



FACTSHEET

PROJECT

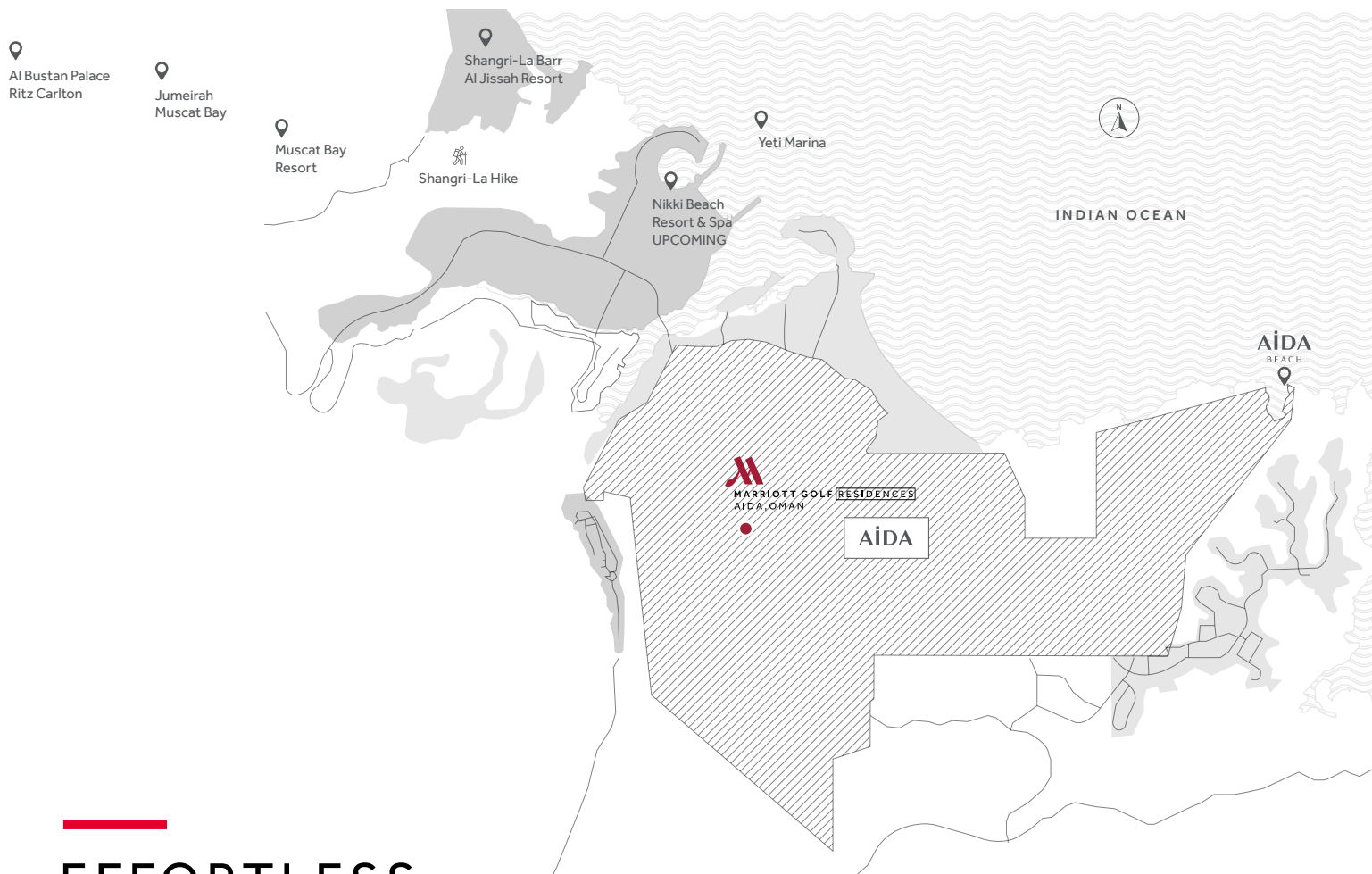
Marriott Residences AIDA, Oman

LOCATION

AIDA, Yiti and Yenkit, Muscat, Oman

PARTNERS

- Marriott
- Omran – Oman tourism development company,
a government company under the Oman investment authority (OIA)



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

GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Apartment
UNIT TYPE	Furnished
BUILDING CONFIGURATION	2 Towers: Ground Floor + 9 Floors Lower Ground Floor + Ground Floor + 9 Floors
BEDROOM TYPE	1, 2, 3 Bedrooms
SIZE RANGE	1 Bedroom: 60sqm – 96sqm / 645sqft – 1,033sqft 2 Bedrooms: 94sqm – 134sqm / 1,011sqft – 1,442sqft 3 Bedrooms: 194sqm / 2,088sqft
FLOOR TO CEILING HEIGHT	Minimum 2.7 metres in Living Rooms and Bedrooms
ANTICIPATED COMPLETION DATE	September 2029
ESTIMATED SERVICE CHARGES	12 - 15 OMR /Sqm on Built-up Area
FEES AND TAXES BORNE BY CUSTOMERS	- VAT: 5% (of each instalment) - Registration fee: 3% (due on completion)
RESALE	40%
AMENITIES & SERVICES	- Concierge Services - Doorman/Porter/Bellman/Butler - Housekeeping Services - Recreation/Fitness/Pool - Engineering Services
PARKING	Parking spaces are on the Lower Ground Floor and Ground Floor: 1 Bedroom: 1 parking space 2 Bedrooms: 1 parking space 3 Bedrooms: 2 parking spaces

NO. OF ELEVATOR	3 elevators per building, inclusive of 1 service elevator
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UTILITY PROVIDER	- Electricity – to be billed to owners via MEDC - Telecom – Omantel (still under finalization) - Water & Sewage – to be confirmed
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RESIDENTIAL SERVICES & BENEFITS

GENERAL SERVICES	Gated Community with 24/7 security
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CONCIERGE SERVICES	VIP reservations and bookings
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DOORMAN/PORTER/BELLMAN/BUTLER	Assistance with packages, bags and moving coordination
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HOUSEKEEPING SERVICES	Daily cleaning of all common areas
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RECREATION/FITNESS/POOL	Pool towels, refreshment station, replace and replenish as needed
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ENGINEERING SERVICES	Common area maintenance and repair
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BENEFITS	“Gold Elite” Status in Marriott Bonvoy for Two Years - Free Social membership to Trump International Golf Club Oman (with access to the swimming pool, fitness centre, restaurants and all other social amenities) - Lifetime Omani Residency visa - Bank account setup 0% personal income tax* 0% inheritance tax*
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* For special economic zone/free zone

INTERIOR SPECIFICATIONS

FOYER / LIVING / DINING

Floor	Porcelain tile or equivalent
Skirting	Porcelain tile or equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

KITCHEN

Floor	Porcelain tile or equivalent
Skirting	Porcelain tile or equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint
Countertop	Engineered stone or equivalent
Cabinets	Mdf with laminate finish
Appliances	Fridge, oven, hob, hood, dishwasher, washing machine Brand: siemens / bosch or equivalent

BEDROOMS

Floor	Porcelain Tile or equivalent
Skirting	Porcelain Tile or equivalent
Walls	Plastered walls with emulsion paint and accent Wallpaper
Ceiling	Gypsum ceiling with emulsion paint
Joinery	Built-in joinery with lacquered or laminate finish

BATHROOMS

Floor	Porcelain Tile or equivalent
Walls	Porcelain Tile or equivalent
Ceiling	Moisture-resistant gypsum ceiling with emulsion paint
Countertop	Engineered stone or equivalent
Joinery	MDF with Laminate finish
Sanitary fixtures	Kohler or equivalent
Sanitaryware	Kohler or equivalent

FURNITURE SPECIFICATIONS

3 BEDROOM UNIT

LIVING ROOM

- Sofa
- Coffee Table
- Armchair
- TV
- TV Base
- Rug
- Curtains

DINING ROOM

- Dining Table
- Dining Chairs x 6
- Rug
- Curtains
- 2 Bar Stools

MASTER BEDROOM

- Double Size Bed Base & Mattress
 - Fitted Headboard with Wallpaper
 - Bedside Tables x 2
 - Rug
 - Curtains
 - Armchair
 - Side Table
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BEDROOM - 01

- Double Size Bed Base & Mattress
- Wallpaper Accent Wall
- Bedside Tables x 2
- Rug
- Curtains

BEDROOM - 02

- Single Size Bed Base & Mattress x 2
- Wallpaper Accent Wall
- Bedside Table x 1
- Rug
- Curtains

2 BEDROOM UNIT

LIVING ROOM

- Sofa
- Coffee Table
- Armchair
- Side Table
- TV
- TV Base
- Rug
- Curtains

DINING ROOM

- Dining Table & 4 Chairs

MASTER BEDROOM

- Double Size Bedbase & Mattress
- Fitted Headboard with Wallpaper
- Bedside Tables x 2
- Rug
- Curtains
- Armchair
- Side Table

BEDROOM - 01

- Single Size Bed Base & Mattress x 2
 - Wallpaper Accent Wall
 - Bedside Tables x 1
 - Rug
 - Curtains
-

1 BEDROOM UNIT

LIVING ROOM

- Sofa
- Coffee Table
- Armchair
- Side Table
- TV
- TV Base
- Rug
- Curtains

DINING ROOM

- Dining Table & 4 Chairs

BEDROOM

- Double Size Bed Base & Mattress
 - Fitted Headboard with Wallpaper
 - Bedside Table x 2
 - Rug
 - Curtains
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PAYMENT DETAILS

PAYMENT METHOD

Cheque, Online Transfer, Credit card, DarGlobal Pay Online

BANK ACCOUNT

Currency - OMR

Bank Name : National Bank of Oman
Account Name : DAR GLOBAL PROPERTY DEVELOPMENT SPC
Account No. : 1047-0428485-001
Account Type : Escrow Account
IBAN : OM34 0180 0104 7042 8485 001
Swift Code : NBOMOMRXXX
Branch : Main Branch, Muscat, Sultanate of Oman



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MARKETING ASSETS