

TRUMP GOLF VILLAS



FACTSHEET

AIDA | TRUMP GOLF VILLAS

LOCATION

AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNERS

THE TRUMP ORGANIZATION

OMRAN

Oman Tourism Development Company, A Government Company
under the Oman Investment Authority (OIA)

DEVELOPER AND SELLER

DARGLOBAL

TRUMP GOLF VILLAS



key DESTINATIONS

WITHIN MINUTES

- 1 MN NIKKI BEACH RESORT & SPA (2024)
- 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
- 8 MN AL BUSTAN PALACE RITZ CARLTON
- 10 MN MUTRAH / CBD
- 25 MN MUSCAT INTERNATIONAL AIRPORT

TRUMP GOLF VILLAS

GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Villas
UNIT TYPE	Unfurnished
BEDROOM TYPE	5 Bedrooms
STARTING PRICE	• OMR 807,690 • USD 2,098,175
ANTICIPATED COMPLETION DATE	December 2028
ESTIMATED SERVICE CHARGES	4 OMR /Sqm on Built-up Area
FEES AND TAXES BORNE BY CUSTOMERS	• VAT: 5% (of each instalment) • Registration fee: 3% (due on completion)



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SPECIFICATIONS

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
- Passenger Lift: Minimum 2 person home lift
- Swimming Pool
- Driveway / parking: Precast concrete pavers

FOYER / LIVING / DINING / 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 / POWDER ROOM

- 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
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