

DARGLOBAL



MARRIOTT RESIDENCES
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING

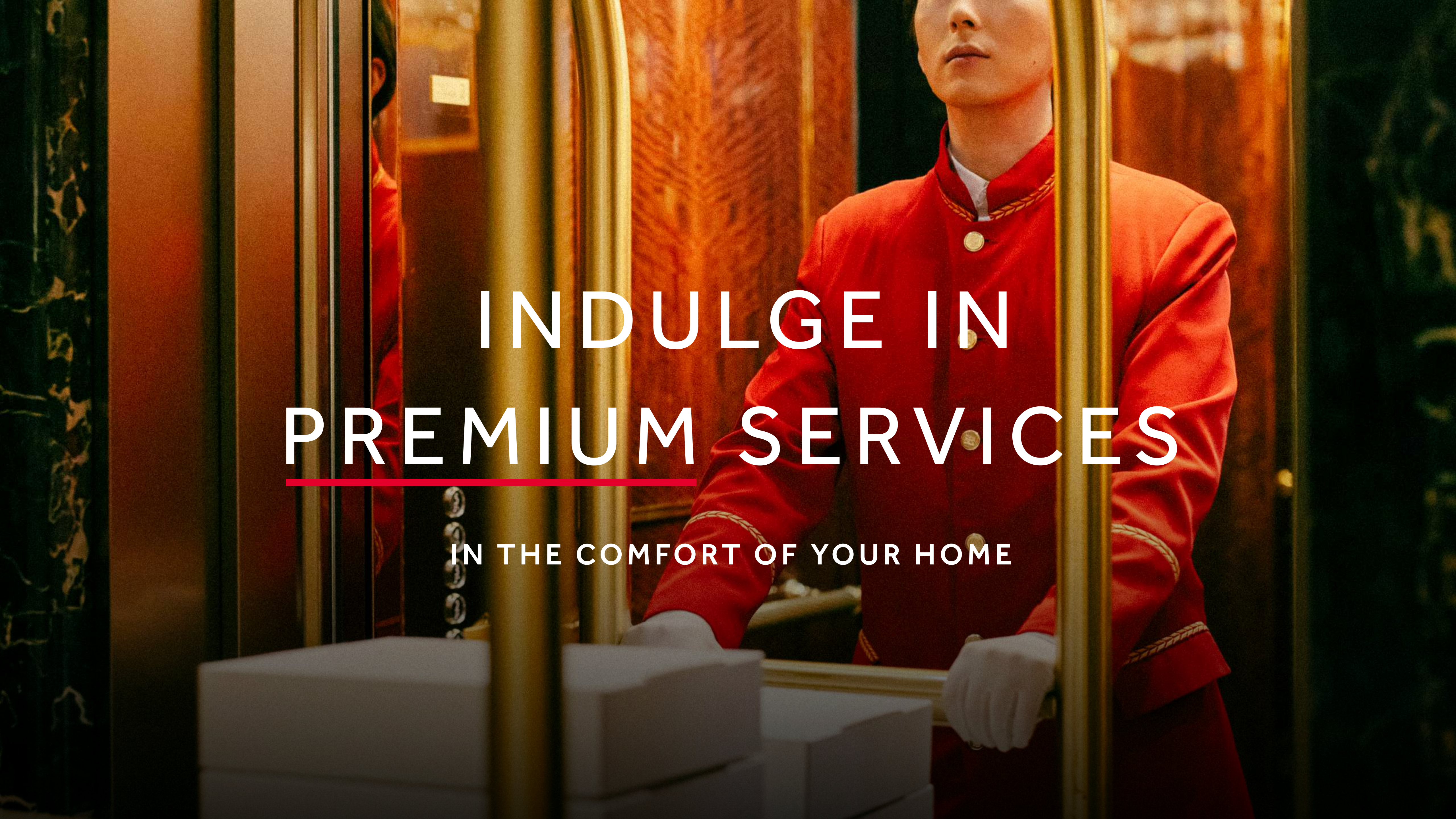




FALL INTO WONDER



MAKE WHERE
'THE CLIFFS MEET THE SEA'
YOUR HOME

A hotel bellhop in a red uniform is pushing a cart with white boxes through a revolving door. The scene is set in a luxurious hotel lobby with ornate wood paneling and gold-colored door frames. The bellhop is looking upwards and to the right. The text "INDULGE IN PREMIUM SERVICES" is overlaid in white, with "PREMIUM SERVICES" underlined in red.

INDULGE IN PREMIUM SERVICES

IN THE COMFORT OF YOUR HOME

YOUR GATEWAY TO



WONDERFUL LIVING



MARRIOTT RESIDENCES
AIDA, OMAN



FULLY FURNISHED
RESIDENCES WITH A

LA CARTE SERVICES

TAILORED FOR YOUR COMFORT

COME HOME TO WONDERFUL

Come home to the spectacular comfort, exclusivity, and renowned services of Marriott in fully furnished apartments with à la carte services designed to suit your lifestyle.

Located in AIDA, these Marriott Residences are crafted with exceptional attention to detail and elegantly styled to offer extraordinary experiences amidst one of the world's most breathtaking settings.



A full-page photograph of two women in swimsuits playing in the ocean. The woman on the left is wearing an orange two-piece swimsuit and has her hands near her face, smiling. The woman on the right is wearing a red one-piece swimsuit and is also smiling. The air is filled with many small water droplets, suggesting they have just splashed or are playing in the waves. The background shows the blue ocean and a clear sky.

PARADISE ON EARTH

ENCHANTING LOCALE

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



- / **Key destinations** in the Gulf, the Indian subcontinent & Africa
- / Over **3000 km** of pristine coastal lines
- / **Unparalleled Oman** as a prime tourist destination

An aerial photograph of the AIDA gated community in Muscat, Oman. The community is built on a hillside, featuring numerous modern, multi-story residential buildings with light-colored facades and flat roofs. The buildings are arranged in a grid-like pattern, interspersed with lush green lawns and trees. A large, well-manicured golf course is visible, with several green fairways and sand traps. The community is situated 130 meters above the turquoise waters of the Muscat harbor. In the background, the rugged, rocky cliffs of the coastline are visible, and the sea extends to the horizon under a clear sky.

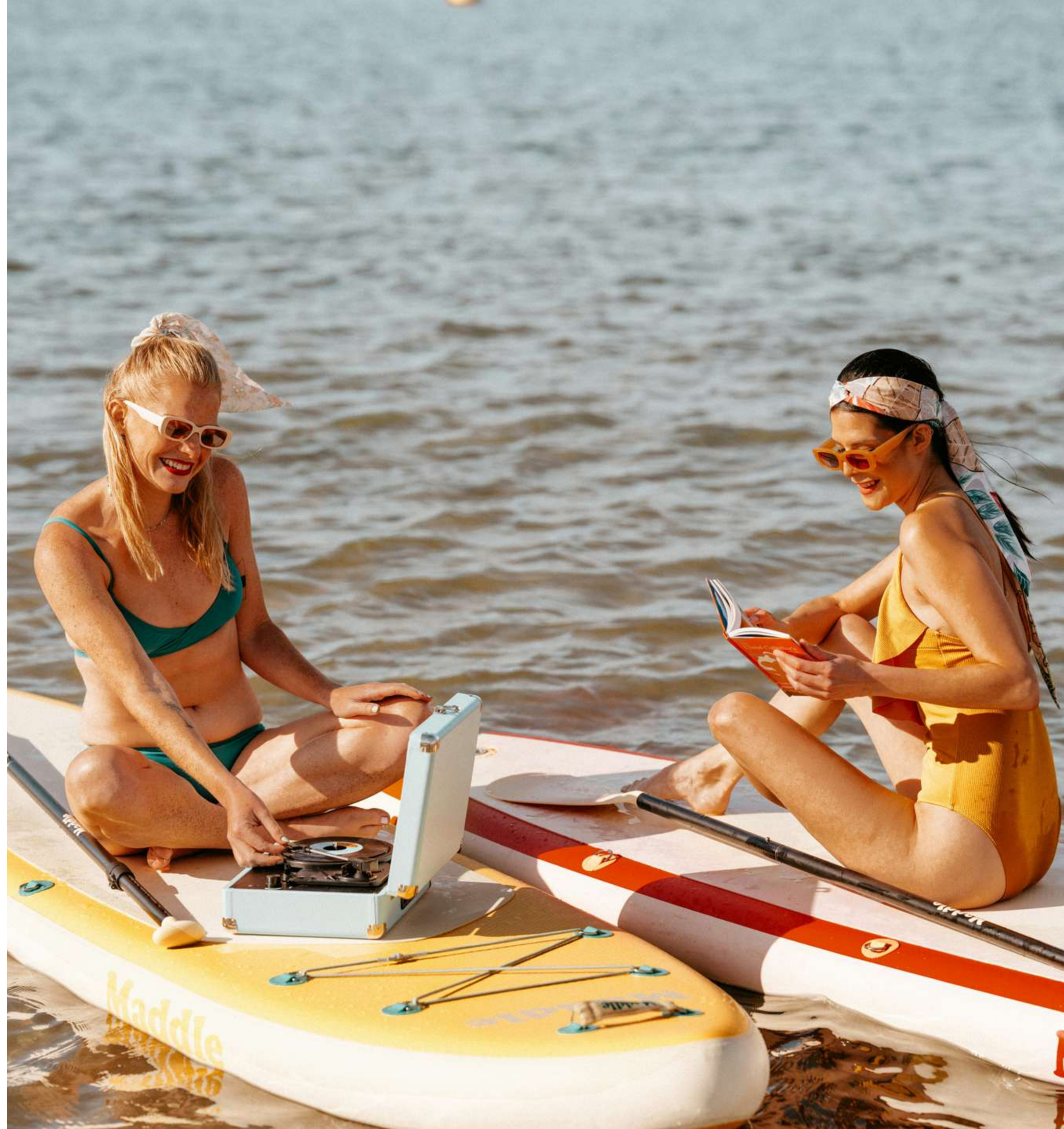
AIDA is a magnificent gated community and golfing destination 130m above the shores of Muscat.

AIDA, LITERALLY ABOVE AND BEYOND

A WONDERFUL LIFE



Only 25 mins 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

AMENITIES

- | | | |
|---|--|---|
|  18 Hole Golf Course |  Fitness Center |  Outdoor Landscapes |
|  Club House |  Promenades |  Running Trails |
|  Luxury Hotels |  Hiking Trails |  Viewing Decks |
|  Plazas, Cafes & Restaurants |  Mountain Bike Trails |  Swimming Pools |
|  Wellness Center |  Parks |  Children's Splash Areas |

—

EFFORTLESS POSSIBILITIES

Muscat International Airport
25 min

Nikki Beach Resort & Spa
1 min

Yiti Beach
2 min

Yenkit Beach
5 min

Marina Sustainable City
5 min

Shangri-La Hike
7 min

Muscat Bay
7 min

Jumeirah Muscat
7 min

Shangri-La Resort
7 min

Al Bustan Palace Ritz Carlton
10 min

Downtown Muscat
20 min





MARRIOTT RESIDENCES
AIDA, OMAN



IN THE MIDST OF ENCHANTMENT

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

With a prime location, residents can enjoy all the comforts of fully furnished apartments with à la carte services, along with the privilege of a private beach enclave, providing them with the opportunity to immerse in their own personal paradise.



MARRIOTT RESIDENCES
ALDA, OMAN

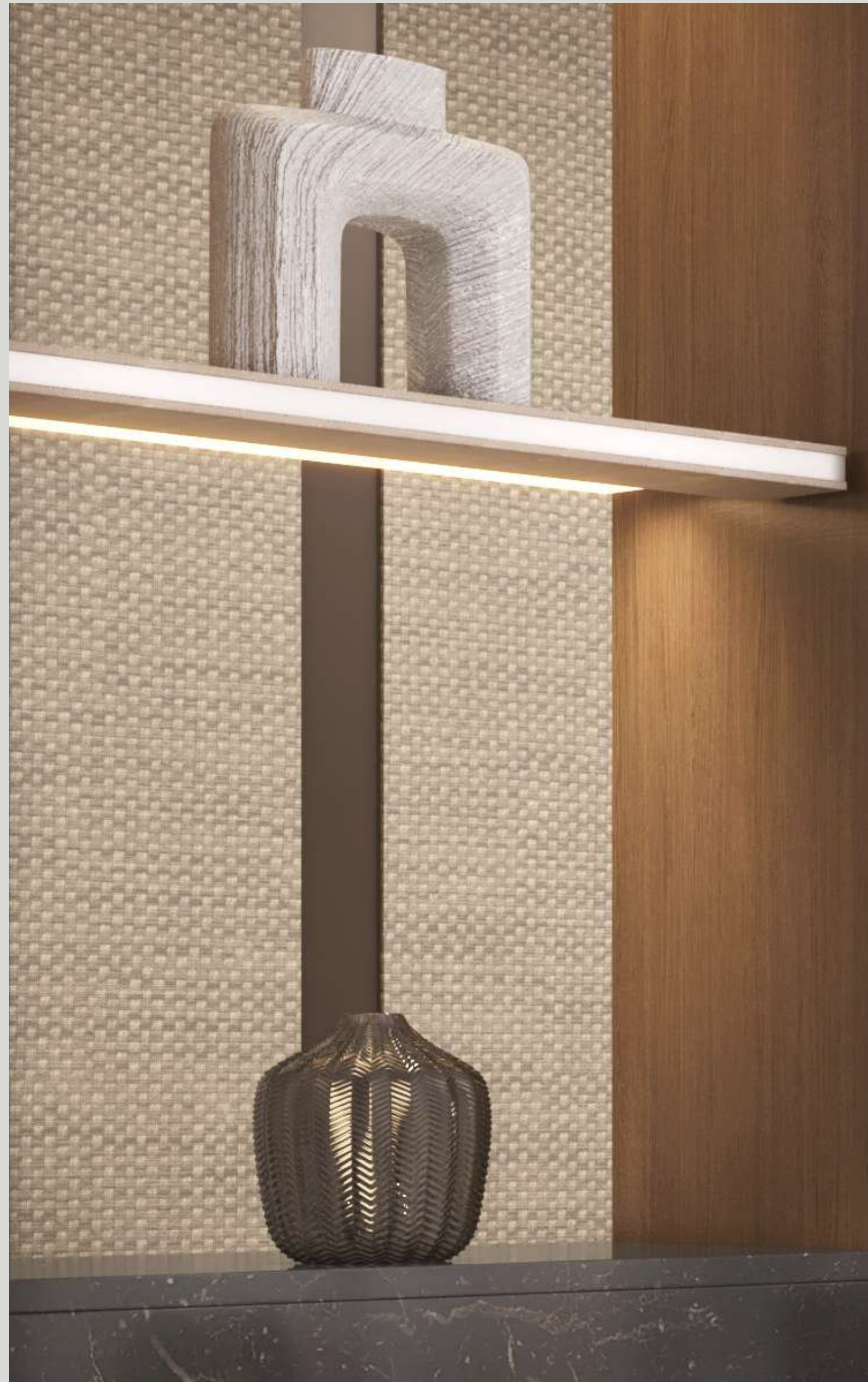


REFINED ELEGANCE

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

Offering 1, 2, or 3 bedrooms, these residences are thoughtfully 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.







REMARKABLE 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



Fully furnished

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



Recreation/Fitness/Pool



Doorman/Porter/Bellman/Butler



Engineering Services



Housekeeping Services



LOCATION & FLOOR PLANS





AIDA - Masterplan

■ Marriott Residences

The Marriott Residences offers two stunning views:

1. Sea & Golf View:

Enjoy the calming ocean horizon paired with lush golf greens, perfect for relaxation and recreation.

2. Golf & Cliff View:

Experience a striking panorama of manicured fairways against the rugged beauty of dramatic cliffs.

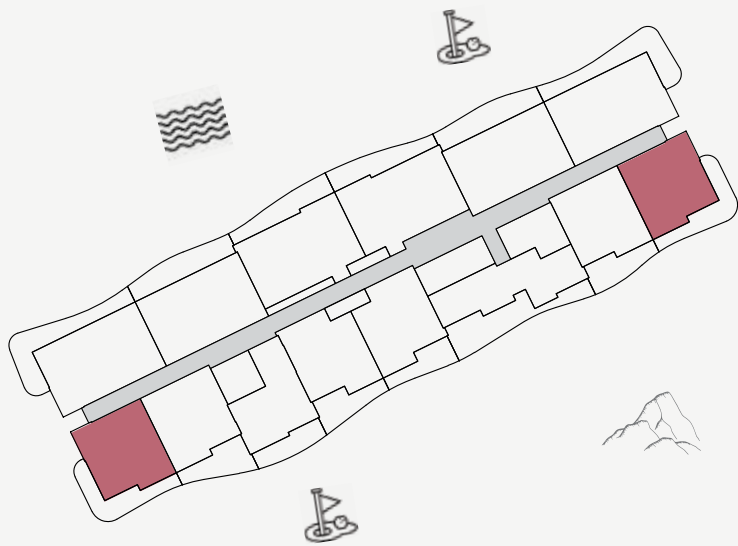


1 Bedroom
Type A

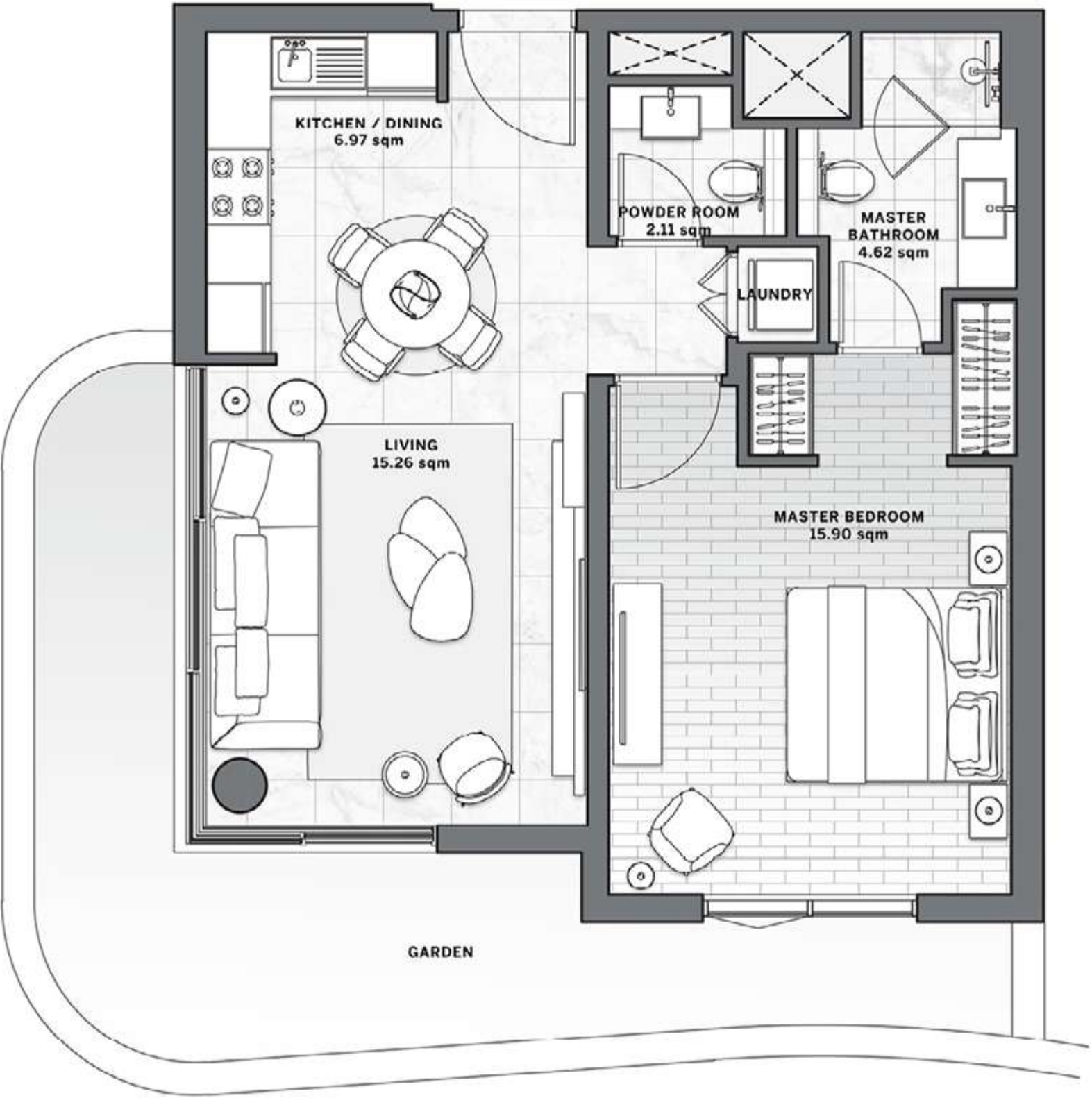
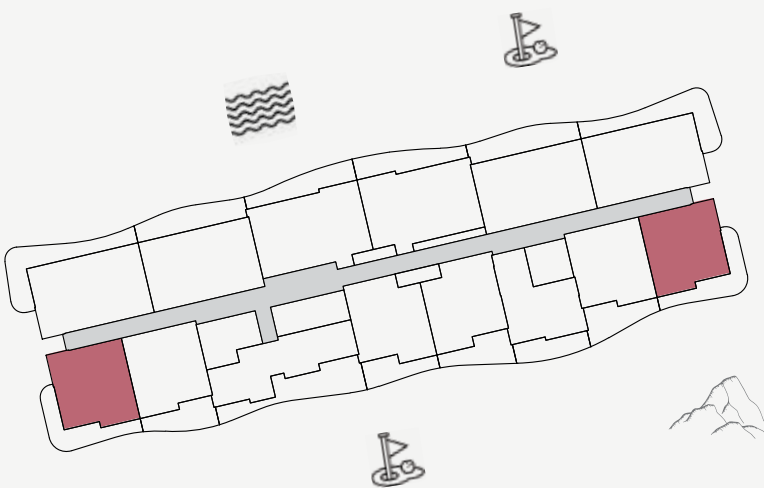
FLOORS 1- 8

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B



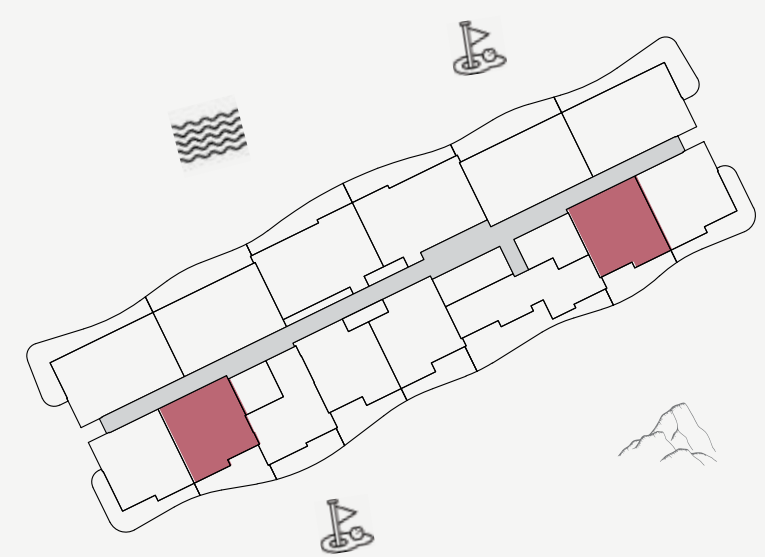
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

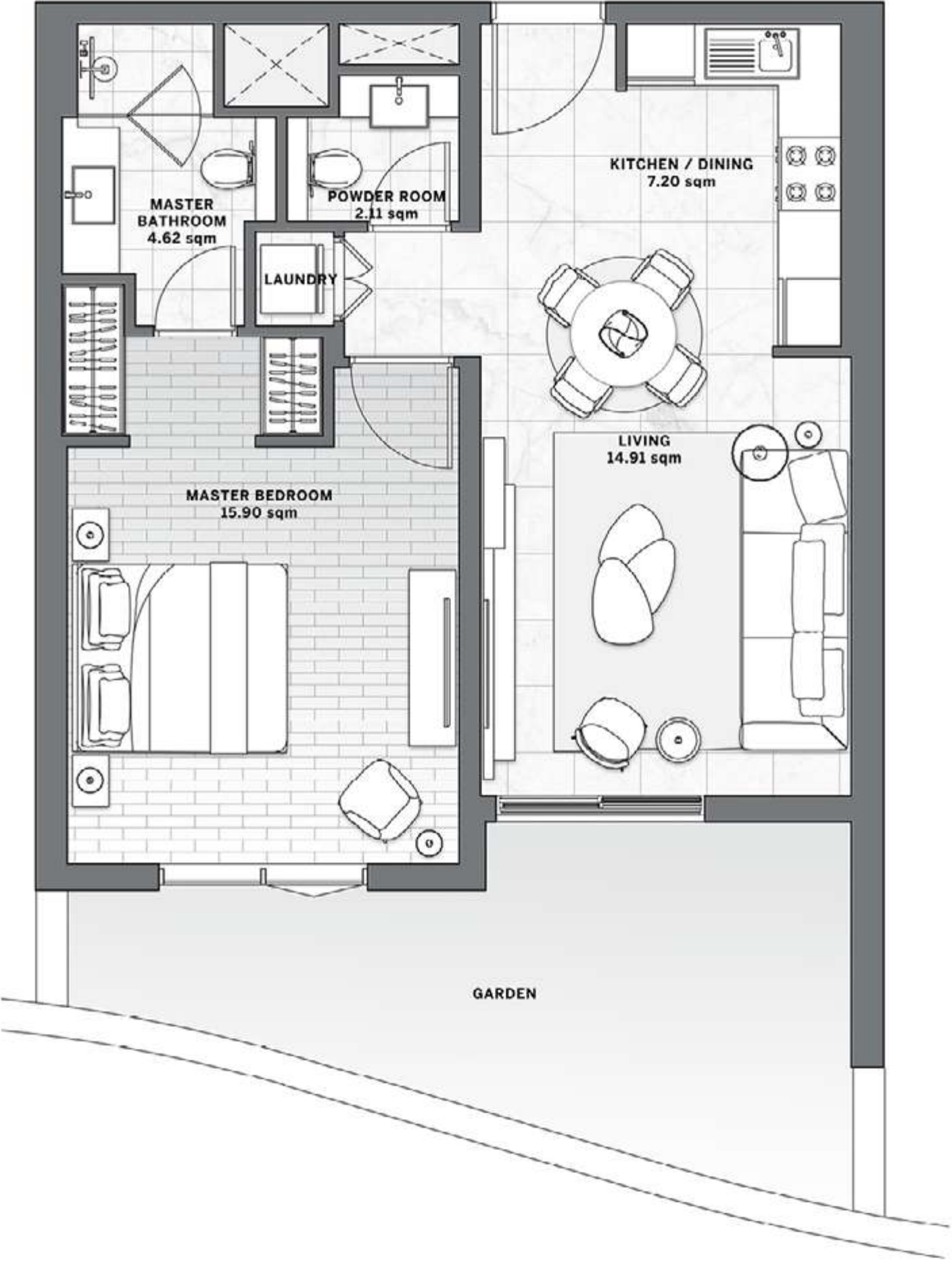
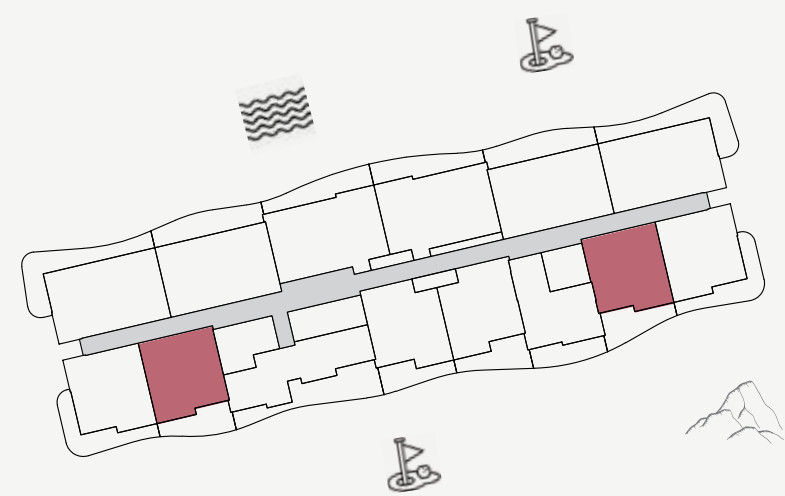
FLOORS 1- 8

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B



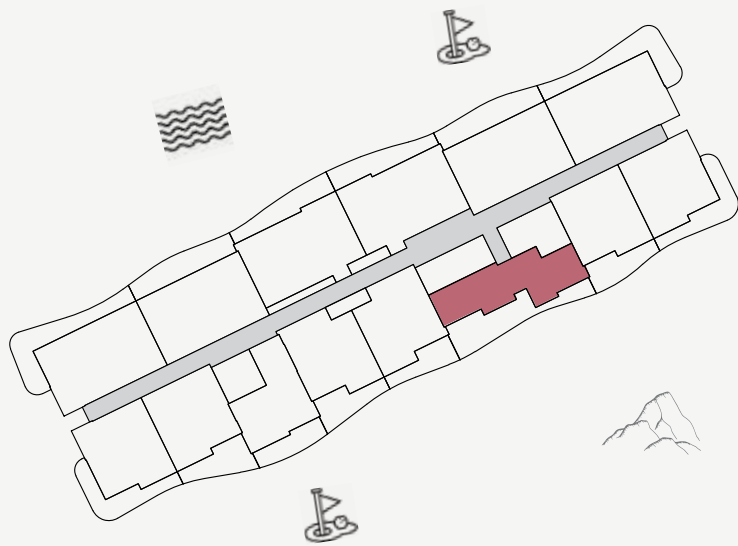
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

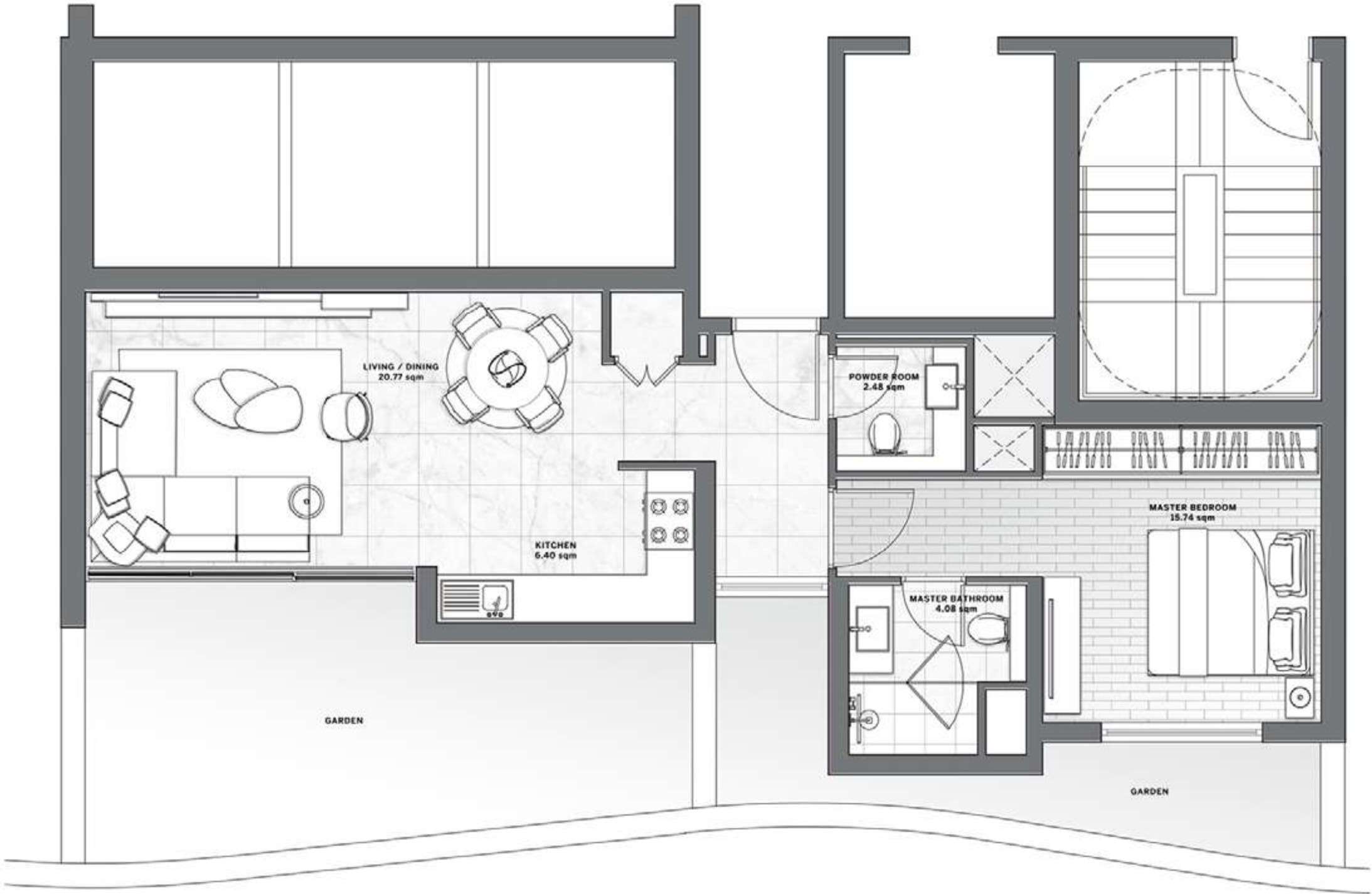
FLOORS 1- 9

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B



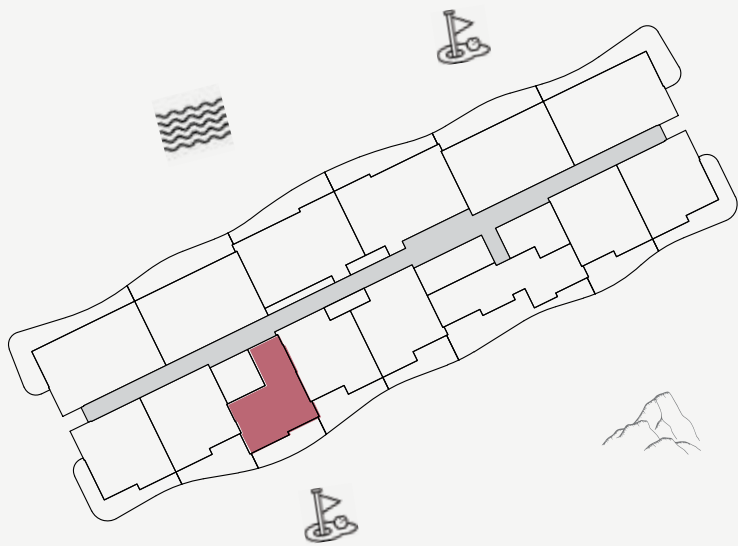
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

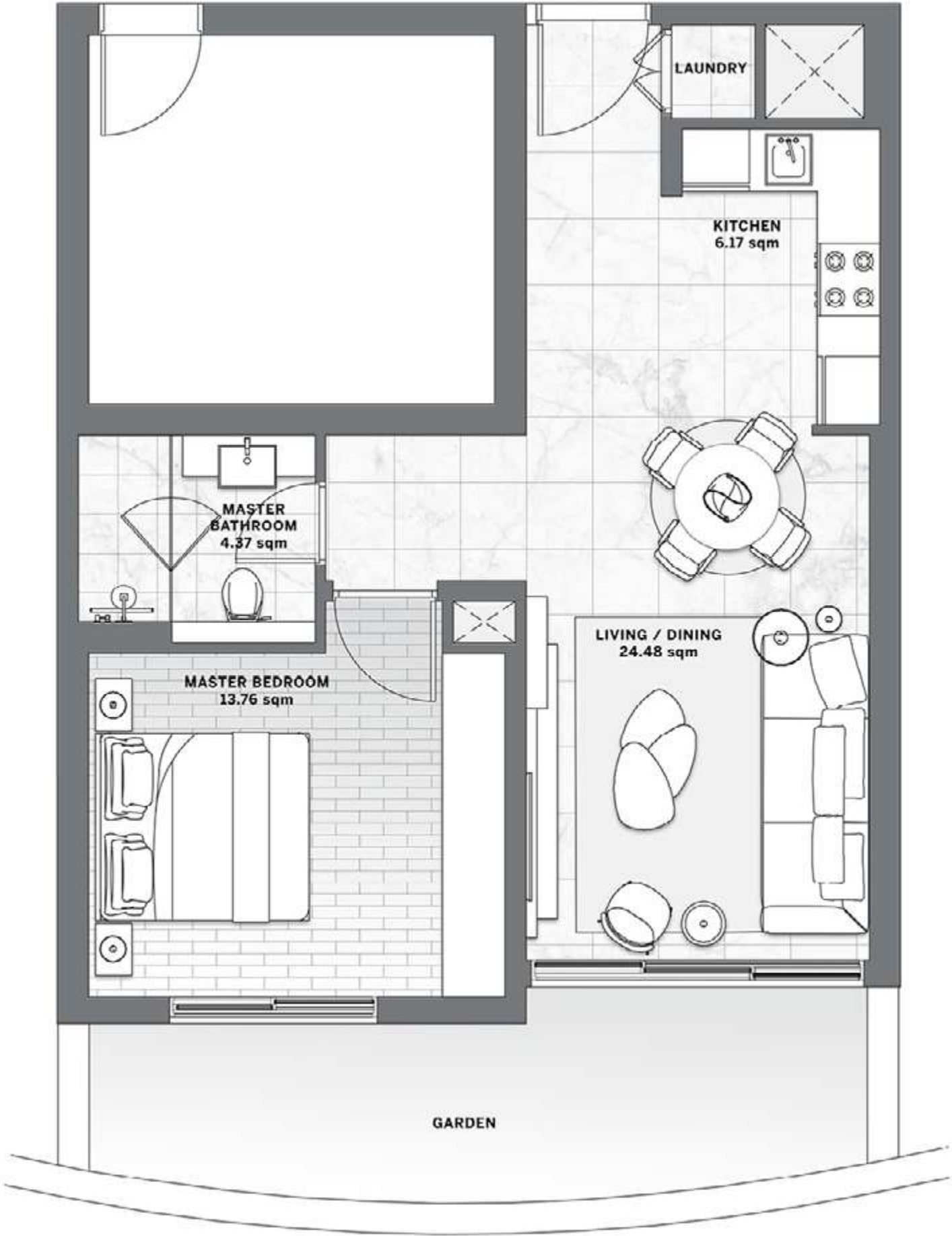
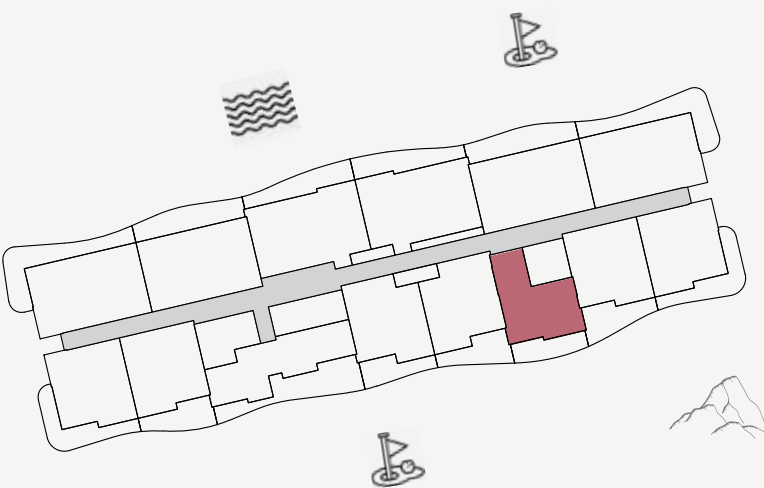
FLOORS 1- 9

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B



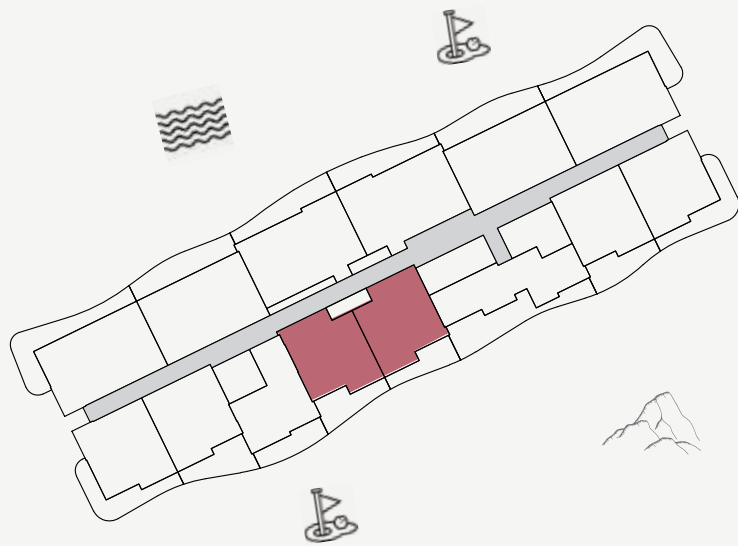
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

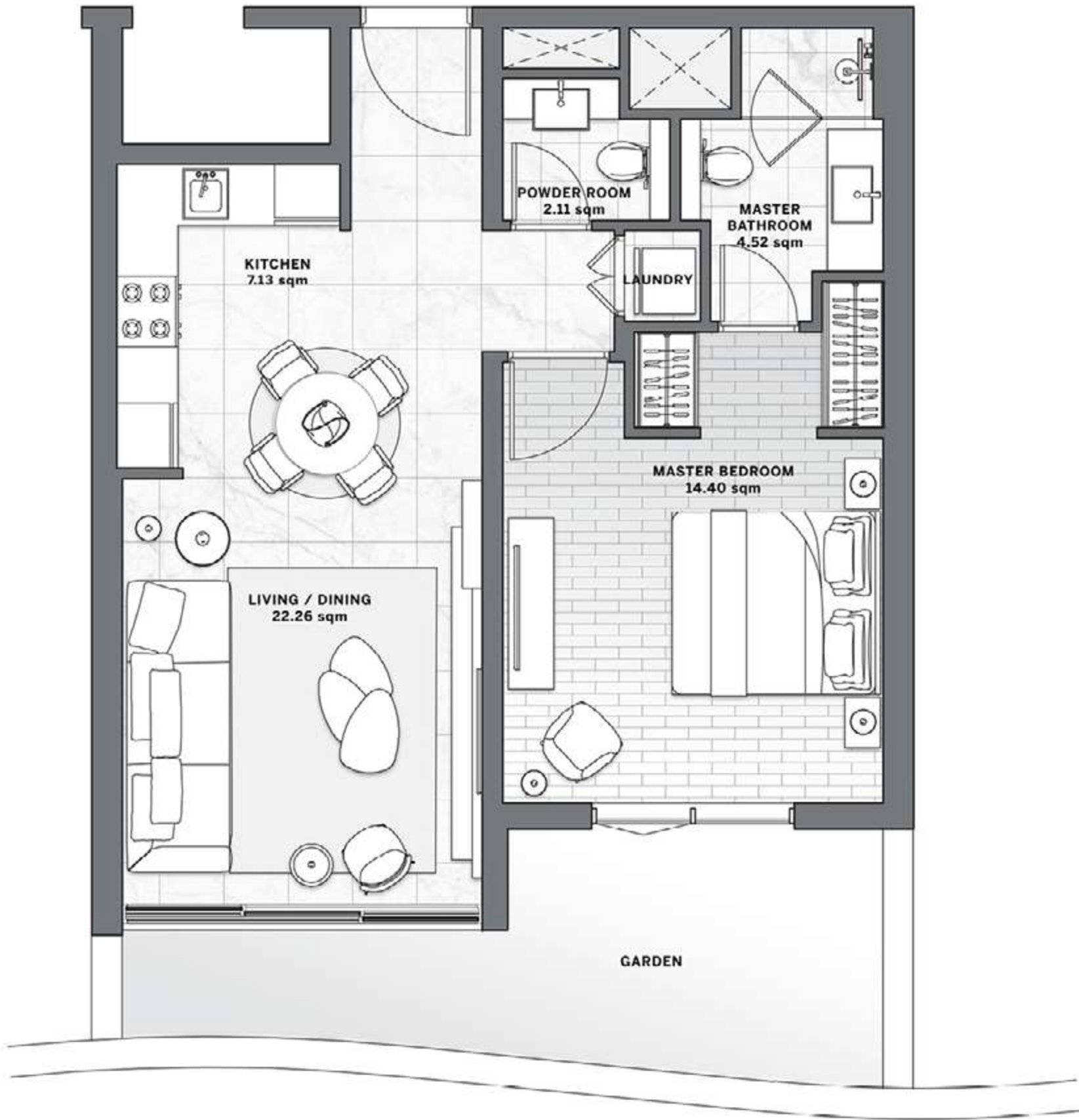
FLOORS 1- 9

Total Built Up Area 60 - 96 SQM

MARRIOTT A



MARRIOTT B



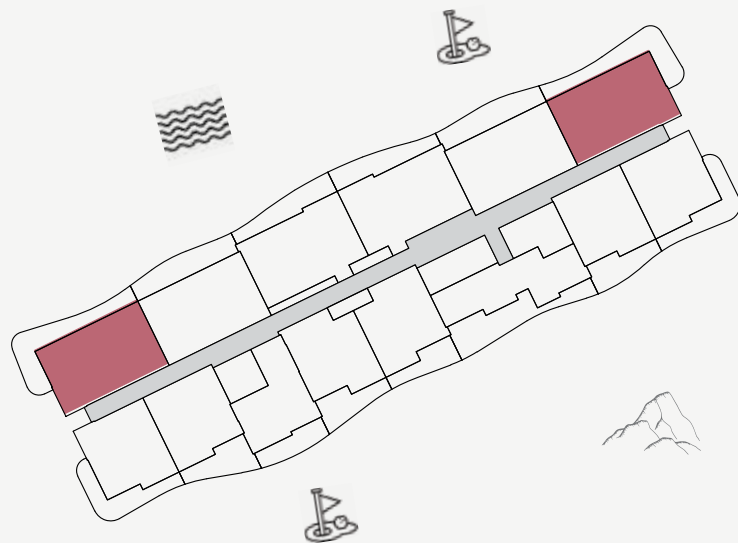
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

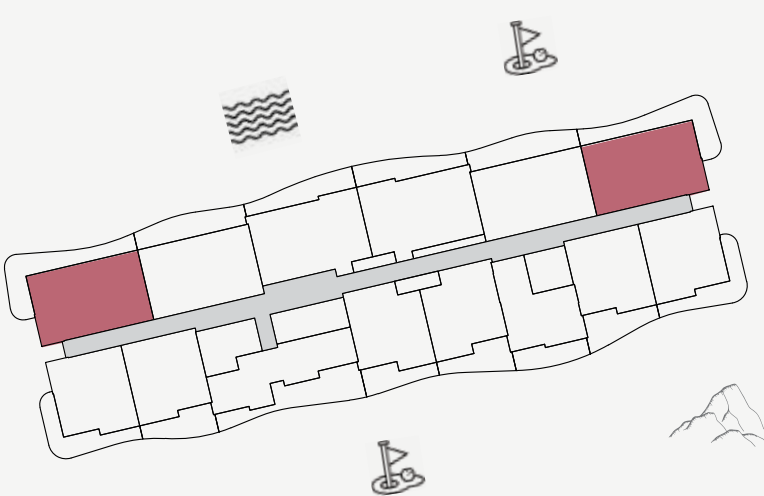
FLOORS 1- 8

Total Built Up Area 94 - 134 SQM

MARRIOTT A



MARRIOTT B



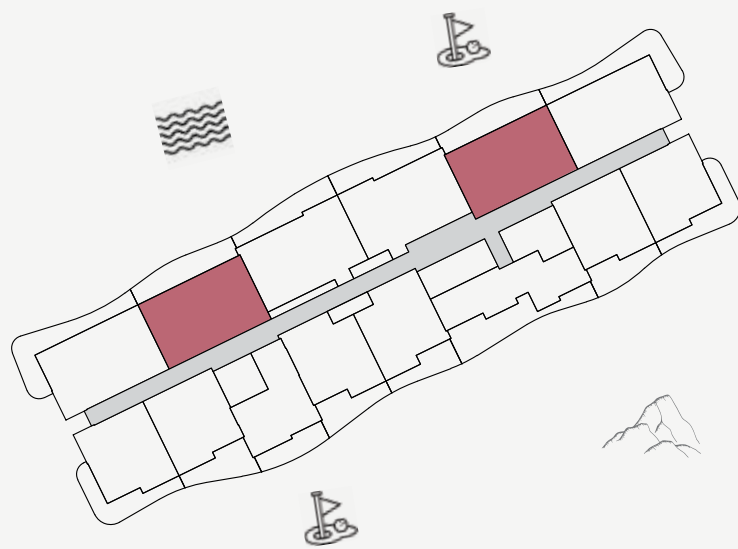
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

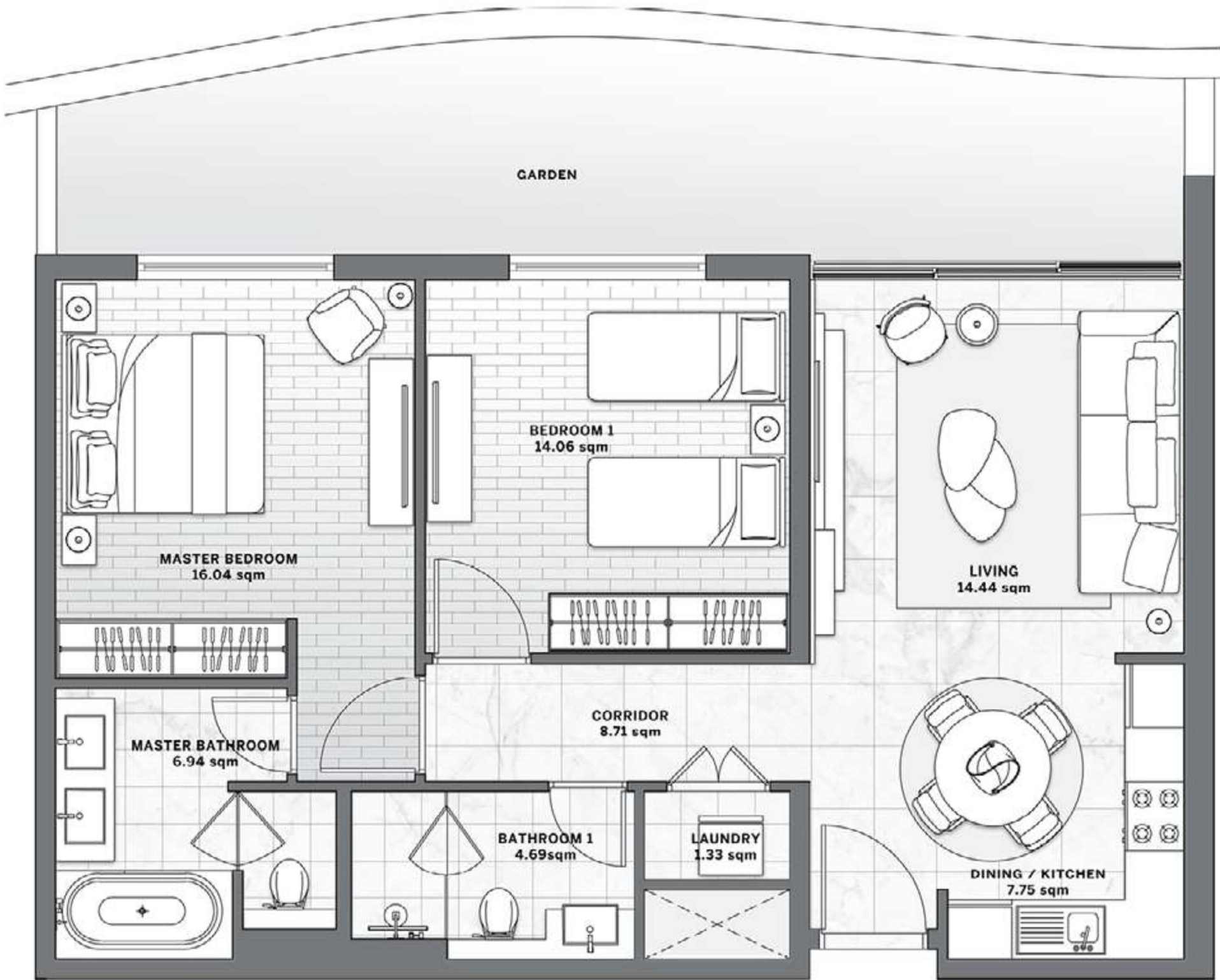
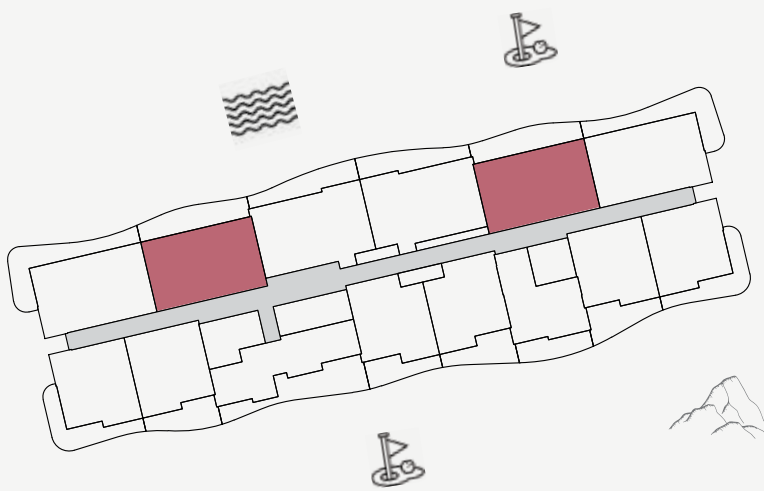
FLOORS 1- 8

Total Built Up Area 94 - 134 SQM

MARRIOTT A



MARRIOTT B



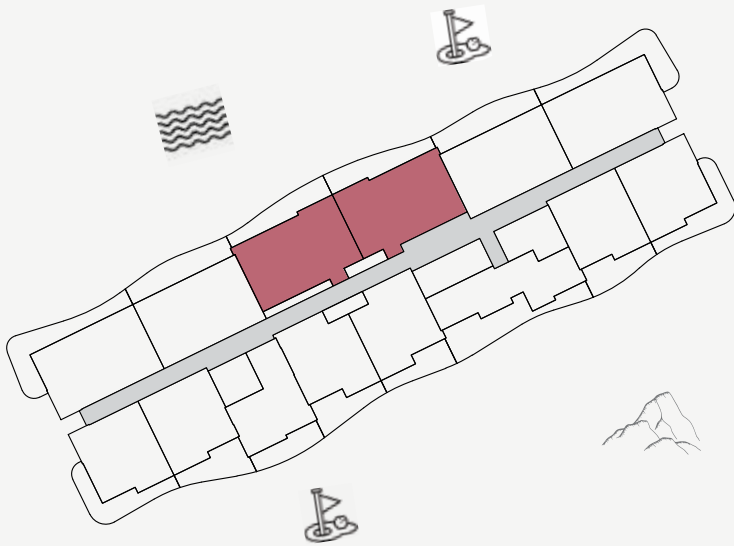
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

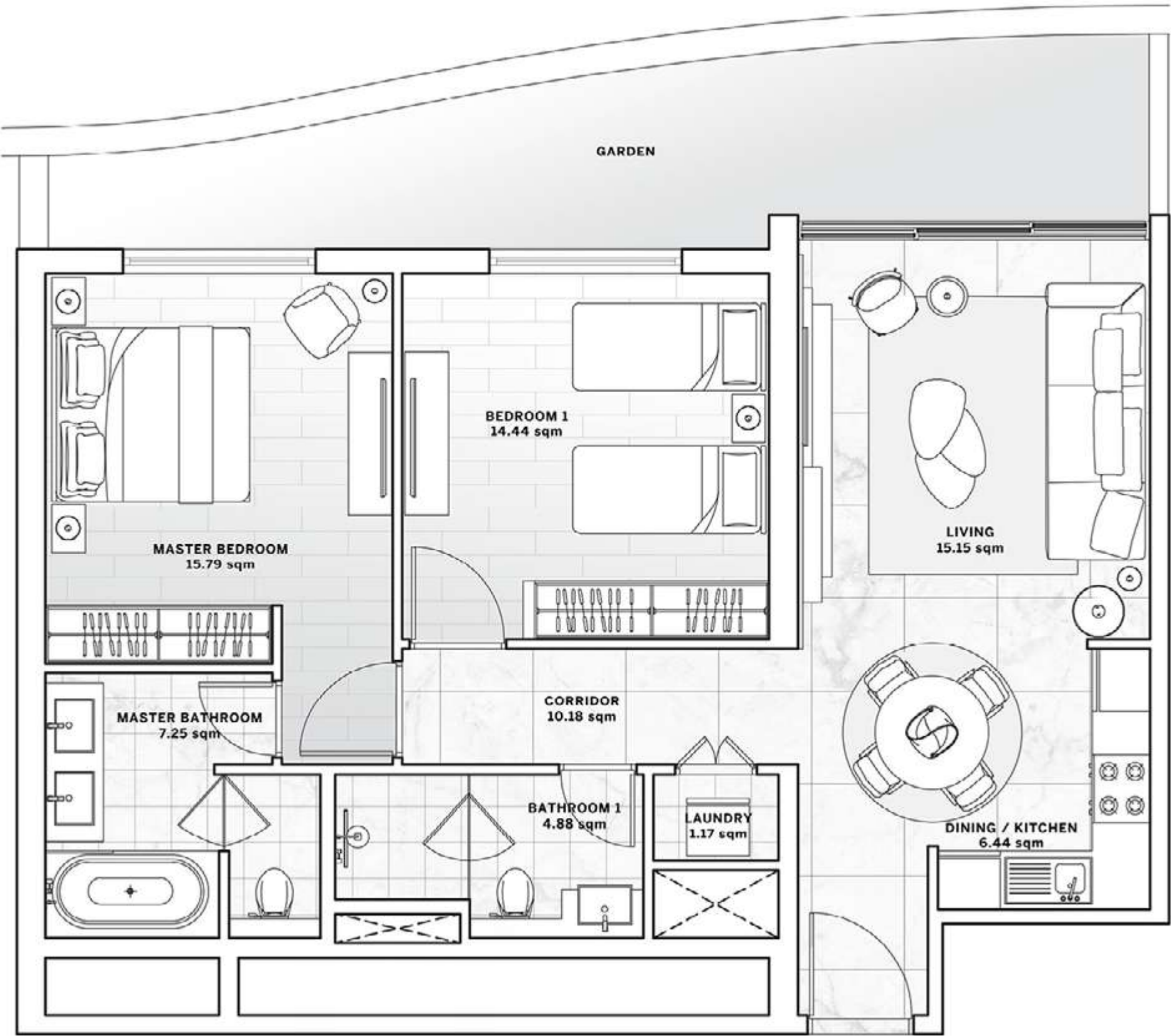
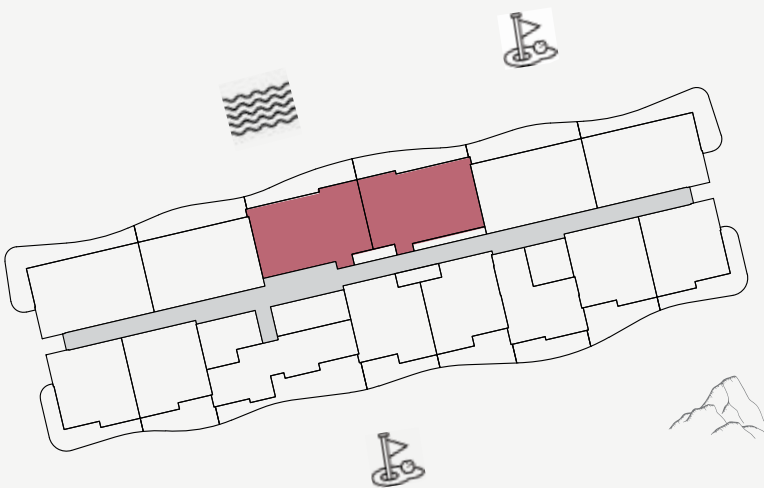
FLOORS 1- 9

Total Built Up Area 94 - 134 SQM

MARRIOTT A



MARRIOTT B



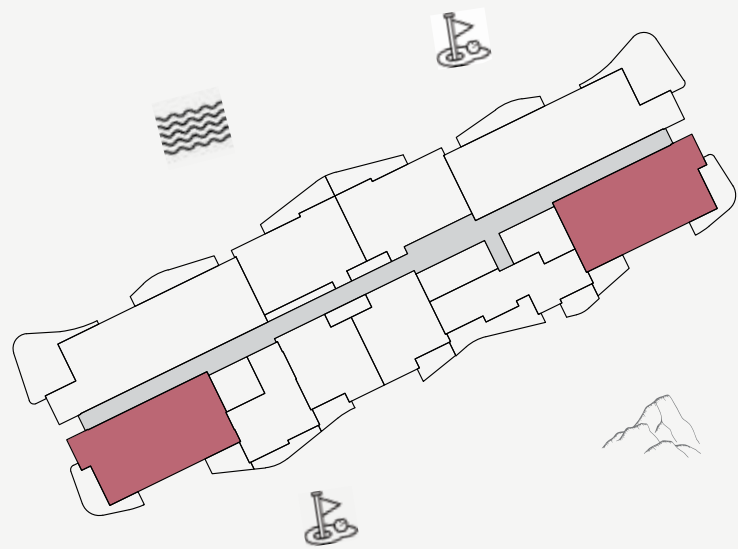
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

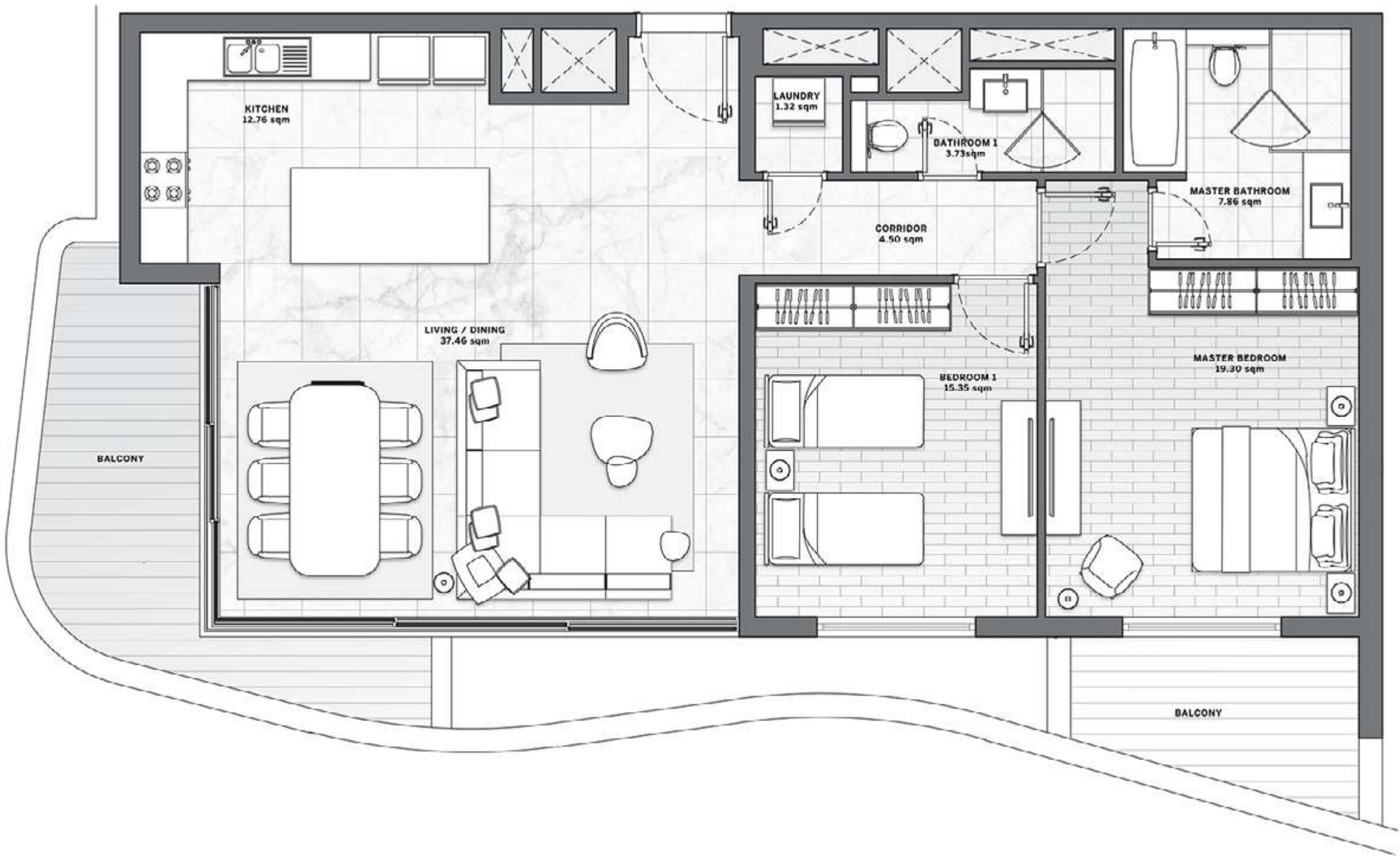
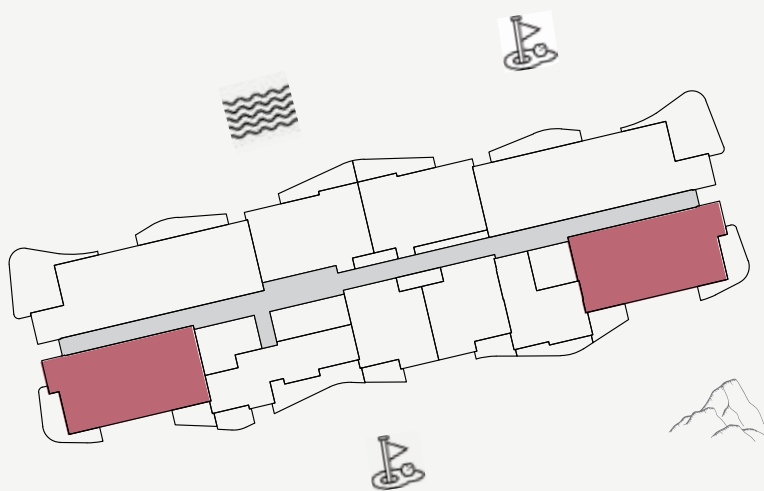
FLOOR 9

Total Built Up Area 94 - 134 SQM

MARRIOTT A



MARRIOTT B

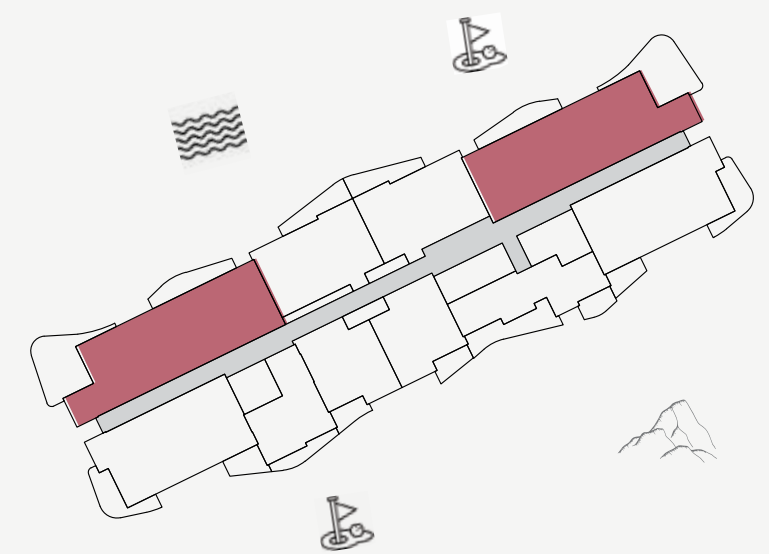


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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

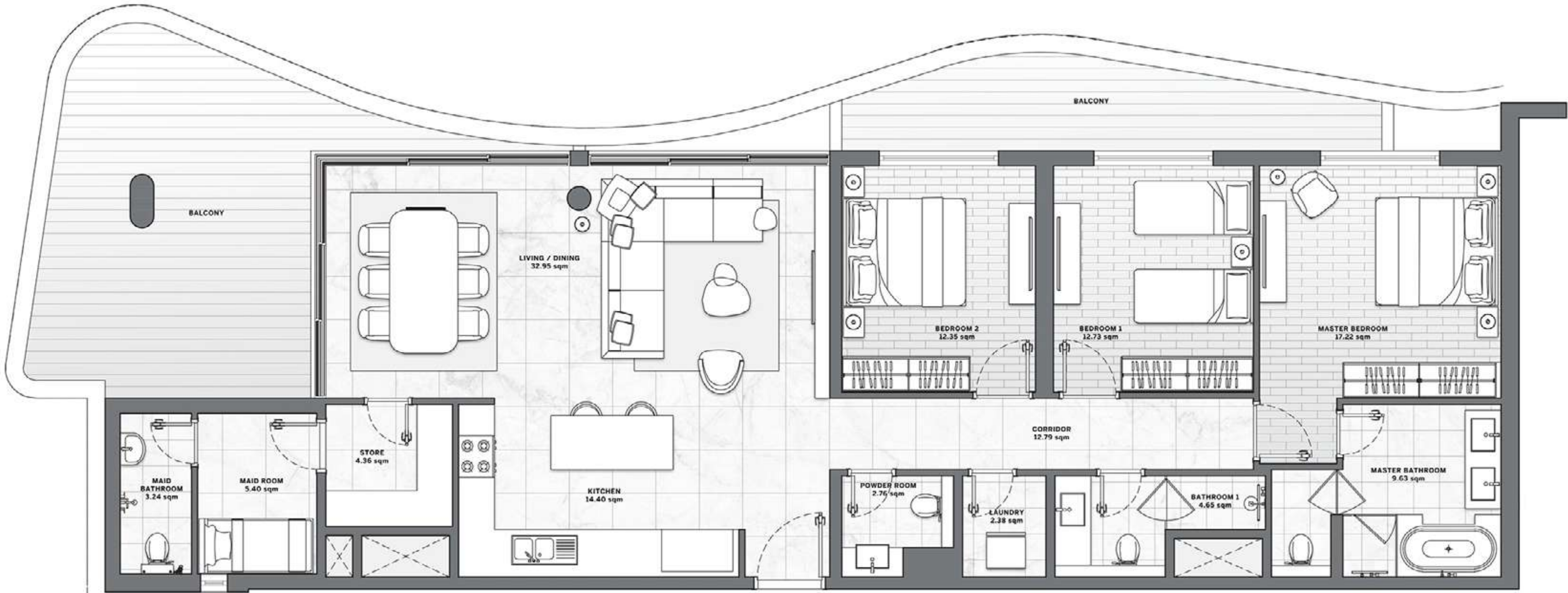
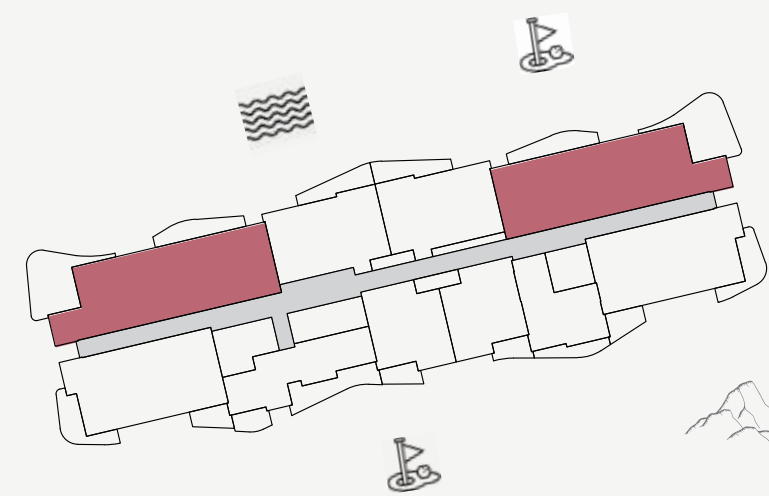
3 Bedrooms
Type A

FLOOR 9

Total Built Up Area 194 SQM



MARRIOTT 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. With A La Carte Services including general, engineering and housekeeping
2. "Gold Elite" Status in Marriott Bonvoy for Two Years
3. 0% Personal Income Tax
For special economic zone/free zone
4. 100% Foreign Ownership
For special economic zone/free zone
5. 0% Inheritance Tax
Oman applies the inheritance laws of the investor's country of origin, not local laws
6. 25 Year Exemption from Corporate Income Tax
For special economic zone/free zone
7. Upcoming railway project connecting UAE to Muscat, Oman
8. 25 minutes away from Muscat International Airport
9. A Gated Community and Golfing Destination
10. Home to the Most Beautiful Hotel on Earth
11. Home to an 18 Hole Golf Course
12. Free social membership to Trump International Golf Club Oman
13. Open Green Spaces/Outdoor Activities
14. 5-Star Recreational and Dining Options
15. The Quality of Life Index by Numbeo, ranked Oman 7th globally and 1st in both Asia and the Arab World in 2023

DAR GLOBAL PLC

DARGLOBAL

LISTED ON THE LONDON STOCK EXCHANGE

Established in 2021 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.





MUSCAT, OMAN

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

DUBAI, UAE

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

DOHA, QATAR

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

JEDDAH, KSA

Ash Shati, 23613,
King Abdulaziz Road, Jeddah
T +966 800 123 3333

LONDON, UK

50 Hans Crescent, Knightsbridge,
London, SW1X 0NA, United
Kingdom
T +44 7875 495156

MARBELLA, SPAIN

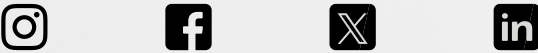
Marbella Club Golden Mile, Av. Bulevar
Principe Alfonso de Hohenlohe,
Marbella 29602 Málaga, Spain
T +34 952 68 76 80

RIYADH, KSA

2135 Tahlia St.,
Al Olaya, 12222 Riyadh
T +966 800 123 3333

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

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



DARGLOBAL

DARGLOBAL.CO.UK



MARRIOTT RESIDENCES
AIDA, OMAN

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.