



MARRIOTT RESIDENCES
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING





YOUR BACKYARD IS A
CHAMPIONSHIP FAIRWAY



FALL INTO WONDER

A hotel bellman in a red uniform stands behind a brass bell cart. The cart has several white boxes on it. The background is a warm, golden-brown wall with a textured pattern. The text "INDULGE IN PREMIUM SERVICES" is overlaid in white, with "PREMIUM SERVICES" underlined in red.

INDULGE IN PREMIUM SERVICES

FROM THE COMFORT OF YOUR HOME

YOUR GATEWAY TO



WONDERFUL LIVING



MARRIOTT RESIDENCES
AIDA, OMAN



A modern kitchen and dining area. In the foreground, a curved kitchen island with a dark countertop and a small potted plant. Behind it, a kitchen with dark cabinetry and a marble backsplash. A SMEG coffee machine is on the counter. In the background, a dining area with a round wooden table and modern chairs. Large windows with sheer curtains are on the right, showing a view of a city at night.

FULLY FURNISHED RESIDENCES WITH A LA CARTE SERVICES

TAILORED FOR YOUR COMFORT

COME HOME TO WONDERFUL

Come home to the spectacular comfort, exclusivity, and renowned services of Marriott in fully furnished apartments with à la carte services designed to suit your lifestyle.

Located in AIDA, these Marriott Residences are crafted with exceptional attention to detail and elegantly styled to offer extraordinary experiences amidst one of the world's most breathtaking settings.



PARADISE ON EARTH



ENCHANTING LOCALE

Oman's strategic location offers seamless connections and convenient access to key destinations in the Gulf, the Indian Subcontinent, and Africa.



- / **Key destinations** in the Gulf, the Indian subcontinent & Africa
- / **Over 3000 km** of pristine coastal lines
- / **Unparalleled Oman** as a prime tourist destination



WELCOME TO AIDA

AIDA is a magnificent gated community and golfing destination 130m above the shores of Muscat.

A WONDERFUL LIFE













Only 25 mins away from Muscat International airport, AIDA is home to a memorable golfing destination, the most extraordinary 5-star hospitality on earth, open green spaces, outdoor and recreational activities, and exquisite dining options.










AIDA AMENITIES

-  18 Hole Golf Course
-  Club House
-  Luxury Hotels
-  Plazas, Cafes & Restaurants
-  Wellness Center

-  Fitness Center
-  Promenades
-  Hiking Trails
-  Mountain Bike Trails
-  Parks

-  Outdoor Landscapes
-  Running Trails
-  Viewing Decks
-  Swimming Pools
-  Children's Splash Areas



Ritz Carlton



Muscat Bay



Nikki Beach
Resort & Spa
UPCOMING



Yitti Beach



AIDA
BEACH



Yenkit Beach



INDIAN OCEAN

AIDA

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



IN THE MIDST OF ENCHANTMENT

Nestled along the pristine water's edge, the Marriott Residences offer an exclusive sanctuary for discerning owners.

With a prime location, residents can enjoy all the comforts of fully furnished apartments with à la carte services, along with the privilege of a private beach enclave, providing them with the opportunity to immerse in their own personal paradise.





REFINED ELEGANCE

Seamless integration of stylish, comfortable, and contemporary decor ensures a harmonious flow throughout the meticulously furnished apartments.

Offering 1, 2, or 3 bedrooms, these residences are thoughtfully designed to exceed expectations.







WONDEROUS INTERIORS

The interiors stand as a testament to Marriott's world-class standards, exuding unparalleled quality and sophistication.

Crafted with the finest materials, each detail is curated to captivate and complement every discerning lifestyle.







REMARKABLE SPECIFICATIONS



Directly by the shore line



Panoramic views of the sea, golf & valley



A choice of 1,2, and 3-bedrooms



European kitchen



Floor to ceiling windows



Vast terraces and gardens



High standard finishing



Fully furnished

ESSENTIAL & A LA CARTE SERVICES RIGHT AT HOME

At the Marriott Residences in AIDA, owners will experience the perfect fusion of home comforts and Marriott's exceptional services.

From lounging by the pool to enjoying fine dining, every aspect of luxury living is catered to.

With dedicated services including a concierge, reception desk, doorman, lobby, and valet, residents are treated to an unparalleled wonderful experience.



AVAILABLE ON SITE



Concierge Services



Recreation/Fitness/Pool



Doorman/Porter/Bellman/Butler



Engineering Services



Housekeeping Services



LOCATION & FLOOR PLANS



AIDA - Masterplan



■ Marriott Residences

The Marriott Residences offers two stunning views:

1. Sea & Golf View:

Enjoy the calming ocean horizon paired with lush golf greens, perfect for relaxation and recreation.

2. Golf & Cliff View:

Experience a striking panorama of manicured fairways against the rugged beauty of dramatic cliffs.



Panoramic View from the Marriott Residences
Captured at 5:00 PM



SEA
VIEW

PARTIAL SEA VIEW
& GOLF VIEW

GOLF
VIEW

VALLEY
VIEW



Sea View from Marriott Residences
Captured at 7:00 AM



Partial-Sea View & Golf View from Marriott Residences
Captured at 1:10 PM



Golf View from Marriott Residences
Captured at 8:20 AM



This photograph is for illustrative purposes only
and does not represent the final design or layout.

Valley View from Marriott Residences
Captured at 7:40 AM

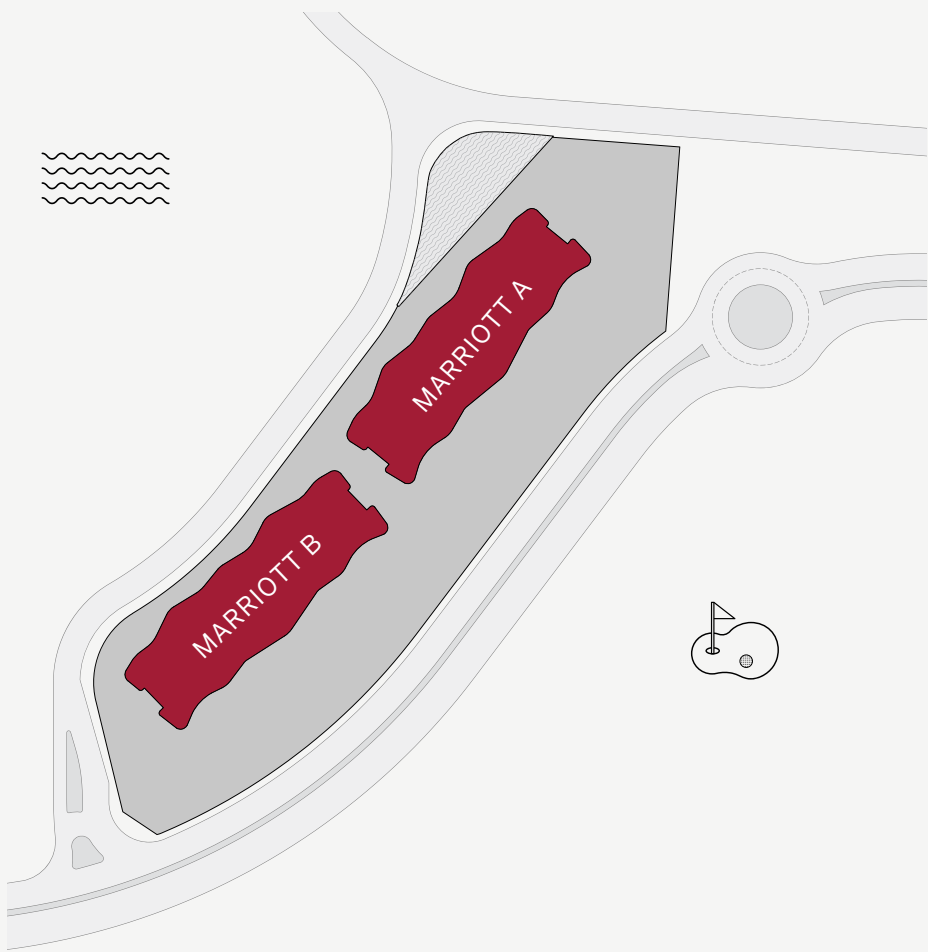


1 BEDROOM
TYPE A FLOORS 1- 8

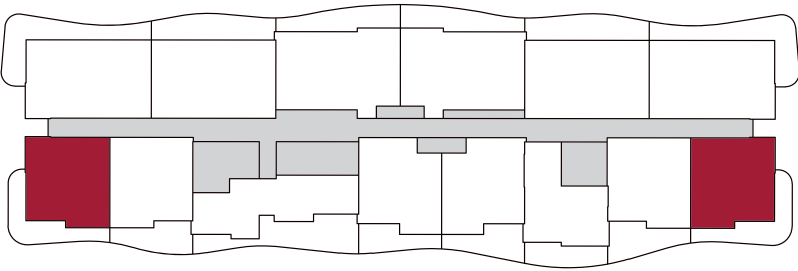
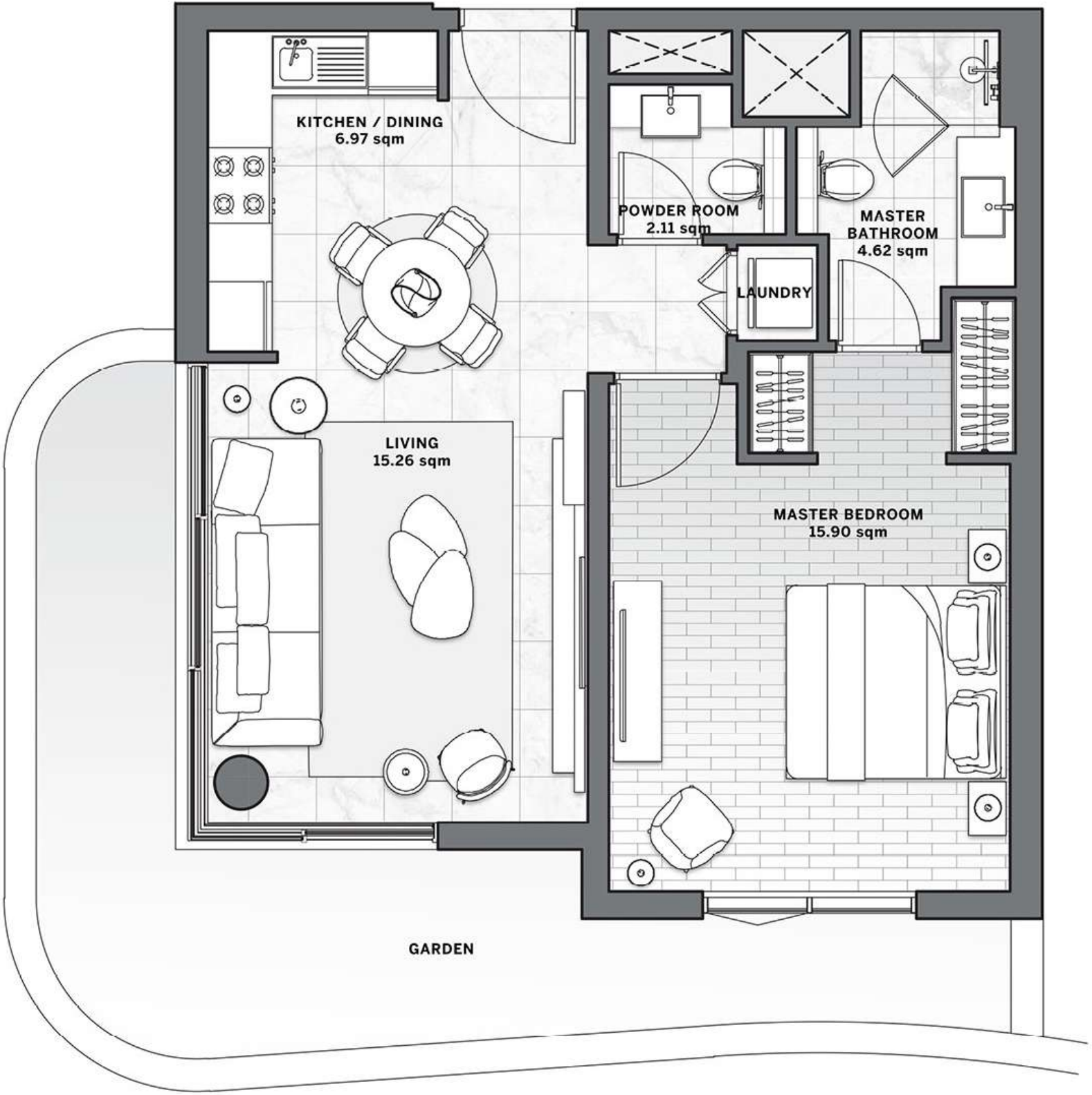
TOTAL BUILT UP AREA

SQM	SQ FT
71 - 81	764 - 873

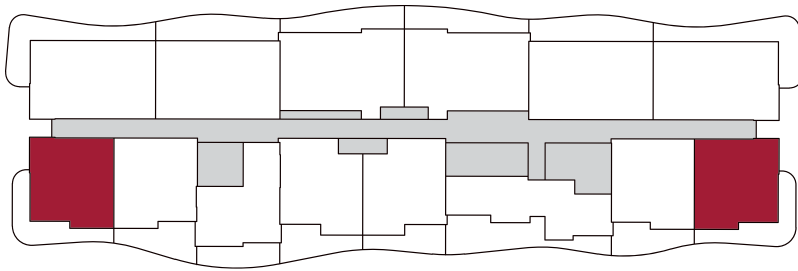
Masterplan



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MARRIOTT B



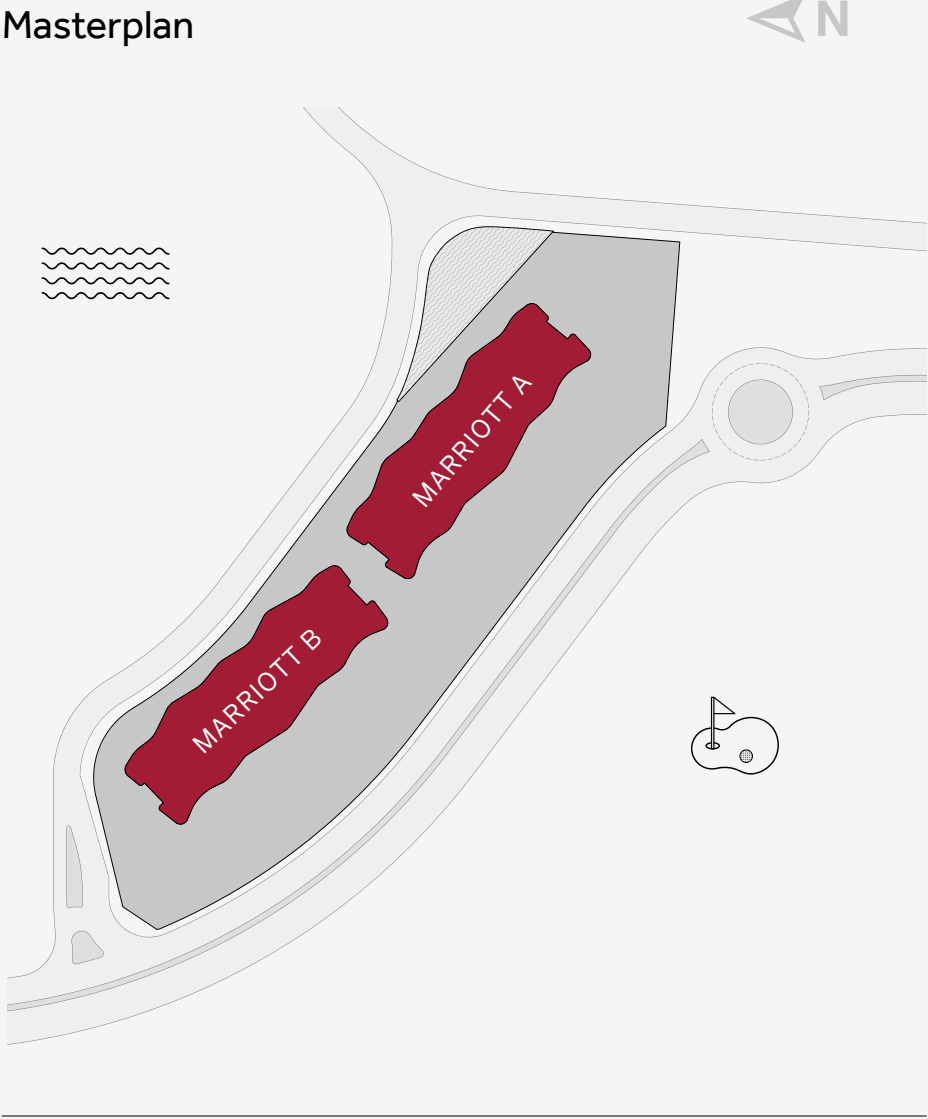
MARRIOTT A



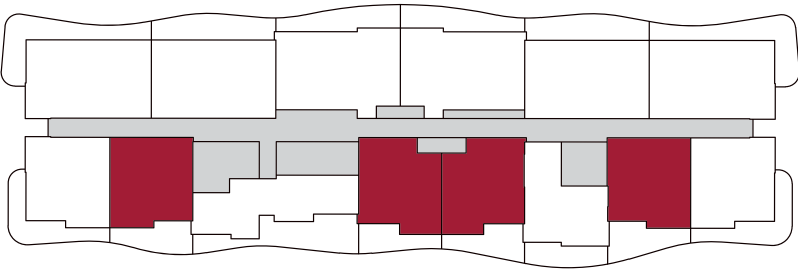
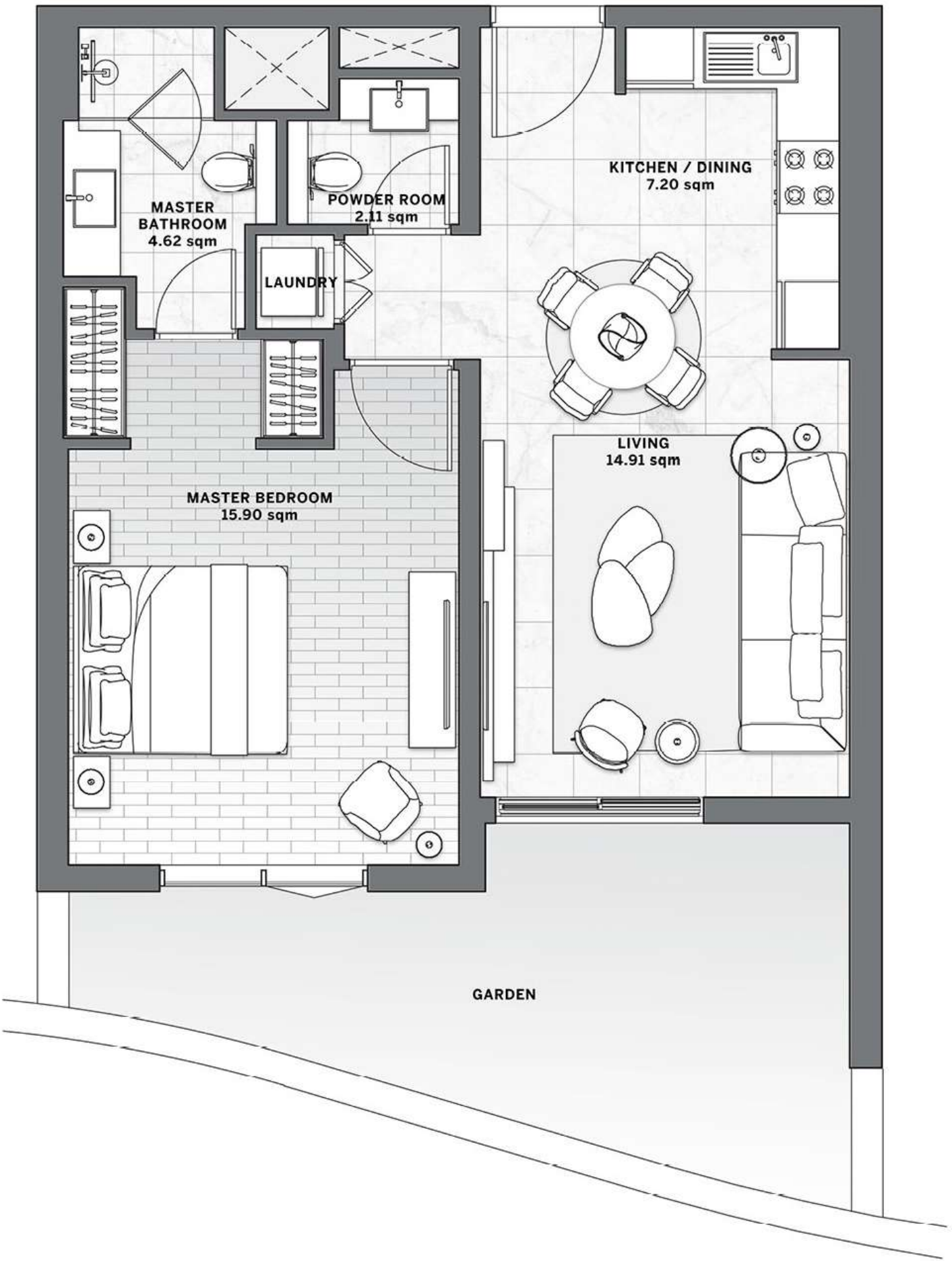
1 BEDROOM TYPE B FLOORS 1- 8

TOTAL BUILT UP AREA

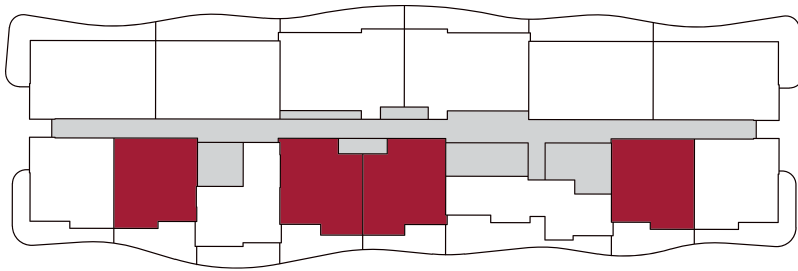
SQM	SQ FT
67 - 80	719 - 857



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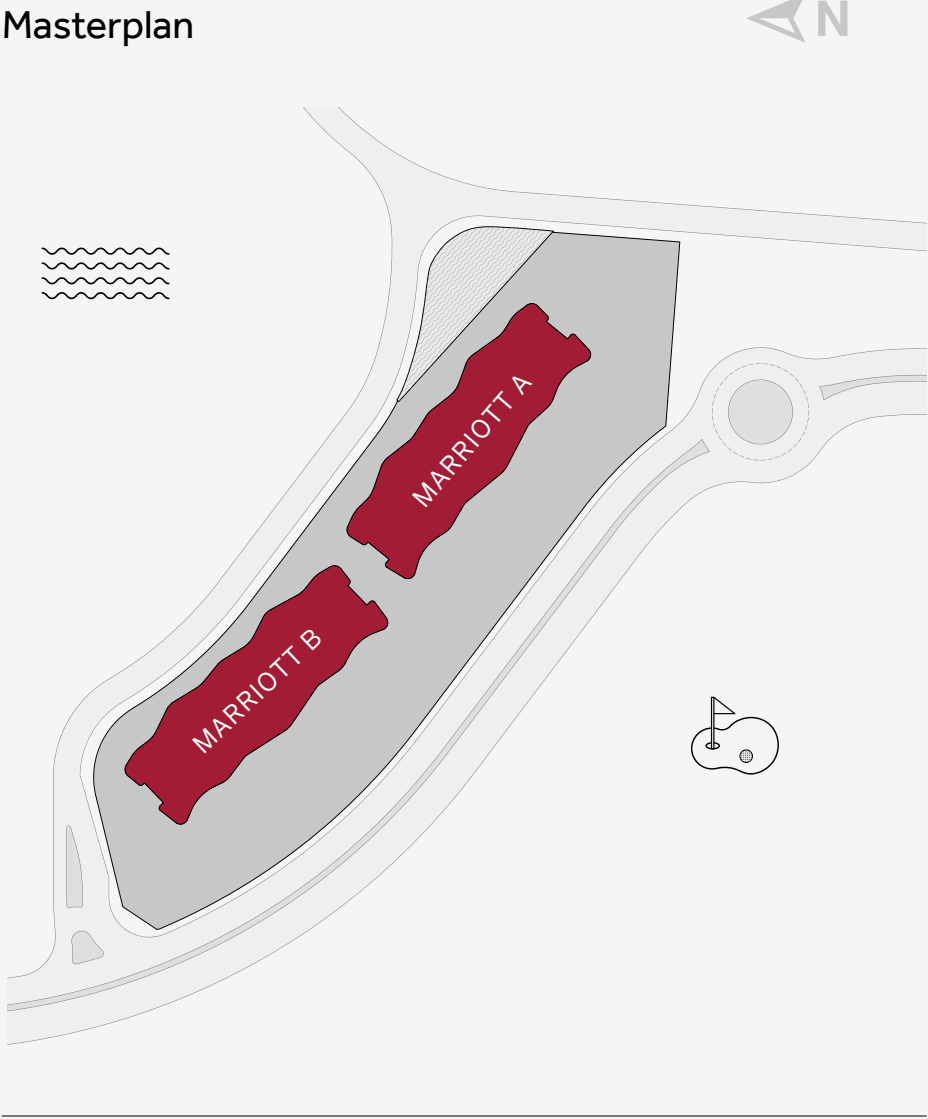
MARRIOTT B



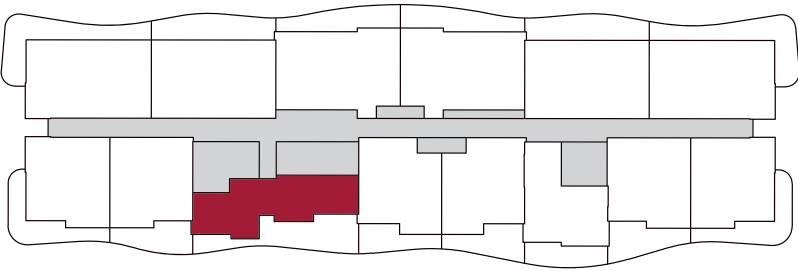
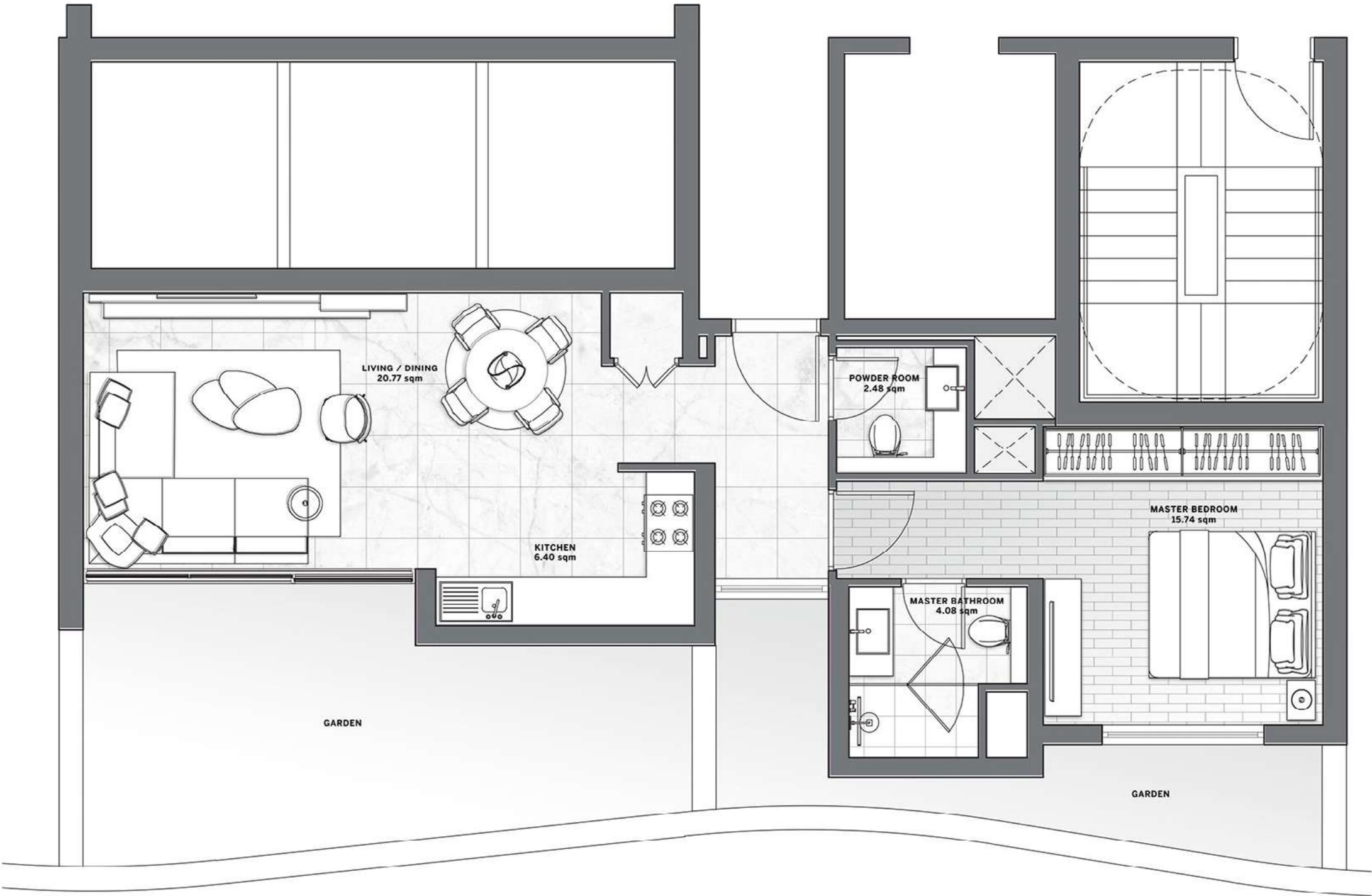
MARRIOTT A

1 BEDROOM
TYPE C FLOORS 1- 9

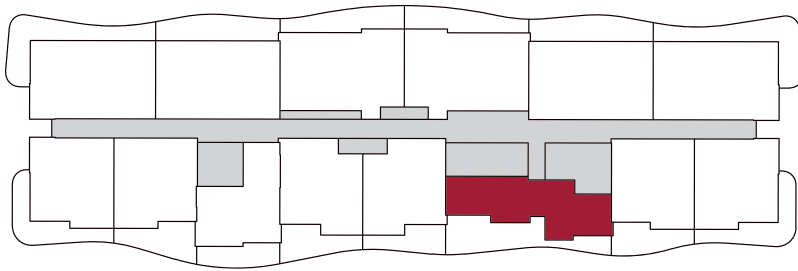
TOTAL BUILT UP AREA	
SQM	SQ FT
87 - 96	940 - 1,034



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MARRIOTT B

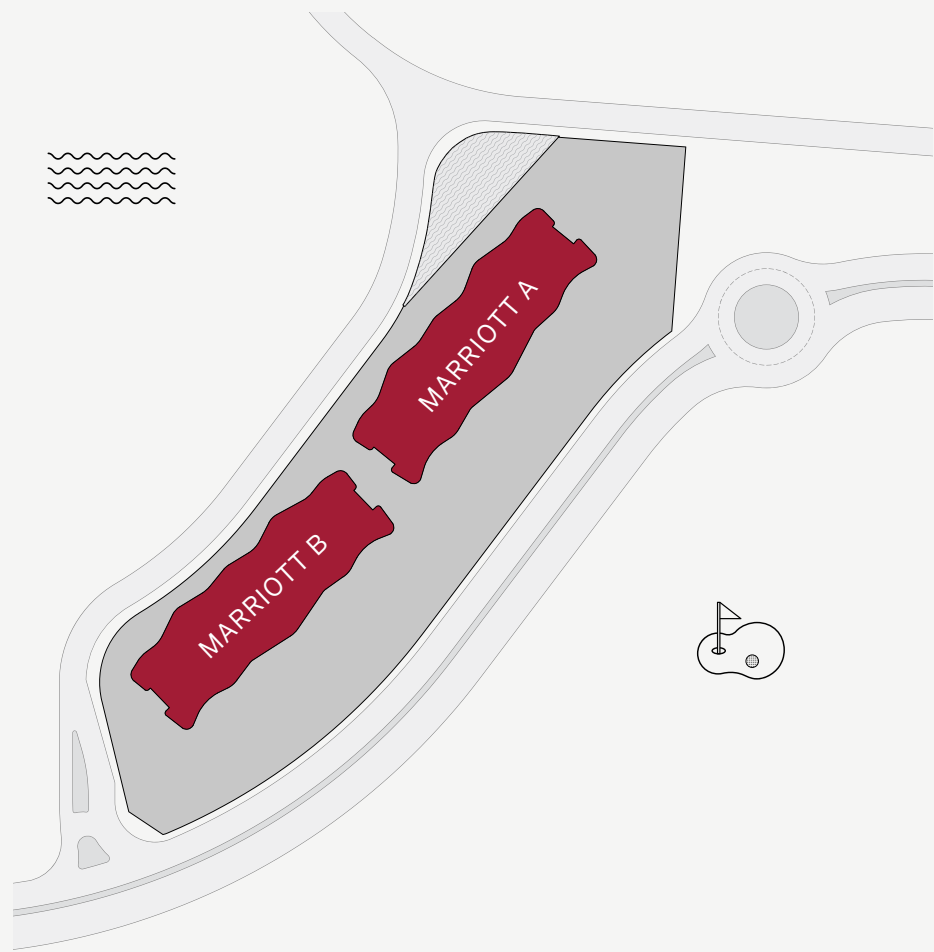


MARRIOTT A

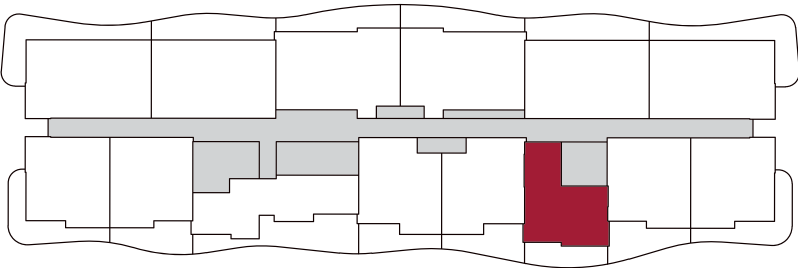
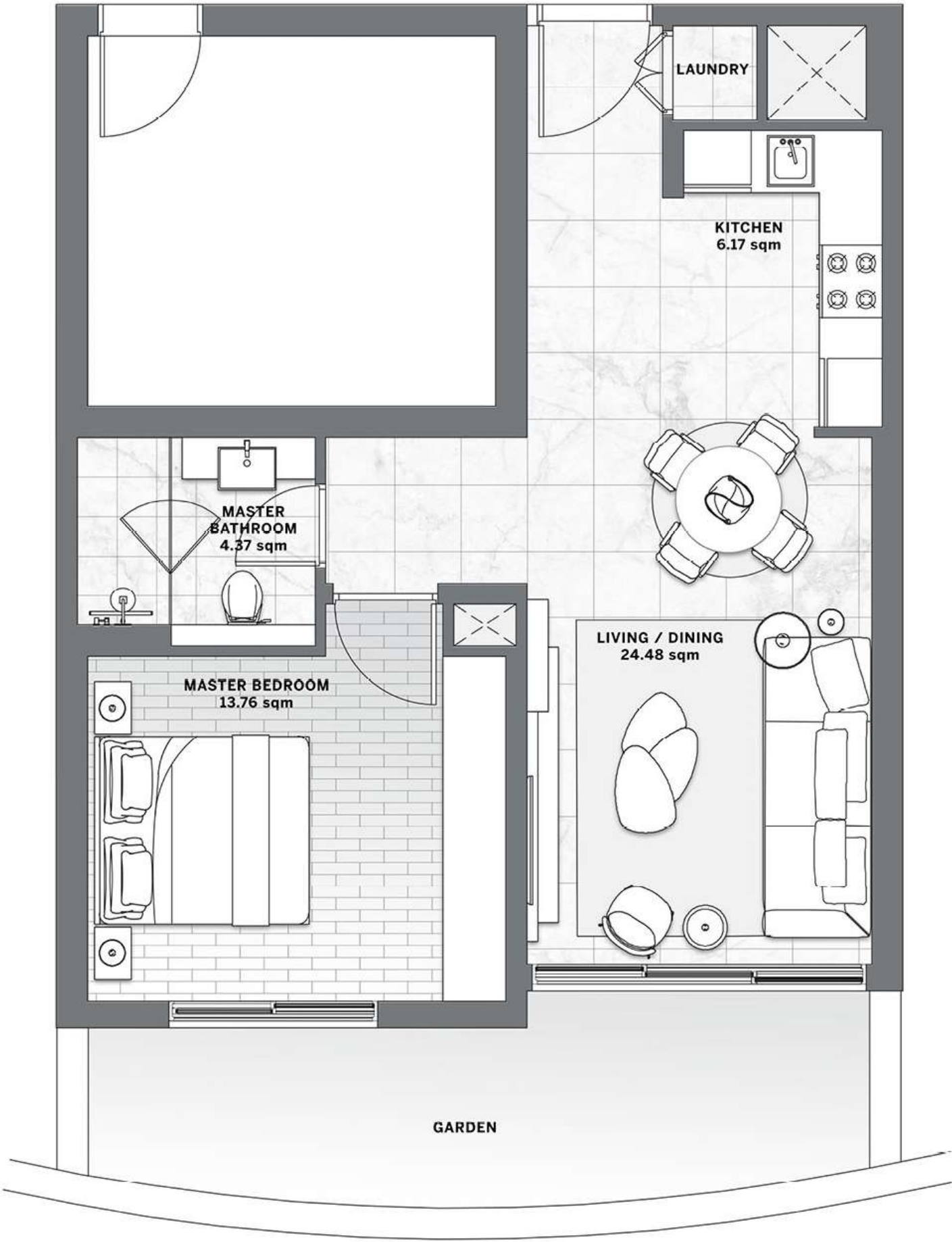
1 BEDROOM
TYPE D FLOORS 1- 9

TOTAL BUILT UP AREA	60 - 96 SQM
SQM	SQ FT
60 - 71	645 - 762

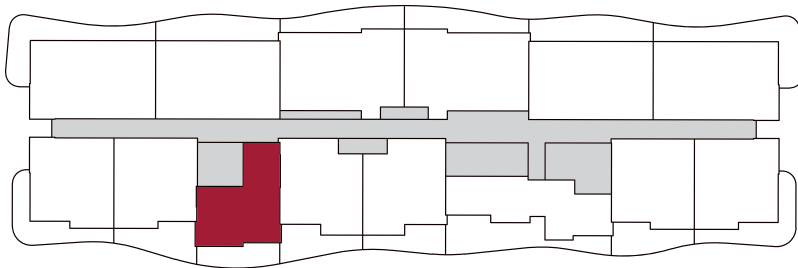
Masterplan



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MARRIOTT B



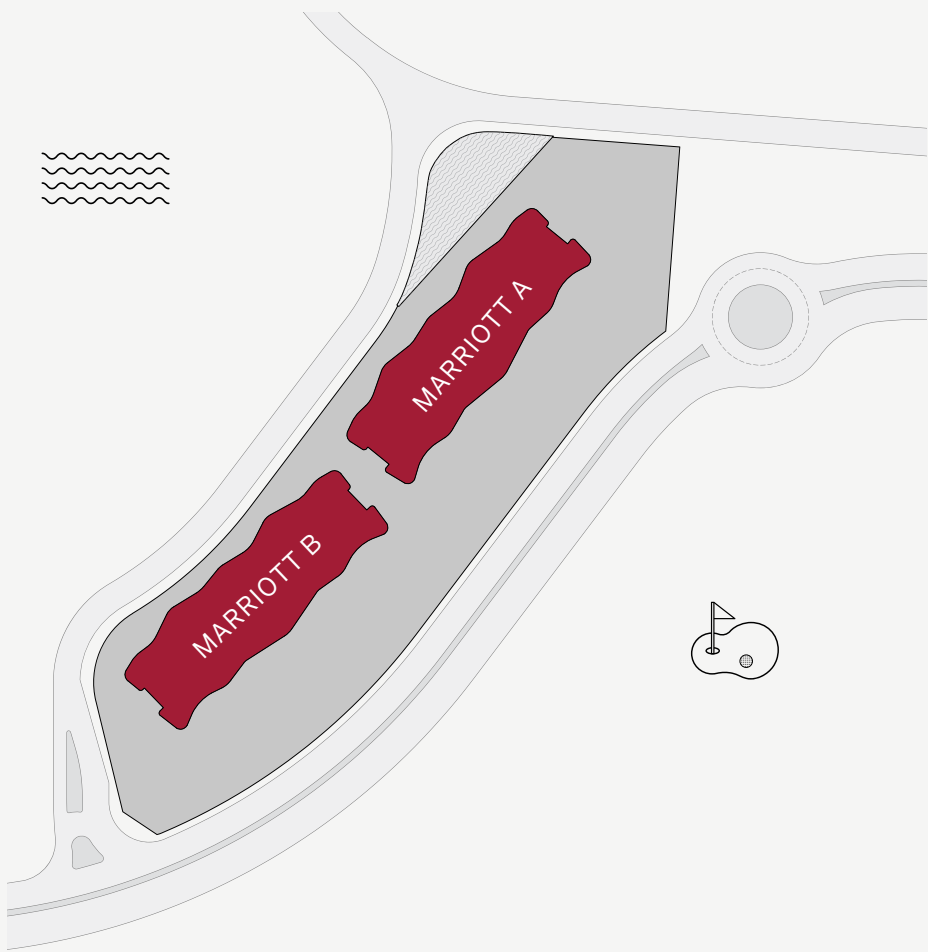
MARRIOTT A

2 BEDROOM
TYPE A FLOORS 1- 8

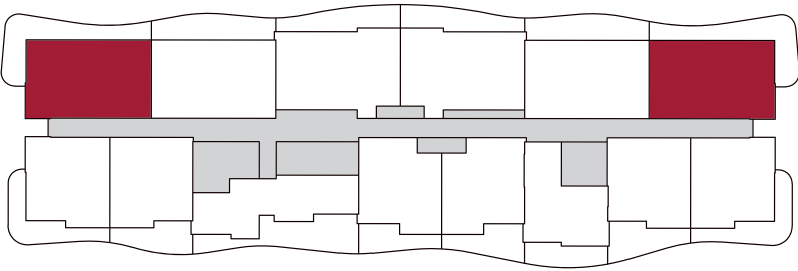
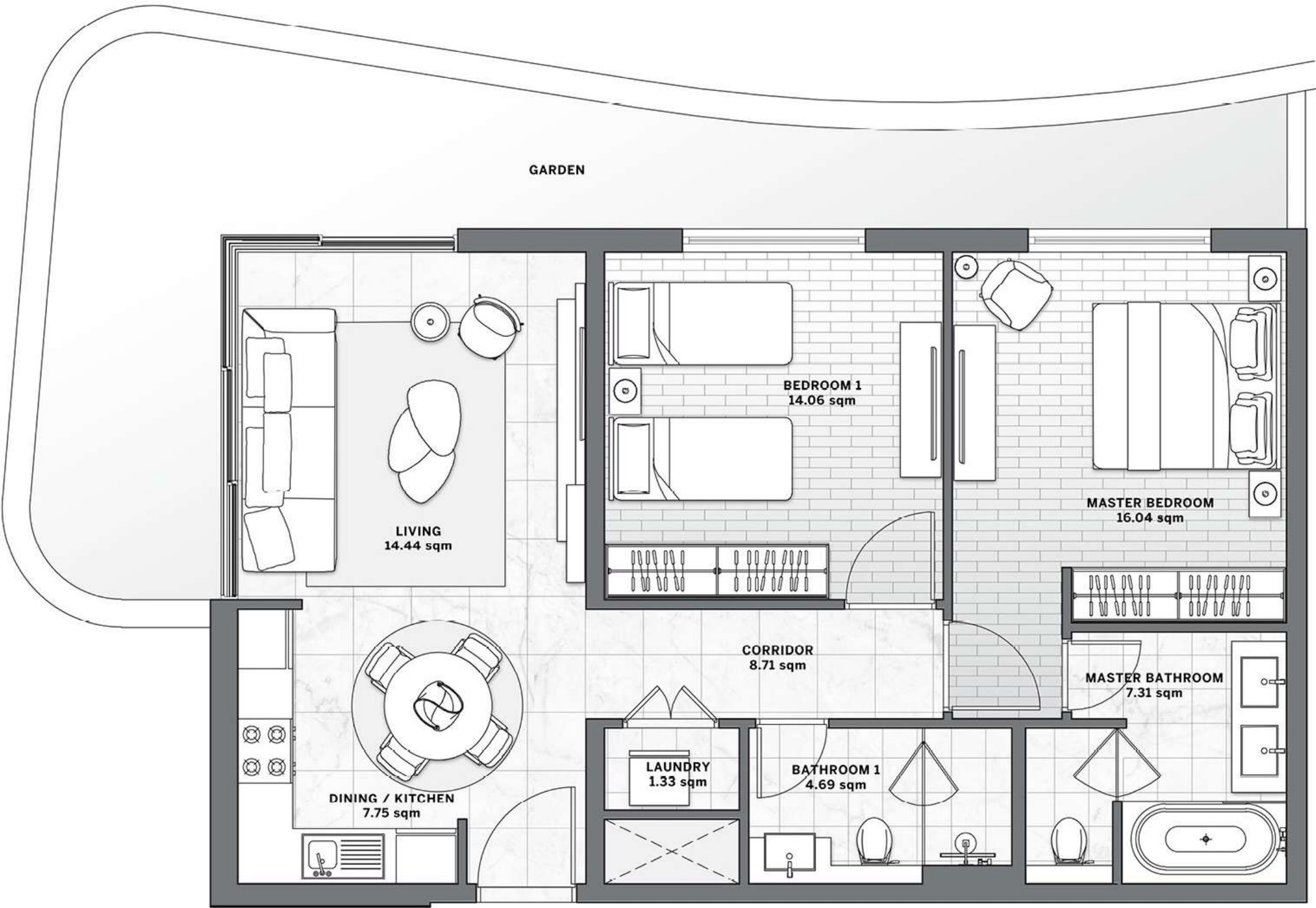
TOTAL BUILT UP AREA

SQM	SQ FT
97 - 111	1,043 - 1,196

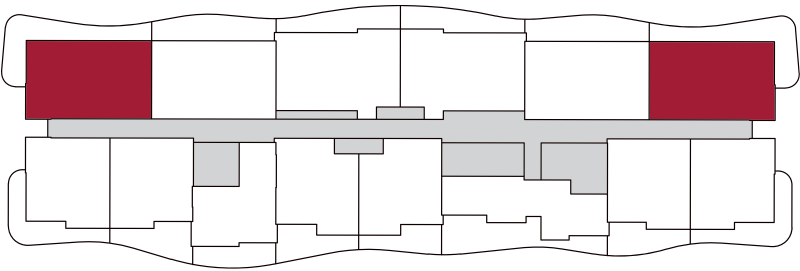
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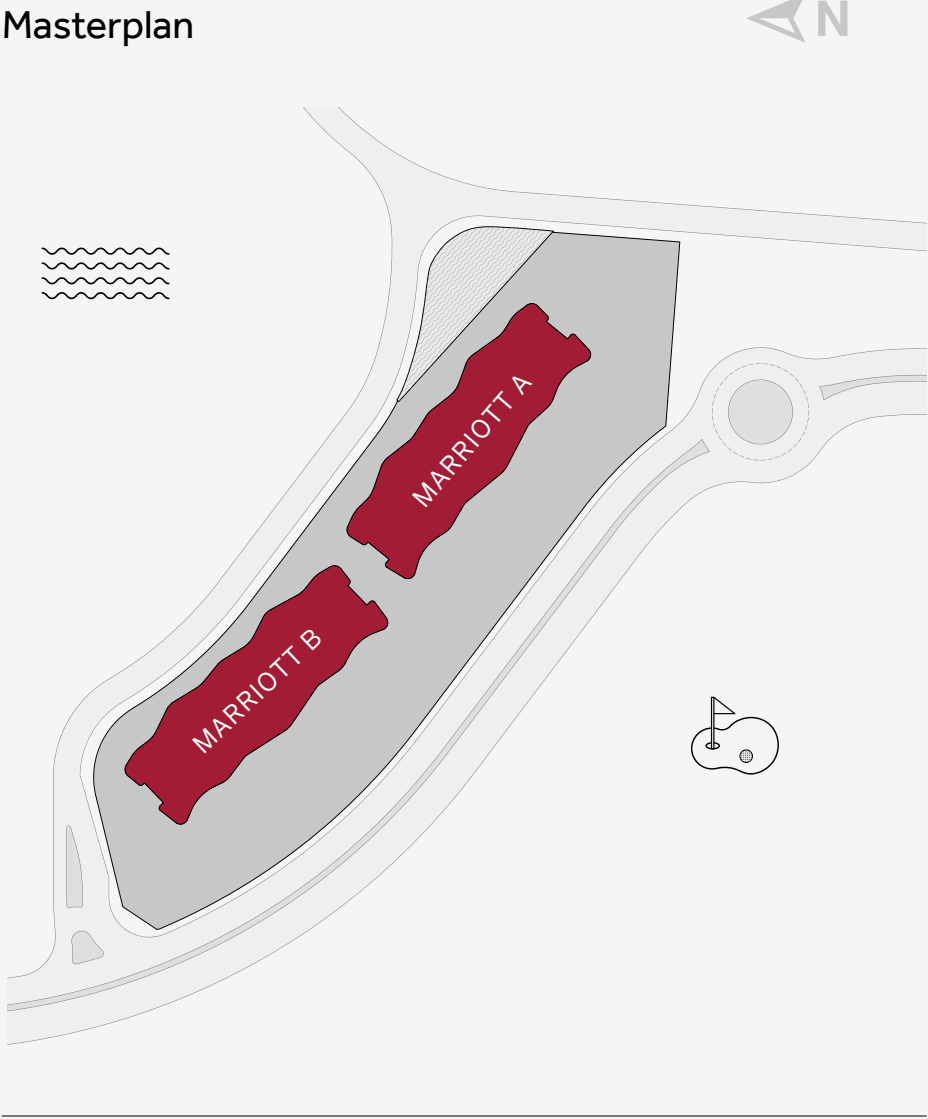
MARRIOTT B



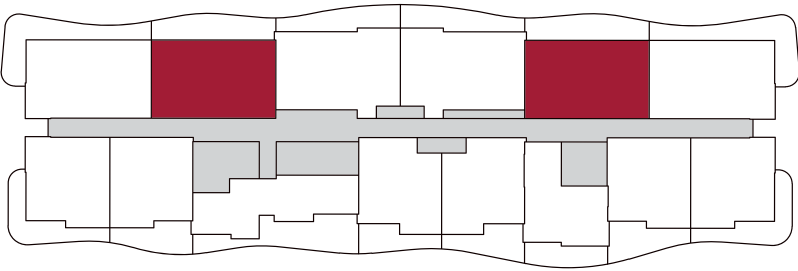
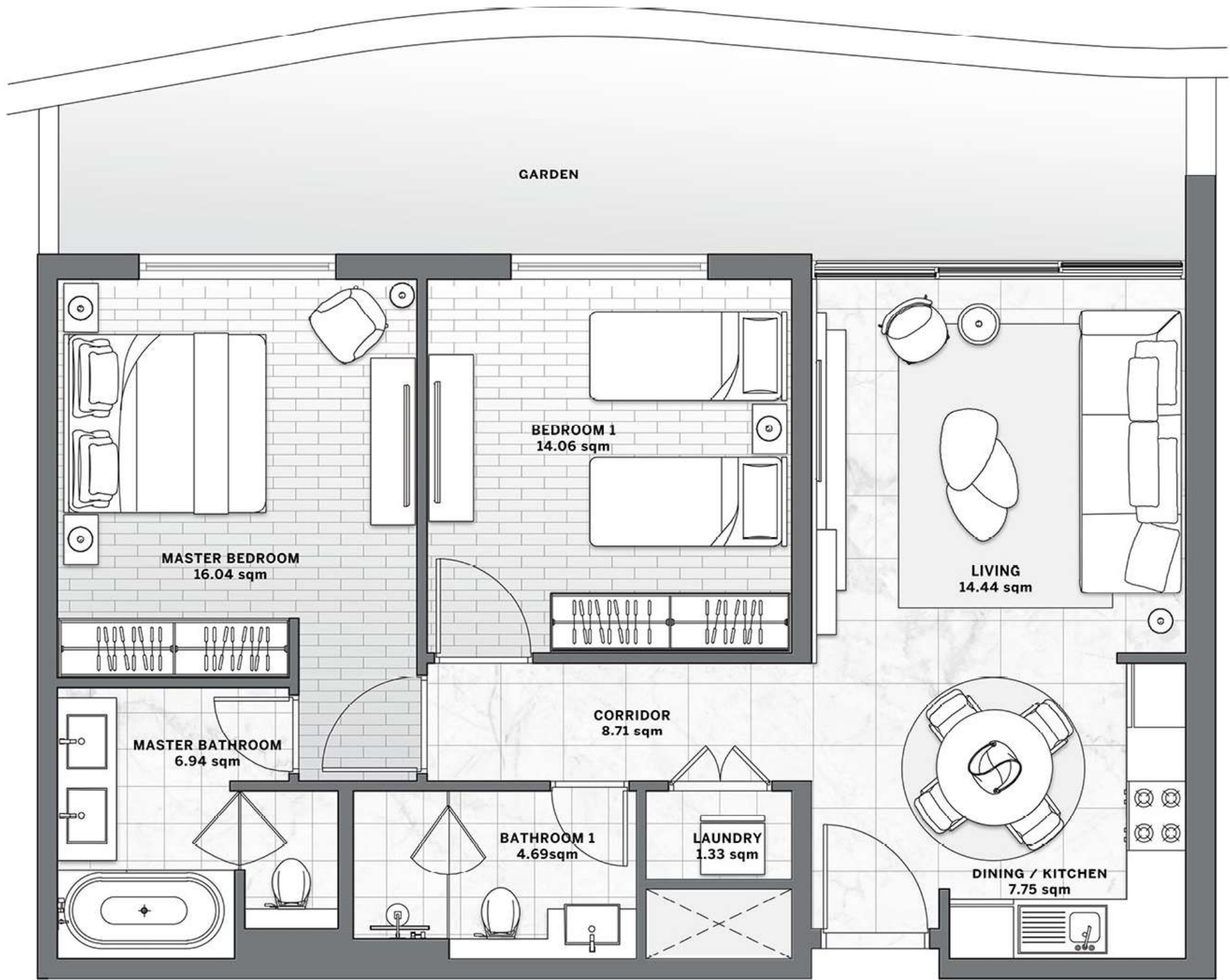
MARRIOTT A

2 BEDROOM
TYPE B FLOORS 1- 8

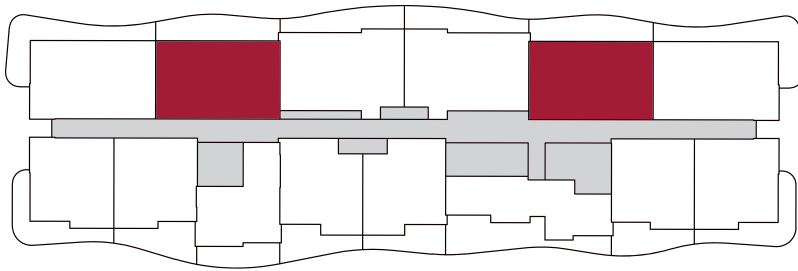
TOTAL BUILT UP AREA	
SQM	SQ FT
96 - 106	1,036 - 1,140



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MARRIOTT B



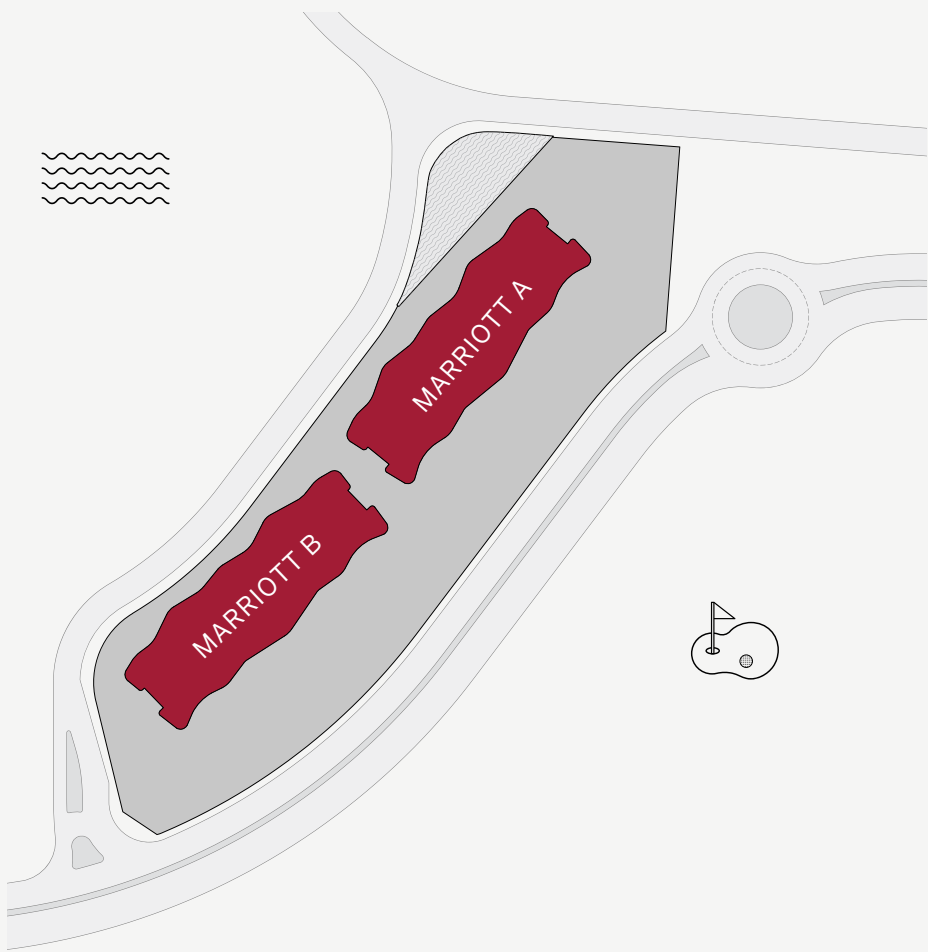
MARRIOTT A

2 BEDROOM
TYPE C FLOORS 1- 9

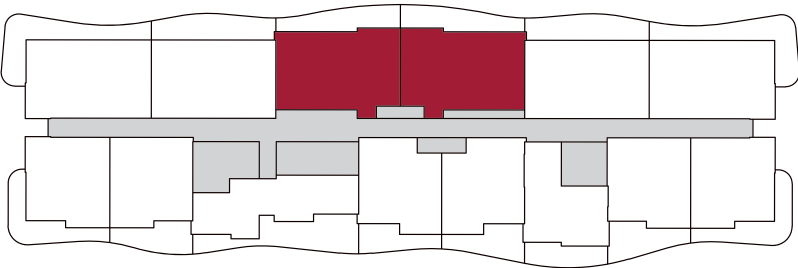
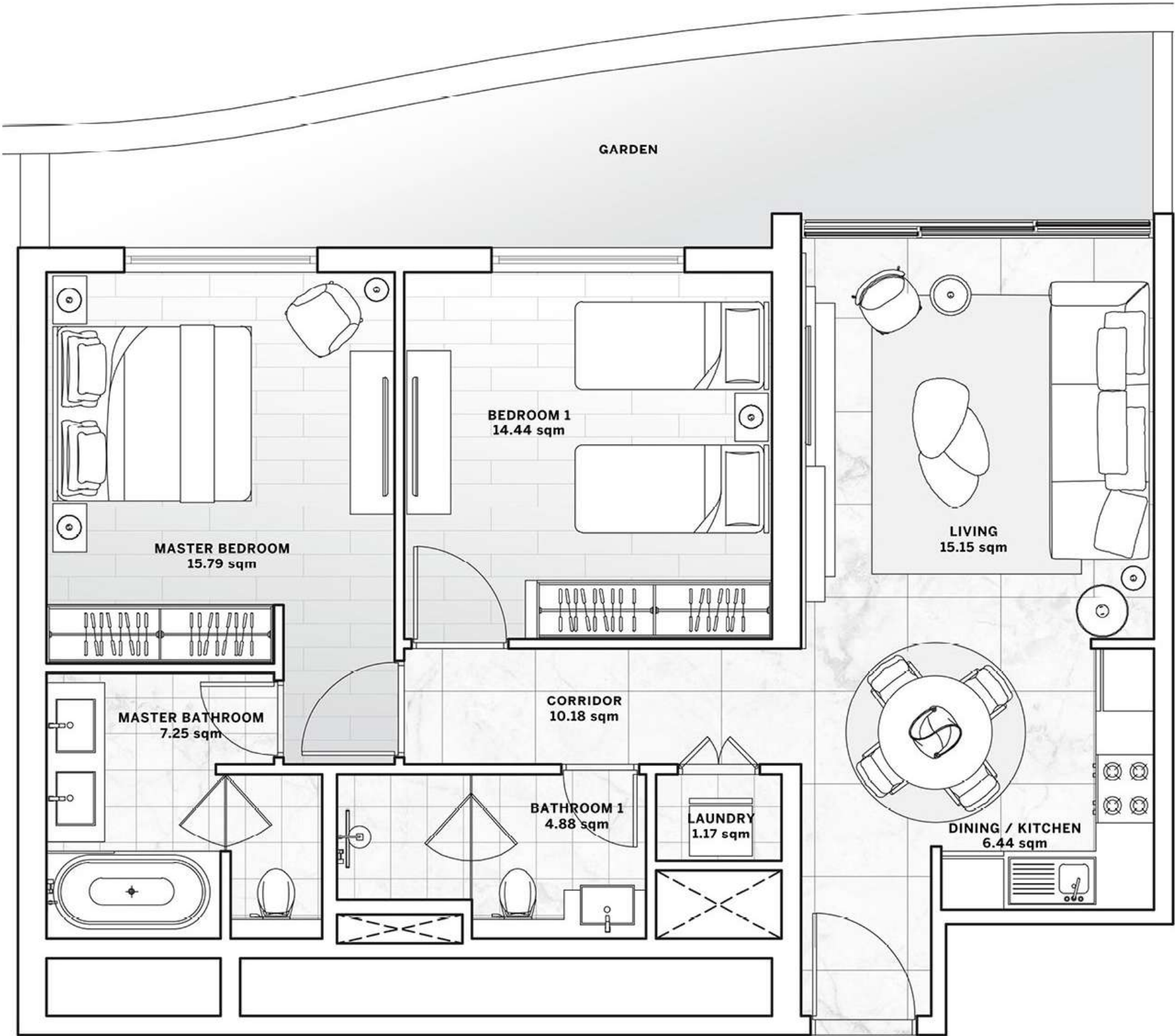
TOTAL BUILT UP AREA

SQM	SQ FT
94 - 104	1,012 - 1,116

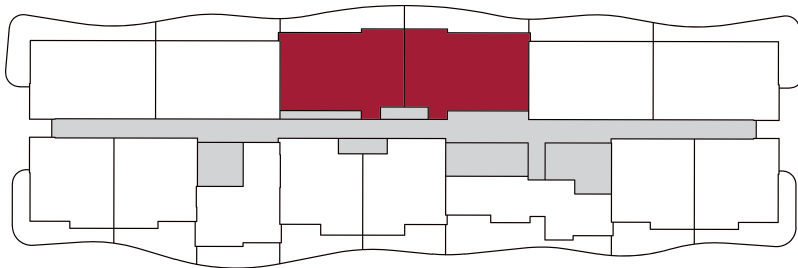
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MARRIOTT B



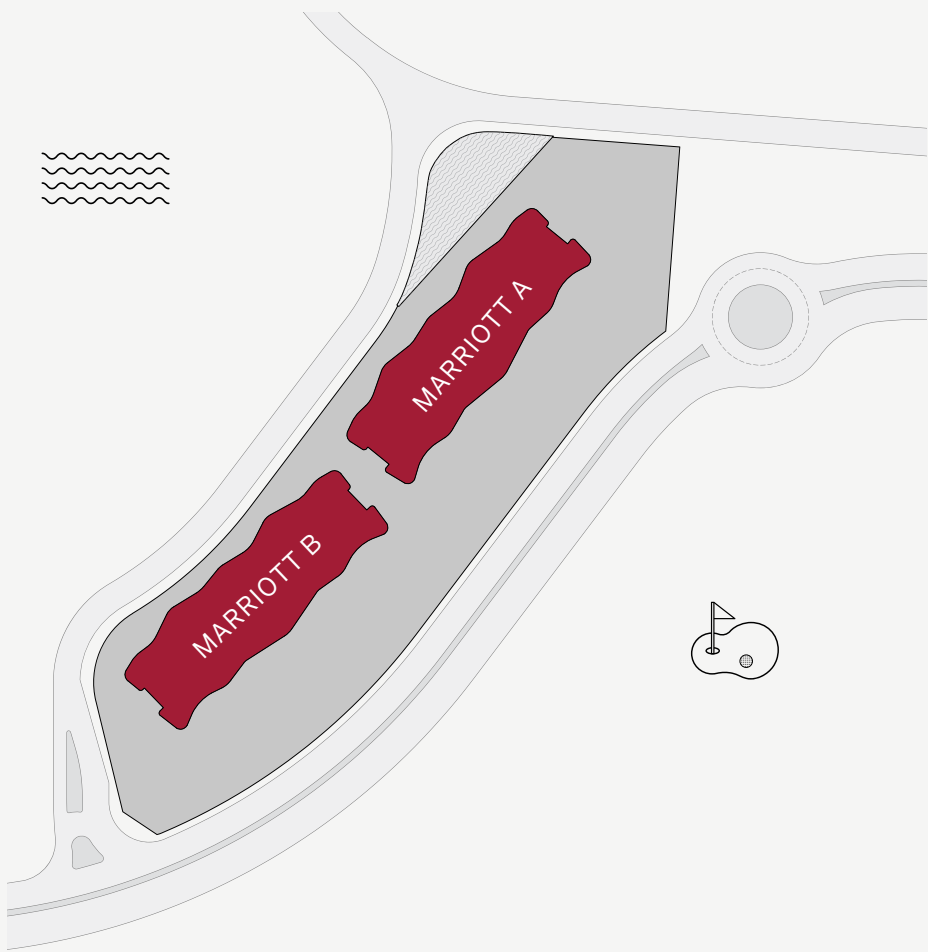
MARRIOTT A

2 BEDROOM
TYPE D FLOORS 9

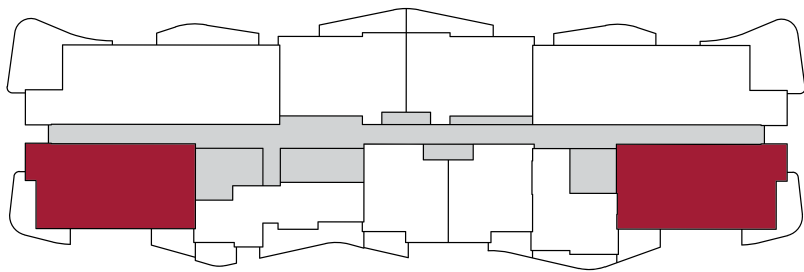
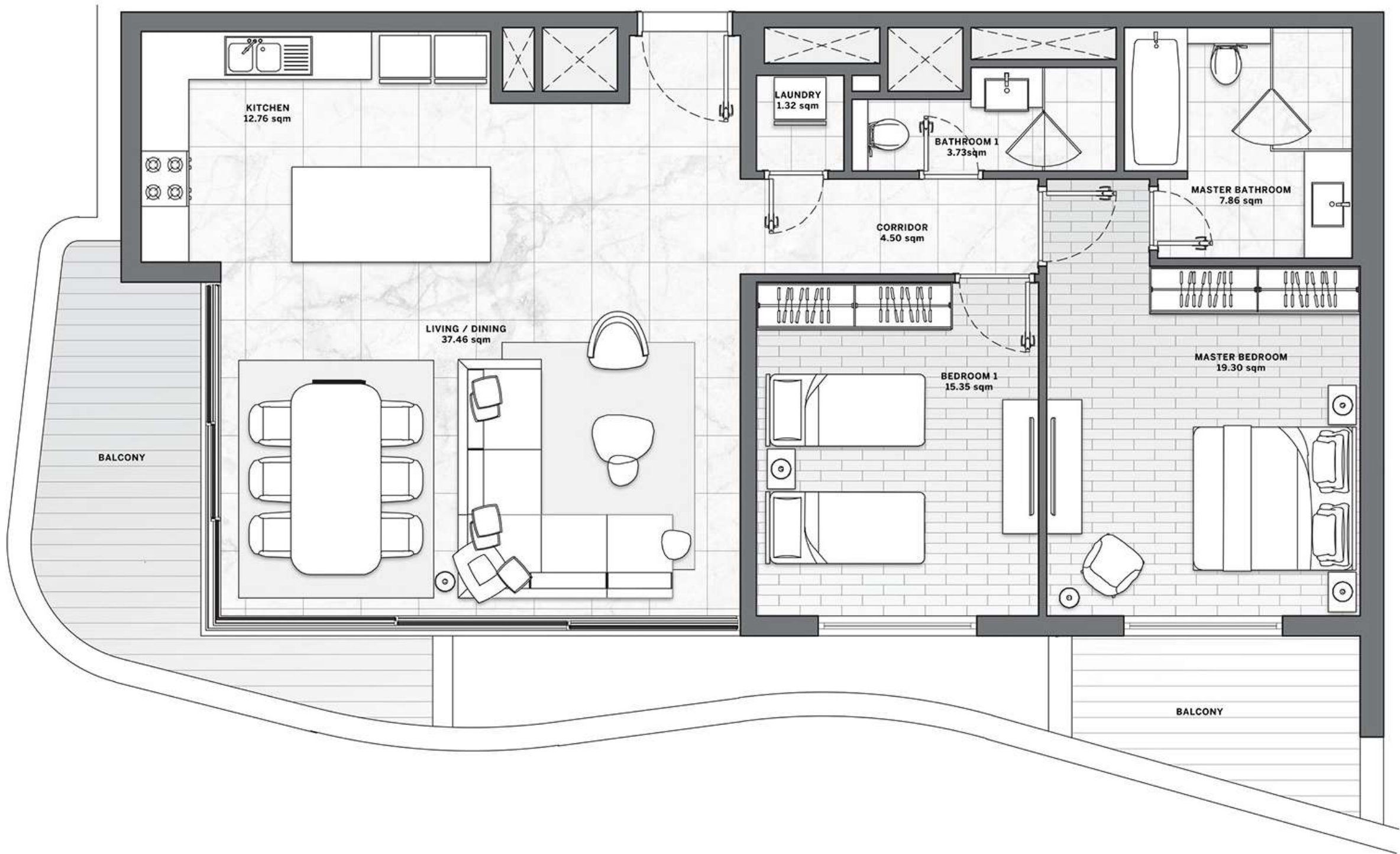
TOTAL BUILT UP AREA

SQM	SQ FT
133 - 134	1,428 - 1,441

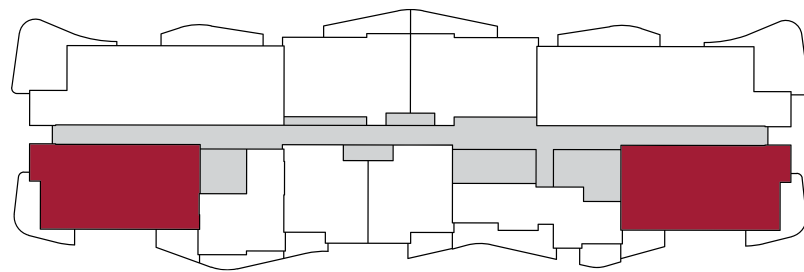
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MARRIOTT B



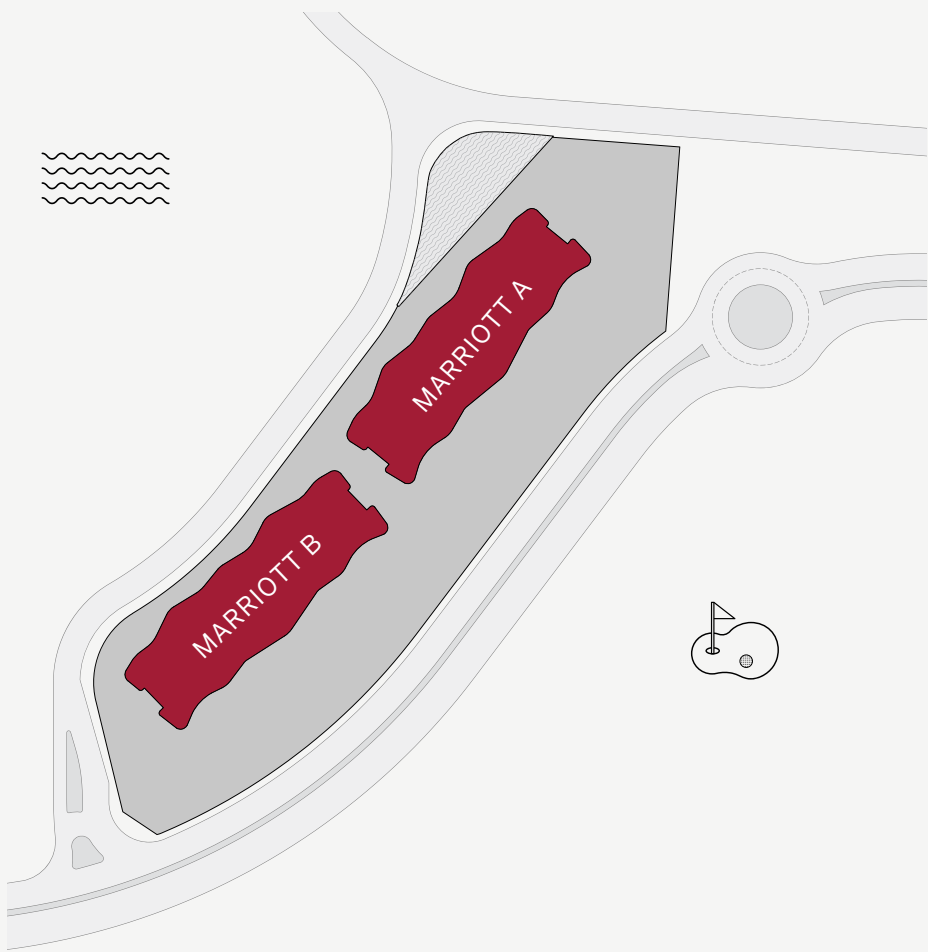
MARRIOTT A

3 BEDROOM
TYPE A FLOORS 9

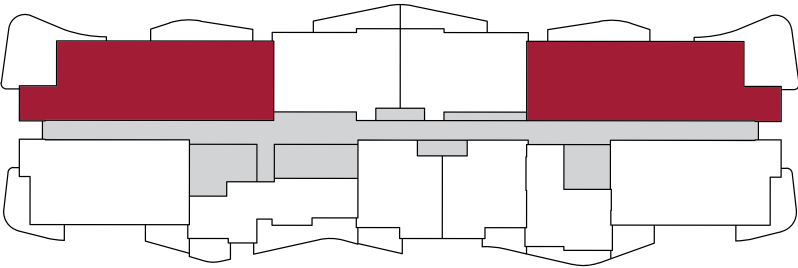
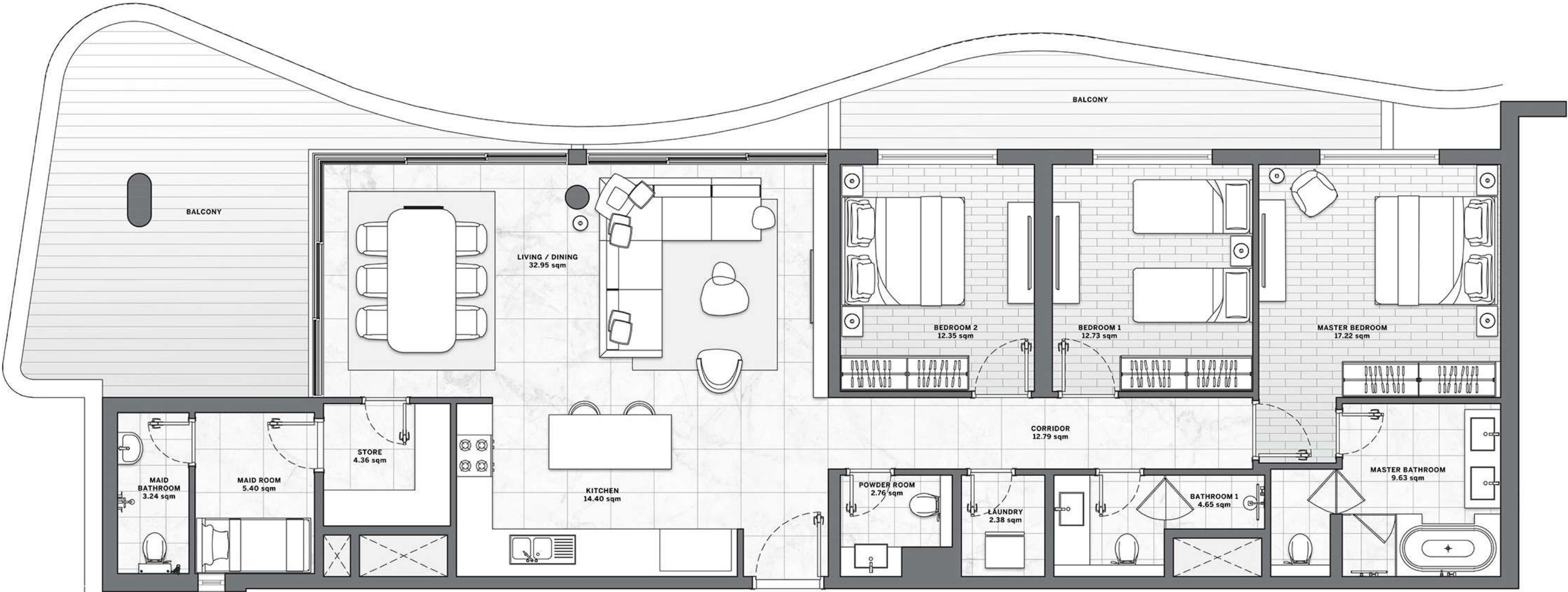
TOTAL BUILT UP AREA

SQM	SQ FT
194	2,093

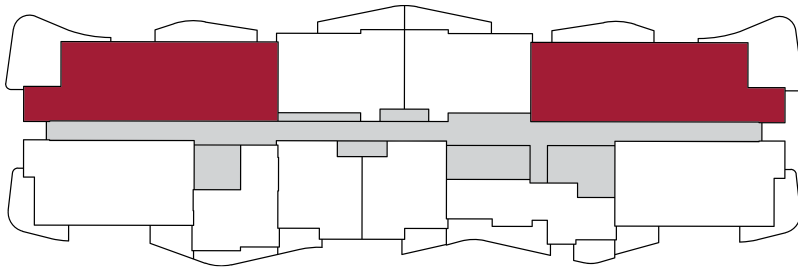
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MARRIOTT B



MARRIOTT A