



# Fairway Villas







ROLL THROUGH  
the green



The image features a lush green golf course with a dense line of trees in the background. A white golf ball sits on the grass. A large, semi-transparent circular inset is positioned over the ball, providing a magnified view of its dimpled texture. The text 'SOAR HIGHER THAN a bird' is overlaid on the lower-left portion of the image.

SOAR HIGHER THAN  
a bird



REACH THE 18<sup>TH</sup>  
effortlessly





A circular inset image showing a coastal scene at sunset. In the foreground, a lush green golf course with sand traps is visible. Behind it, a row of modern, multi-story houses with large windows and balconies sits on a cliff overlooking the ocean. The sky is filled with warm, golden light from the setting sun, and the ocean waves are visible in the background.

HERE, YOUR SENSES  
are elevated



& EVERY SWING IS  
A STROKE

of perfection



EXPERIENCE THE  
HOLE-IN-ONE  
lifestyle





# Fairway Villas

A GOLFER'S OASIS







## FOR THE LOVE of golf

The Fairway Villas are directly situated at the frontline of **the Trump International Golf Club**, Oman in **AIDA MUSCAT**. Each, intricately designed to offer a harmonious blend of expansive, sun-filled interiors, cutting-edge modern specifications, and panoramic vistas of the golf course.









However, these are no ordinary villas; these villas are like fairways, the very short distance between the green and the tee, this is where residents can literally **step out of their home onto a world-class golf course.**

Truly, an oasis for those who share a passion for golf.



BE PART OF A  
golfing legacy



*Trump International Golf Club*  
OMAN



Reside directly alongside the **Trump International Golf Club Oman**, a championship golf course, where golf legends are made. From the moment you step outside, you're greeted by the sight and sounds of players perfecting their swings and strategizing their shots.









The golf course is not just a golfing venue, it's a work of art. On par with the **Trump Golf brand**, each hole is strategically designed to present unique opportunities. Sitting 130m above the **Muscat Riviera**, this world-class golf course boasts greens that roll true, and natural terrains that demand respect.

Enjoy a front-row seat to the world of golf, where every day is a top-tier golfing experience.



# HOME OF champions



The villas embody a modern aesthetic, characterized by **clean lines, geometric shapes, and a minimalist color palette** that complements the natural beauty of the golf course.



**Large picture windows and expansive glass panels** allow natural light to flood the interiors, while providing uninterrupted panoramic views of the prestigious Trump International Golf Club Oman.







The design is an ode to open living, inviting  
the outdoors in

and creating a harmonious  
relationship between the villas  
and the natural surroundings.





## CELEBRATED interiors

Offering between 4 and 5 bedrooms, the Fairway Villas' interiors are a **masterful blend of modern luxury and timeless elegance**. They are designed to provide inviting living spaces throughout the property to complement the breathtaking exteriors overlooking the championship golf course.

The interiors are a true testament to the golfing lifestyle.








# FLOOR PLANS





# AIDA – Masterplan

 Fairway Villas





FLOOR PLANS | Fairway Villa A



FRONT VIEW

4-bed

Villa V-33A

SQM 288

SQFT 3,100

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BACK VIEW



FLOOR PLANS | Fairway Villa A

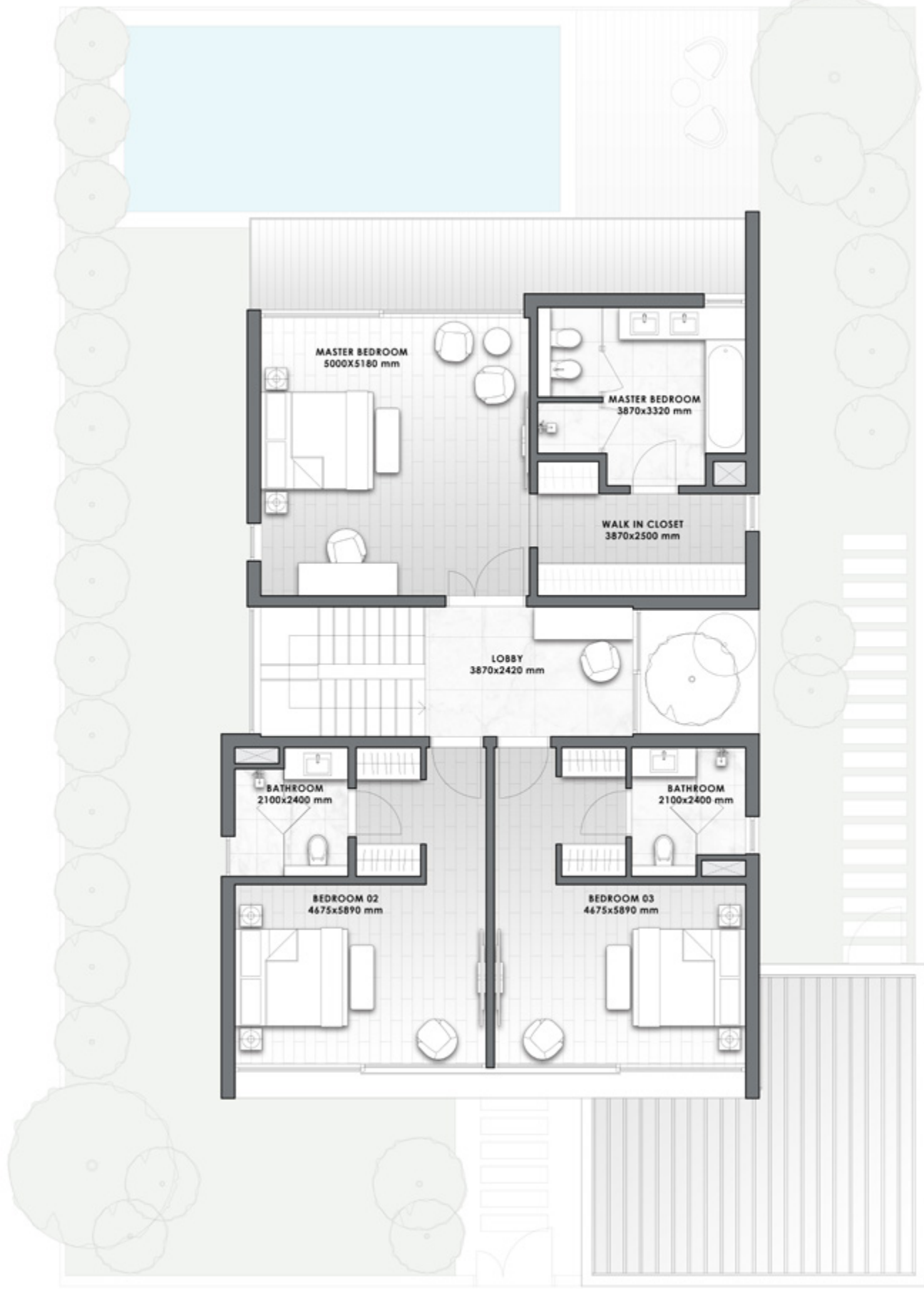
4-bed

Villa	V-33A
SQM	288
SQFT	3,100

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GROUND FLOOR



FIRST FLOOR



FLOOR PLANS | Fairway Villa B



FRONT VIEW

4-bed

Villa V-33B

SQM 316

SQFT 3,399

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BACK VIEW



FLOOR PLANS | Fairway Villa B

4-bed

Villa	V-33B
SQM	316
SQFT	3,399

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GROUND FLOOR



FIRST FLOOR



FLOOR PLANS | Fairway Villa C



FRONT VIEW

5-bed

Villa V-41

SQM 386

SQFT 4,158

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BACK VIEW



FLOOR PLANS | Fairway Villa C

5-bed

Villa	V-41
SQM	386
SQFT	4,158

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GROUND FLOOR



FIRST FLOOR



FLOOR PLANS | Fairway Villa D *w/ rooftop terrace*



FRONT VIEW

5-bed

Villa V-41A

SQM 403

SQFT 4,341

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BACK VIEW



FLOOR PLANS | Fairway Villa D  
w/ rooftop terrace

5-bed

Villa	V-41A
SQM	403
SQFT	4,341

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GROUND FLOOR



FIRST FLOOR





# AIDA

LITERALLY,  
above  
and beyond





Spanning close to 4.3 million sqm atop the cliffs of Muscat is AIDA a magnificent **gated community, golfing destination and a vibrant coastal lifestyle.**



COMFORT AND

convenience

AT THEIR PINNACLE

AIDA is a refuge of luxury living surrounded by the Trump International Golf Club Oman. This exceptional gated community has everything residents and visitors desire.



Trump International  
Golf Club Oman



Clubhouse



Gated Community



Luxury Hotel



Parks  
& Recreations



Community  
Facilities





Al Bustan Palace  
Ritz Carlton



Jumeirah  
Muscat Bay



Muscat Bay  
Resort



Shangri-La Hike



Shangri-La Barr  
Al Jissah Resort



Yeti Marina



Nikki Beach  
Resort & Spa  
UPCOMING



INDIAN OCEAN

AIDA  
BEACH



AIDA

## 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
10 mn	Al Bustan Palace Ritz Carlton
20 mn	Downtown Muscat
25 mn	Muscat International Airport



HOME TO THE MOST  
*beautiful* hotel  
ON EARTH

Hidden in between the cliffs is a charming hotel, open air lounge, and floating suites, overlooking the picturesque horizon from all sides. The hotel's voluptuous interiors, earthy tones and touch of greenery harmoniously blend with the landscape, transporting guests to **the edge of the world.**







## EXCLUSIVITY, PRIVACY and safety

With 24/7 security and dedicated professional teams at the ready, Fairway Villas stands as an exceptional gated community that provides convenience, comfort, and peace of mind.



## 16 REASONS TO INVEST

# in Aida, Muscat

01

100% foreign ownership

For special economic zone/  
free zone

02

0% personal income tax

For special economic zone/  
free zone

03

0% inheritance tax

Oman applies the inheritance laws of the investor's country of origin, not local laws

04

Lifetime residency visa

05

Hassle-free bank account setup

06

0% capital gains tax

07

25 year exemption from corporate income tax

For special economic zone/  
free zone

08

Home to the Trump International Golf Club Oman

09

Free social membership to Trump International Golf Club Oman

10

Home to the most enchanting hotel in the world

11

The Quality of Life Index by Numbeo, ranked Oman 7<sup>th</sup> globally and 1<sup>st</sup> in both Asia and the Arab world in 2023

12

5-Star recreational and dining options

13

A gated community and golfing destination

14

130 meters above the shores

15

Upcoming railway project connecting UAE to Muscat, Oman

16

Upcoming highway connecting Saudi to Oman cutting travel by 16 hours, driving tourism and investment.







MEMBERSHIP TYPES AT

# Trump International Golf Club Oman

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

## **Trump International Social Membership**

Offered complimentary to every AIDA investor and owner, Trump International Social Membership includes access to exclusive club social activities, upscale dining, wellness facilities, pilates, and fitness areas, enhancing your social and leisure experience.

## **Trump International Golf Membership**

Open to AIDA investors, owners, and external guests, Trump International Golf Membership provides access to our prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this membership offers a complete golfing experience along with full club amenities.



A PARTNERSHIP BETWEEN







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, and Versace. 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 9 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Greece, 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.



**LONDON  
STOCK  
EXCHANGE**





OUR OFFICES



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For more information on Fairway Villas in AIDA  
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You can visit our website at [darglobal.co.uk/fairwayvillas/](https://darglobal.co.uk/fairwayvillas/)  
or via our social media platforms







[DARGLOBAL.CO.UK](http://DARGLOBAL.CO.UK)