



SUNRISE HAVEN

LUXURY VILLAS

YOUR GOLF RETREAT





Your lifetime Golf & Seaside retreat awaits

Yours to enjoy or to let as an exclusive holiday rental











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.





Discover Sunrise Haven Luxury Villas:

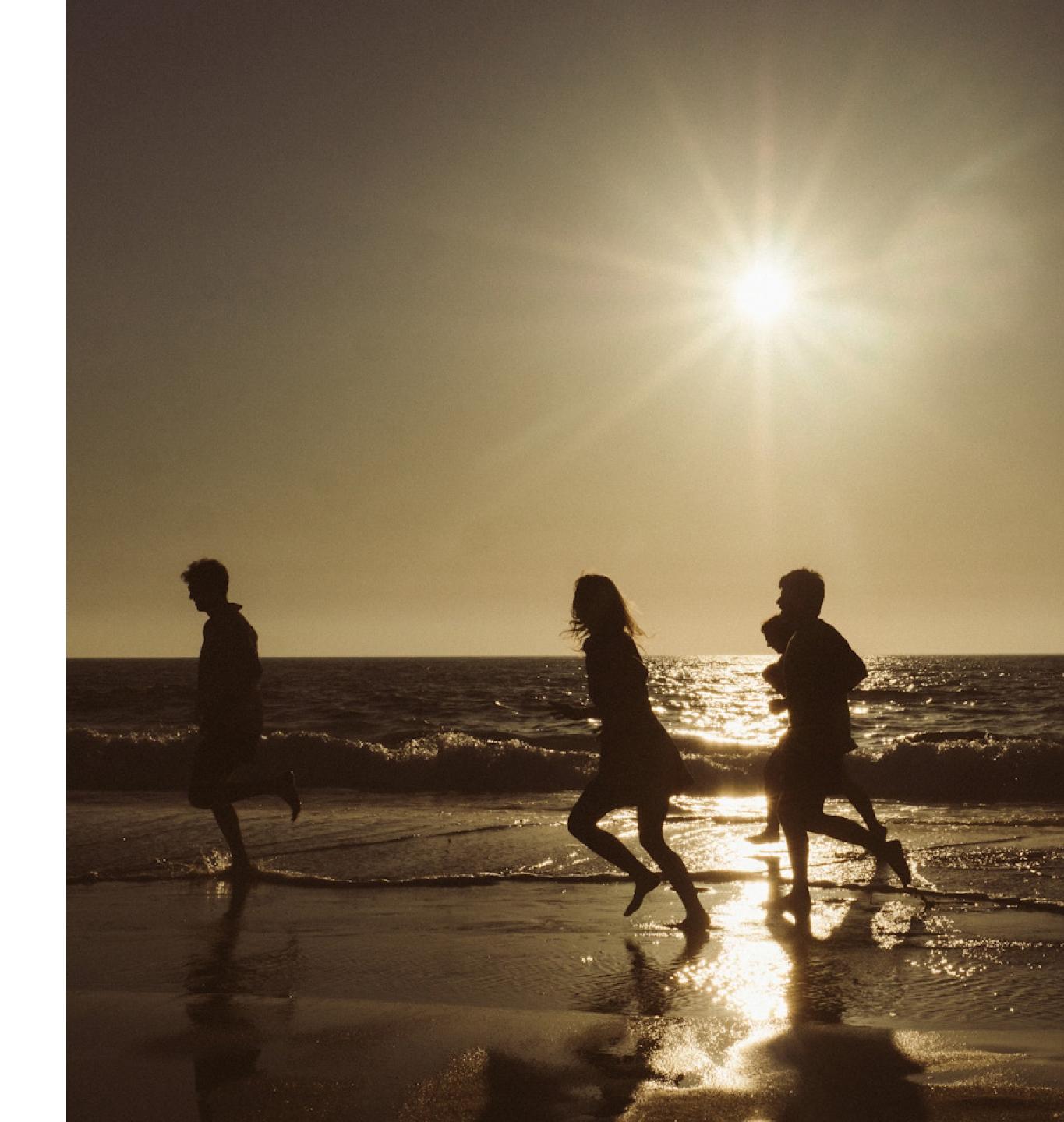
Where coastal living meets active leisure

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.



130
Metres
ABOVE MUSCAT BAY



Endless Recreational Escape

The Sunrise Haven 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
- Club House
- 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

An Enviable Address

Nestled within Oman's most prominent coastal enclave, AIDA, Sunrise Haven Luxury Villas redefine sporting elegance and ocean-inspired living. Just 25 minutes from Muscat International Airport, AIDA spans 4.3 million square meters of emerald fairways, perched above golden shores on the hilltops of Yeti and Yenkit. This majestic masterplan features ocean-view mansions, golf-view villas, and incomparable nearby experiences.

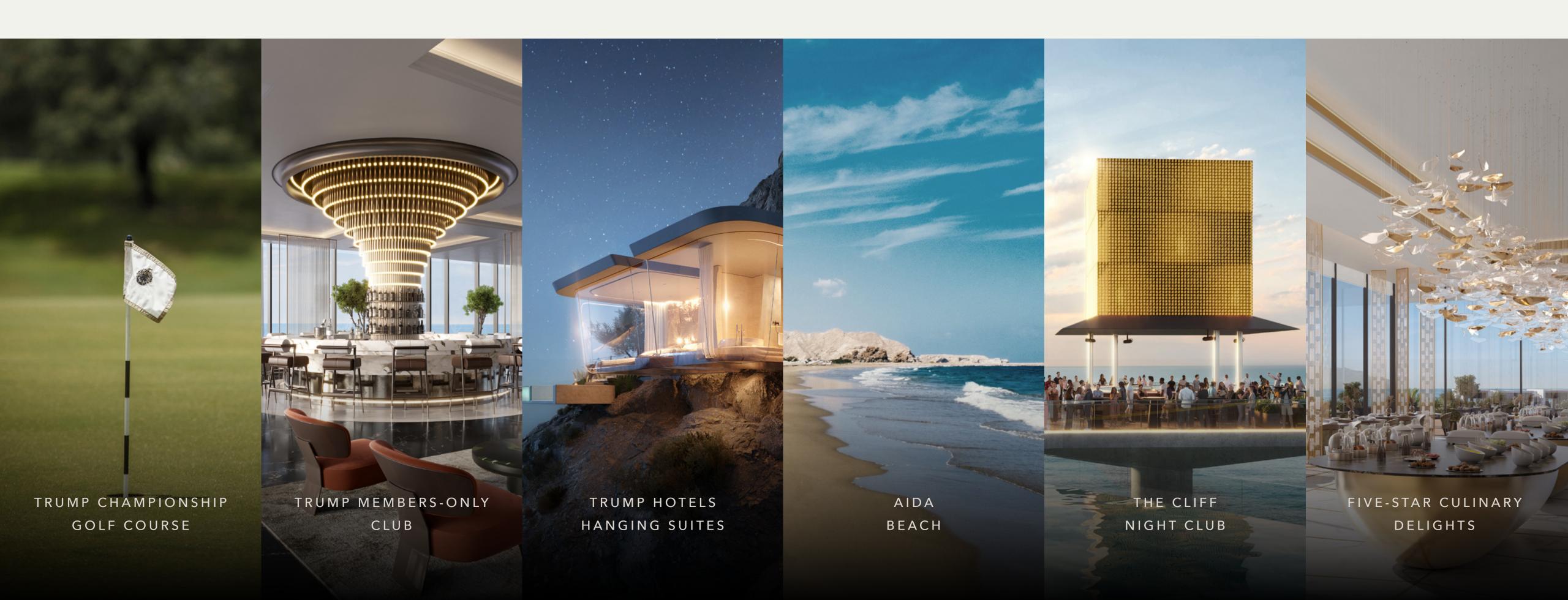
25
Minutes
FROM MUSCAT
INTERNATIONA
AIRPORT

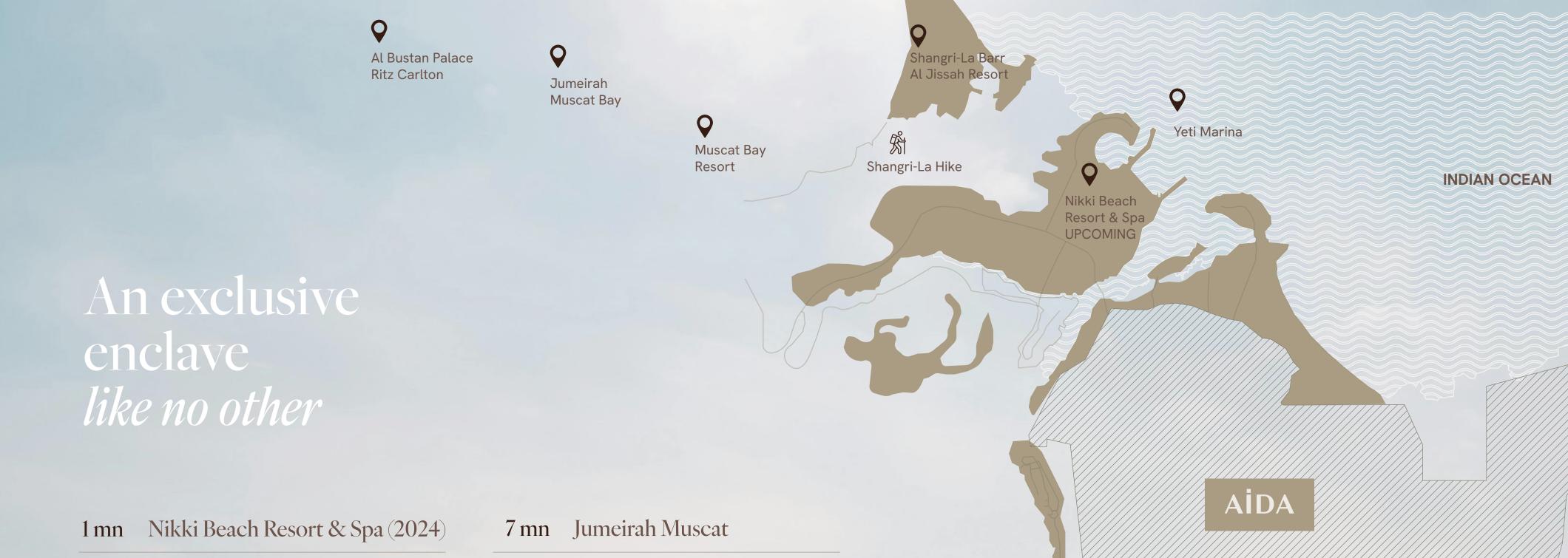
43
Million SQM
PERCHED ABOVE
GOLDEN SHORES



AIDA, home to elevated community living

Minutes away from unparalleled amenities





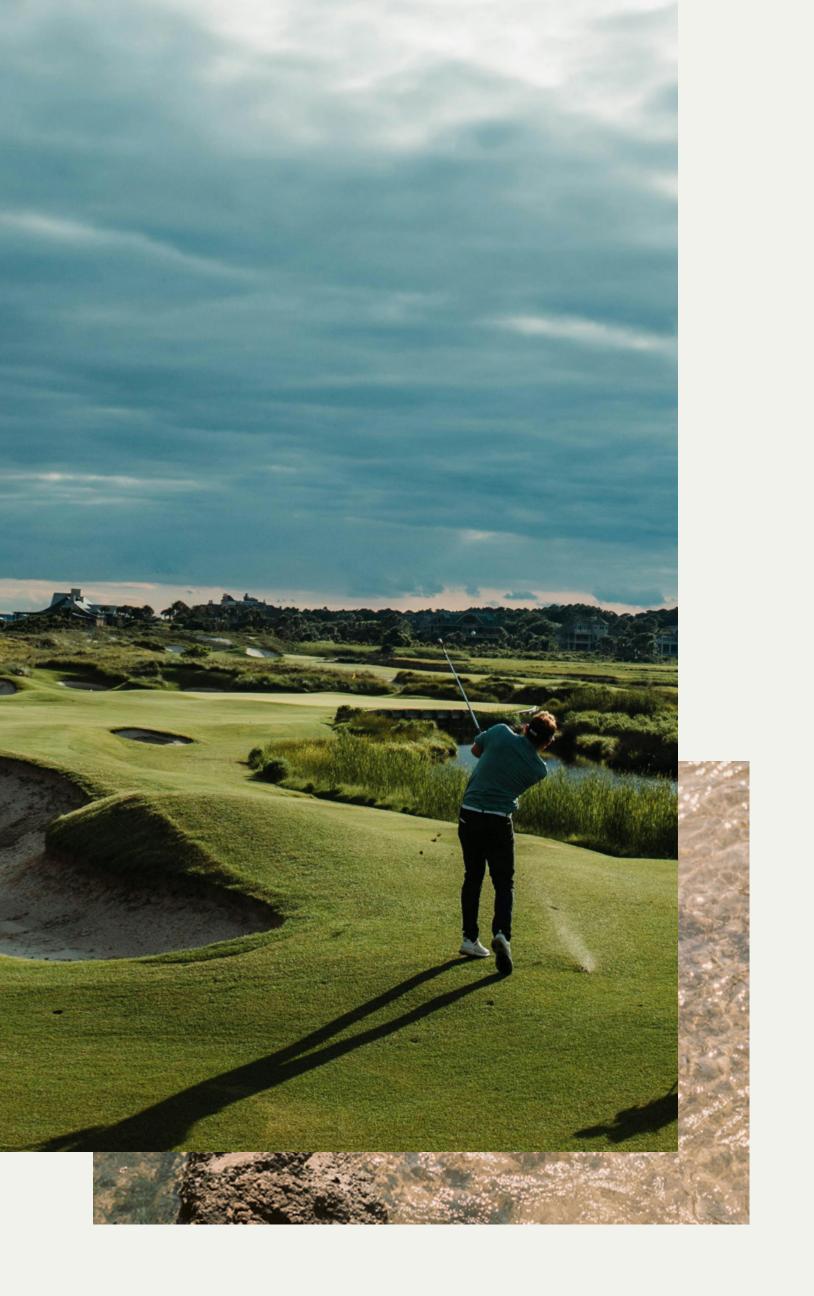
AIDA

BEACH

2 mn Yiti Beach
5 mn Yenkit Beach
5 mn Marina Sustainable City
7 mn Shangri-La Hike

7 mn Muscat Bay

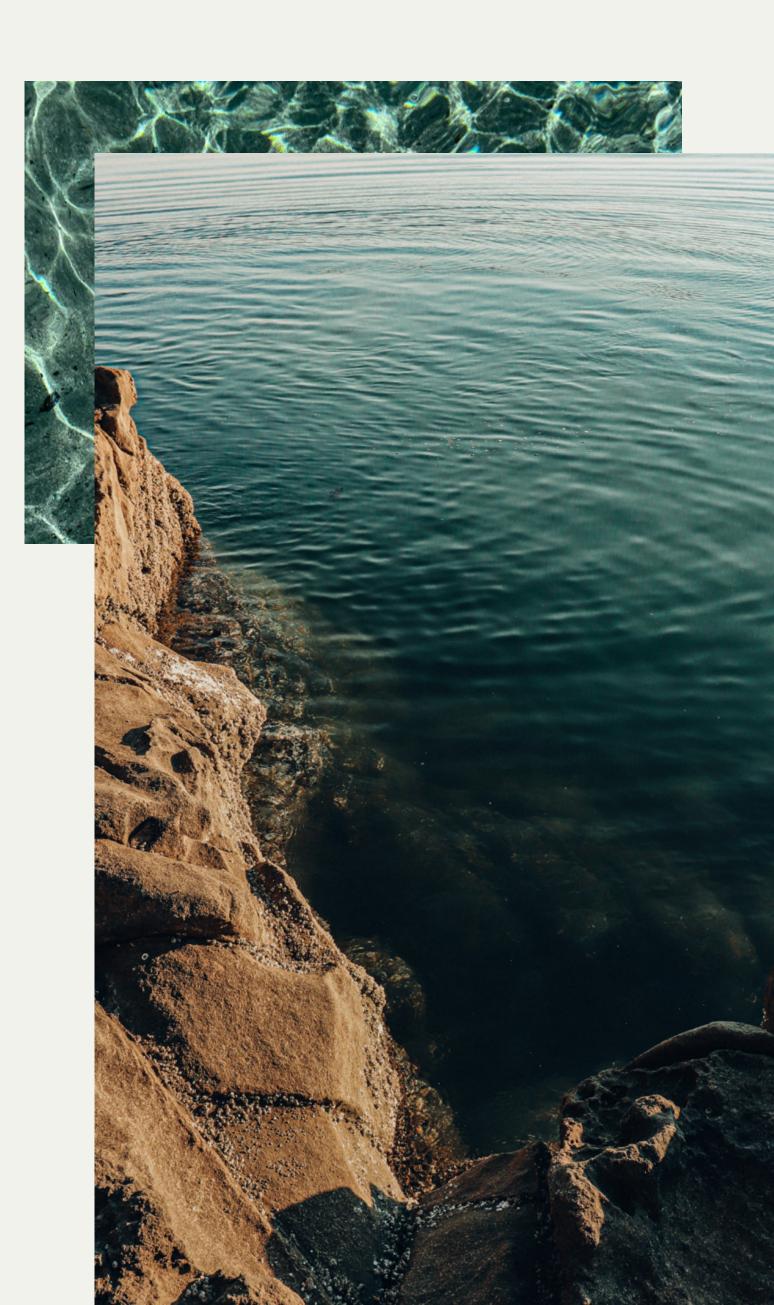
7 mn Jumeirah Muscat
 7 mn Shangri-La Resort
 10 mn Al Bustan Palace Ritz Carlton
 20 mn Downtown Muscat
 25 mn Muscat International Airport



Epic Plays or Epic Views: You choose

Enveloped in the laid-back coastal charm, each well-appointed Sunrise Haven luxury villa comes with either breath taking ocean views or vibrant golf-course sights. Whichever you choose, you enjoy a unique vantage point, and a bouquet of unbeatable lifestyle amenities.

Whether you are savouring the horizon's golden hues or the fairway's lush greens, each villa is designed to immerse you in the beauty of AIDA's natural surroundings. From hiking trails with panoramic vistas to afternoons filled with upscale entertainment or exhilarating rounds of golf, every everyday moment is elevated to be exceptional. With world-class amenities just steps away, each villa offers more—it's your gateway to a life of indulgence, sophistication, and unforgettable experiences.



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.





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.



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

Positioned so close to the sea that you can feel the refreshing ocean breeze, the Sunrise Haven Luxury Villas offer an exceptional blend of modern design and timeless craftsmanship. Features three spacious bedrooms, each of these villas are thoughtfully designed with seamless floor plans that optimize space and flow, ensuring both comfort and elegance.

Light, expansive vistas, and double-height spaces interplay to create an ever-changing shadow play, inviting you to linger a little longer, play a little harder, and rest a little deeper.







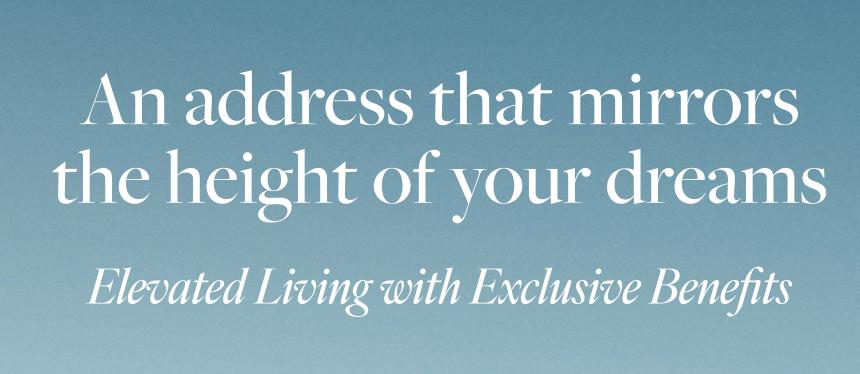


Elevated Interiors

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.







FLOORPLANS

AIDA Masterplan

SUNRISE HAVEN VILLAS





FRONT VIEW REAR VIEW

Villa Type A: 3-bed

VILLA	SQM	SQFT
V-12M	125	1,345

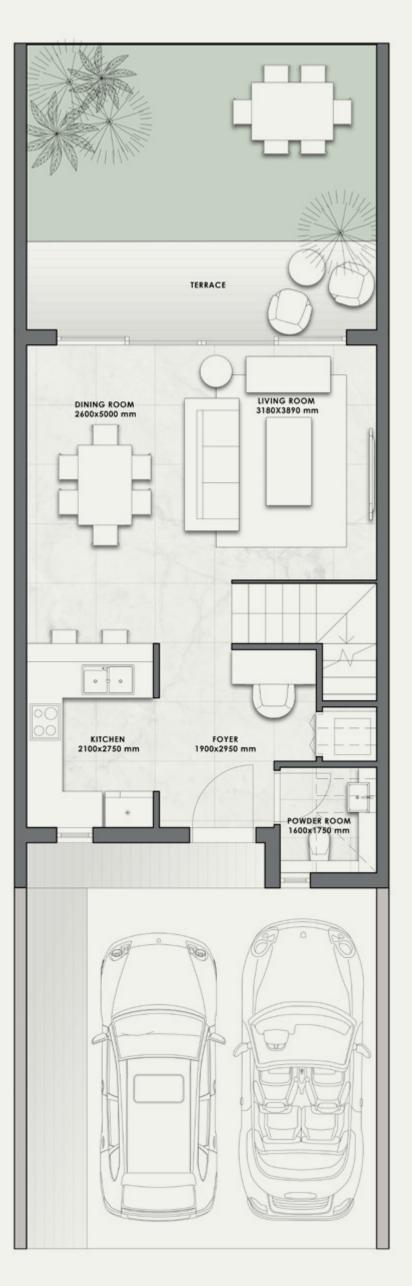
Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior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



Villa Type A: 3-bed

VILLA	SQM	SQFT
V-12M	125	1,345

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GROUND FLOOR FIRST FLOOR

MASTER BEDROOM

CORRIDOR

BEDROOM 02 3750x3000 mm

BEDROOM 01 3450x3500 mm



Villa Type B: 3-bed

VILLA	SQM	SQFT
V-15E	159	1,710

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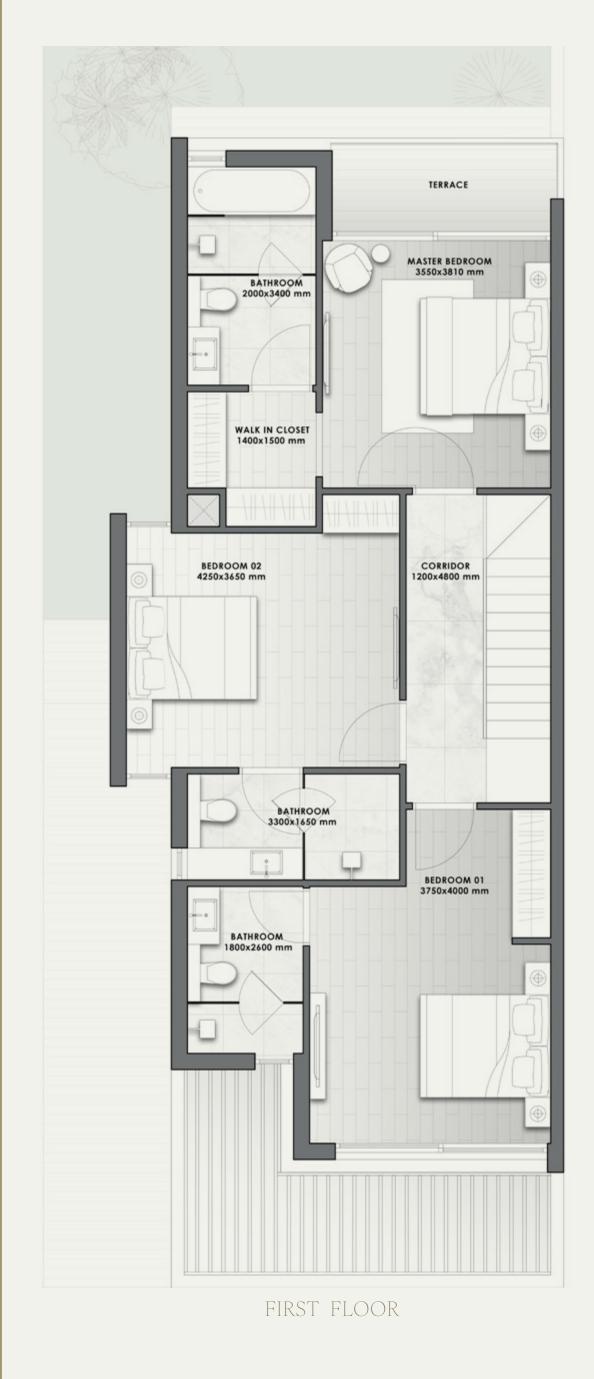


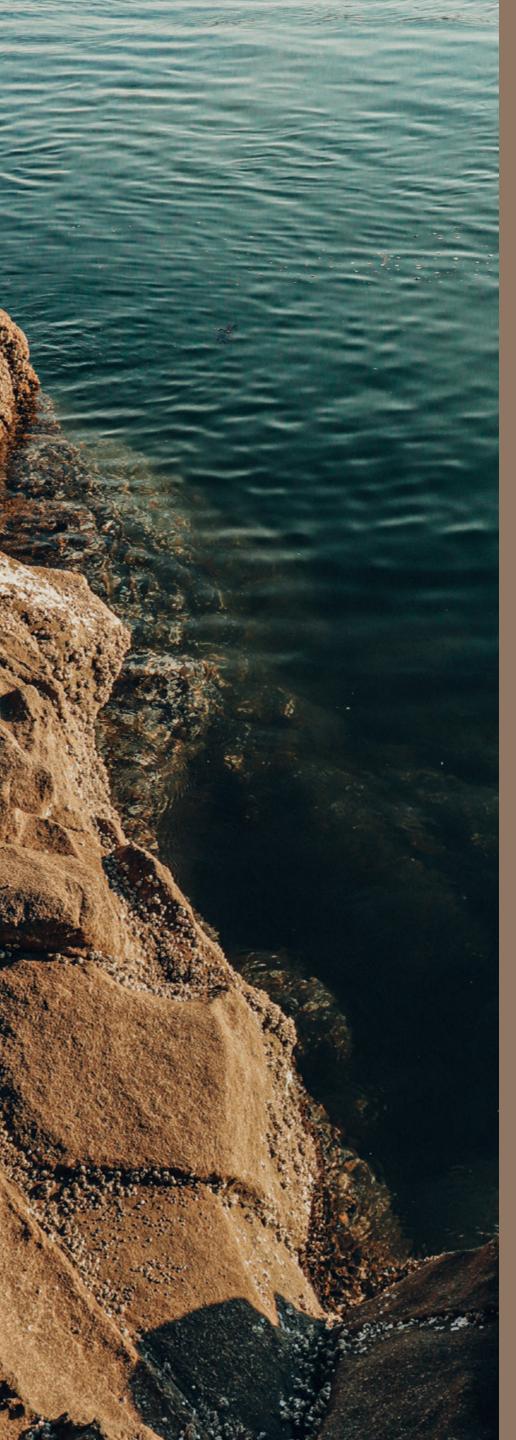
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Reasons to invest in Aida, Muscat

1. 100% FOREIGN OWNERSHIP

For special economic zone/free zone

5. HASSLE-FREE BANK ACCOUNT SETUP

FREE SOCIAL MEMBERSHIP
TO TRUMP INTERNATIONAL
GOLF CLUB OMAN

A GATED COMMUNITY

& GOLFING

DESTINATION

2. 0% PERSONAL INCOME TAX

For special economic zone/free zone

6. 0% CAPITAL GAINS TAX

10. HOME TO THE MOST ENCHANTING HOTEL IN THE WORLD

14. 130 METERS ABOVE THE SHORES

3. 0% INHERITANCE TAX

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

7. 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX

For special economic zone/free zone

11. 5-STAR RECREATIONAL AND DINING OPTIONS

ONE OF THE SAFEST COUNTRIES IN THE WORLD

4. LIFETIME RESIDENCY VISA

8. HOME TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN

12. 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 externalguests, Trump
International Golf Membership provides access to our
prestigious 18-holechampionship golf course. Ideal for anyone
passionate about golf, this membership offers a complete golfing
experience along with full club amenities.







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.



Our Offices



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For more information on Sunrise Haven Luxury Villas in AIDA please call +968 2270 2771 (Oman)

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











DARGLOBAL.CO.UK