



# TRUMP *GOLF VILLAS*

— THE POWER OF LIVING —

AIDA



THE POWER  
OF  
BELIEVING





# IT ALL STARTS *with* INTUITION

Intuition is the compass that guides the path to power. Those who are gifted with a vision, lead the way for everyone else.



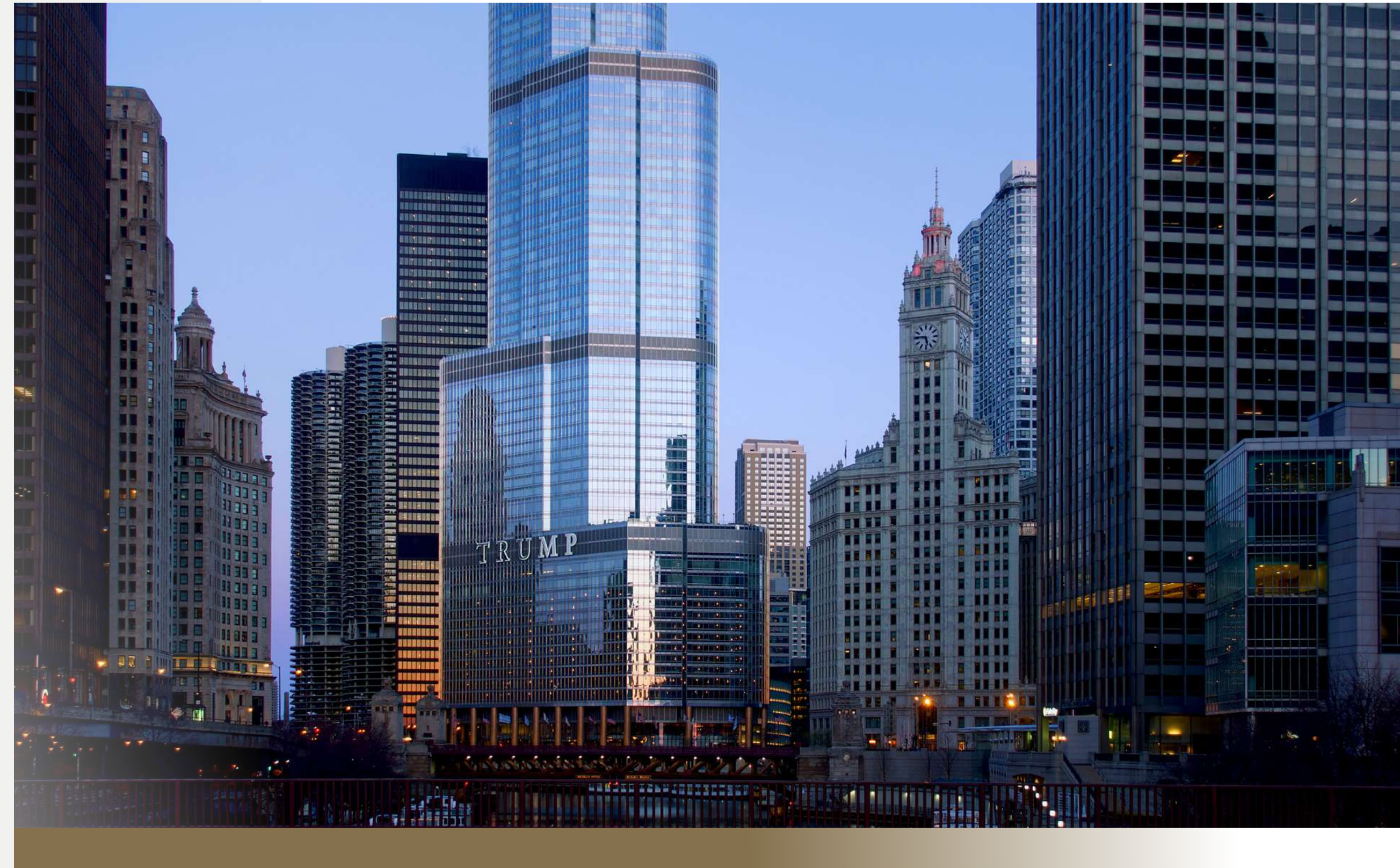
THE POWER  
— *of* —  
ACHIEVING

# TRUMP

THE TRUMP ORGANIZATION

For more than four decades, The Trump Organization has set new standards of excellence as it has expanded its interests in world-class hotels, luxury residential real estate, top-tier office buildings, championship golf clubs, merchandise and entertainment and event management.

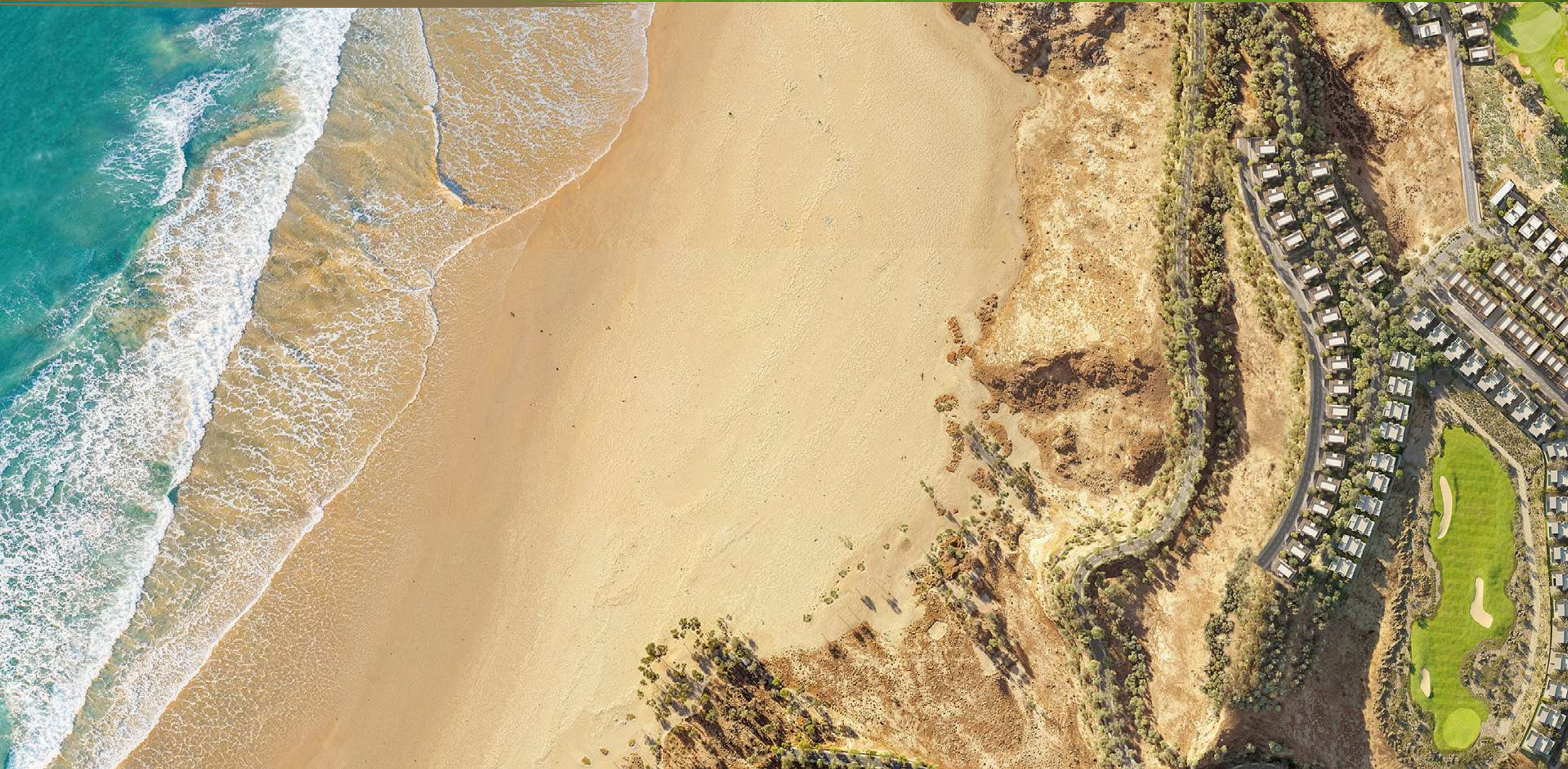
This enduring commitment has afforded Trump the designation of arguably being the preeminent developer of luxury real estate in the world.





Founded in 1999 with the mission to create the world's best luxury golf experience. As the foremost developer in the world, The Trump Organization has built the finest portfolio of award-winning golf courses, offering an unsurpassed level of luxury, service and performance.







*Trump International Golf Club*  
OMAN

# GOLFING *over* THE SEA

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.

**DAR**  
GLOBAL

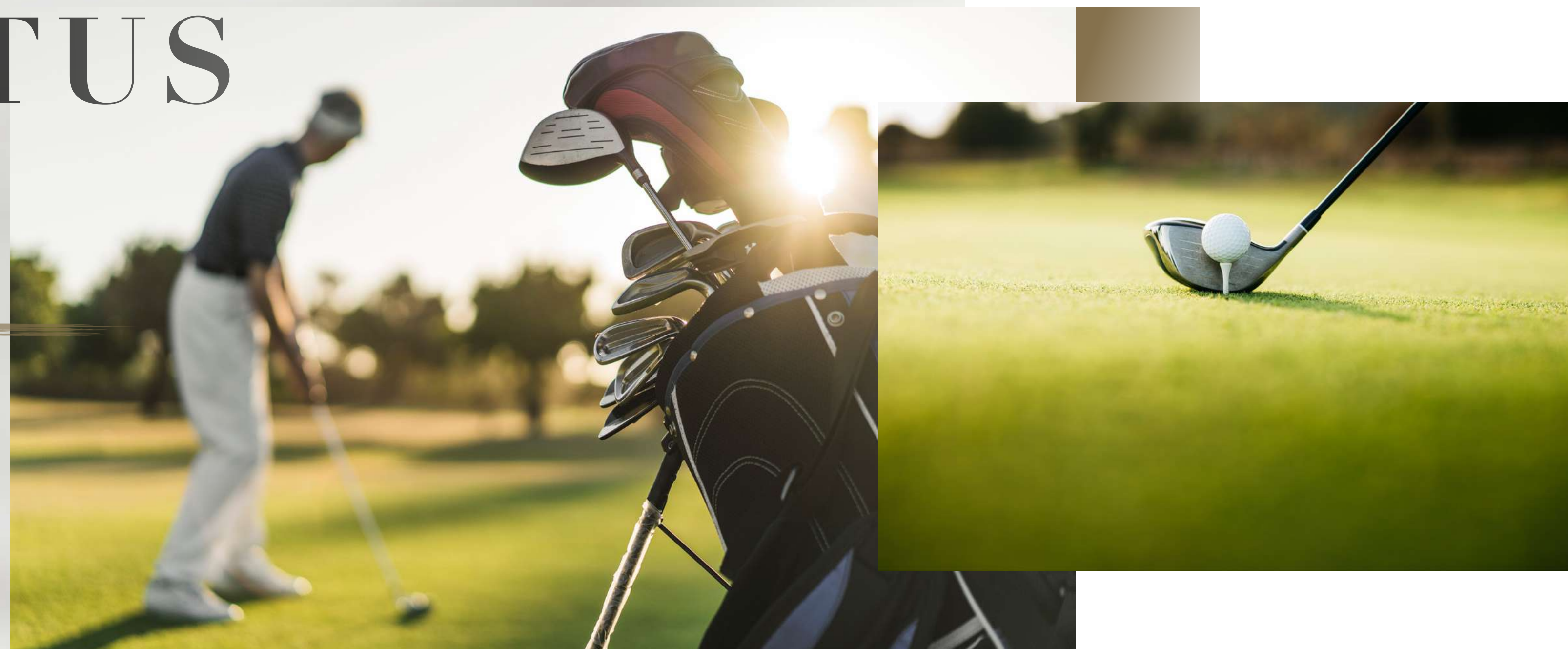
TRUMP GOLF VILLAS

# NETWORKING *at* ITS FINEST

## THE MEMBERS-ONLY CLUB

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.

# THE POWER OF A STATUS





# TRUMP GOLF VILLAS





*The* PEAKS OF  
PRIVILEGE

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.



THE POWER  
of  
LIVING



**DAR**  
GLOBAL

TRUMP GOLF VILLAS





# ARISTOCRATIC *at* FIRST SIGHT

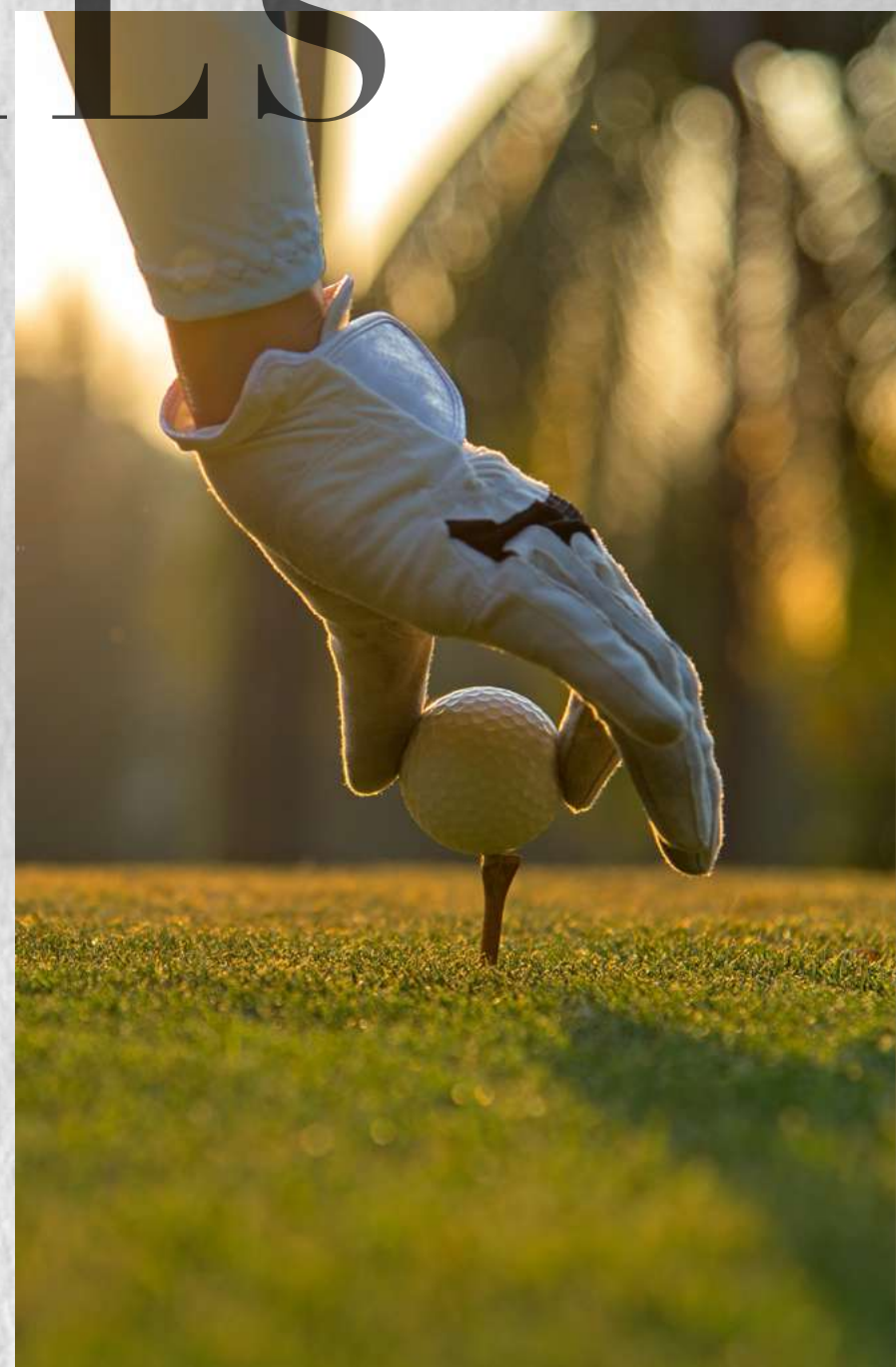
The architecture is comprised of distinct statements. The bold profiles of the Trump Golf Villas establish a unique tone, heralding the invention of a new, powerful type of landmark.



**DAR**  
GLOBAL

TRUMP GOLF VILLAS

# THE POWER DETAILS



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

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* EXCELLENCE

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.









DESTINED  
FOR GREATNESS.  
COMMITTED TO  
*perfection.*





# *Personal* **GOLF CART**

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.

# 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
- 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



# FLOORPLANS



# CHOOSE YOUR VILLA

● TRUMP GOLF VILLAS



# TRUMP GOLF VILLA TYPE A



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA

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.

# TRUMP GOLF VILLA TYPE A

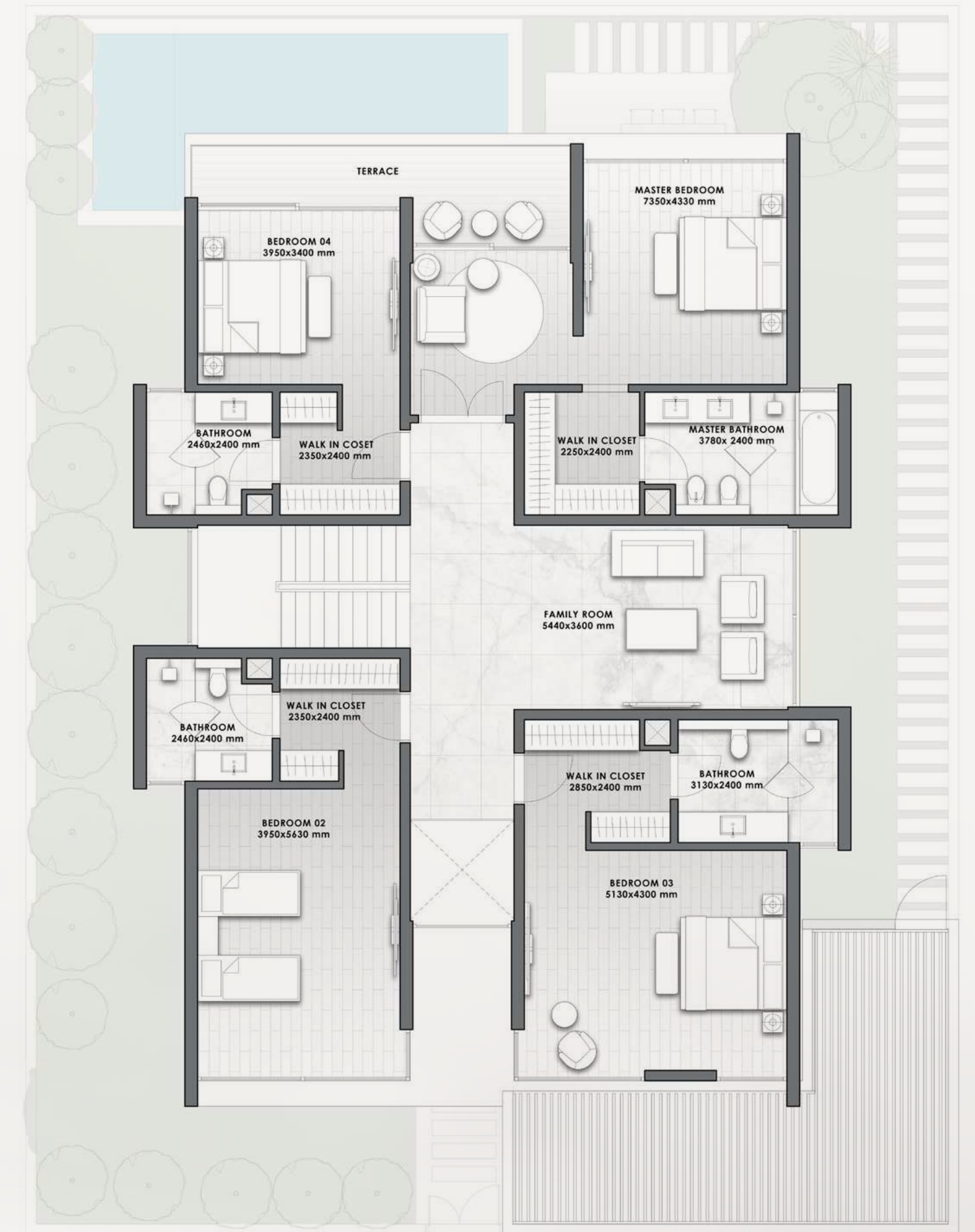
## 5-BED

VILLA	V-41	
	SQM	SQFT
	386	4,158

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GROUND FLOOR



FIRST FLOOR

# TRUMP GOLF VILLA TYPE B

W/ ROOFTOP TERRACE



- FRONT VIEW -



- REAR VIEW -

5-BED

VILLA	SQM	SQFT
V-41A	403	4,341

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# TRUMP GOLF VILLA TYPE B W/ ROOFTOP TERRACE

## 5-BED

VILLA	V-41A	
SQM	SQFT	
403	4,341	

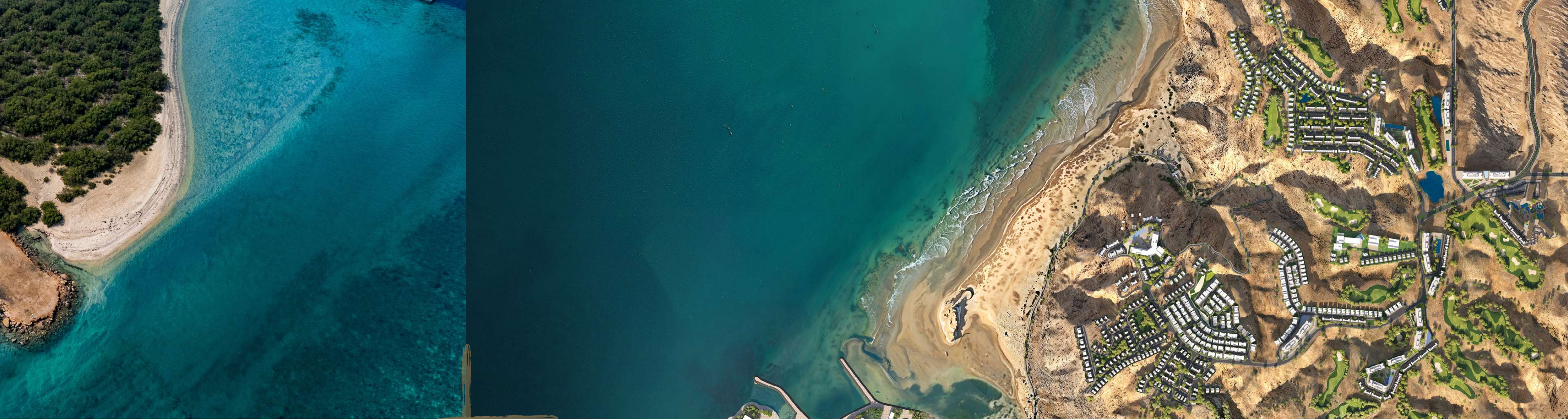
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GROUND FLOOR



FIRST FLOOR

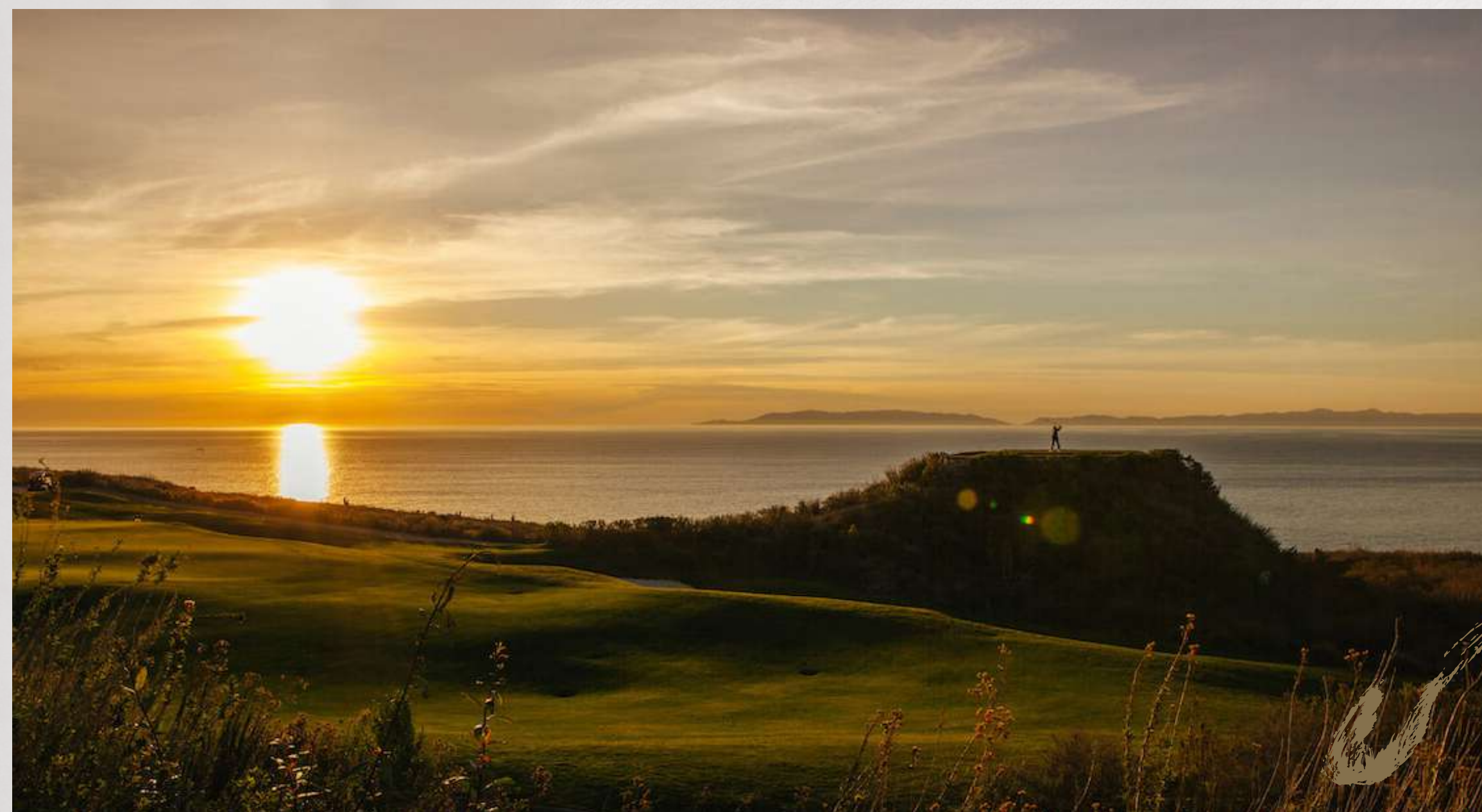


THE POWER  
OF  
A TERRITORY

DAR  
GLOBAL

TRUMP GOLF VILLAS

AN ODE  
TO THE  
*Sea*



Stunning cliffs  
dominating  
the ocean. Vast  
horizons to indulge  
into. Ancestral  
nature to rediscover.

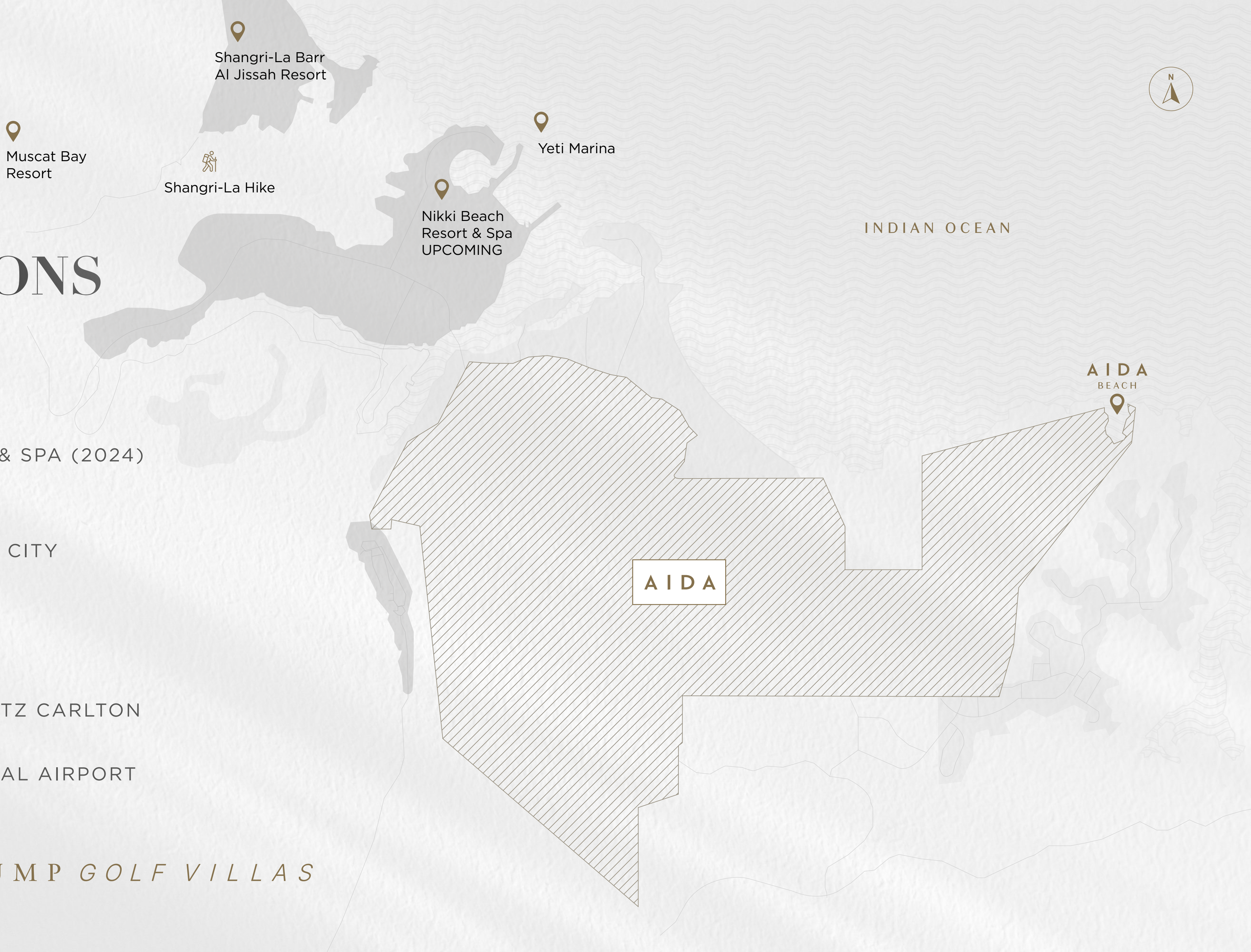
*It's here.* IT'S AIDA.

*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





# SURROUNDED

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



# EXPERIENCE

the thrill of living in the most *exclusive*  
gated community and ultimate golfing destination.

**DAR**  
GLOBAL

TRUMP GOLF VILLAS



# THE ULTIMATE *level* OF COMFORT AND CONVENIENCE.

AMENITIES



TRUMP  
INTERNATIONAL  
GOLF CLUB OMAN



CLUBHOUSE



GATED  
COMMUNITY



LUXURY HOTEL



PARKS AND  
RECREATIONS



COMMUNITY  
FACILITIES

# 12 REASONS TO INVEST IN AIDA.



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

2 —  
0% PERSONAL INCOME TAX, INHERITANCE TAX & CAPITAL GAINS TAX  
For special economic zone/free zone

3 —  
APPROVED FOR SHORT-TERM RENTALS  
Instantly rent out your property on platforms like Airbnb and Doornat

4 —  
LIFETIME RESIDENCY VISA

5 —  
HASSLE-FREE BANK ACCOUNT SETUP

6 —  
THE QUALITY OF LIFE INDEX BY NUMBEO RANKED OMAN 4<sup>TH</sup> GLOBALLY AND 1<sup>ST</sup> IN BOTH ASIA AND THE ARAB WORLD IN 2025

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

8 —  
READY-TO-GO INVESTMENTS  
Hotel units and branded homes that are fully managed for you

9 —  
SOCIAL MEMBERSHIP TO TRUMP INTERNATIONAL GOLF CLUB, OMAN

10 —  
ONE OF THE SAFEST COUNTRIES IN THE WORLD

11 —  
RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12 —  
SAUDI-OMAN HIGHWAY  
Cuts travel by 16 hours, driving tourism and investment



# *Memberships Types at* **TRUMP INTERNATIONAL GOLF CLUB OMAN**

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.