



MARRIOTT RESIDENCES
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING





YOUR BACKYARD IS A

CHAMPIONSHIP FAIRWAY



FALL INTO WONDER

A full-page background image showing a hotel bellhop in a red uniform pushing a cart with luggage through a hallway. The bellhop is looking upwards and to the right. The hallway has wood-paneled walls and brass handrails. The text "INDULGE IN PREMIUM SERVICES" is overlaid in white, with "PREMIUM" underlined in red.

INDULGE IN PREMIUM SERVICES

FROM THE COMFORT OF YOUR HOME

YOUR GATEWAY TO



WONDERFUL LIVING



MARRIOTT RESIDENCES
AIDA, OMAN



A modern kitchen and dining area. The kitchen features dark wood cabinetry, a marble backsplash, and a marble countertop. A white SMEG coffee machine is on the counter. In the foreground, there are three wooden bar stools with orange seats. To the right, a round wooden dining table is partially visible with two more orange-seated chairs. Large windows with light-colored curtains are in the background.

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.



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



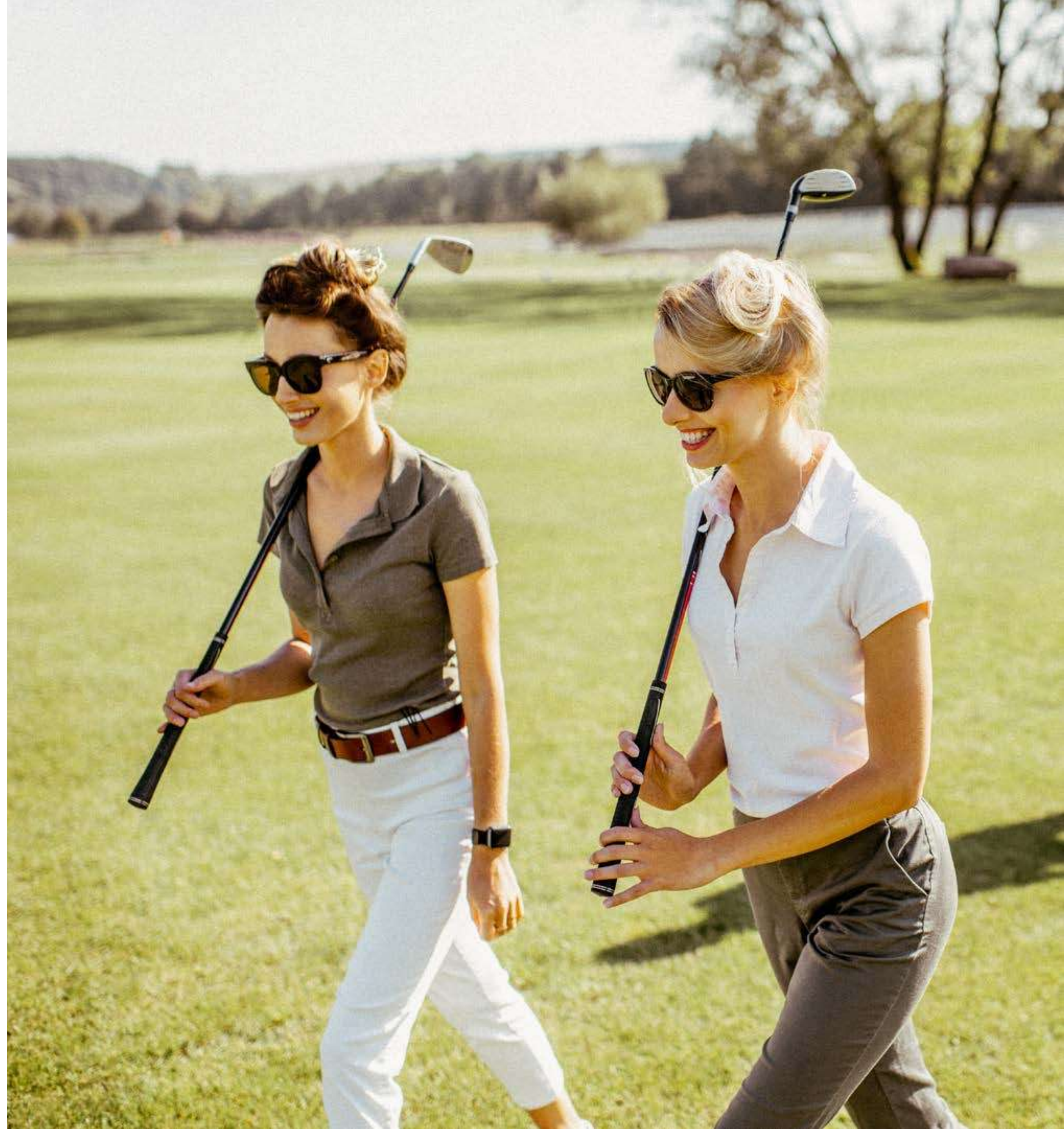
WELCOME TO AIDA

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

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



Aida Residence Club



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



Ritz Carlton



Muscat Bay



Nikki Beach
Resort & Spa
UPCOMING



Yitti Beach



AIDA
BEACH



Yenkit Beach



INDIAN OCEAN

AIDA

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



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.





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 sea, golf & valley



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.



Panoramic View from the Marriott Residences
Captured at 5:00 PM



SEA
VIEW

PARTIAL SEA VIEW
& GOLF VIEW

GOLF
VIEW

VALLEY
VIEW



Sea View from Marriott Residences
Captured at 7:00 AM



Partial-Sea View & Golf View from Marriott Residences
Captured at 1:10 PM



Golf View from Marriott Residences
Captured at 8:20 AM



This photograph is for illustrative purposes only
and does not represent the final design or layout.

Valley View from Marriott Residences
Captured at 7:40 AM

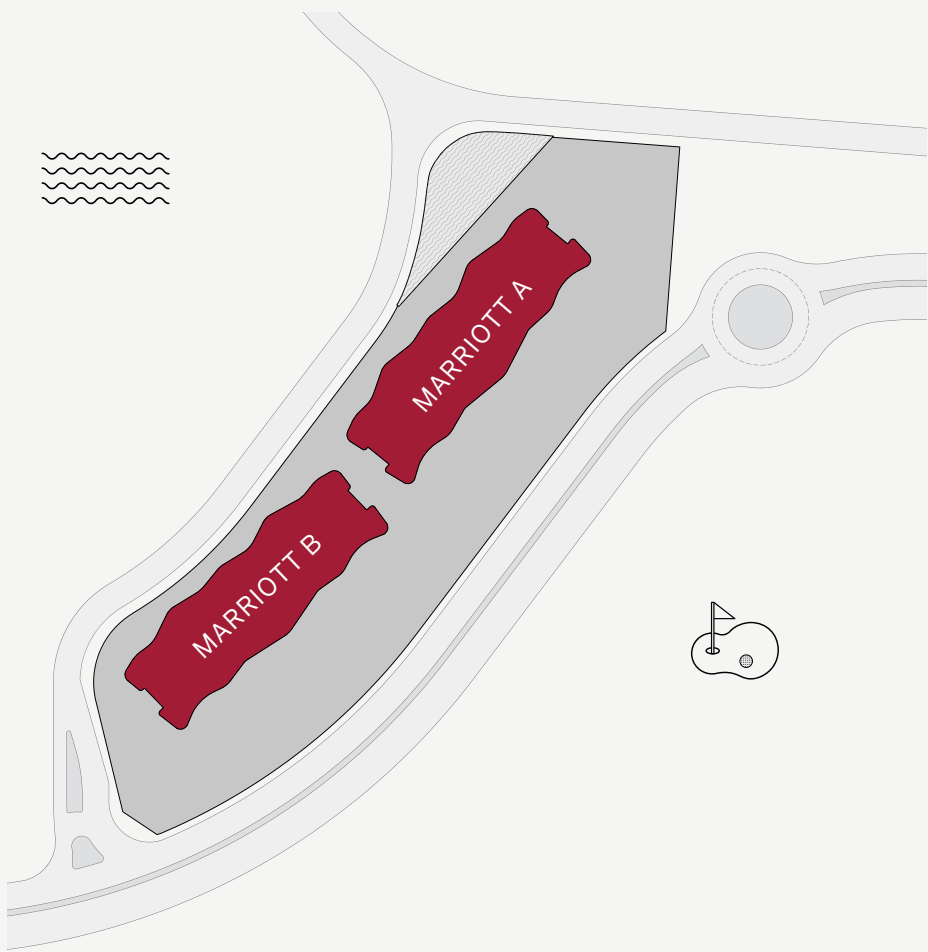


1 BEDROOM
TYPE A FLOORS 1- 8

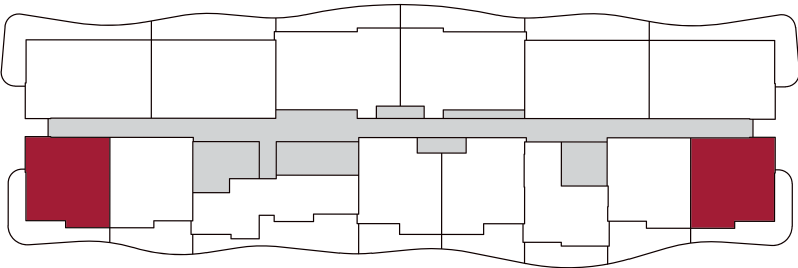
TOTAL BUILT UP AREA

SQM	SQ FT
71 - 81	764 - 873

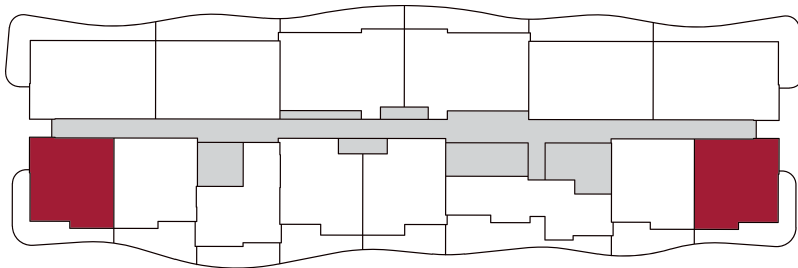
Masterplan



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.



MARRIOTT B

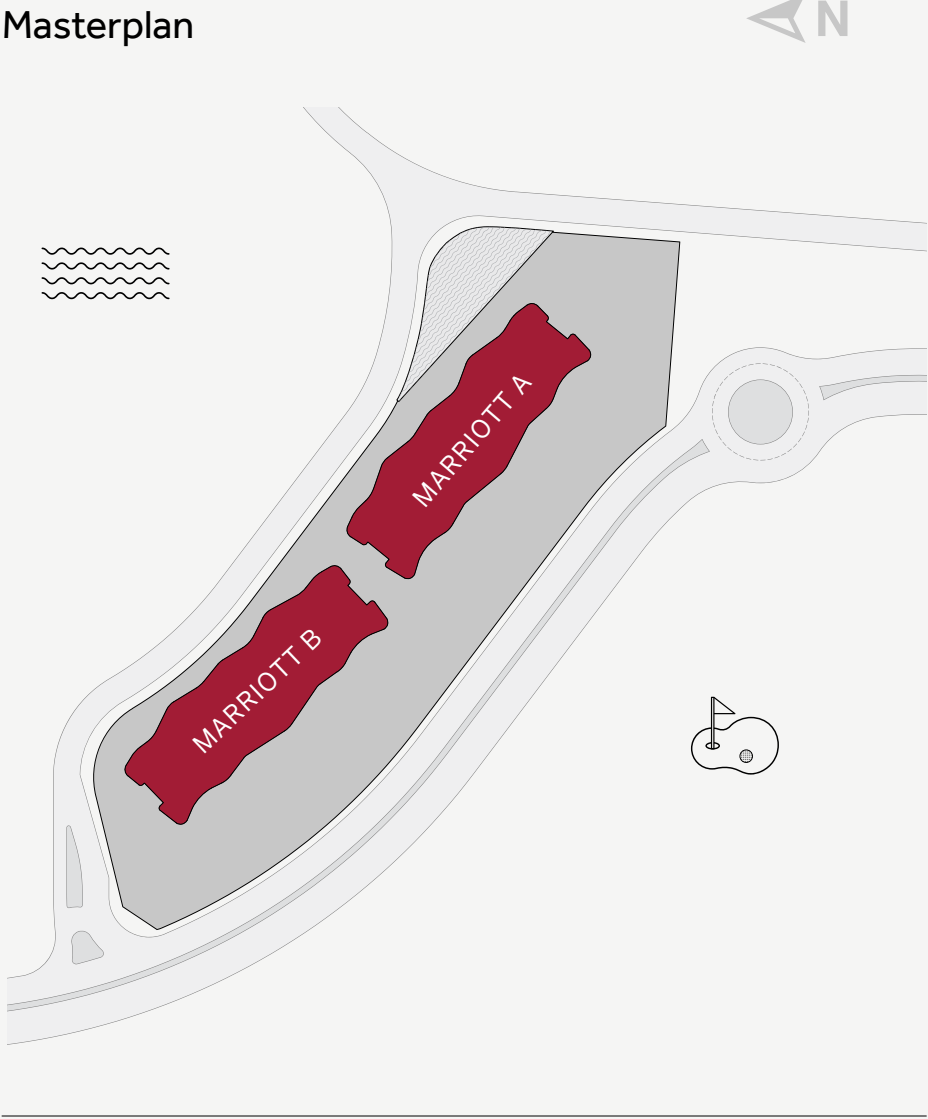


MARRIOTT A

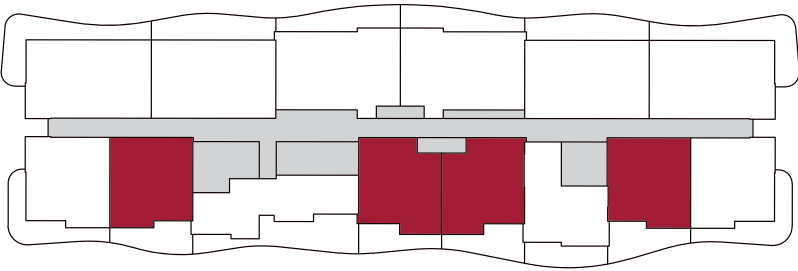
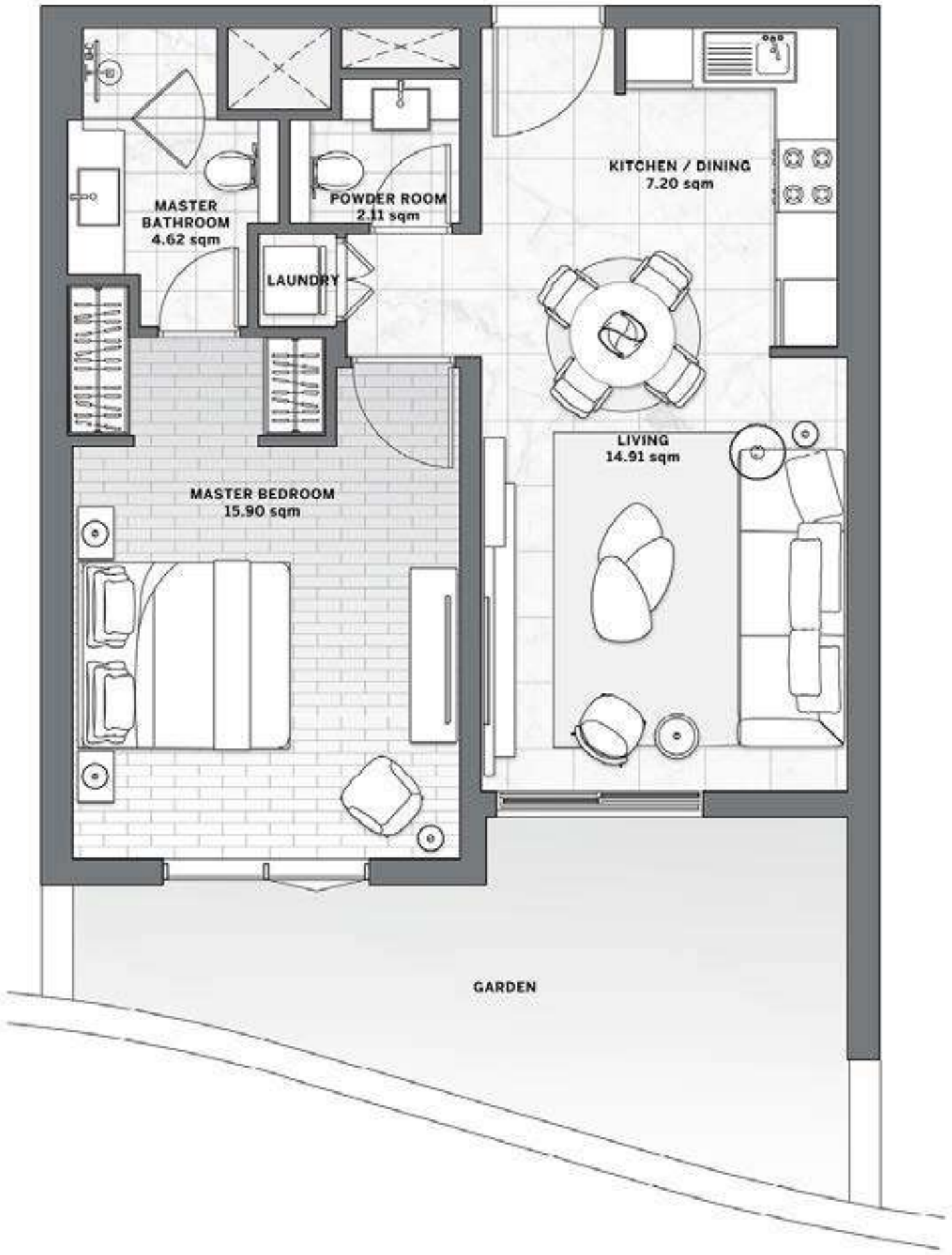
1 BEDROOM
TYPE B FLOORS 1- 8

TOTAL BUILT UP AREA

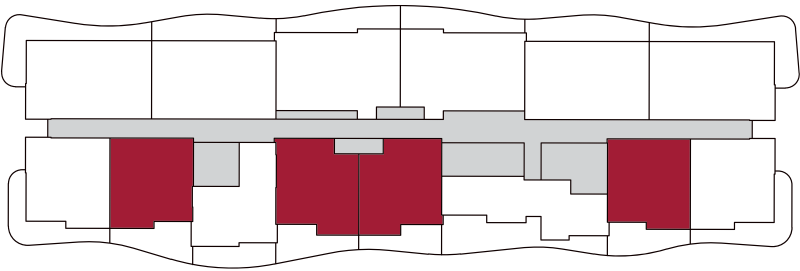
SQM	SQ FT
67 - 80	719 - 857



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.



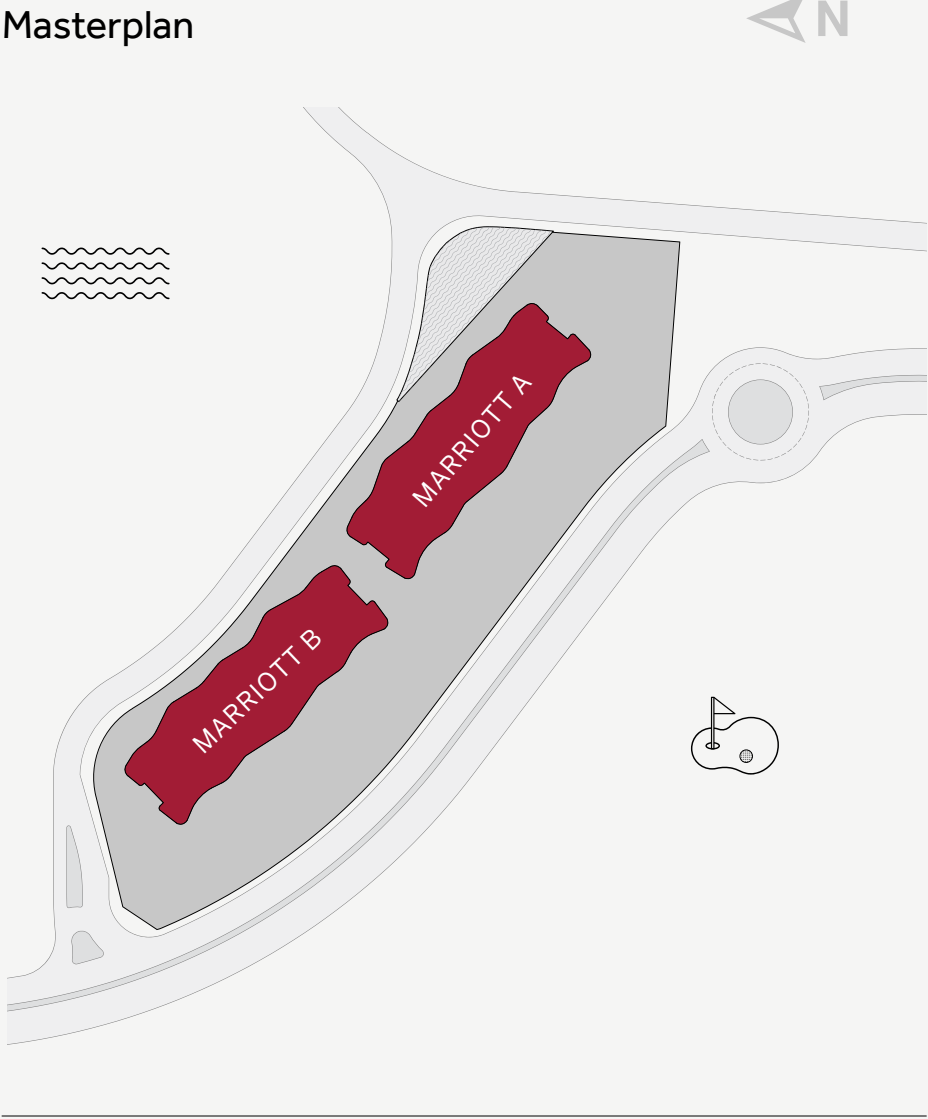
MARRIOTT B



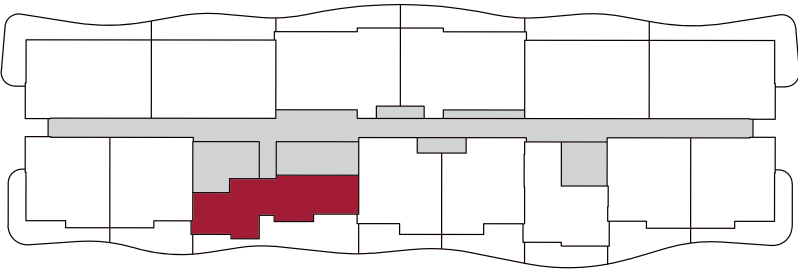
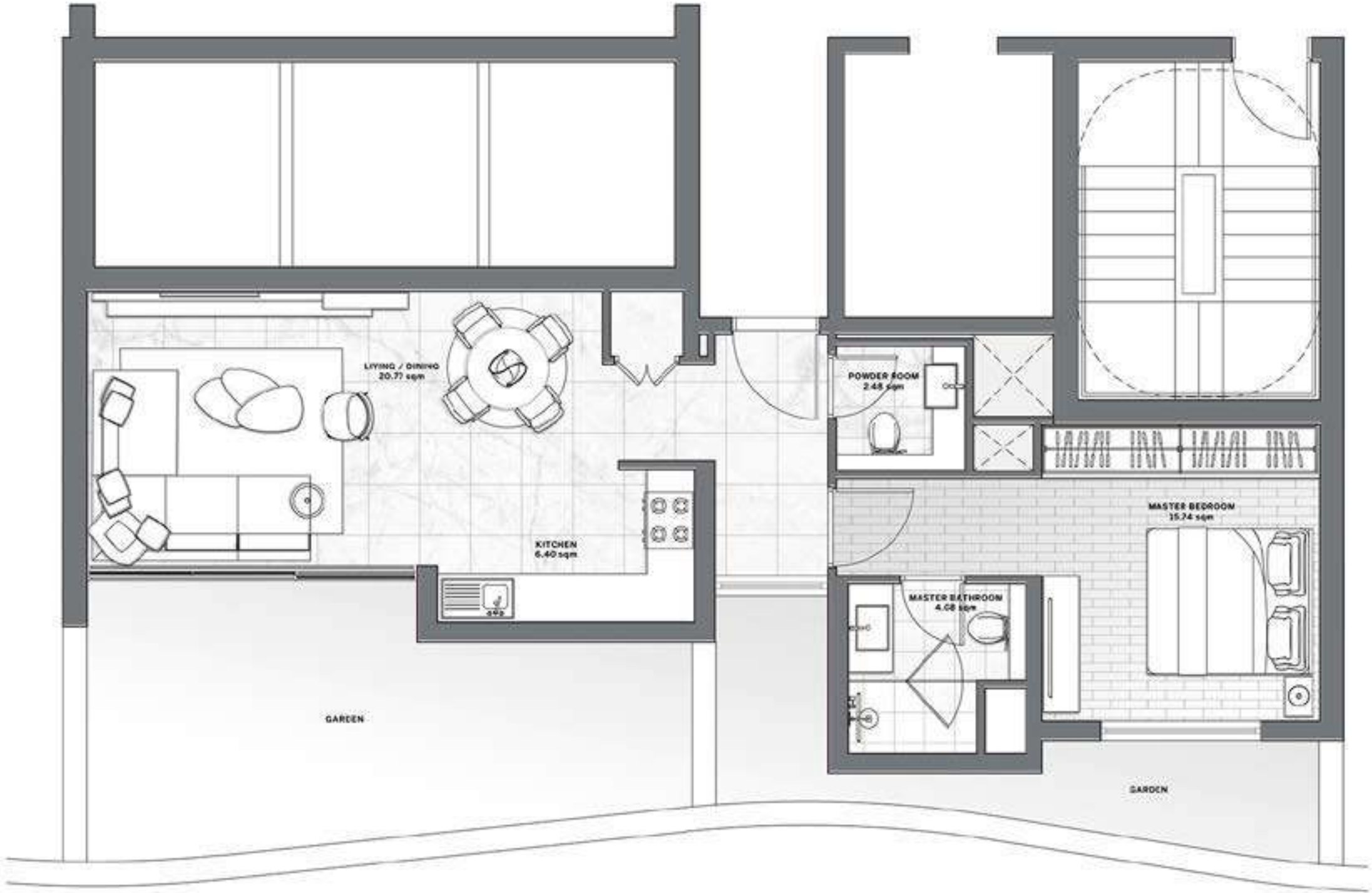
MARRIOTT A

1 BEDROOM
TYPE C FLOORS 1- 9

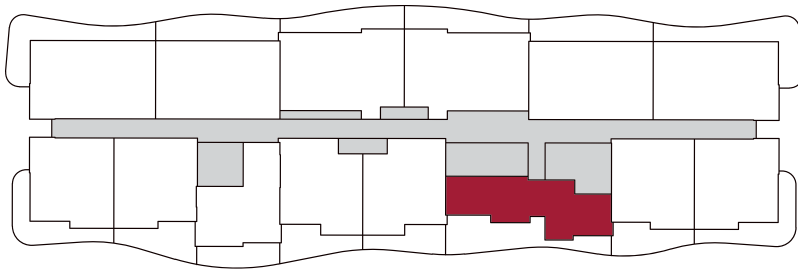
TOTAL BUILT UP AREA	
SQM	SQ FT
87 - 96	940 - 1,034



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.



MARRIOTT B



MARRIOTT A



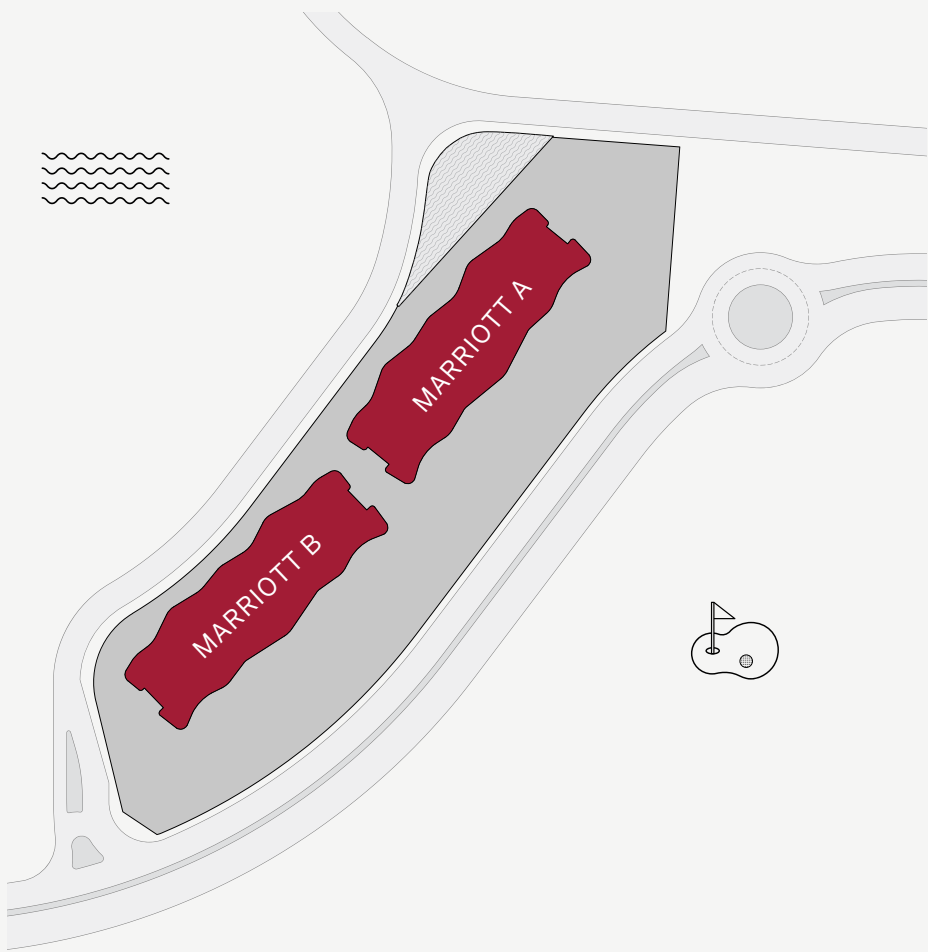
1 BEDROOM

TYPE D FLOORS 1- 9

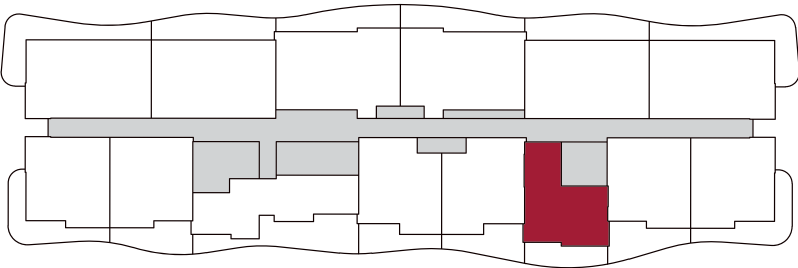
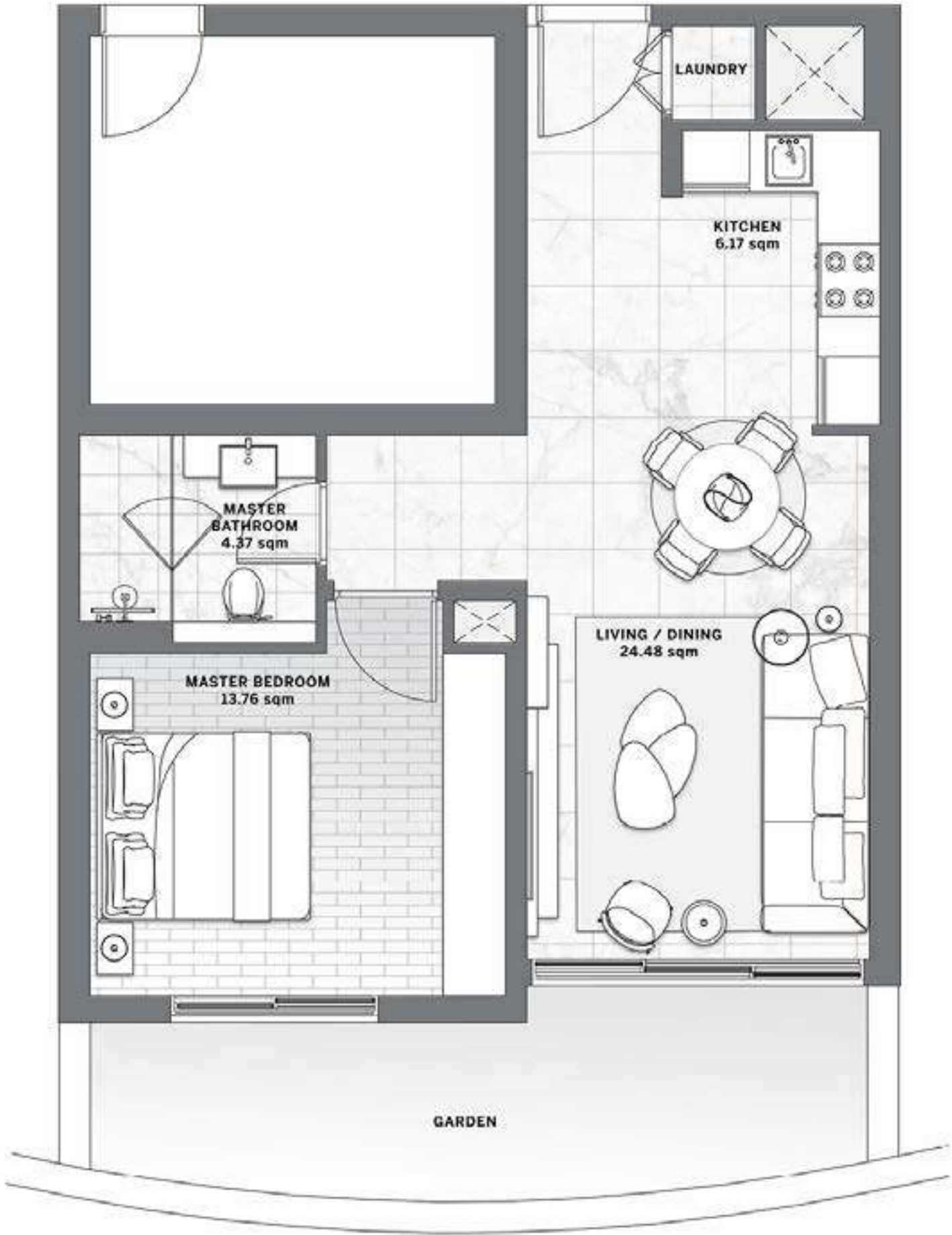
TOTAL BUILT UP AREA

SQM	SQ FT
60 - 71	645 - 762

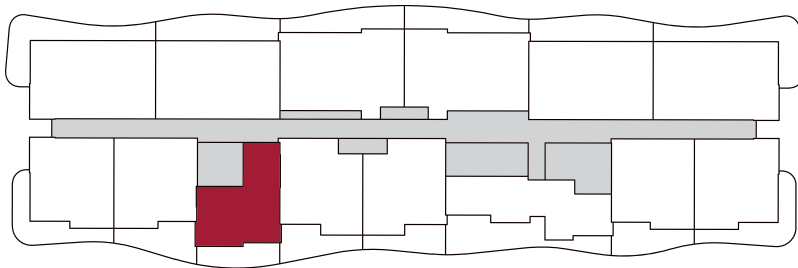
Masterplan



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.



MARRIOTT B



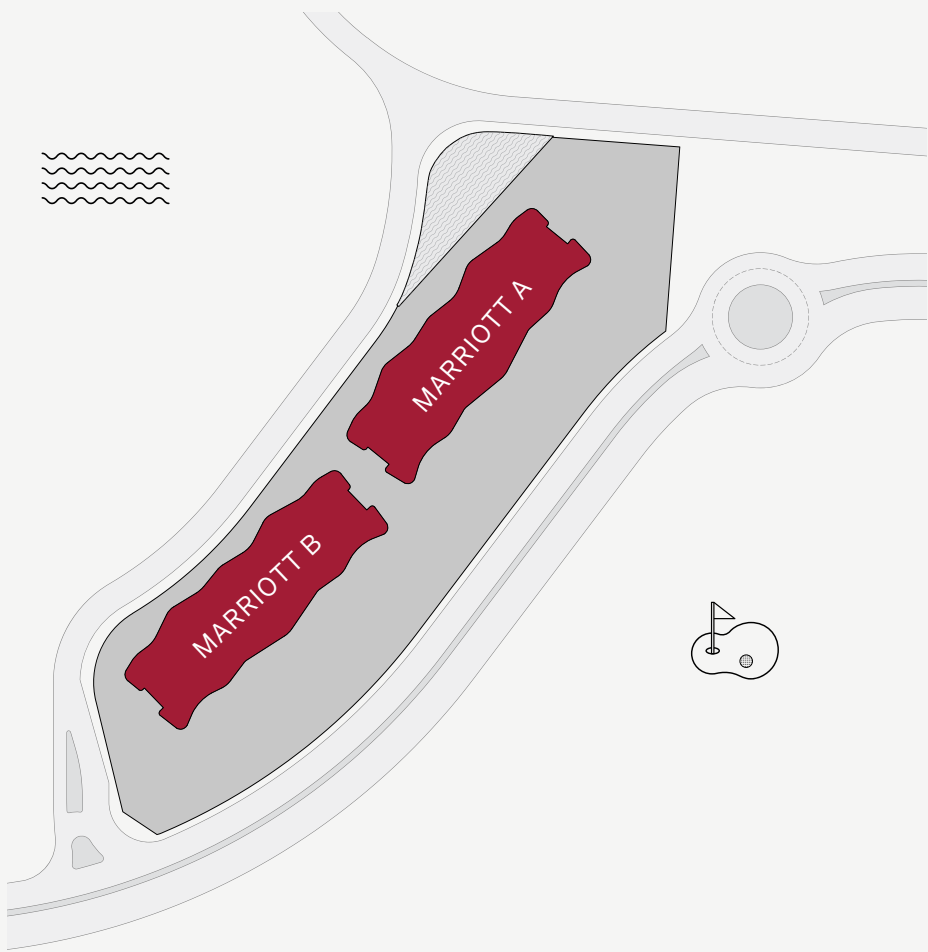
MARRIOTT A

2 BEDROOM
TYPE A FLOORS 1- 8

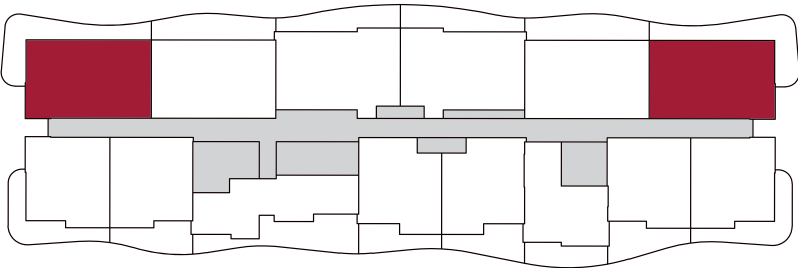
TOTAL BUILT UP AREA

SQM	SQ FT
97 - 111	1,043 - 1,196

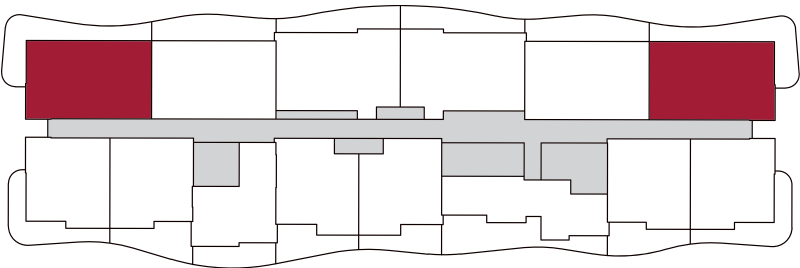
Masterplan



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.



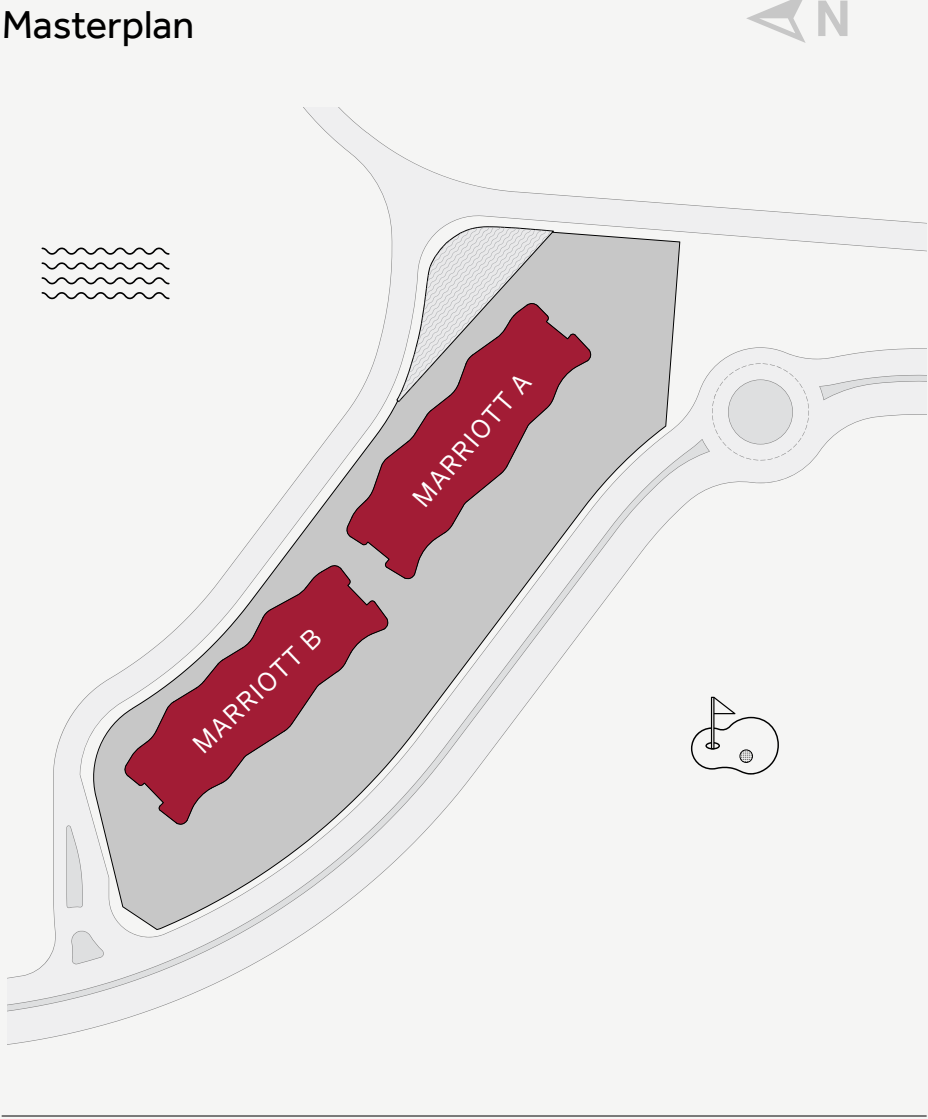
MARRIOTT B



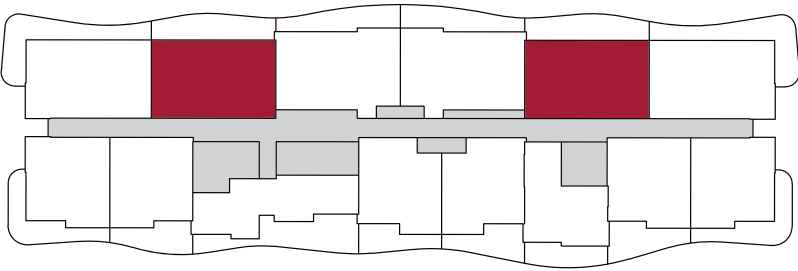
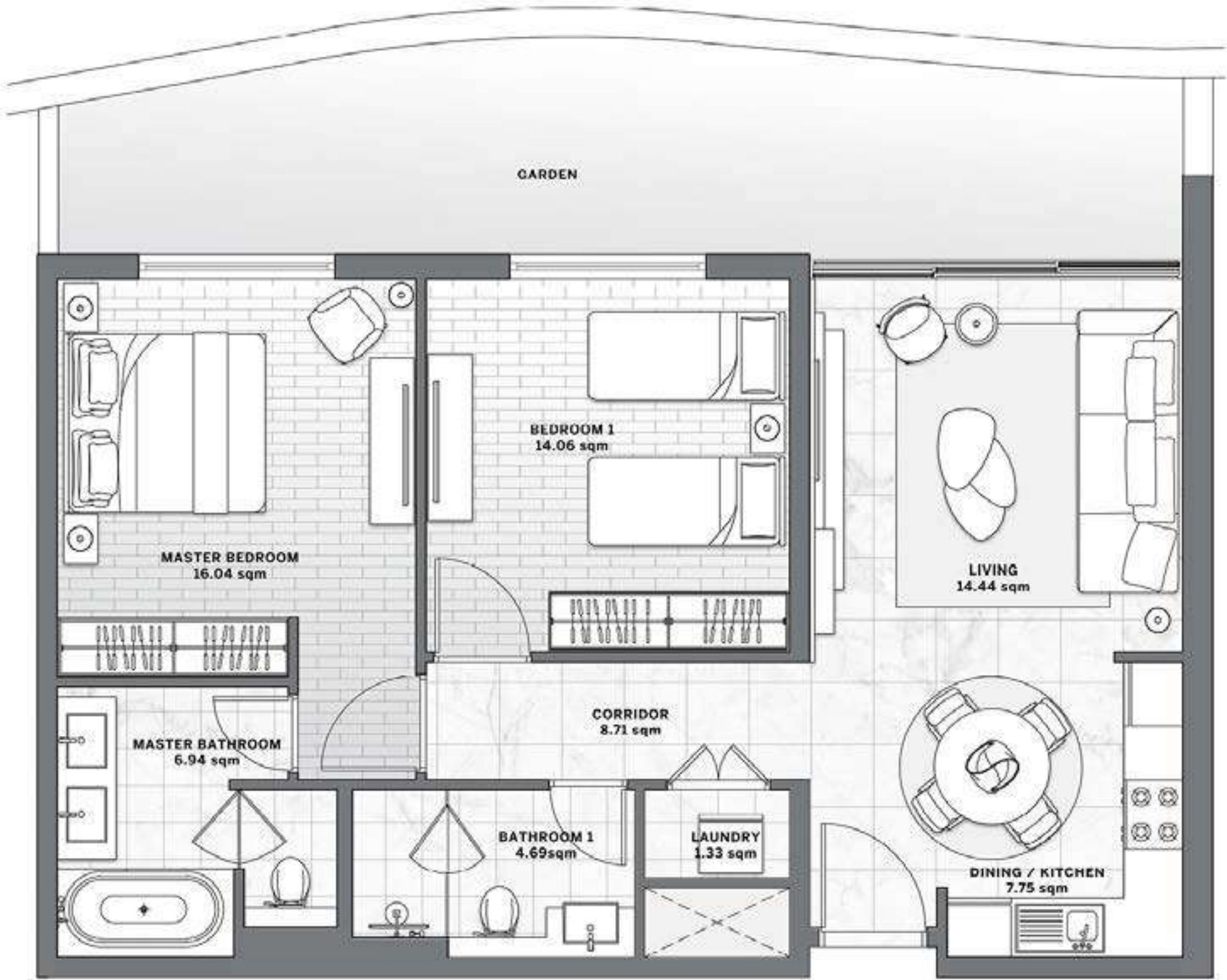
MARRIOTT A

2 BEDROOM
TYPE B FLOORS 1- 8

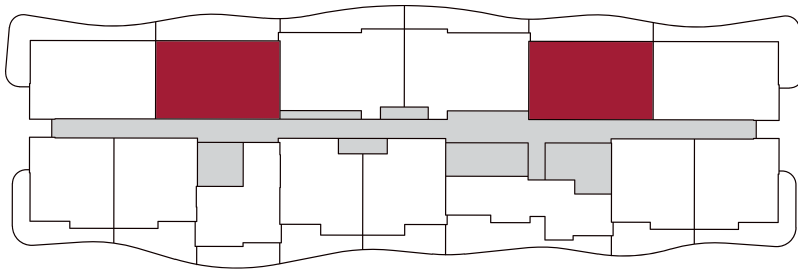
TOTAL BUILT UP AREA	
SQM	SQ FT
96 - 106	1,036 - 1,140



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.



MARRIOTT B



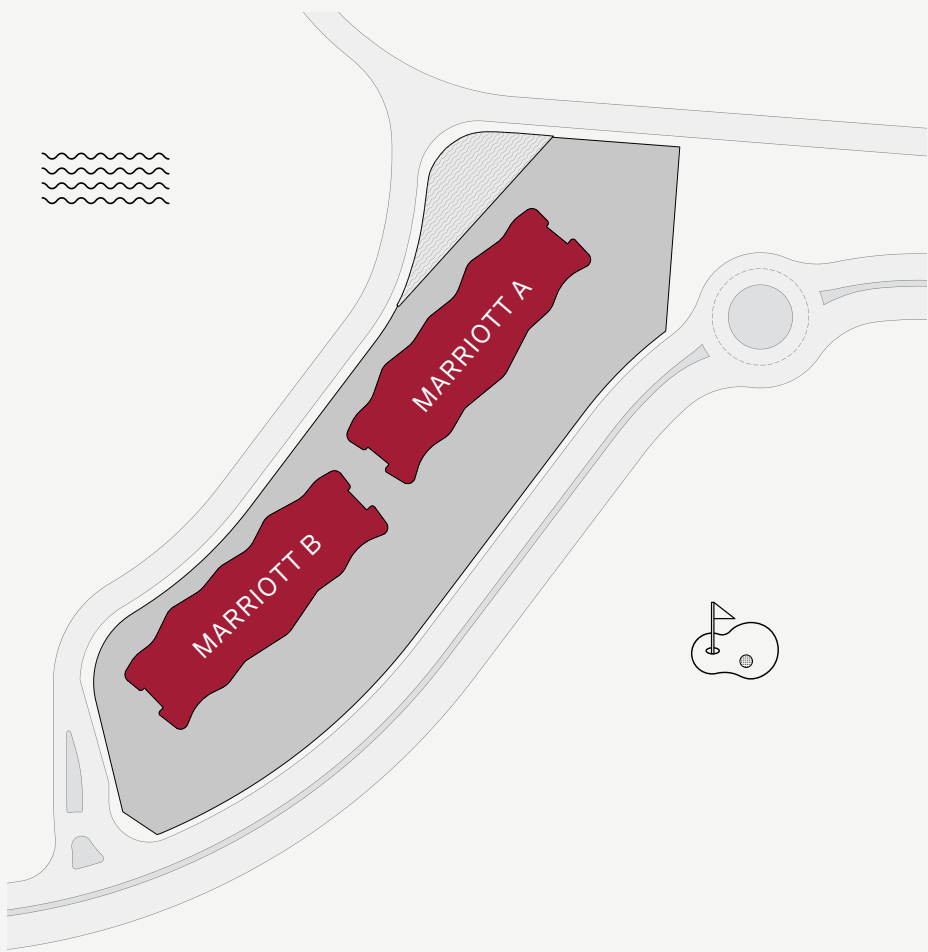
MARRIOTT A

2 BEDROOM
TYPE C FLOORS 1- 9

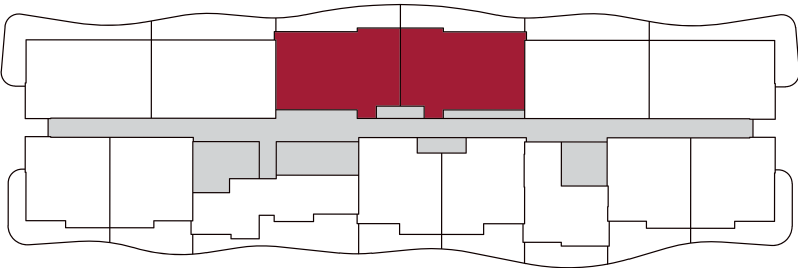
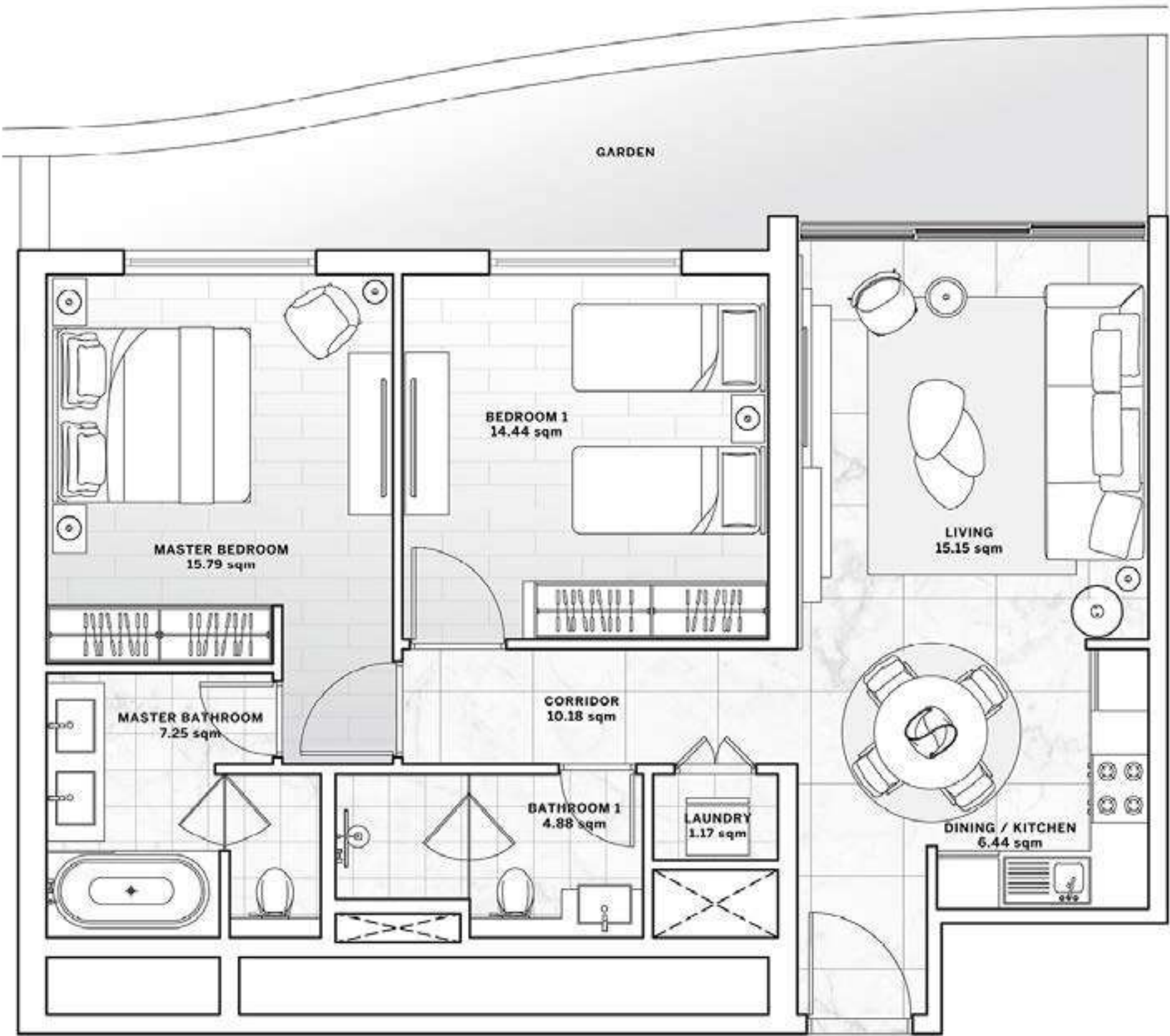
TOTAL BUILT UP AREA

SQM	SQ FT
94 - 104	1,012 - 1,116

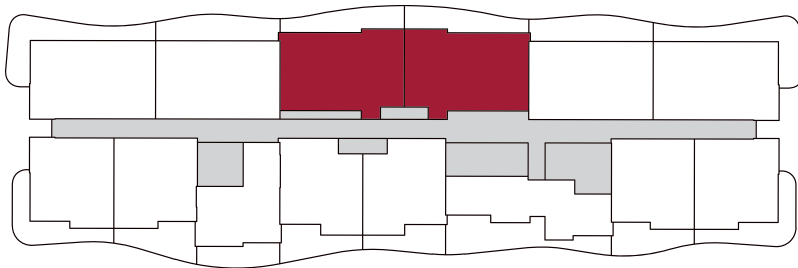
Masterplan



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.



MARRIOTT B



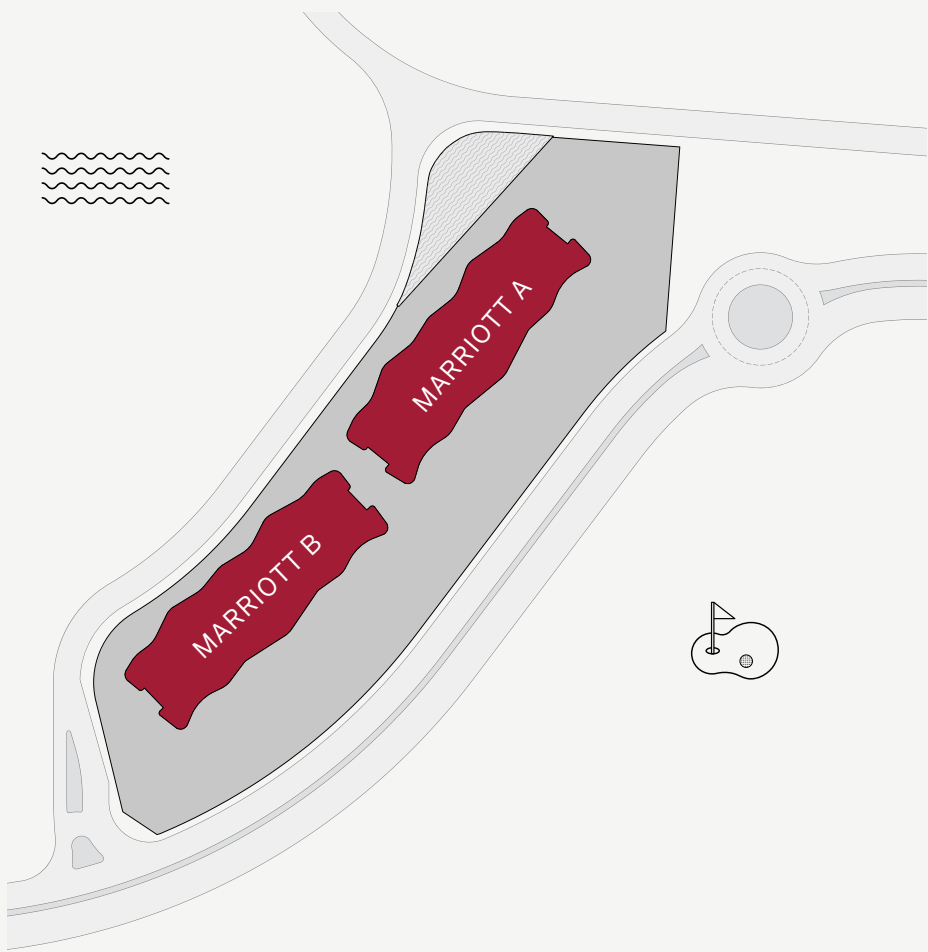
MARRIOTT A

2 BEDROOM
TYPE D FLOORS 9

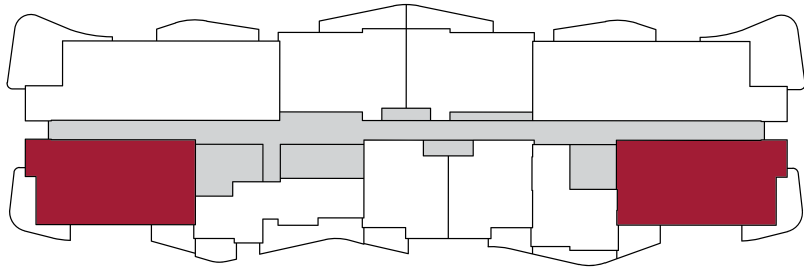
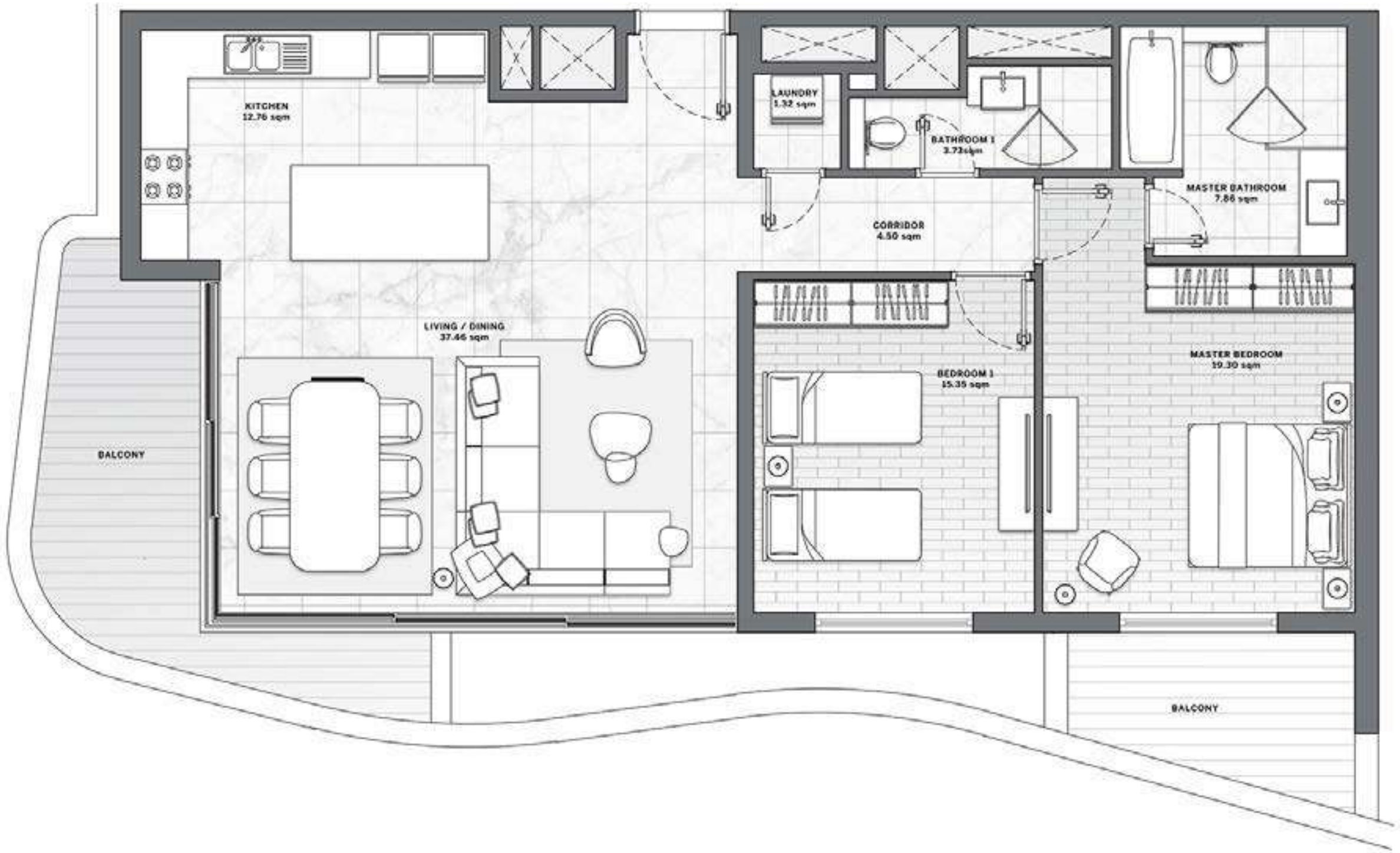
TOTAL BUILT UP AREA

SQM	SQ FT
133 - 134	1,428 - 1,441

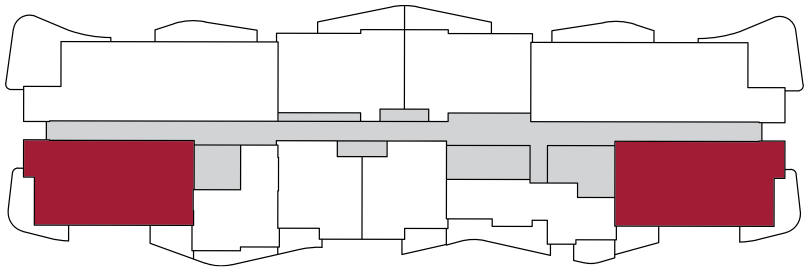
Masterplan



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.



MARRIOTT B



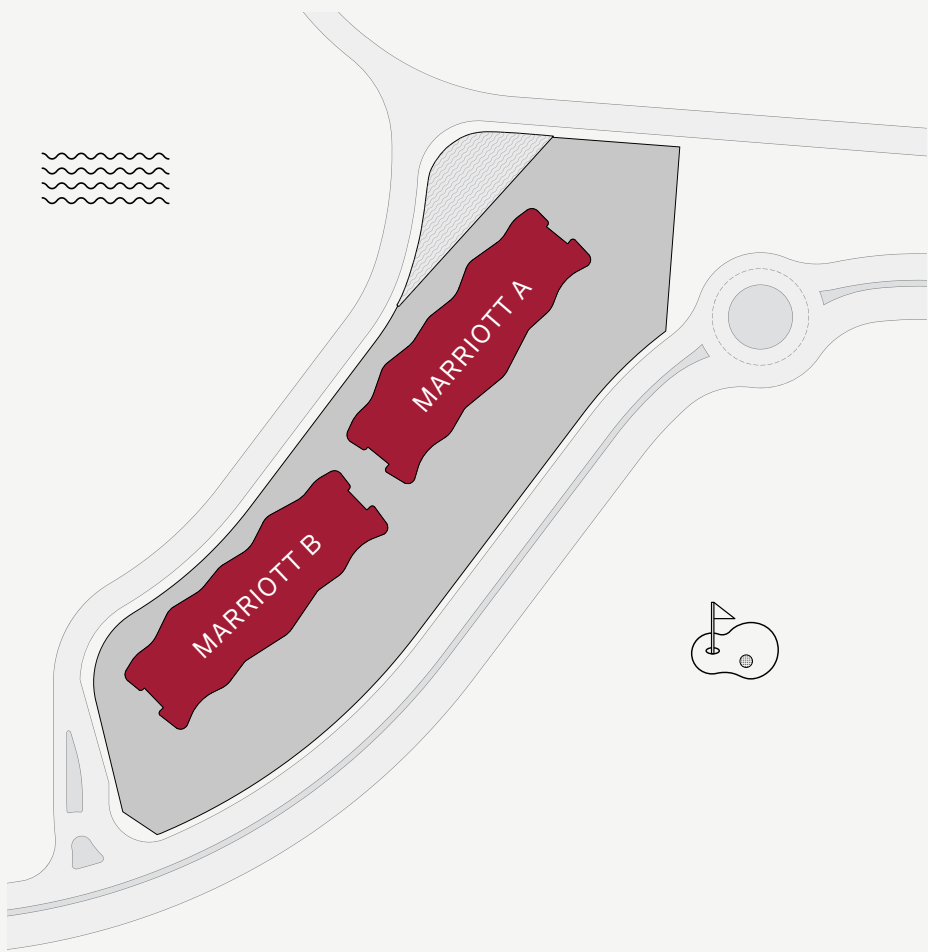
MARRIOTT A

3 BEDROOM
TYPE A FLOORS 9

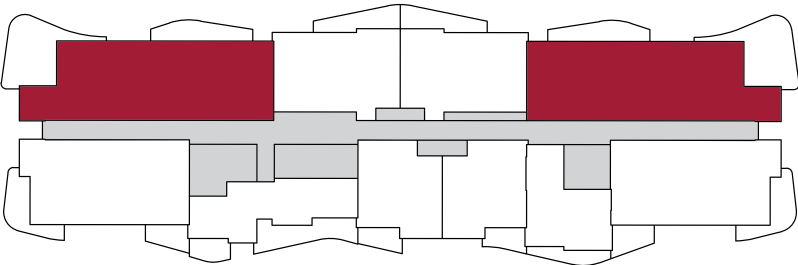
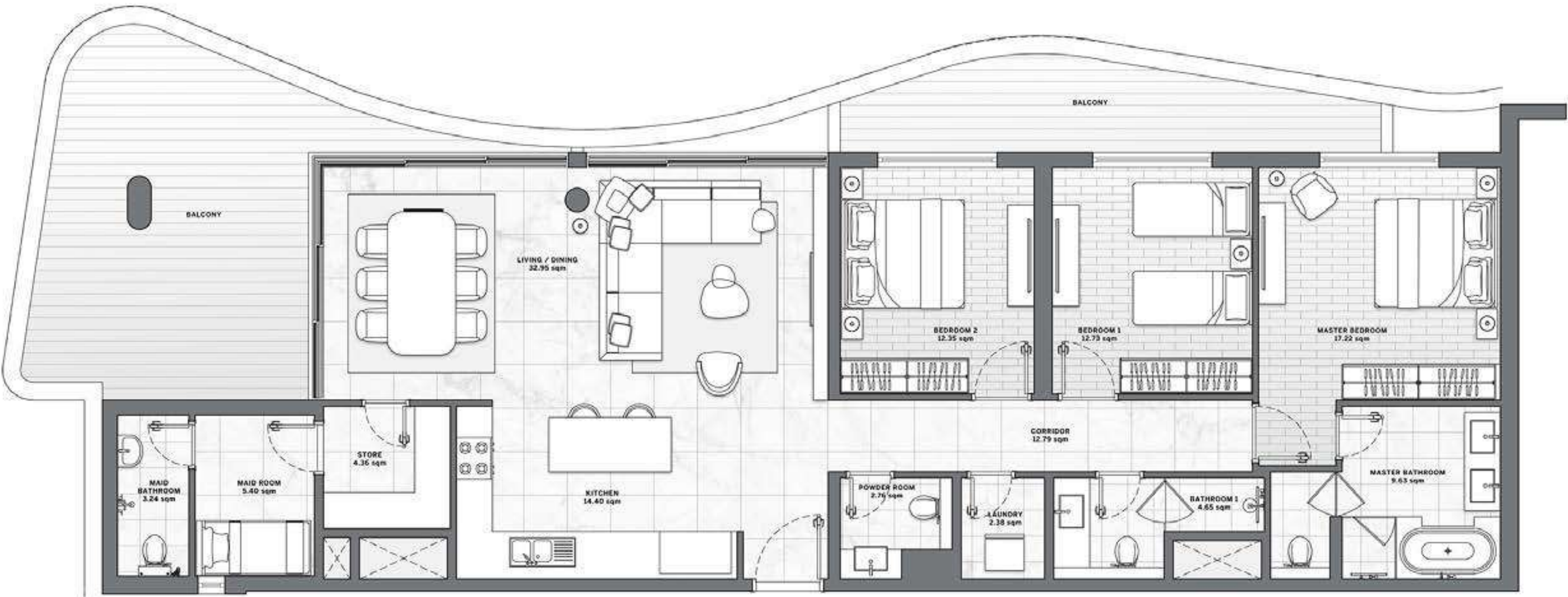
TOTAL BUILT UP AREA

SQM	SQ FT
194	2,093

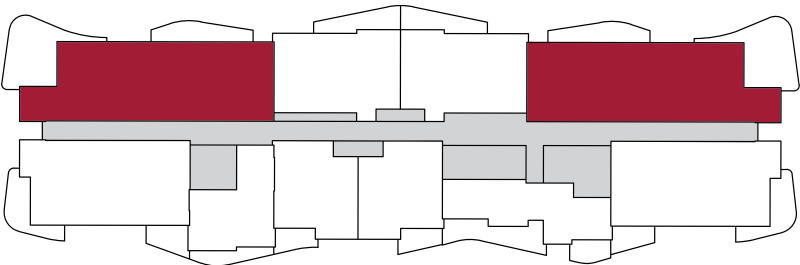
Masterplan



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.



MARRIOTT B



MARRIOTT A



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, Inheritance Tax & Capital Gains Tax
For special economic zone/free zone
4. 100% Foreign Ownership
For special economic zone/free zone
5. 25 Year Exemption from Corporate Income Tax
For special economic zone/free zone
6. Lifetime Residency Visa
7. 25 minutes away from Muscat International Airport
8. 5-Star Recreational and Dining Options
9. Social membership to Trump International Golf Club Oman
10. Home to the Most Beautiful Hotel on Earth
11. The Quality of Life Index by Numbeo, ranked Oman 4th globally and 1st in both Asia and the Arab World in 2025
12. Saudi-Oman Highway
Cuts travel by 16 hours, driving tourism and investment.
13. Railway project connecting Muscat, Oman
14. One of the safest countries in the world
15. Exclusive mortgage program in Oman
For resident and non-resident buyers, designed to enhance real estate returns



LIVE ALL IN

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, Versace, Fendi Casa, and Paramount. 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 7 countries, DarGlobal’s portfolio spans the United Kingdom, Spain, Maldives, 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



MUSCAT, OMAN

Royal Opera House Muscat
Shatti Al Qurum,
Muscat, Oman
T +968 2270 2771

LONDON, UK

50 Hans Crescent,
Knightsbridge, London,
SW1X 0NA, United Kingdom
T +44 20 8135 4699

MARBELLA, SPAIN

Golden Mile, Bulevar Príncipe
Alfonso de Hohenlohe, Marbella 29602,
Málaga, Spain
T +34 95112 1221

DUBAI, UAE

30th Floor, Jumeirah Emirates Towers,
Sheikh Zayed Road.
Dubai, UAE
T +971 4562 9616

RIYADH, KSA

2135 Tahlia St.,
Al Olaya, 12222
Riyadh, KSA
T +966 800 118 8081

JEDDAH, KSA

Ash Shati,23613,
King Abdulaziz Road,
Jeddah, KSA
T +966 800 118 8081

DOHA, QATAR

Malibu Building,
Lusail Entertainment City,
Doha, Qatar
T +974 4410 8282

NEW YORK CITY, USA

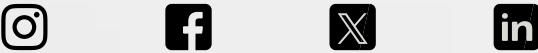
19th floor, Trump Tower New York,
725 5th Ave, New York,
NY 10022, USA
T +1 212 715 1067

ATHENS, GREECE

7 Merlin Street,
10671, Attica,
Athens, Greece

For more information on Marriott Residences, Aida Oman,
please call +968 2270 2771 (Oman)

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





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