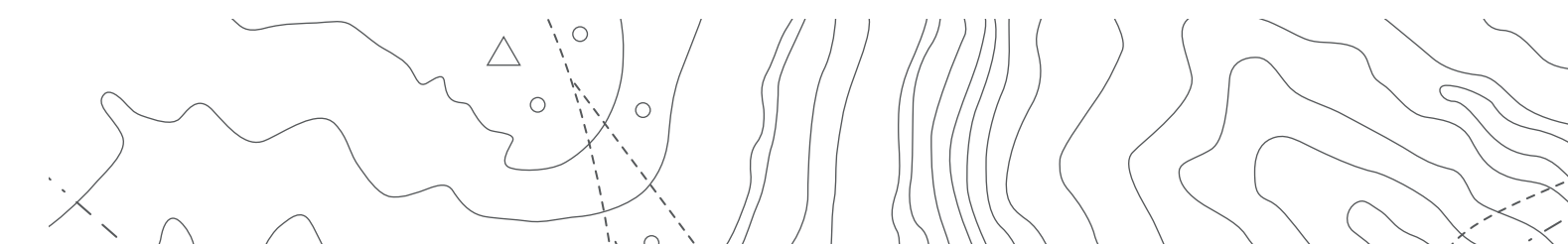


PARADISE ON EARTH

KEY DESTINATIONS
in the Gulf, the Indian
Subcontinent & Africa

OVER 3000 KM
of pristine coastal lines

UNPARALLELED OMAN
as a prime tourist destination



AIDA

LITERALLY
ABOVE AND
BEYOND

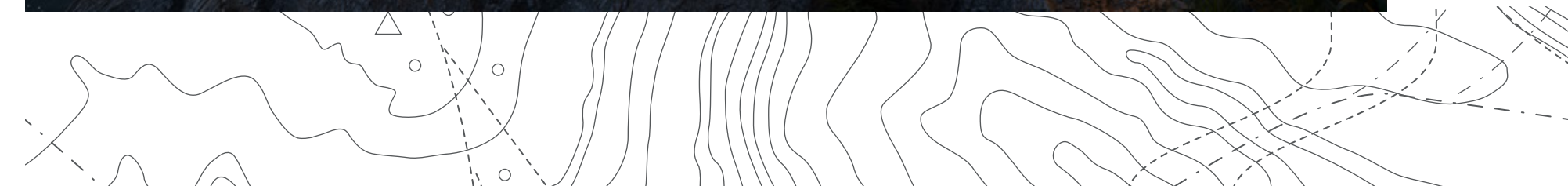
AIDA is a magnificent gated community and golfing destination 130m above the shores of Muscat.





A WONDERFUL LIFE

Only 25 minutes away from Muscat International airport, AIDA is home to a memorable golfing destination, the most extraordinary 5-star hospitality on earth, open green spaces, outdoor and recreational activities, and exquisite dining options.





AIDA

M U S C A T

AMENITIES



18 Hole Golf Course



Club House



Luxury Hotels



Plazas, Cafes & Restaurants



Wellness Center



Fitness Center



Promenades



Hiking Trails



Mountain Bike Trails



Parks



Outdoor Landscapes



Running Trails



Viewing Decks



Swimming Pools



Children's Splash Areas

EFFORTLESS
POSSIBILITIES



Muscat International Airport
25 minutes



Muscat Bay
7 minutes



Nikki Beach Resort & Spa (2024)
1 minute



Jumeirah Muscat
7 minutes



Yiti Beach
2 minutes



Shangri-La Resort
7 minutes



Yenkit Beach
5 minutes



Al Bustan Palace Ritz Carlton
10 minutes



Marina Sustainable City
5 minutes



Downtown Muscat
20 minutes



Shangri-La Hike
7 minutes

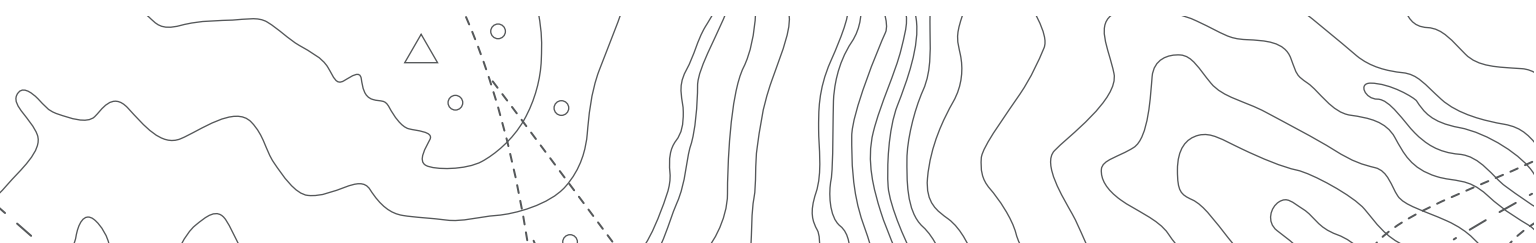




IN THE MIDST OF ENCHANTMENT

Nestled along the pristine water's edge, the Marriott Residences in Aida offer an exclusive sanctuary for discerning owners.

With a prime location, residents enjoy the privilege of a private beach enclave, providing them with the opportunity to immerse themselves in their own personal paradise.



REFINED ELEGANCE

Seamless integration of stylish, comfortable, and contemporary decor ensures a harmonious flow throughout the meticulously planned residences.

Boasting 1, 2, or 3 bedrooms, designed to exceed expectations.



WONDEROUS INTERIORS








The interiors stand as a testament to Marriott's world-class standards, exuding unparalleled quality and sophistication.

Crafted with the finest materials, each detail is curated to captivate and complement every discerning lifestyle.





SPECIFICATIONS

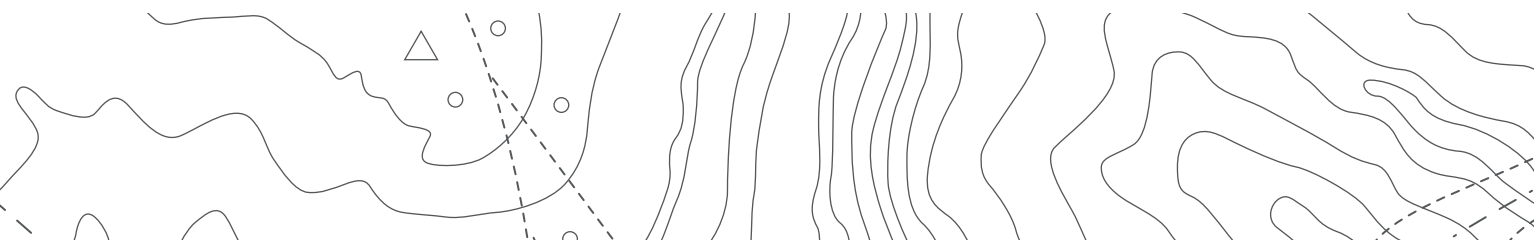
-  Directly by the shore line
-  Panoramic views of the ocean and cliffs
-  A choice of 1,2, and 3-bedrooms
-  European kitchen
-  Floor to ceiling windows
-  Vast terraces and gardens
-  High standard finishing



ESSENTIAL & A LA CARTE SERVICES RIGHT AT HOME






At the Marriott Residences in Aida, owners will experience the perfect fusion of home comforts and Marriott's exceptional services. From lounging by the pool to enjoying fine dining, every aspect of luxury living is catered to.

With dedicated services including a concierge, reception desk, doorman, lobby, and valet, residents are treated to an unparalleled wonderful experience.





AVAILABLE ON SITE

-  Concierge Services
-  Doorman/Porter/Bellman/Butler
-  Housekeeping Services
-  Recreation/Fitness/Pool
-  Engineering Services



LOCATION &
FLOORPLANS



DARGLOBAL

AIDA

MUSCAT



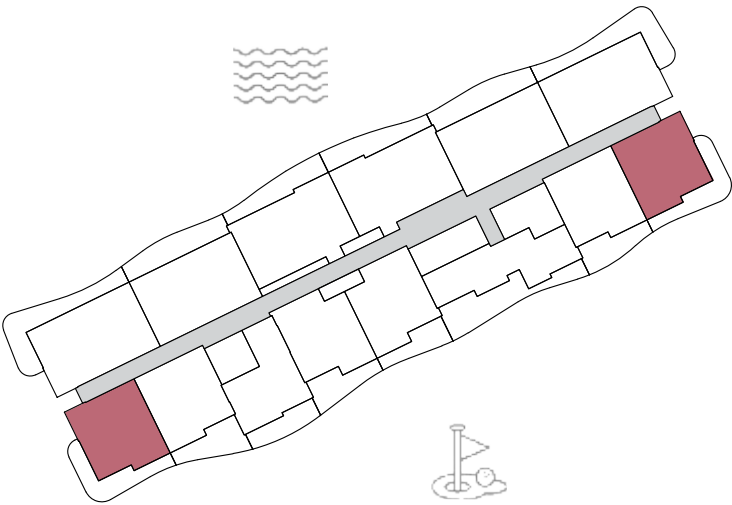
MARRIOTT RESIDENCES
AIDA, OMAN

1 Bedroom
Type A

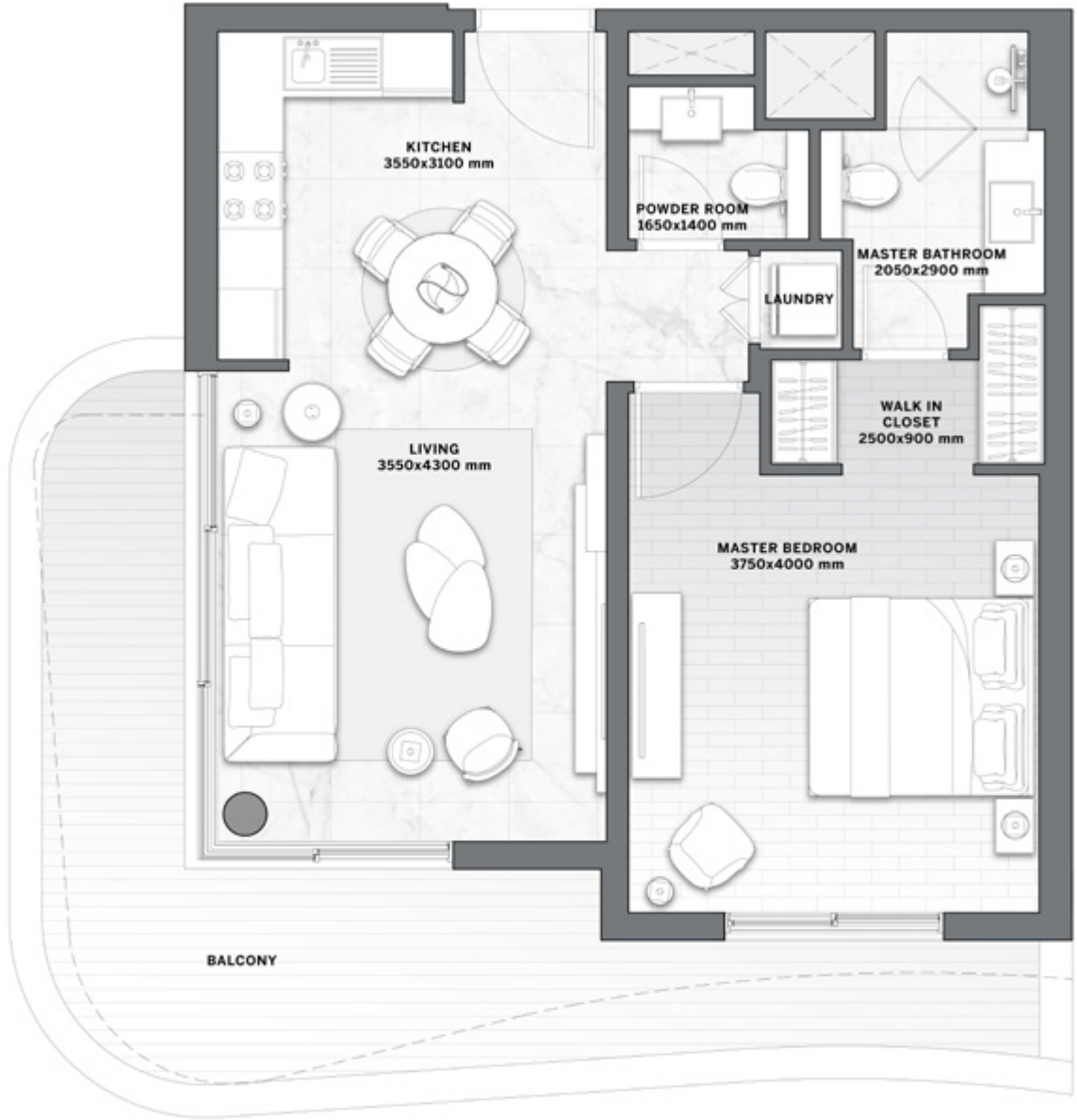
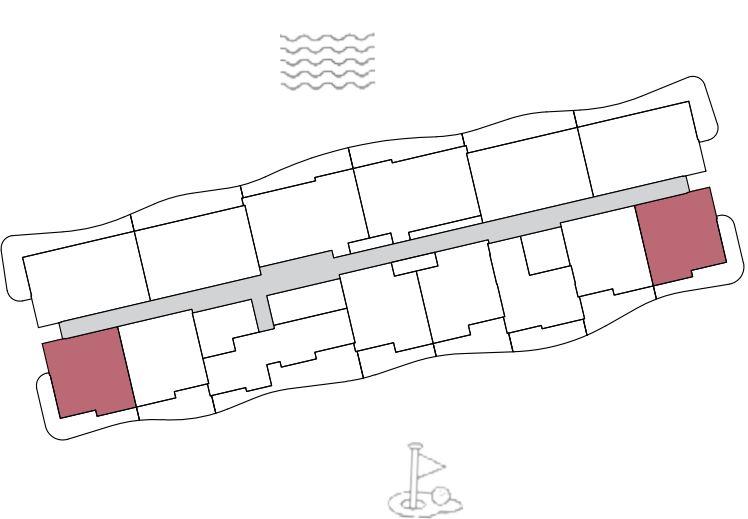
FLOORS 1- 8

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B

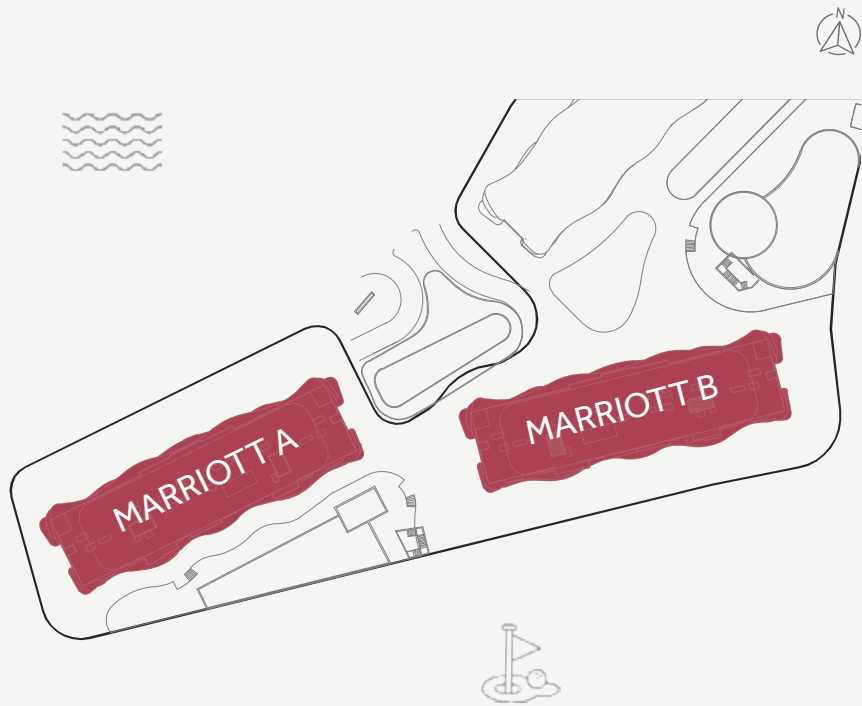


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

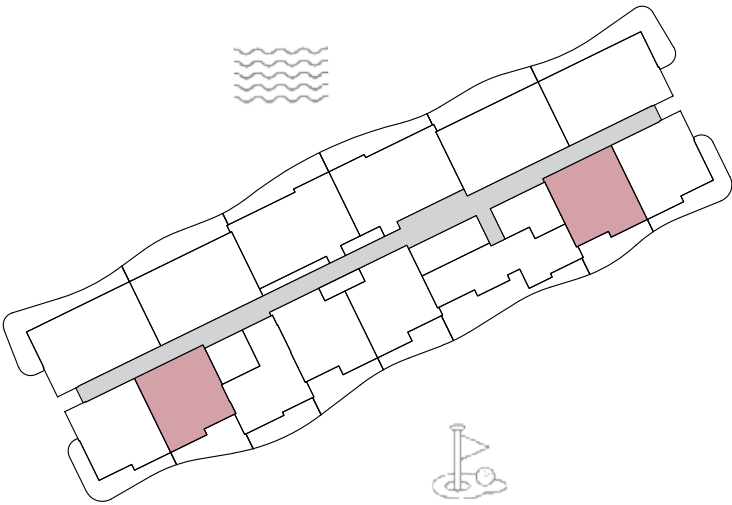
1 Bedroom
Type B

FLOORS 1- 8

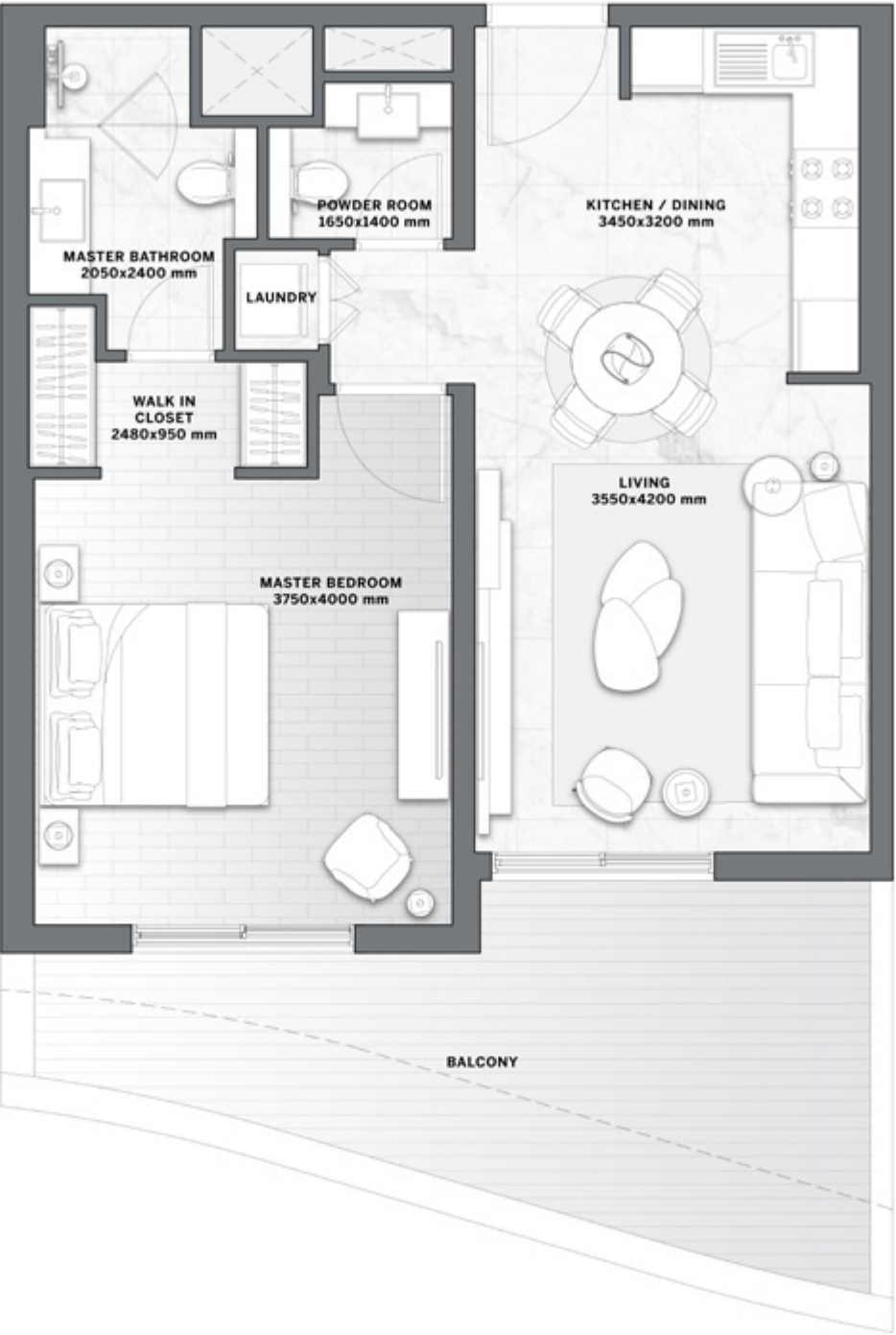
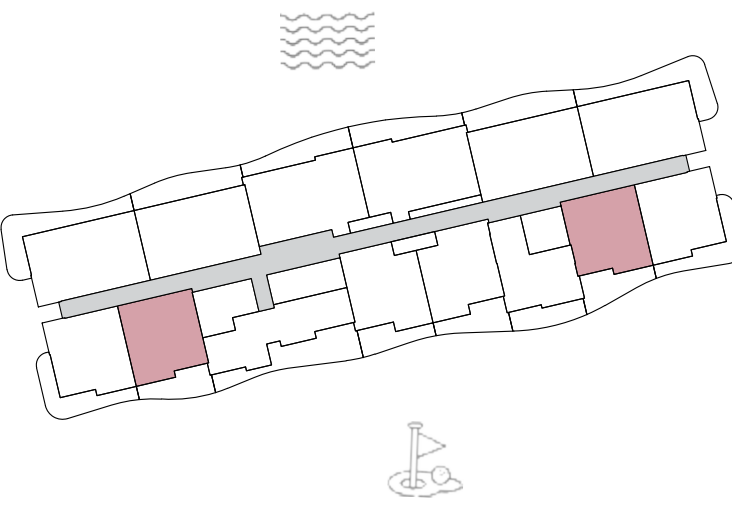
Total Built Up Area 60 - 96 SQM



MARRIOTT A



MARRIOTT B



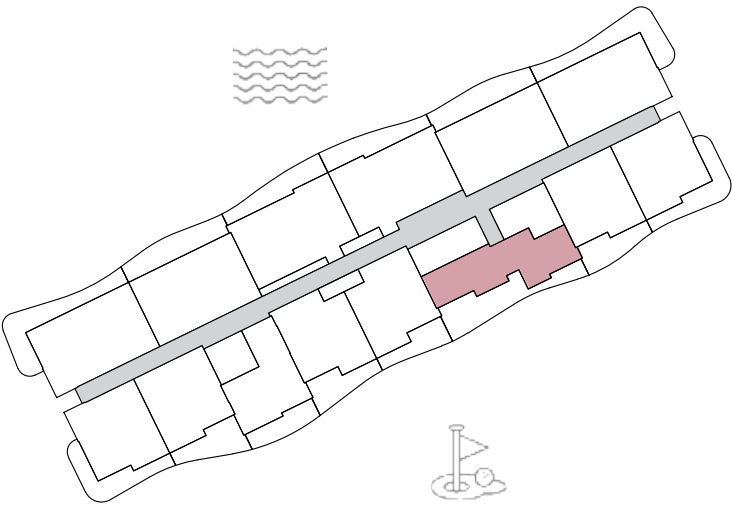
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

1 Bedroom
Type C

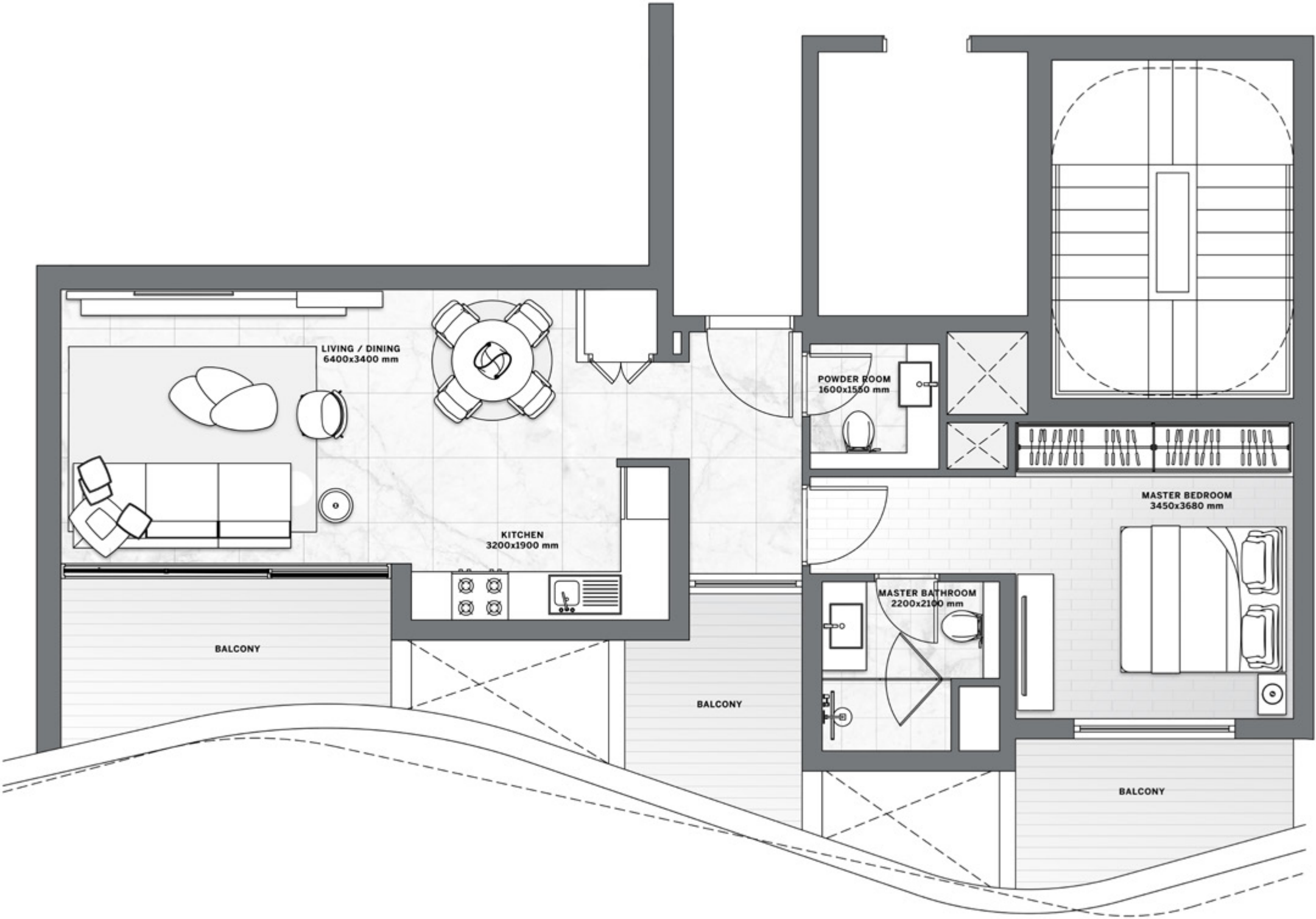
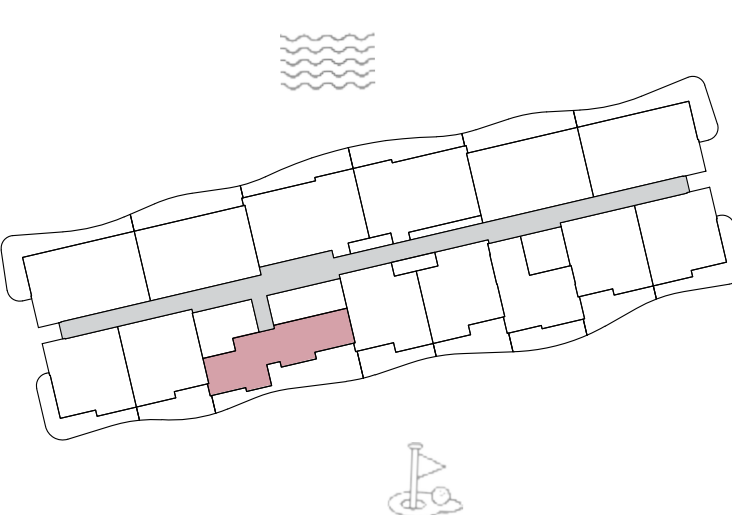
FLOORS 1- 9

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B

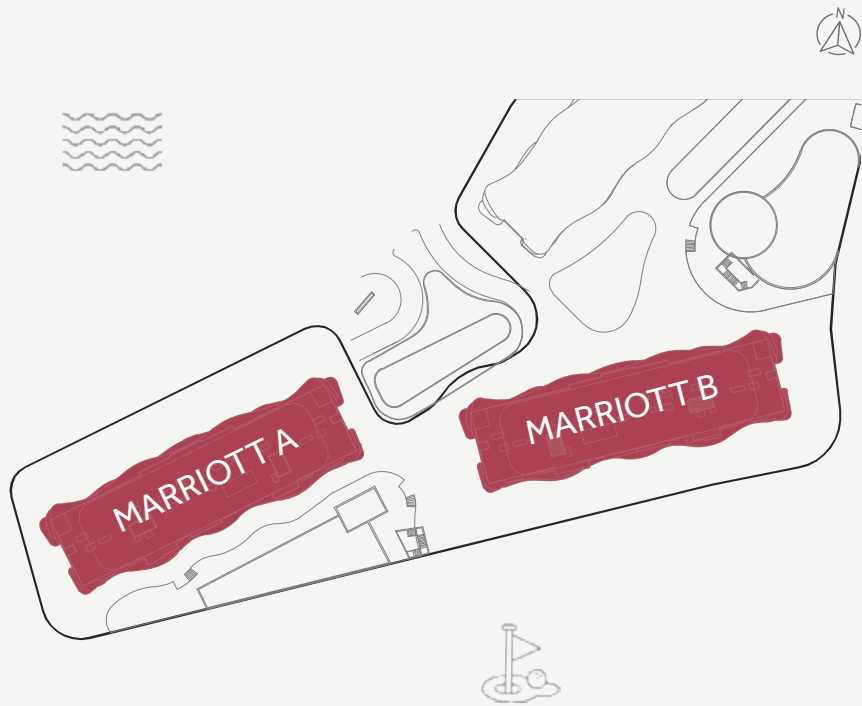


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

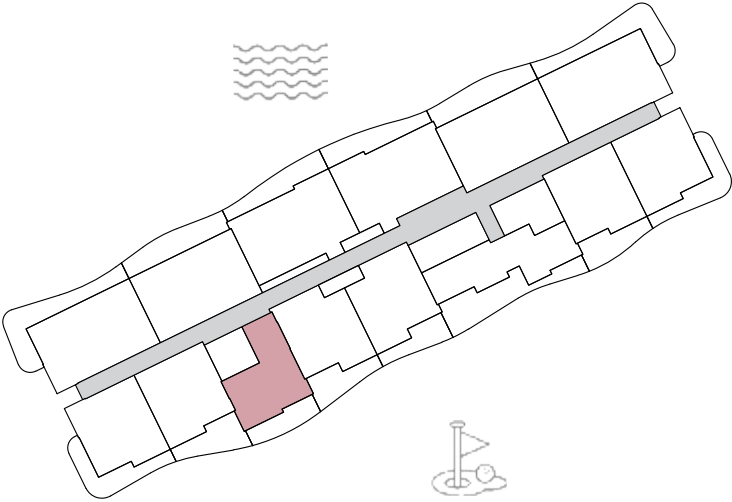
1 Bedroom
Type D

FLOORS 1 - 9

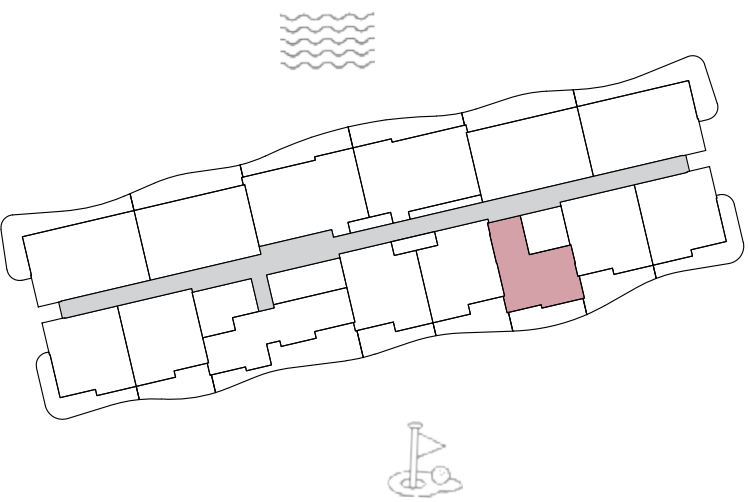
Total Built Up Area 60 - 96 SQM



MARRIOTT A



MARRIOTT B

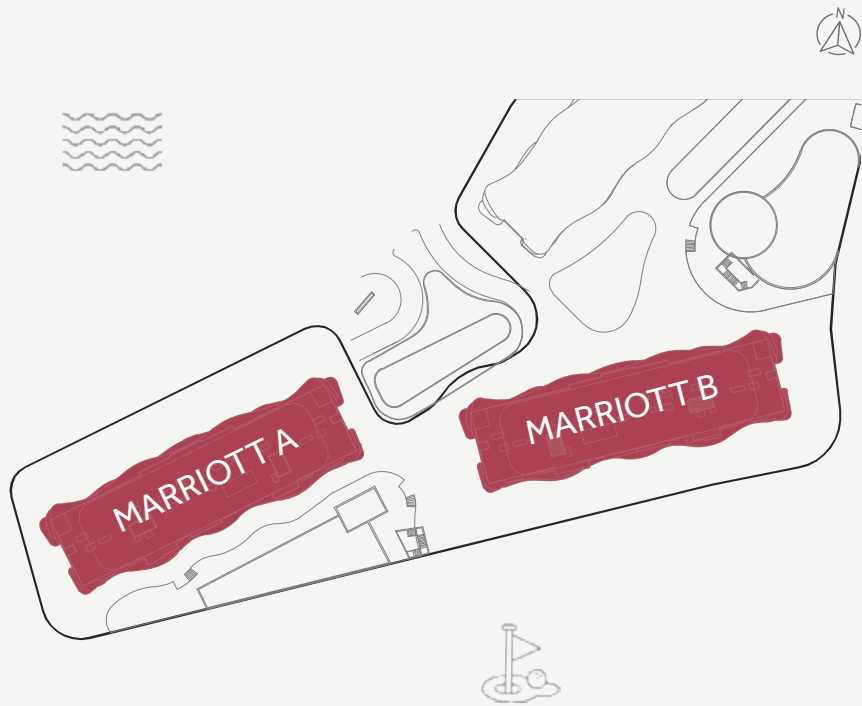


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

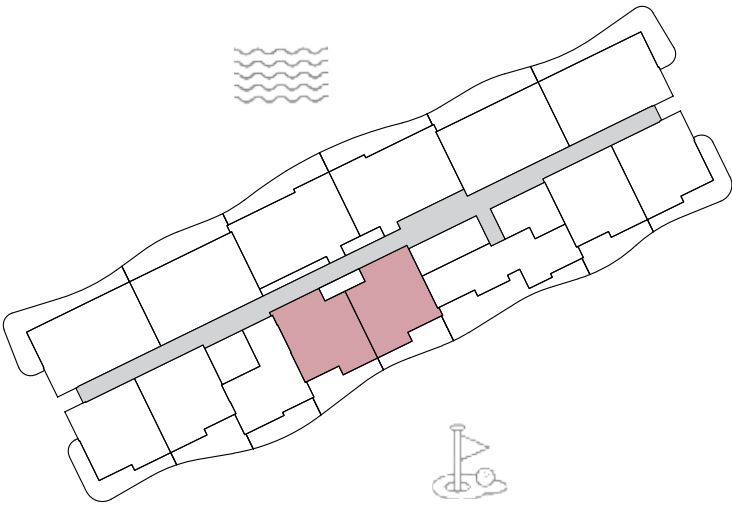
1 Bedroom
Type E

FLOORS 1- 9

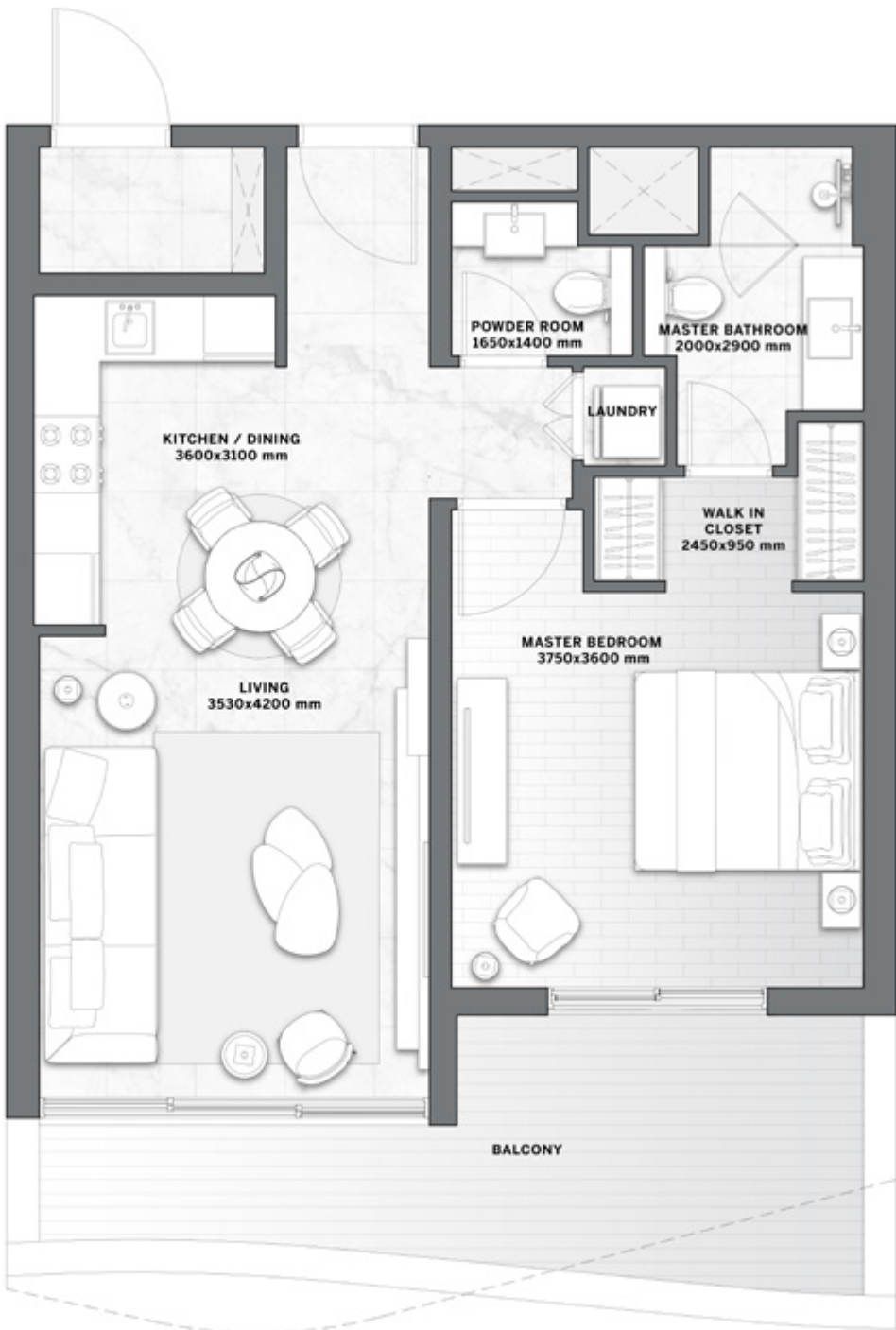
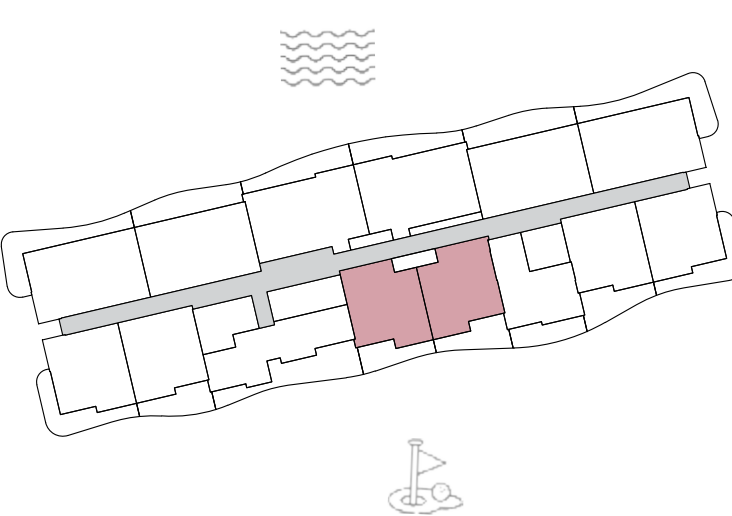
Total Built Up Area 60 - 96 SQM



MARRIOTT A



MARRIOTT B

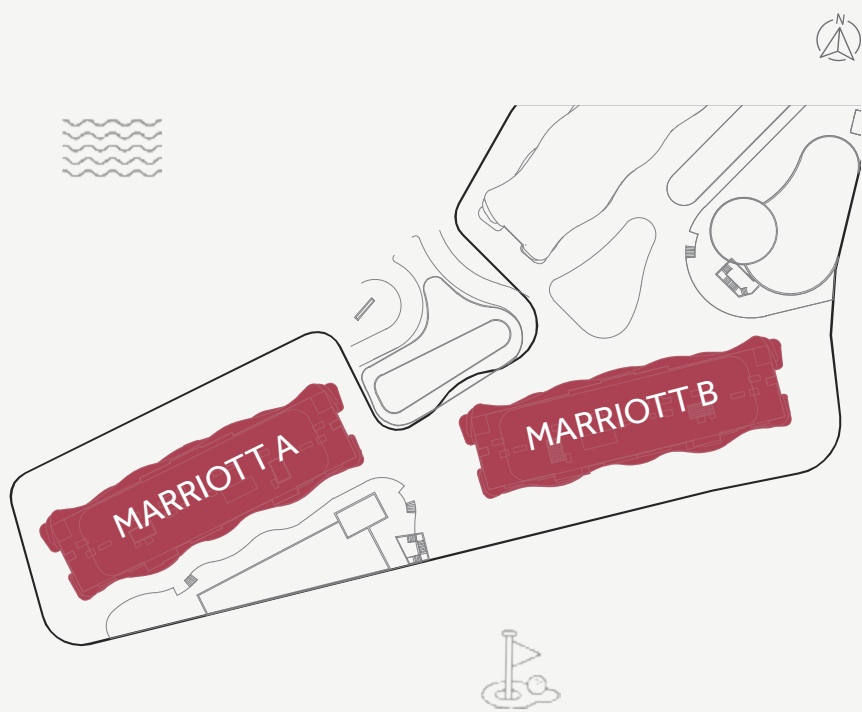


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

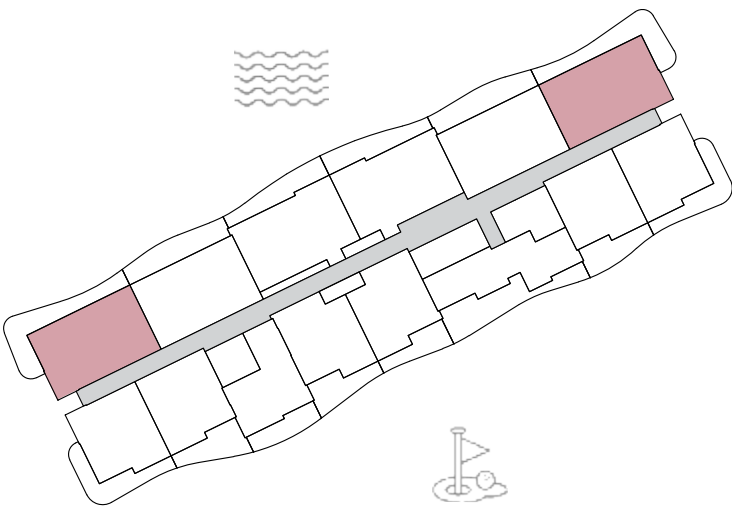
2 Bedrooms
Type A

FLOORS 1- 8

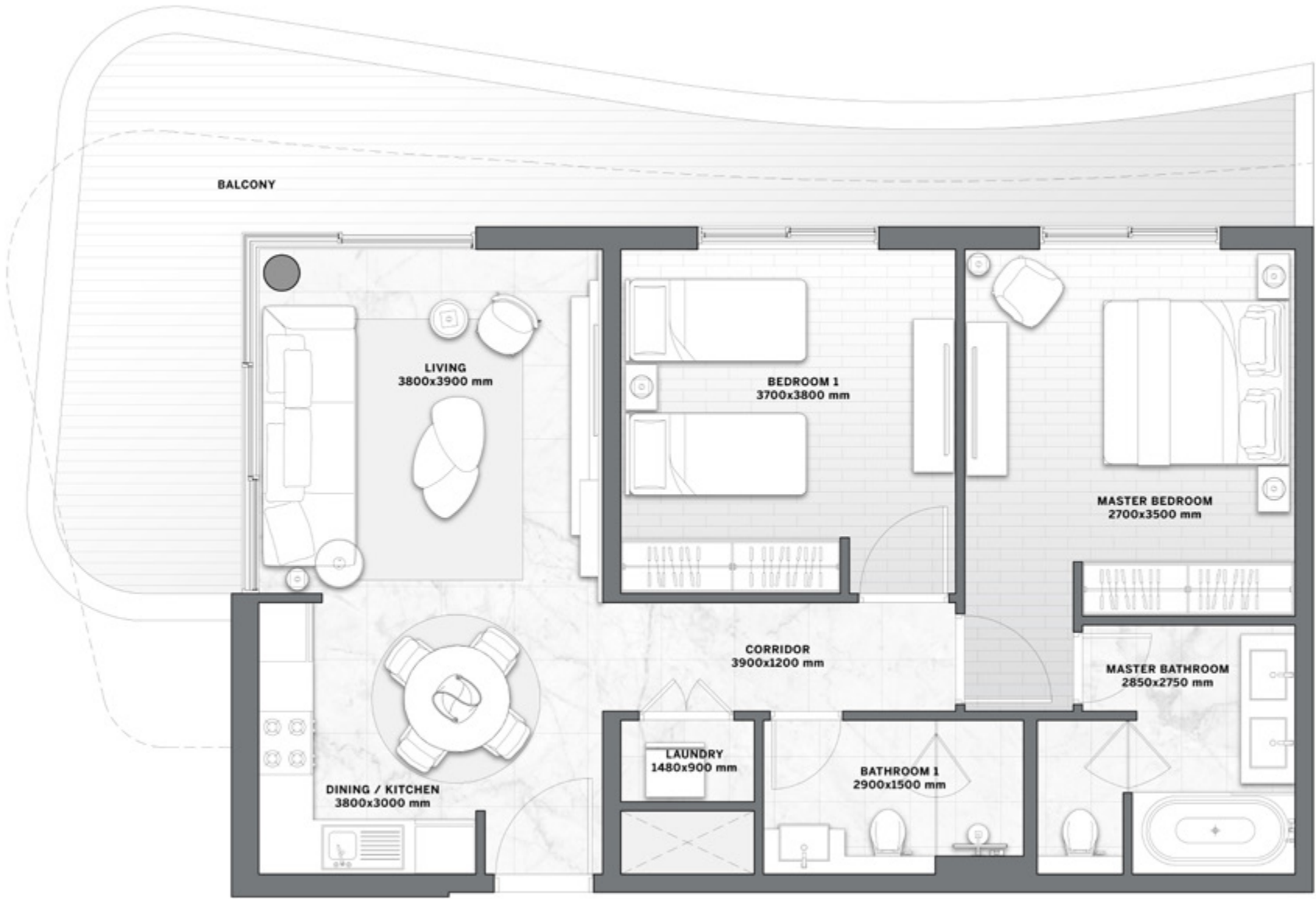
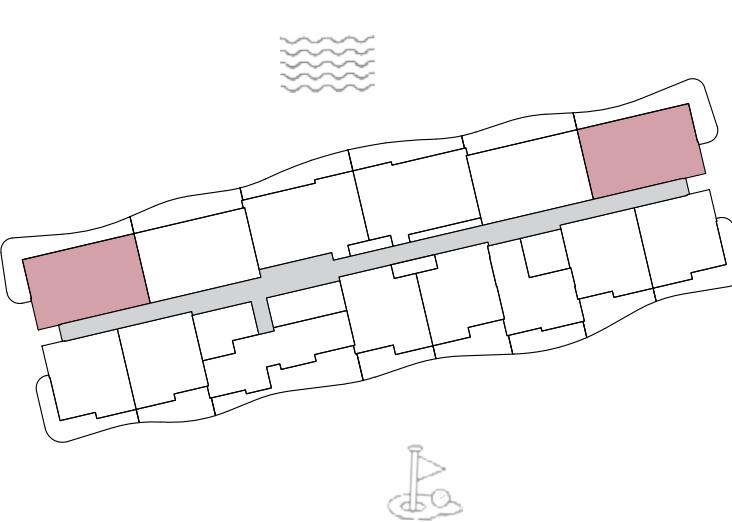
Total Built Up Area 94 - 134 SQM



MARRIOTT A



MARRIOTT B

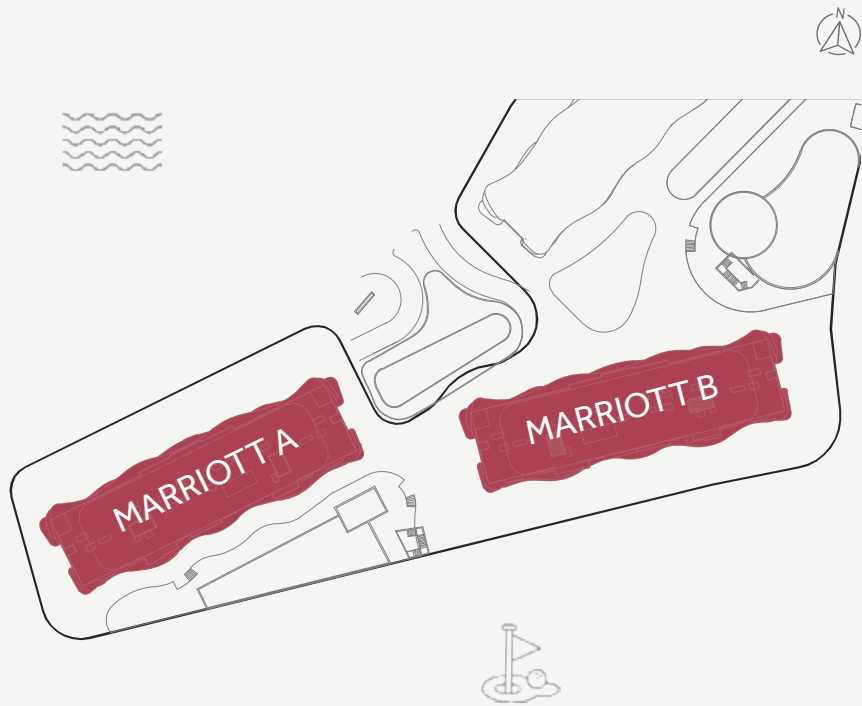


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

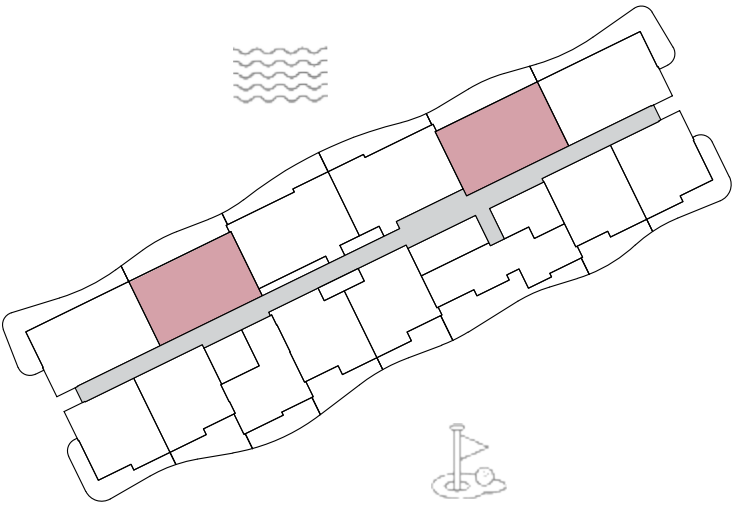
2 Bedrooms
Type B

FLOORS 1- 8

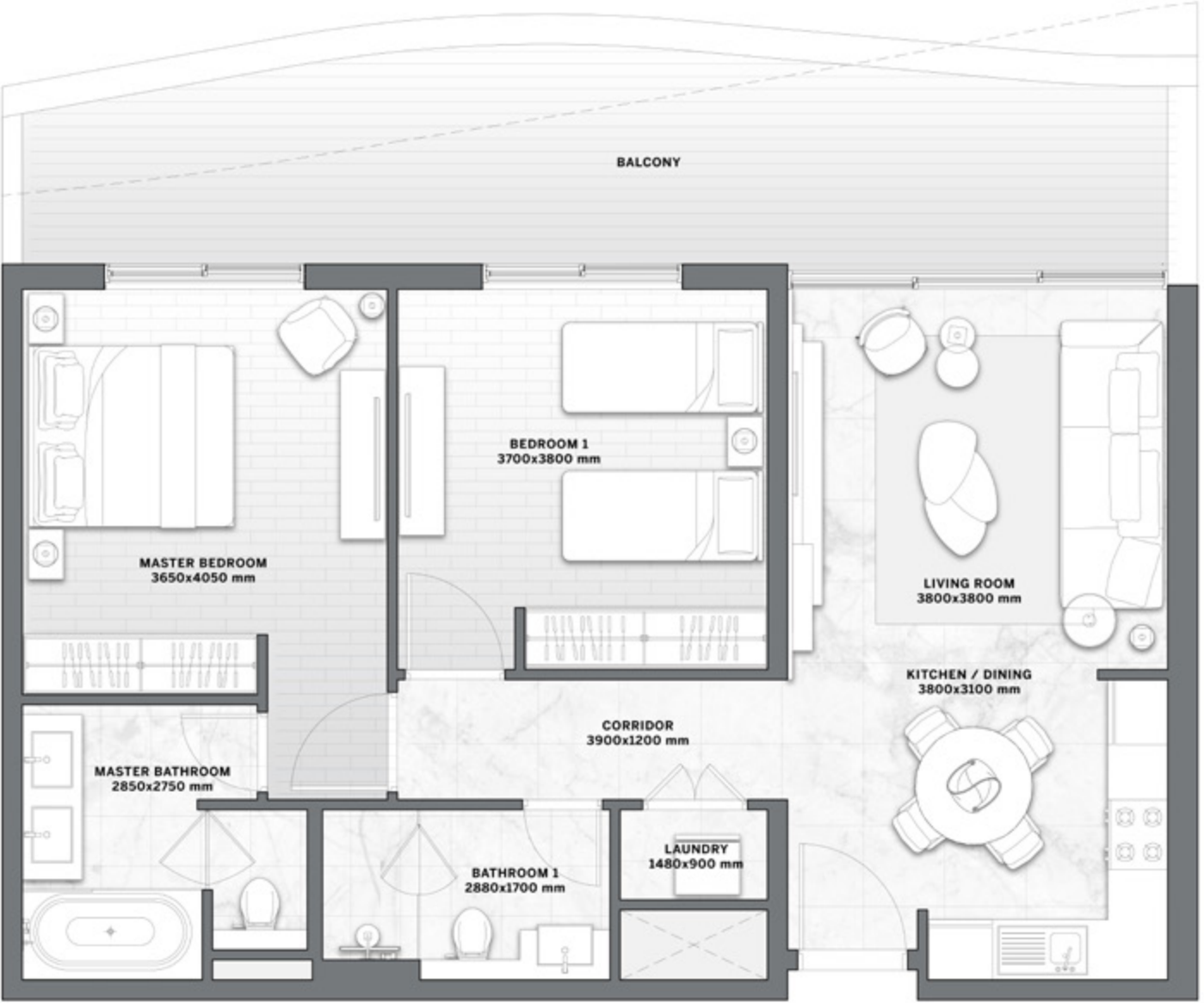
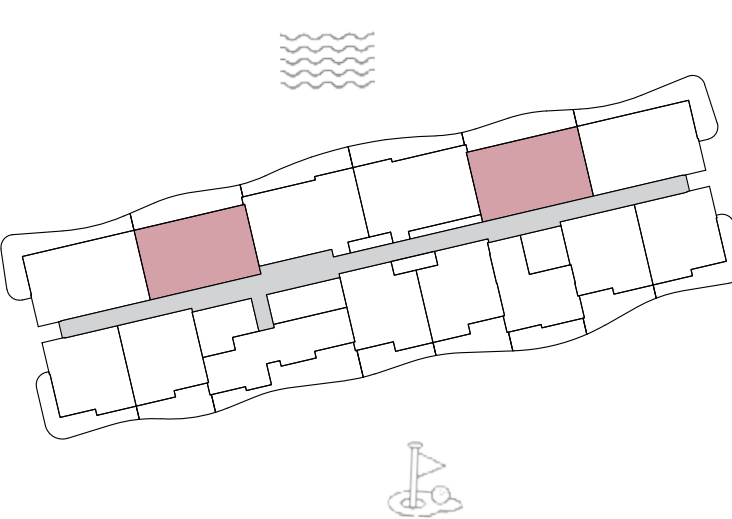
Total Built Up Area 94 - 134 SQM



MARRIOTT A



MARRIOTT B

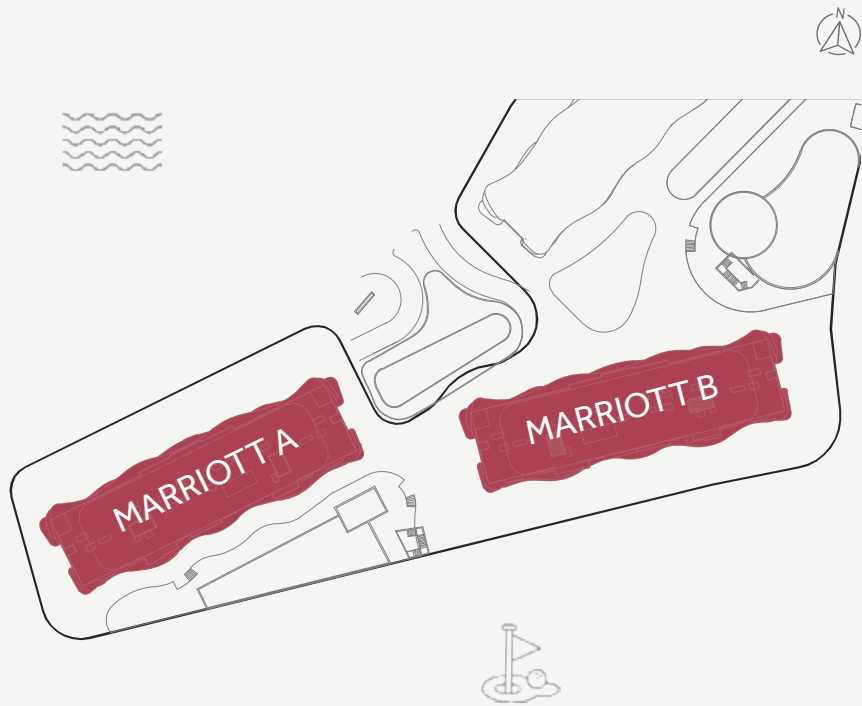


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

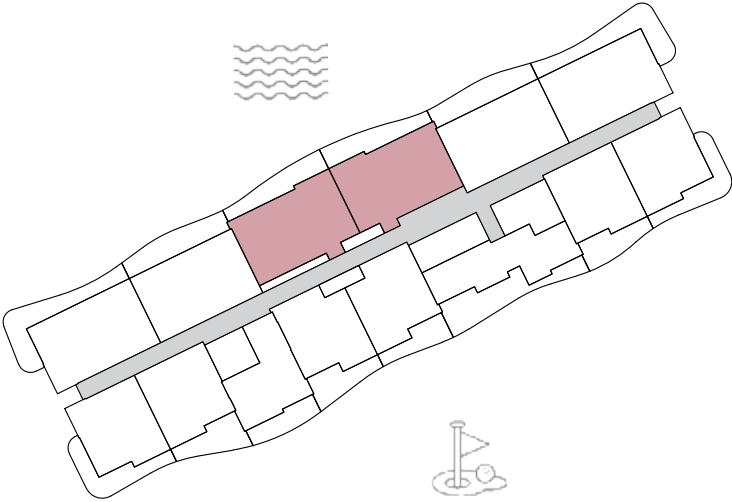
2 Bedrooms
Type C

FLOORS 1- 9

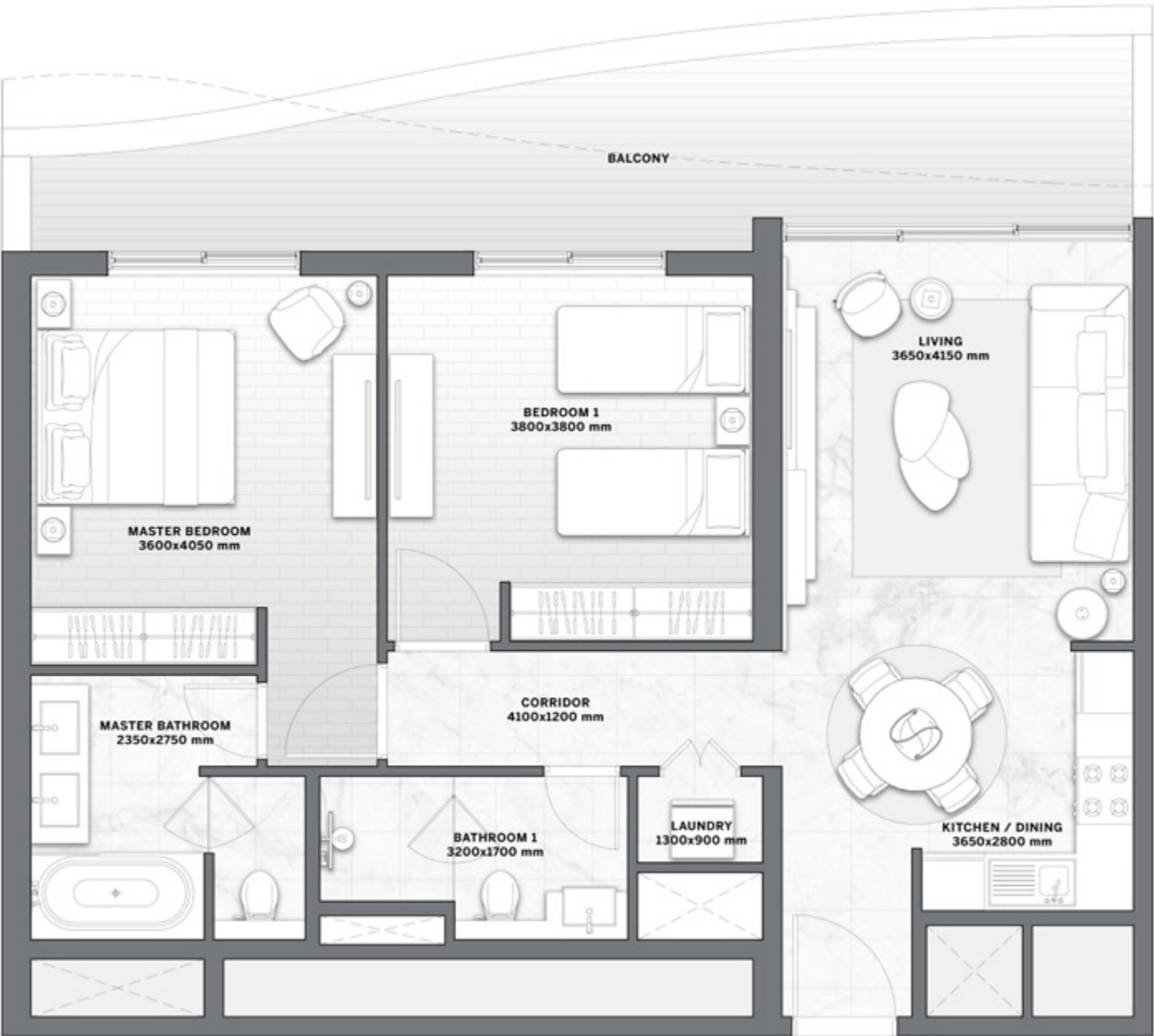
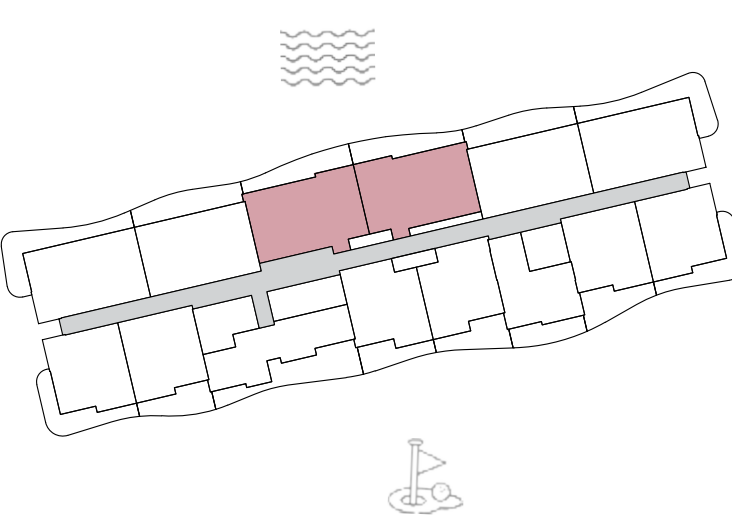
Total Built Up Area 94 - 134 SQM



MARRIOTT A



MARRIOTT B



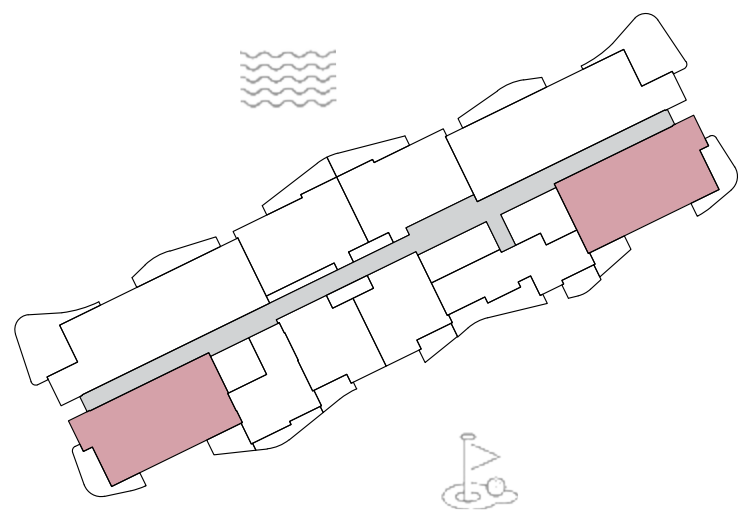
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

2 Bedrooms
Type D

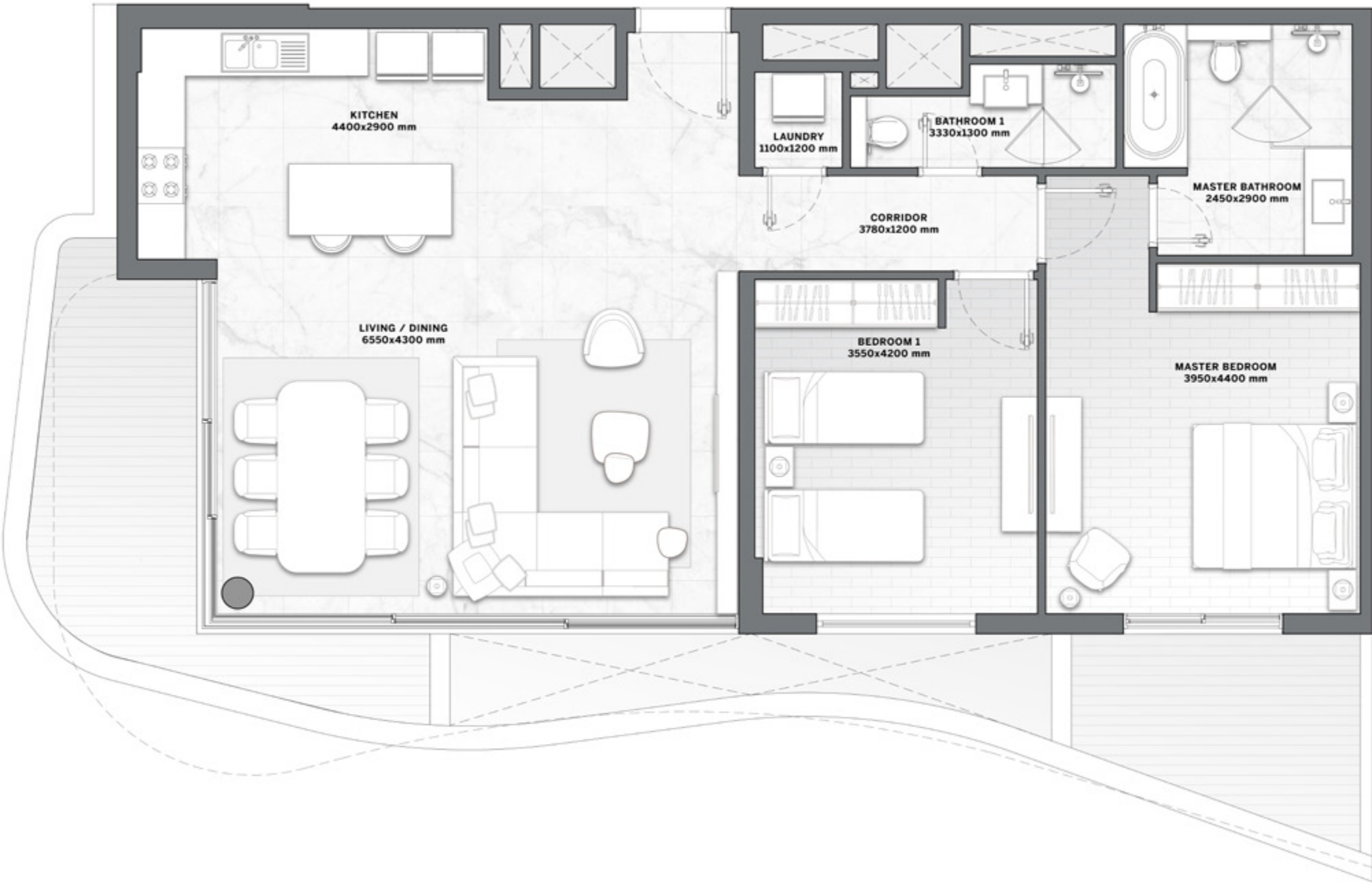
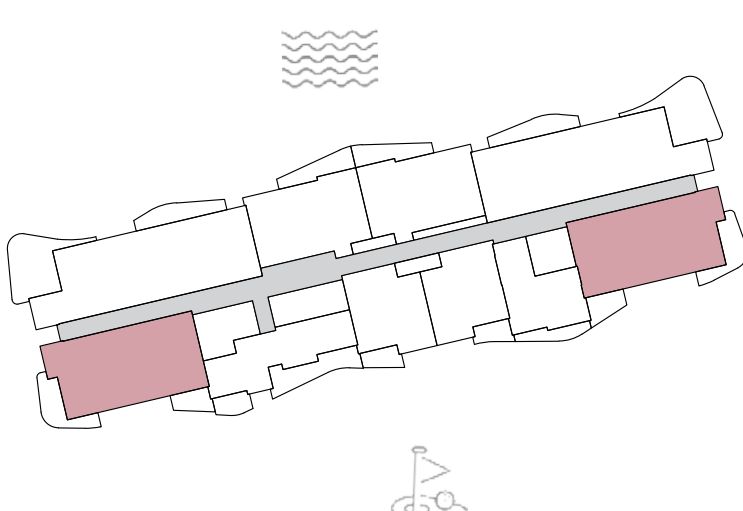
FLOOR 9

Total Built Up Area 94 - 134 SQM

MARRIOTT A



MARRIOTT B

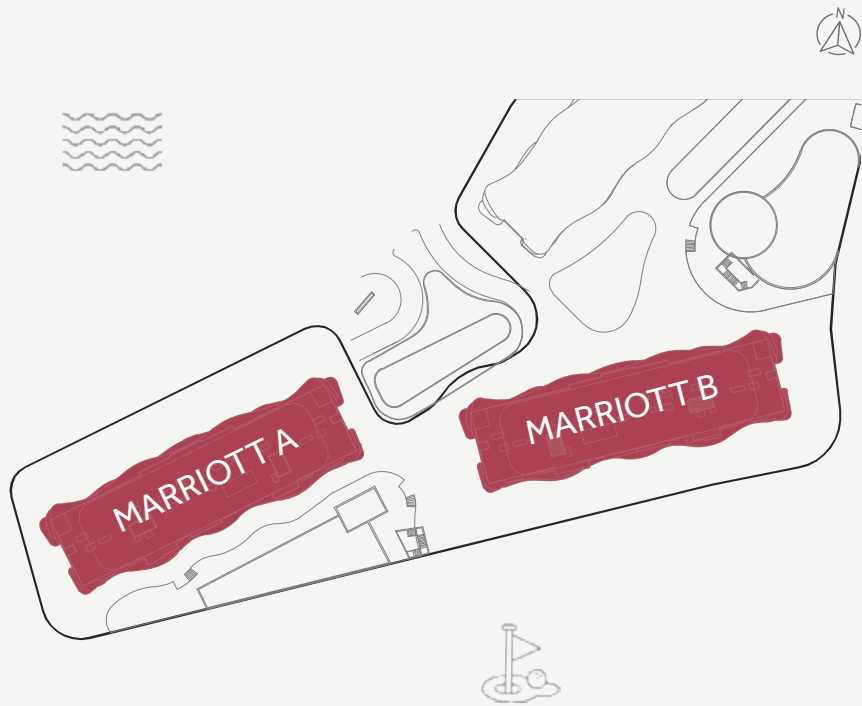


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.

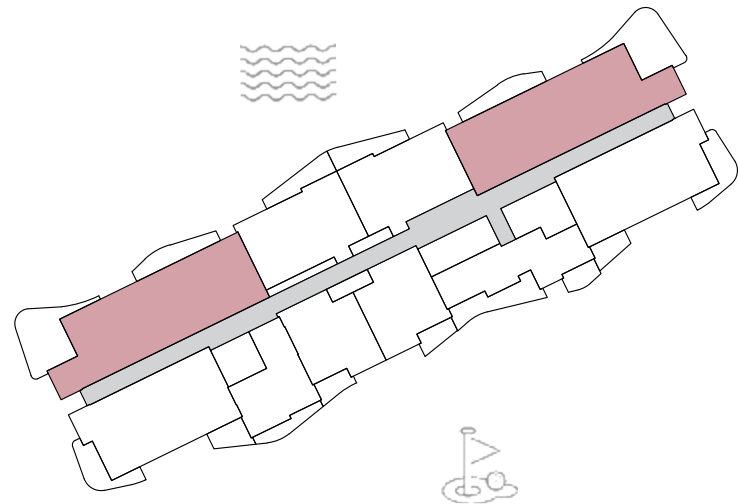
3 Bedrooms
Type A

FLOOR 9

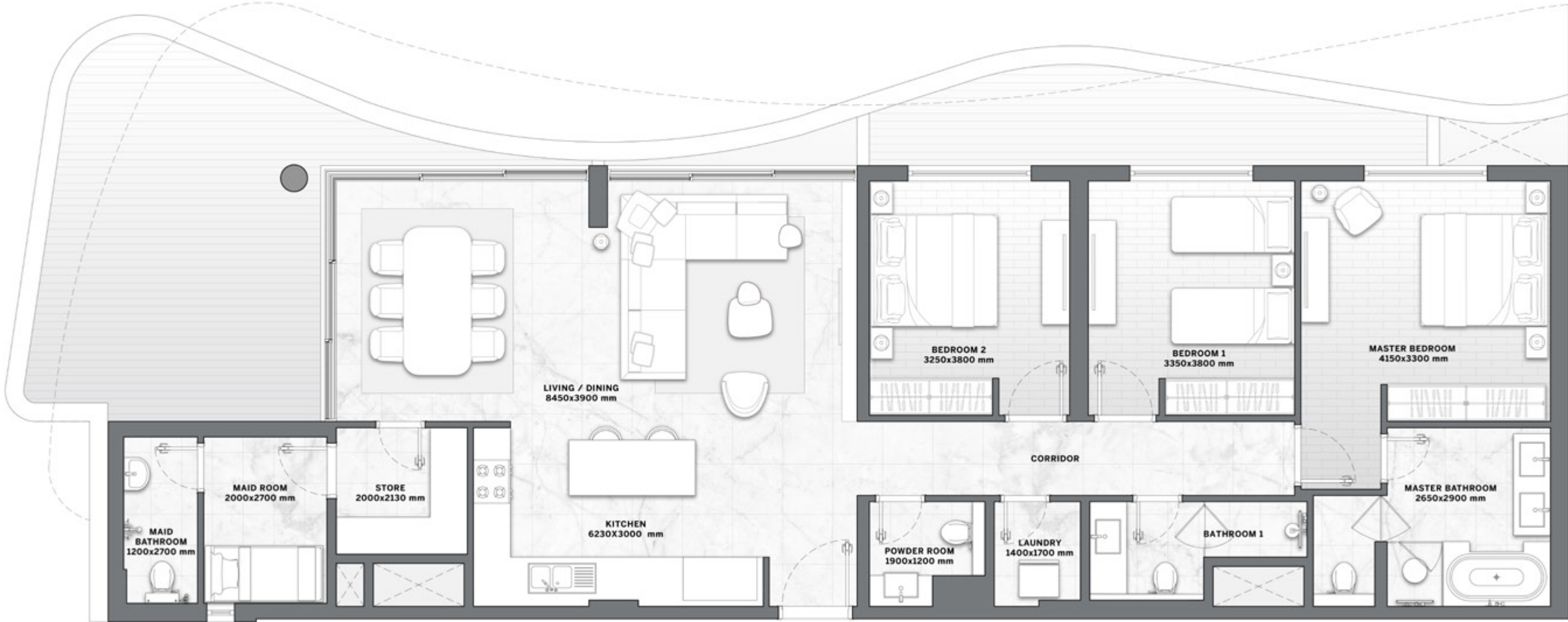
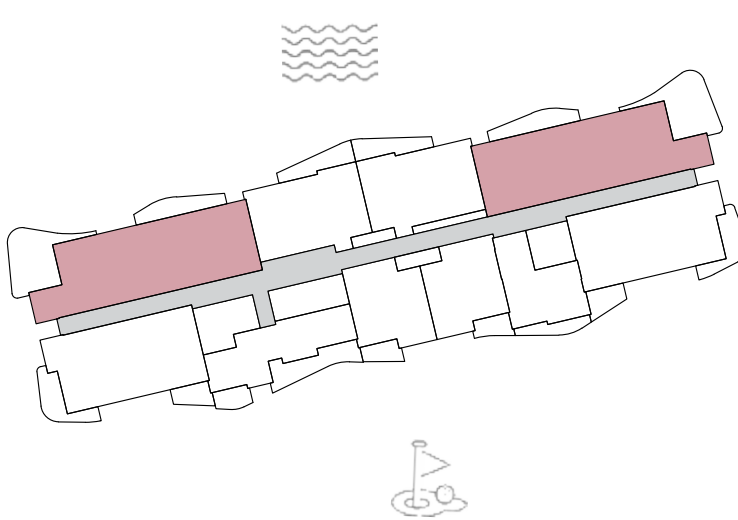
Total Built Up Area 194 SQM



MARRIOTT A



MARRIOTT B



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.



15 REASONS TO LIVE AT THE MARRIOTT RESIDENCES AIDA, OMAN

- | | | | |
|---|---|----|--|
| 1 | A La Carte Services including general, engineering and housekeeping | 8 | Situated in the Center of Muscat oceanside |
| 2 | Guest Suites upon request | 9 | A Gated Community and Golfing Destination |
| 3 | “Platinum Elite” Status in Marriott Bonvoy for Two Years | 10 | 130 Meters above the Shores |
| 4 | 0% Personal Income Tax | 11 | Home to the Most Beautiful Hotel on Earth |
| 5 | 100% Foreign Ownership | 12 | Home to an 18 Hole Golf Course |
| 6 | 0% Inheritance Tax | 13 | Free Social Membership to the Golf Club |
| 7 | 25 minutes away from Muscat International Airport | 14 | Open Green Spaces/Outdoor Activities |
| | | 15 | 5-Star Recreational and Dining Options |

DARGLOBAL

LISTED ON THE
LONDON STOCK EXCHANGE

Established in 2017 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal's homes that are modelled by renowned design icons; each DarGlobal home is build with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.

BUILDING ON THE LEGACY OF
THE LARGEST REAL ESTATE
COMPANY IN THE REGION

9

offices in different
cities worldwide

30

years of
experience

15,000+

residential units
delivered

30*

USD in
assets

500,000sqm

of commercial space

*Combined assets of DarGlobal & Dar Al Arkan as of March 31, 2023

OUR OFFICES

DARGLOBAL

MUSCAT, OMAN

Royal Opera House Muscat
Shatti Al Qurum, Muscat,
T +968 227 02777

DUBAI, UAE

Jumeirah Emnirates Towers
30th Floor, Sheikh Zayed Road,
PO Box 2523, Dubai,
United Arab Emirates
T +971 4 247 8999

DOHA, QATAR

Malibu Building,
Lusail Entertainment City,
Doha, Qatar
T +974 800 3536

For more information on Marriott Residences, Aida Oman,
please call +968 2270 2777 (Oman)

You can visit our website at darglobal.co.uk or
via our social media platforms



LONDON, UK

50 Hans Crescent, Knightsbridge,
London, SW1X ONA, United Kingdom
T +44 7875 495156

MARBELLA, SPAIN

Marbella Club Golden Mile,
Av. Bulevar Principe Alfonso
de Hohenlohe, Marbella 29602
Málaga, Spain
T +34 952 68 76 80



DARGLOBAL

DARGLOBAL.CO.UK

Marriott Residences Aida, Oman are not owned, developed or sold by Marriott International, Inc. or its affiliates ("Marriott"). DAR Global uses the Marriott marks under a license from Marriott, which has not confirmed the accuracy of any of the statements or representations made herein.