

# AIDA

new project brochure  
on the coast of the Gulf of Oman



AIDA is a new gated community with villas and a Trump golf course on the coast of the Gulf of Oman, a 20-minute drive from the central part of Muscat.

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## 20 minutes from Muscat city center

The journey to the center of Oman's capital will take approximately 20 minutes by car, and the new Muscat International Airport (MCT) will take about half an hour. In the immediate vicinity of the project there are a variety of entertainment, recreational facilities and luxury hotels.



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# Muscat is a city for living with a family

- 1/ Ranked among the top 8 safest cities globally by Numbeo and within the top 20 for quality of life
- 2/ Lower cost of living compared to other Gulf countries.
- 3/ Access to private international schools and the opportunity to enroll in esteemed British universities.
- 4/ Upscale Residences: Choose from prestigious residential communities fostering a cohesive social environment.



125,7%

increase in international flights to Muscat  
Airport observed in 2022 compared to 2021



Tourists come to the capital of Oman for the unique nature – sandy beaches and mountains, oriental flavor and magnificent historical monuments. Muscat is considered one of the most beautiful capitals of the Arab world.

Sultan's Palace



Royal Opera House



Mountains and sea



Sultan Qaboos Mosque



## 3 types of villas

The project presents villas in several options: 3-bedroom Park-Front Attached Villas, Golf-Front Villas with 4-5 bedrooms, Ocean-Front Maisons with 6-7 bedrooms.

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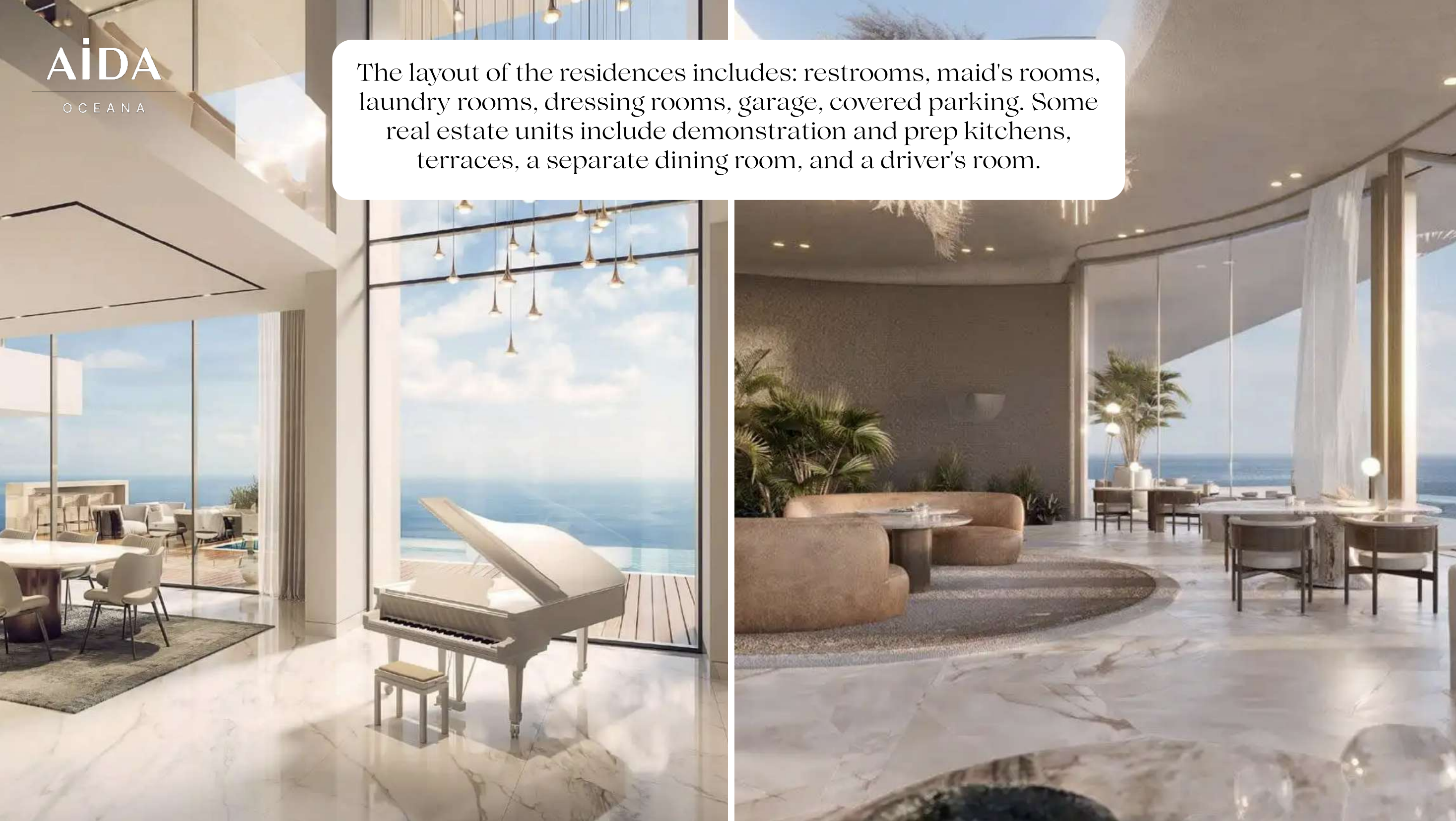
## Beige finish

Each residence features a sophisticated design in shades of beige, perfectly reflecting oneness with nature. Offer breathtaking views of the bay, golf course or scenic community landscapes.

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The layout of the residences includes: restrooms, maid's rooms, laundry rooms, dressing rooms, garage, covered parking. Some real estate units include demonstration and prep kitchens, terraces, a separate dining room, and a driver's room.





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## Villa amenities

Additionally, owners of seven-bedroom mansions will be able to use their own gym, home cinema, spacious terraces, office space or games room.



## Private pool

For relaxation on a hot day, there is a swimming pool and a relaxation area on its own view terrace, where you can relax after a working day and watch the sunset.



Private terrace with seating area



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Pool



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The windows offer breathtaking  
views of the bay



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## Example layout of a 4 bedroom villa



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Outdoor enthusiasts will appreciate the wonderful walking trails, biking trails and jogging paths.



# Amenities for residents

Residents receive membership to the Trump-branded golf club and access to premium hotel amenities. Also on the territory there will be cafes and restaurants, fitness and wellness centers, walking areas, jogging and cycling routes, and an observation deck.



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Golf course at the foot of the project

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# Possibility of obtaining a residence permit

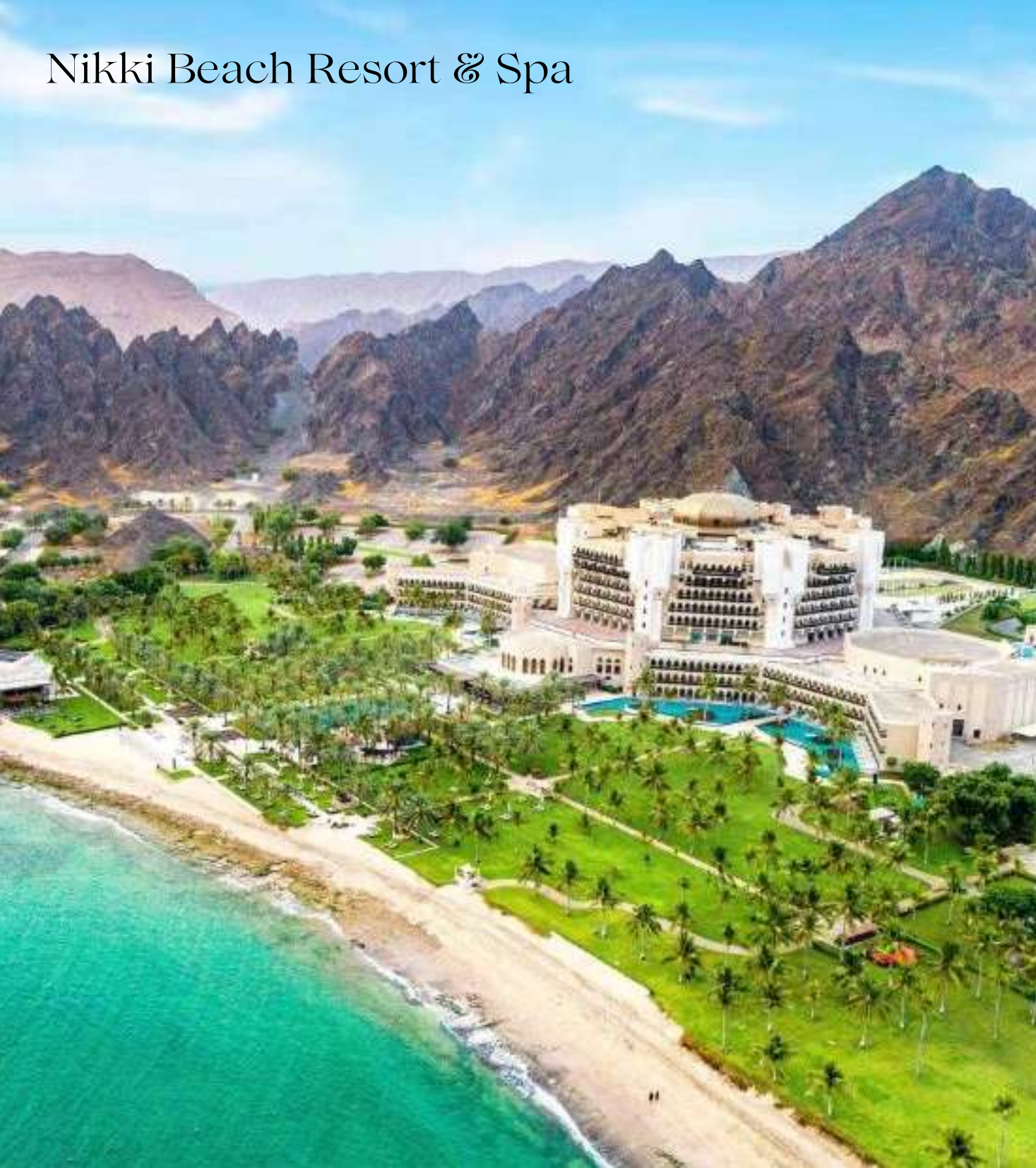
Owners of villas in the AIDA project, after the transfer of the project, will be able to apply for a residence permit in Oman for themselves and their family members. If the amount of investment in real estate is from USD 650,000, the permit is issued for five years.



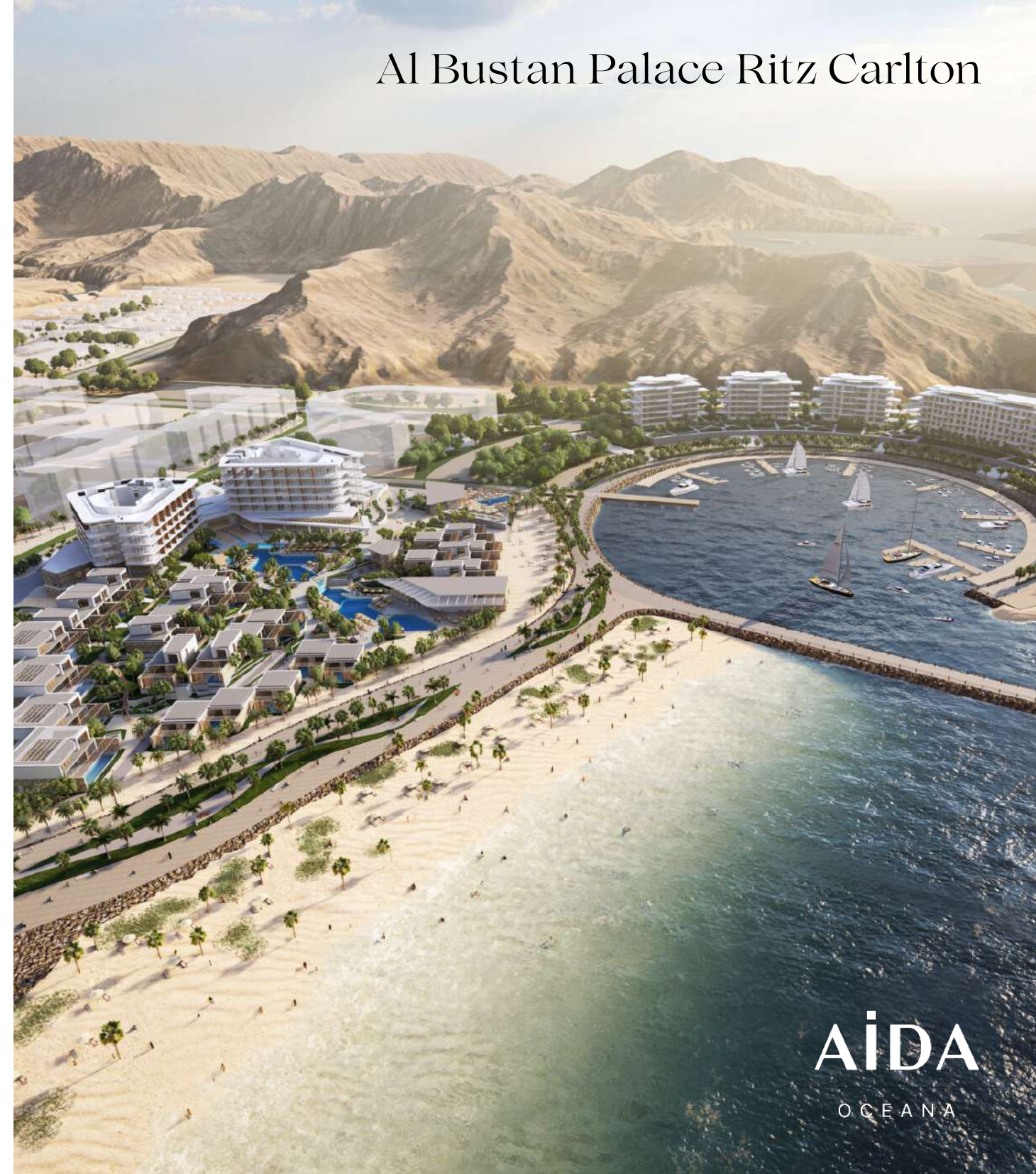
Yitti Beach 10 minutes away

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Nikki Beach Resort & Spa



Al Bustan Palace Ritz Carlton



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EUROPEAN  
PROPERTY  
AWARDS  
  
Best real  
estate agency  
Moscow, Russia  
2018-2019

  
EUROPEAN  
PROPERTY  
AWARDS  
  
Best real  
estate agency  
Moscow, Russia  
2020-2021

  
URBAN  
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2020  
  
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2020

  
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