

TRUMP *GOLF VILLAS*

— THE POWER OF LIVING —

AIDA







Trump International Golf Club
OMAN

over E E

Dominating the ocean 130 meters above sea level, the Trump International Golf Club Oman 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 heaven.

TRUMP GOLF VILLAS



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Nestled by the Championship Golf Course is the members-only club. It is designed to complement your golfing lifestyle, boasting a full social calendar brimming with exclusive events and exclusive amenities tailored to your discerning tastes.

TRUMP GOLF VILLAS

DARGLOBAL

TRUMP GOLF VILLAS





The E E

The Trump Golf Villas are an exclusive inner circle accessible to only a select few. These luxurious residences represent the pinnacle of society, providing a gateway to a parallel world of unmatched class and elegance.

TRUMP GOLF VILLAS



TRUMP GOLF VILLAS



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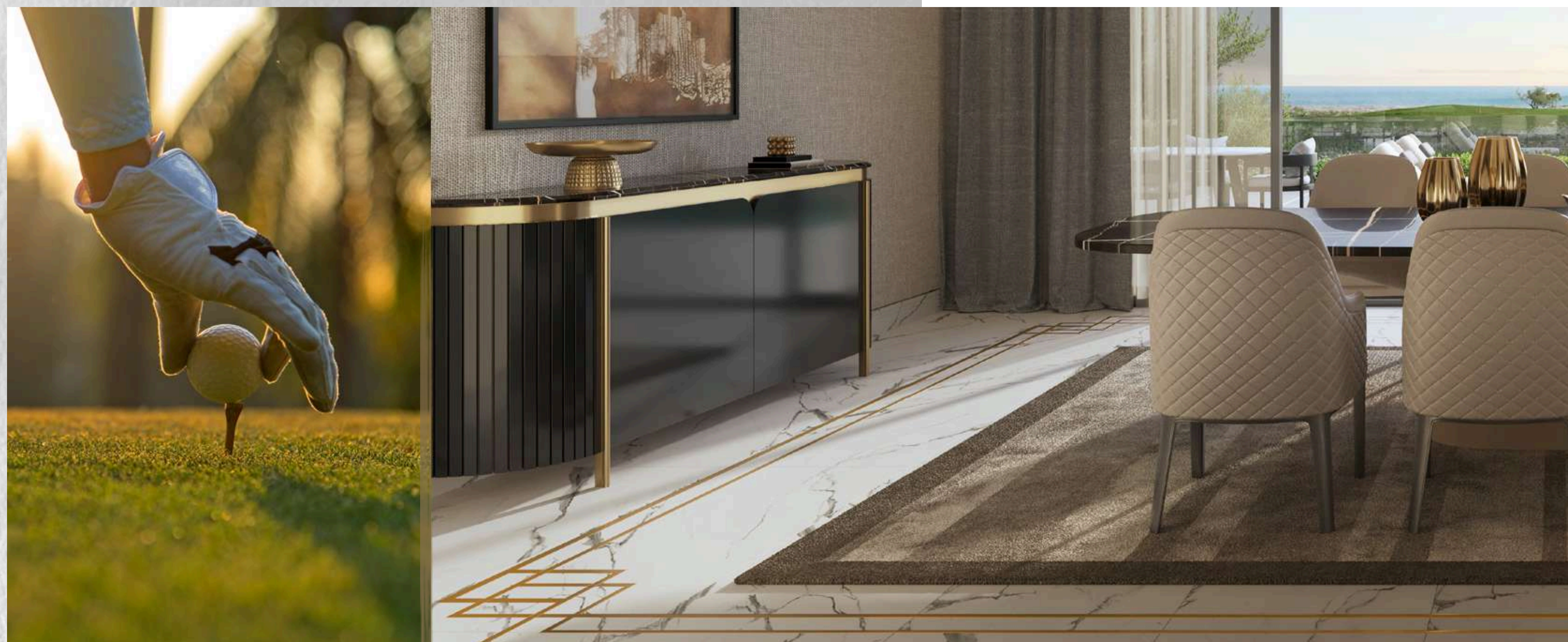
The architecture is comprised of distinct statements. The bold profiles of the Trump Golf Villas establish a unique tone, heralding the invention of a new, powerful type of landmark.

TRUMP GOLF VILLAS



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TRUMP *GOLF VILLAS*

A regal environment reflects a bold personality. Triumphant interiors that will conquer every desire, where classic sophistication express a timeless taste.

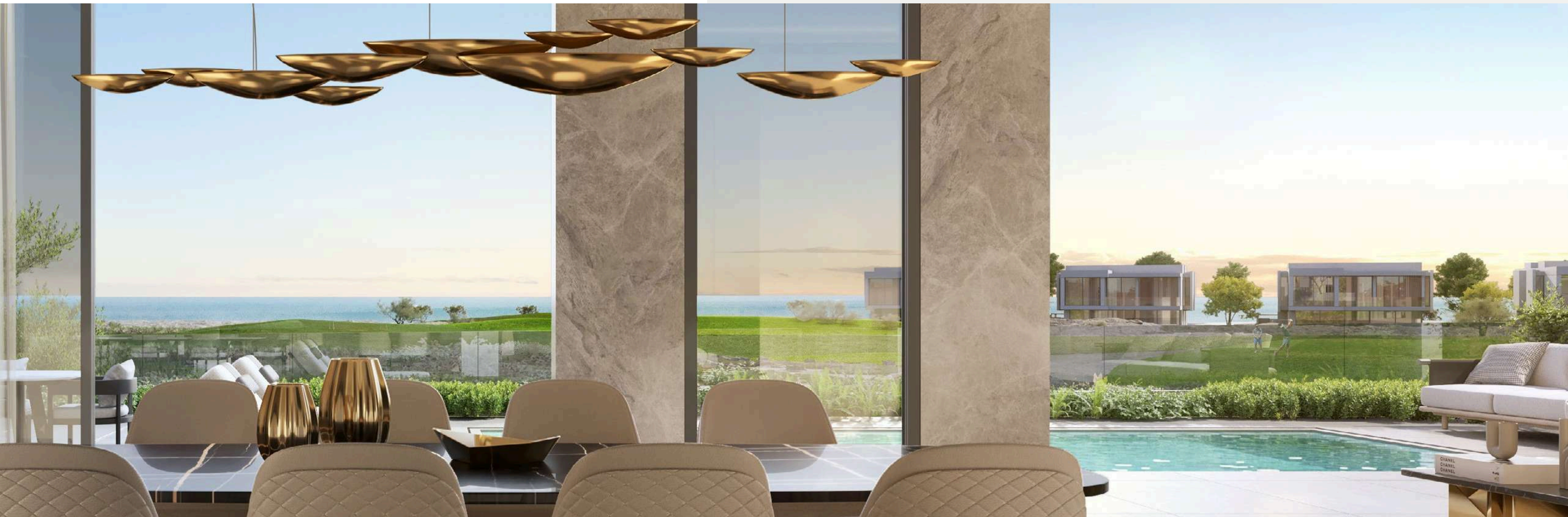
TRUMP GOLF VILLAS



Eternal materials like high-quality marbles and woods connect us to luxury on a multisensorial level. With a simple touch, we can traverse through time and become a part of history.

Crafting

Every small detail here is consistently highlighted. These spaces are meticulously designed and crafted with the utmost precision, aiming to provide the highest standard of sophisticated living.



TRUMP GOLF VILLAS



TRUMP GOLF VILLAS



TRUMP GOLF VILLAS



Personal C

Unparalleled villas can only be matched with unparalleled benefits. Every property grants a World Class Membership in the Trump International Golf Club Oman and is provided with an exclusive branded golf cart.

TRUMP *GOLF VILLAS*



GENERAL:

- External Glazing: Double Glazed
- Windows
- Boundary Wall: Concrete Boundary wall on the Sides and Rear
- Outdoor space: Area between side and rear boundary wall to the Building will be levelled /graded
- Swimming Pool
- Driveway / parking: Precast concrete pavers

FOYER:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Ceiling: Gypsum ceiling with emulsion paint

LIVING ROOM / DINING:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint

FAMILY ROOM:

- Floor: Marble
- Skirting: Marble
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint

KITCHEN:

- Floor: Porcelain slabs, marble look or equivalent Tile
- Skirting: Porcelain Tile
- Walls: Porcelain Tile or equivalent
- Ceiling: Gypsum ceiling with emulsion paint
- Countertop & backsplash: Solid surface or equivalent
- Cabinets: Joinery with laminate finish
- Appliances: High end stainless steel sink, Fridge, Freezer, Oven, Hob, Hood, Dishwasher, and Washing Machine (Brand: Miele or Equivalent)

BEDROOMS:

- Floor: Porcelain slabs with marble look or Equivalent
- Skirting: Porcelain slabs with marble look or Equivalent
- Walls: Plastered walls with emulsion paint
- Accent Wall: Wallpaper or equivalent
- Ceiling: Gypsum ceiling with emulsion paint
- Joinery: Wardrobes laminate finish or equivalent

BATHROOMS:

- Floor: Porcelain Marble Look or Equivalent
- Walls: Porcelain Marble Look or Equivalent
- Ceiling: Moisture resistant gypsum ceiling finished with paint
- Countertop: Marble or High Quality Solid Surface
- Joinery: Joinery with laminate finish
- Sanitary fixtures: Duravit, Kohler or equivalent
- Sanitaryware: Kohler or equivalent
- Mirror: Included

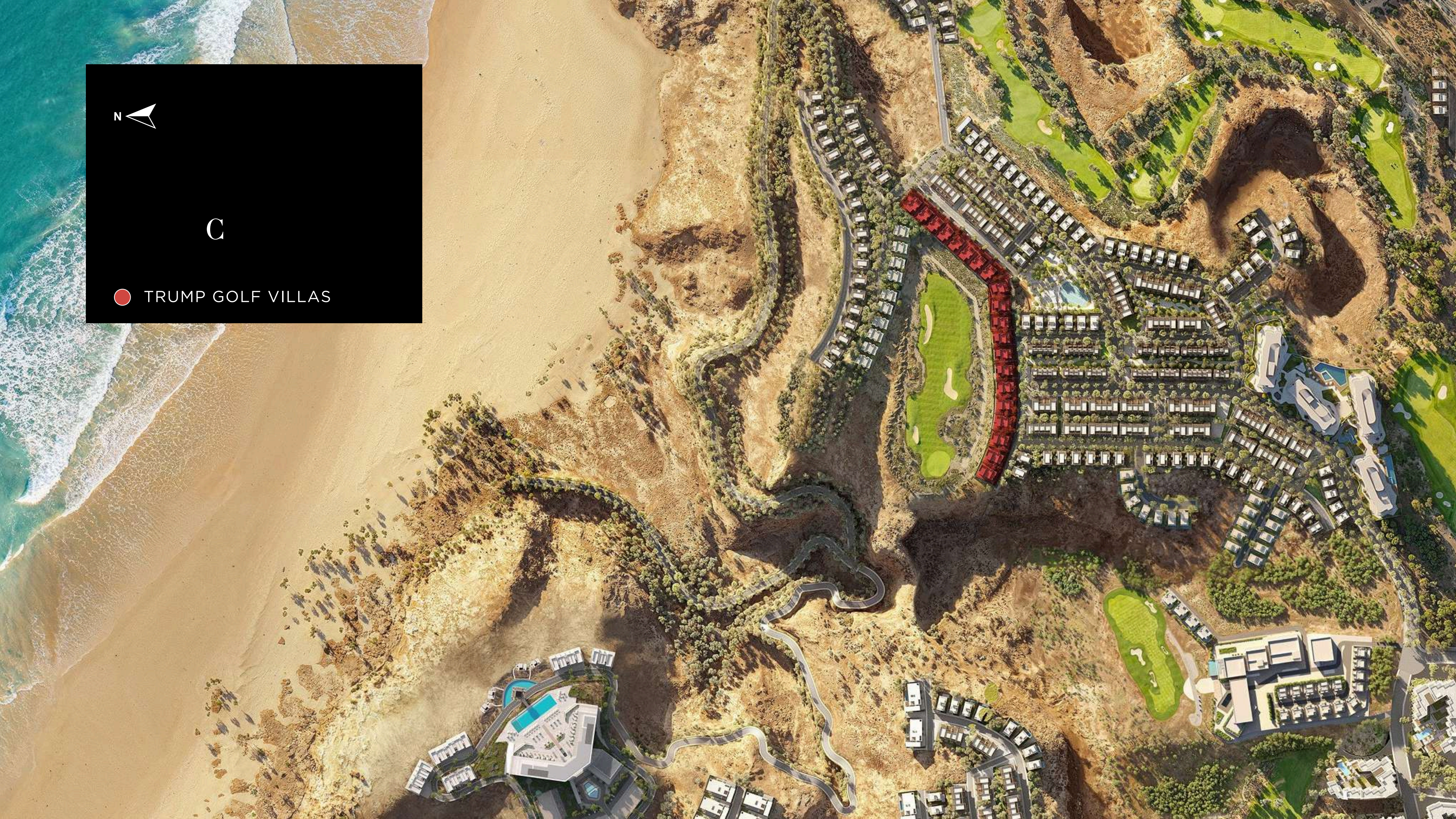


TRUMP *GOLF VILLAS*



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● TRUMP GOLF VILLAS



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- FRONT VIEW -



- REAR VIEW -

5-BED	VILL A	SQM	SQFT
	V-41	386	4,158

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.

E E E E

5-BED

VILL A	V-41
SQM	SQFT
386	4,158

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GROUND FLOOR



FIRST FLOOR

B B
B B
W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

5-BED	VILL A	SQM	SQFT
	V-41A	403	4, 341

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B
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5-BED

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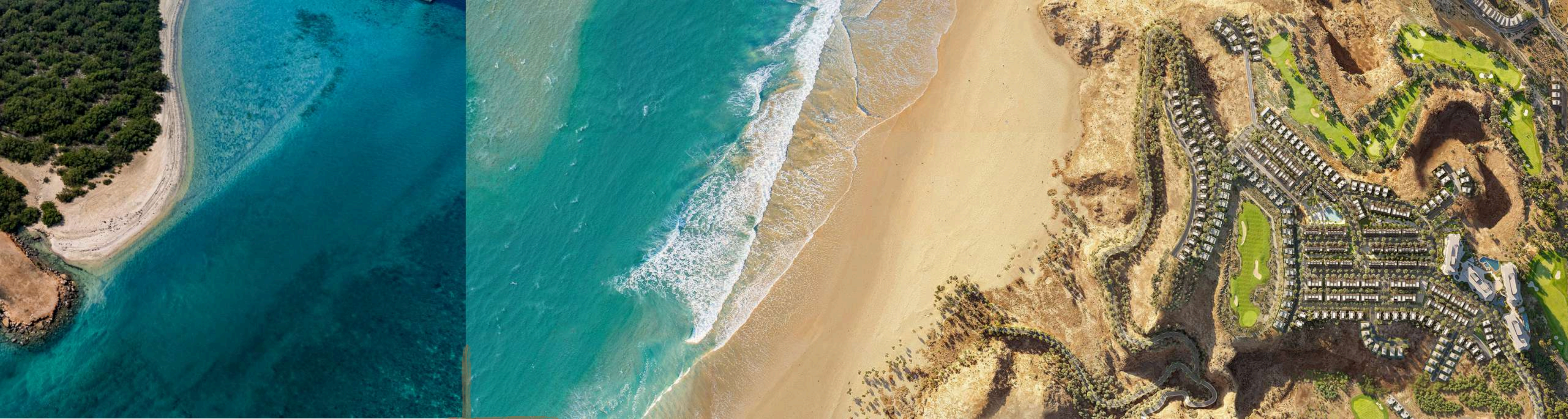
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GROUND FLOOR



FIRST FLOOR



E E Of _____

TRUMP *GOLF VILLAS*



by
rocky canyons, endless beaches and
breathtaking panoramas, AIDA embodies
the unspoiled paradise on Earth, where
every desire comes to life.



TRUMP GOLF VILLAS



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level

A M E N I T I E S



TRUMP
INTERNATIONAL
GOLF CLUB OMAN



CLUBHOUSE



GATED
COMMUNITY



LUXURY HOTEL



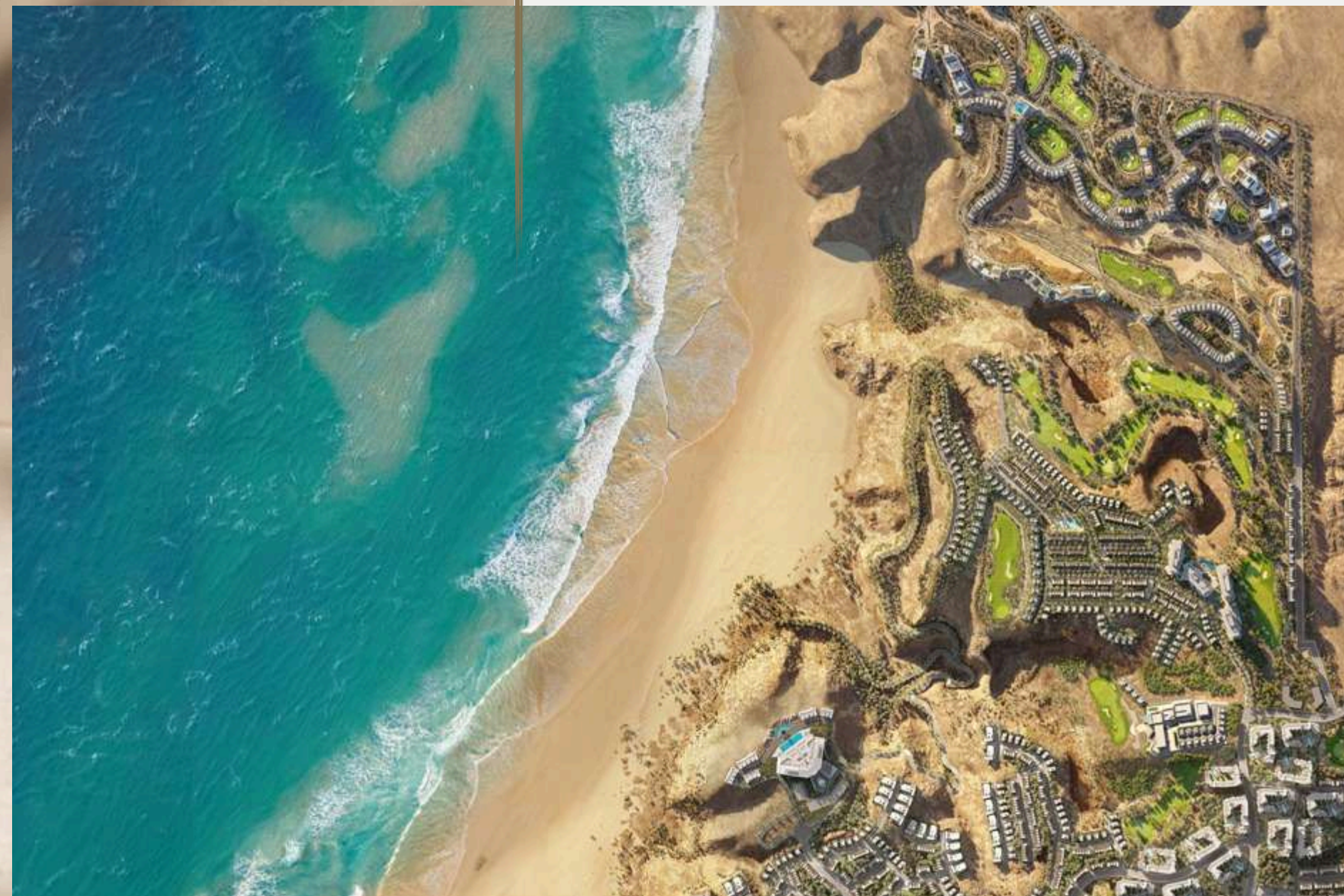
PARKS AND
RECREATIONS



COMMUNITY
FACILITIES

TRUMP *GOLF VILLAS*

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1 100% FOREIGN OWNERSHIP
For special economic zone/free zone

2 0% PERSONAL INCOME TAX
For special economic zone/free zone

3 0% INHERITANCE TAX
Oman applies the inheritance laws of the investor's country of origin, not local laws

4 LIFETIME RESIDENCY VISA

5 HASSLE-FREE BANK ACCOUNT SETUP

6 0% CAPITAL GAINS TAX

7 25 YEAR EXEMPTION FROM CORPORATE INCOME TAX
For special economic zone/free zone

8 HOME TO THE TRUMP INTERNATIONAL GOLF CLUB OMAN

9 FREE SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB OMAN

10 HOME TO THE MOST ENCHANTING HOTEL IN THE WORLD - THE HANGING SUITES

11 UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12 5-STAR RECREATIONAL AND DINING OPTIONS

13 A GATED COMMUNITY AND GOLFING DESTINATION

14 130 METERS ABOVE THE SHORES

15 ONE OF THE SAFEST COUNTRIES IN THE WORLD

16 THE QUALITY OF LIFE INDEX BY NUMBEO, RANKED OMAN 7TH GLOBALLY AND 1ST IN BOTH ASIA AND THE ARAB WORLD IN 2023



Memberships Types at

B B B

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.



The Trump Golf Villas are not owned, developed or sold by The Trump Organization or any of their current or former principals or affiliates. Dar Al Arkan Property Development SPC, the owner and developer of the property, uses the "Trump" name and mark under license, which license may be terminated or revoked according to its terms.