



MARRIOTT RESIDENCES
AIDA, OMAN

YOUR GATEWAY TO WONDERFUL LIVING





YOUR BACKYARD IS A

CHAMPIONSHIP FAIRWAY



FALL INTO WONDER

A hotel bellhop in a red uniform stands behind a brass bellhop cart. The cart has a stack of white boxes on it. The background is a warm, golden-brown wall with a textured pattern.

INDULGE IN PREMIUM SERVICES

FROM THE COMFORT OF YOUR HOME

YOUR GATEWAY TO



WONDERFUL LIVING



MARRIOTT RESIDENCES
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A modern kitchen and dining area. The kitchen features dark wood cabinets, a marble backsplash, and a marble countertop. A white SMEG coffee machine is on the counter. In the foreground, there are two wooden bar stools with brown upholstered seats. To the right, a round wooden dining table is partially visible with two matching chairs. A large window with light-colored curtains is in the background. The text "FULLY FURNISHED RESIDENCES WITH A LA CARTE SERVICES" is overlaid in white, with "RESIDENCES WITH" underlined in red.

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


MARRIOTT RESIDENCES
AIDA, OMAN



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

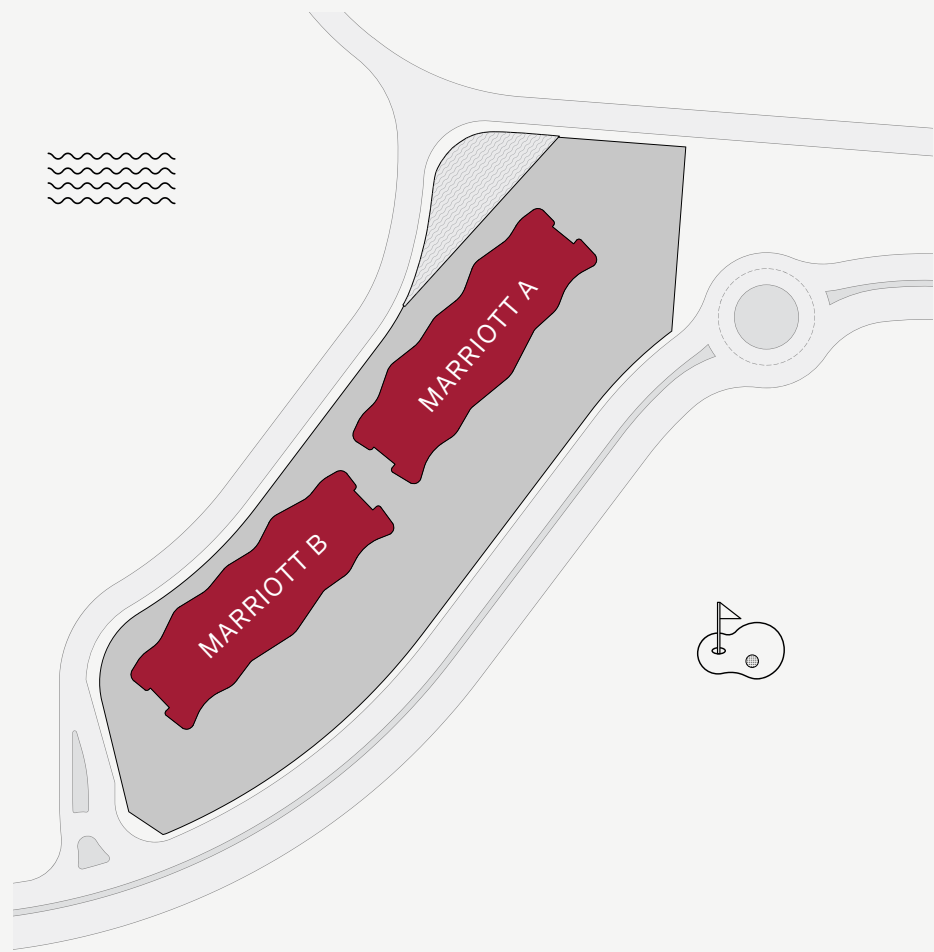


1 BEDROOM
TYPE A FLOORS 1- 8

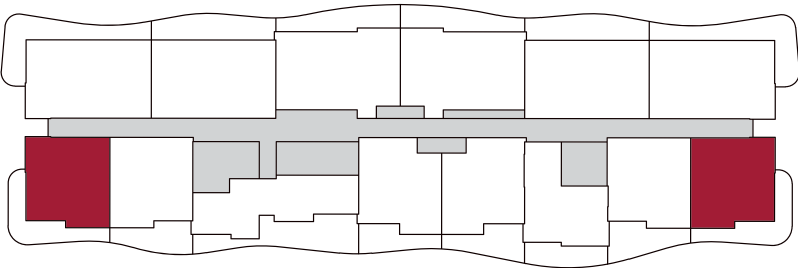
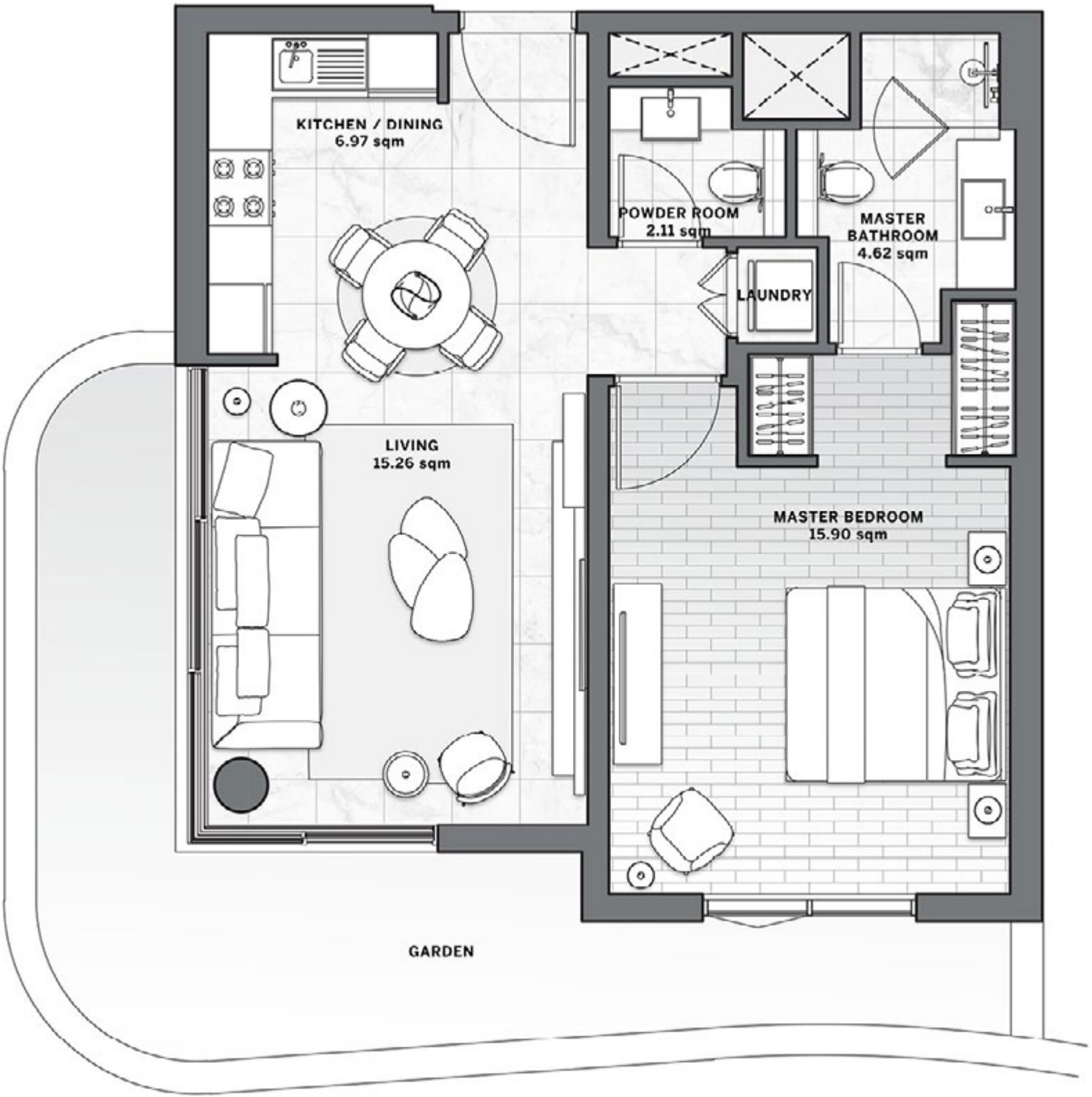
TOTAL BUILT UP AREA

SQM	SQ FT
71 - 81	764 - 873

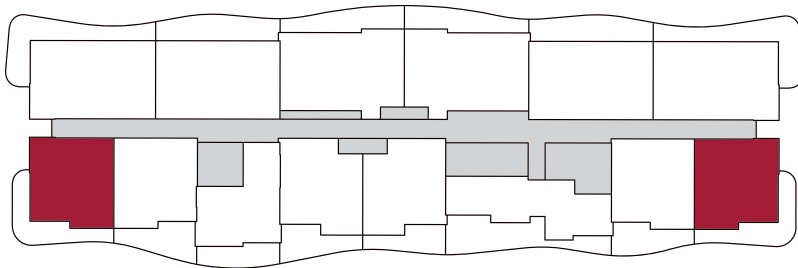
Masterplan



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MARRIOTT B



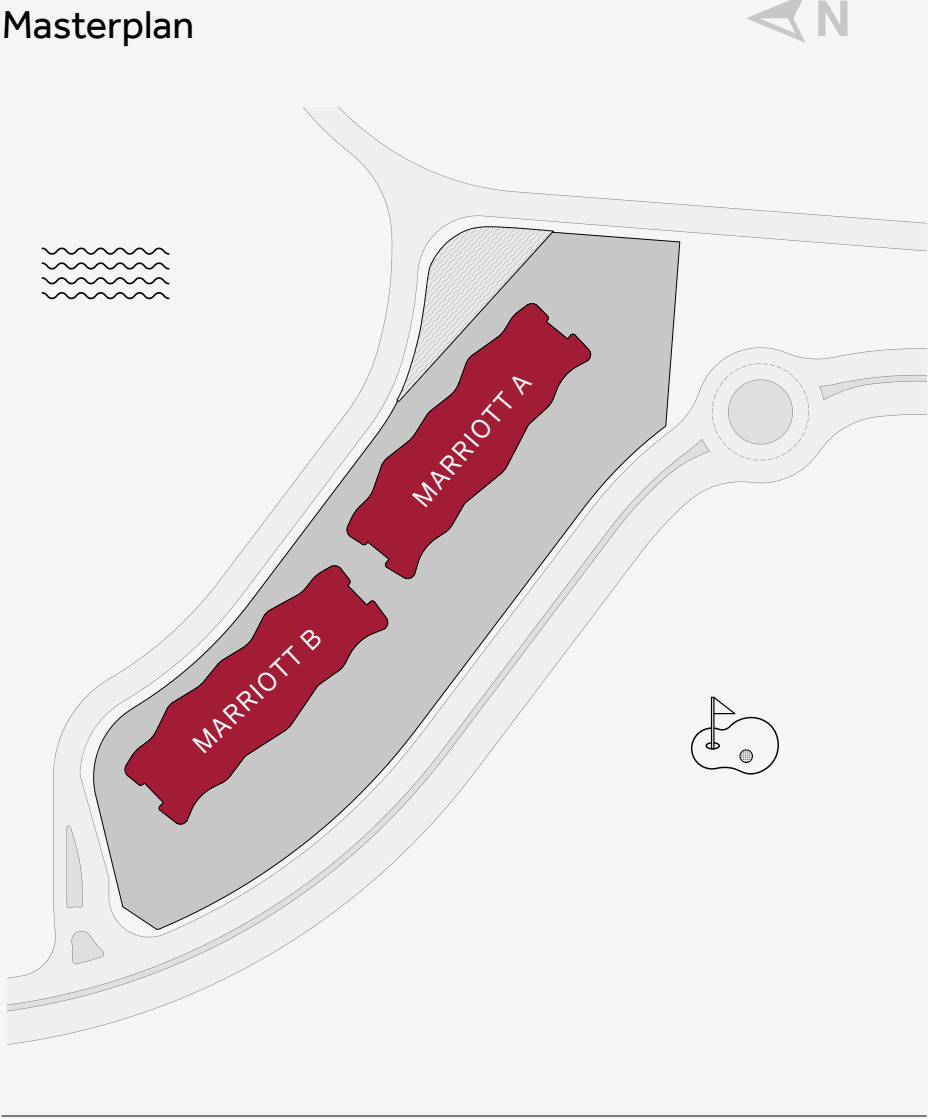
MARRIOTT A



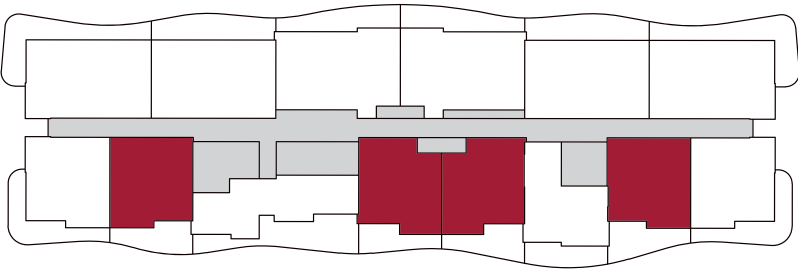
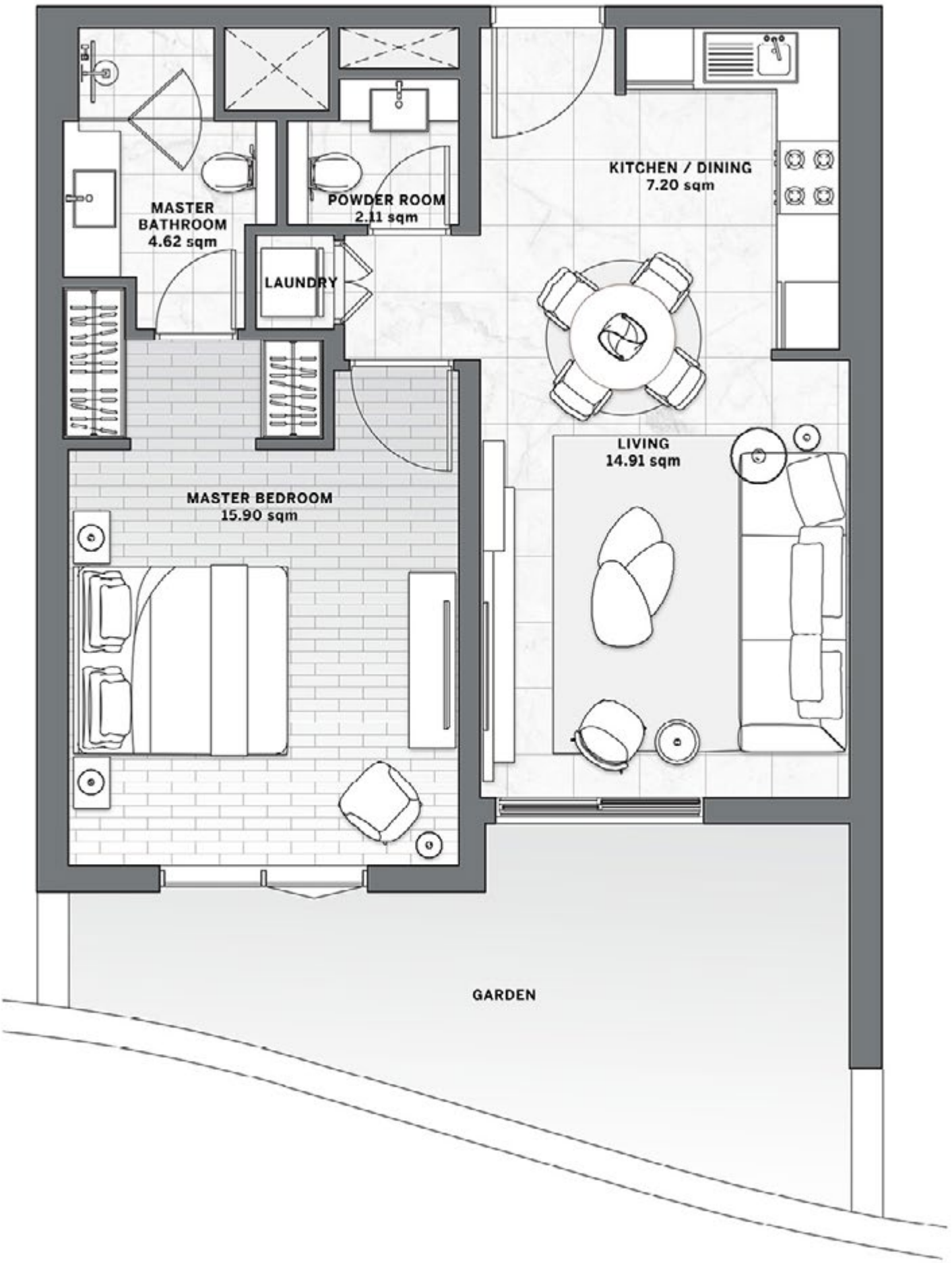
1 BEDROOM TYPE B FLOORS 1- 8

TOTAL BUILT UP AREA

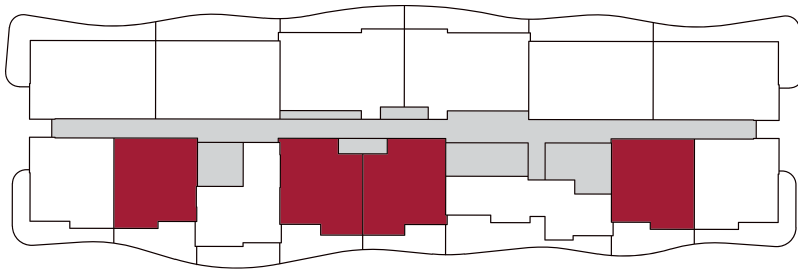
SQM	SQ FT
67 - 80	719 - 857



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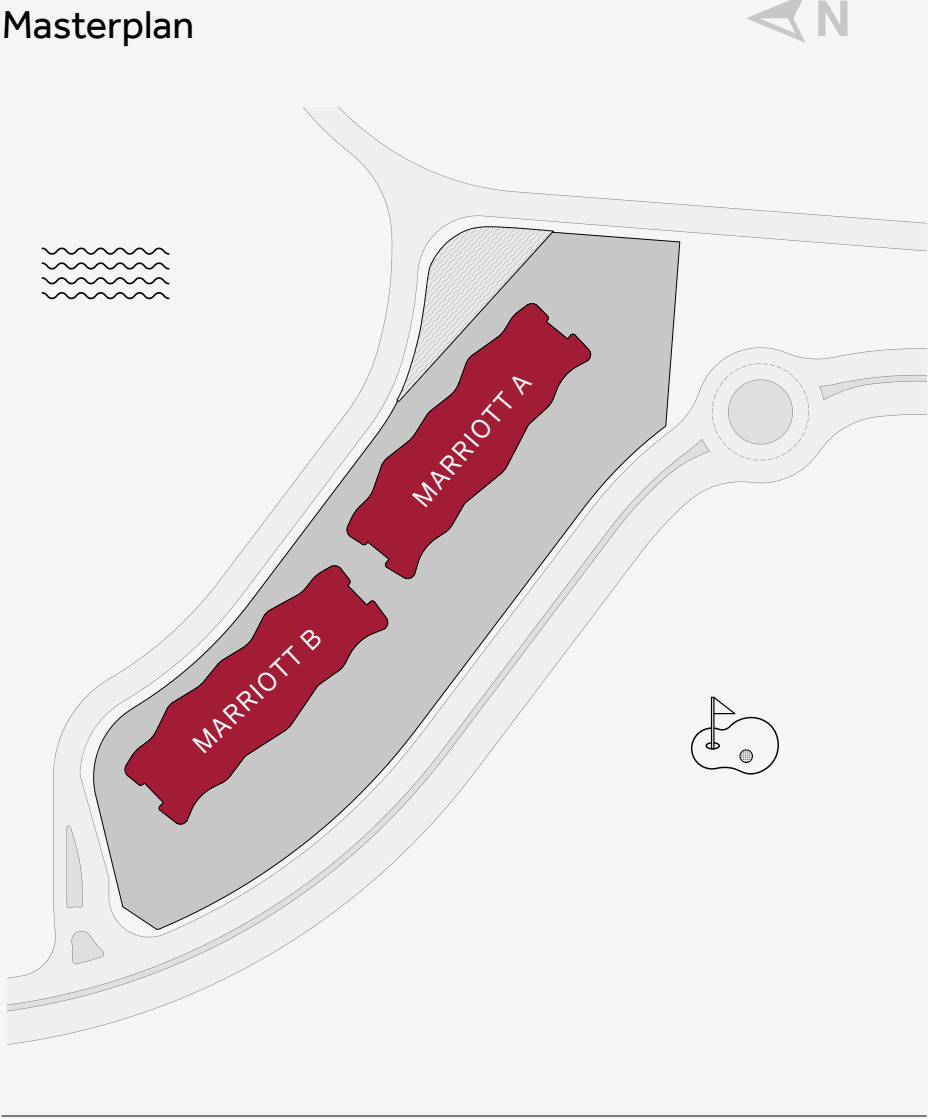
MARRIOTT B



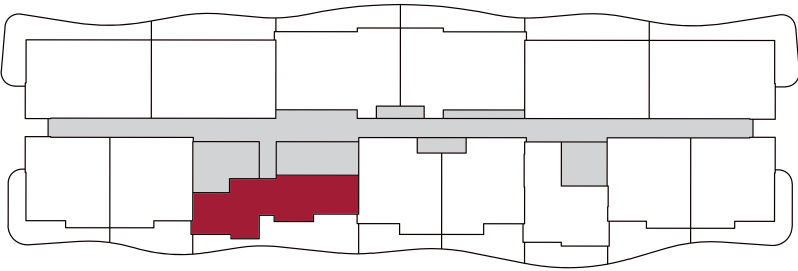
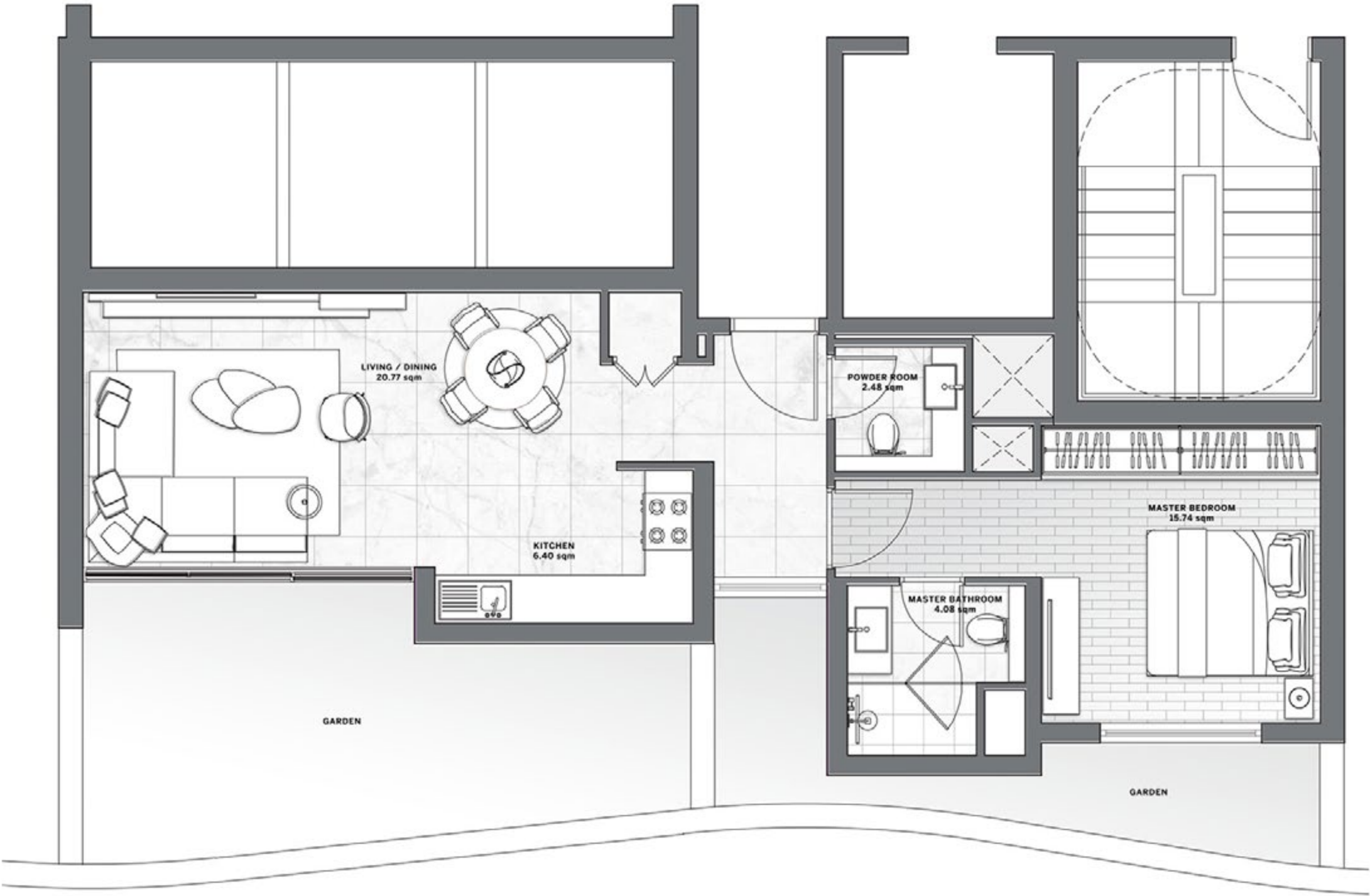
MARRIOTT A

1 BEDROOM
TYPE C FLOORS 1- 9

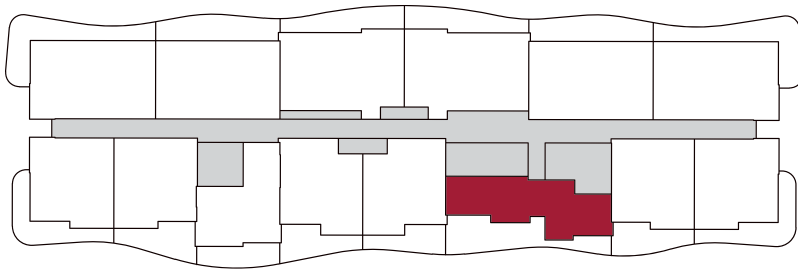
TOTAL BUILT UP AREA	
SQM	SQ FT
87 - 96	940 - 1,034



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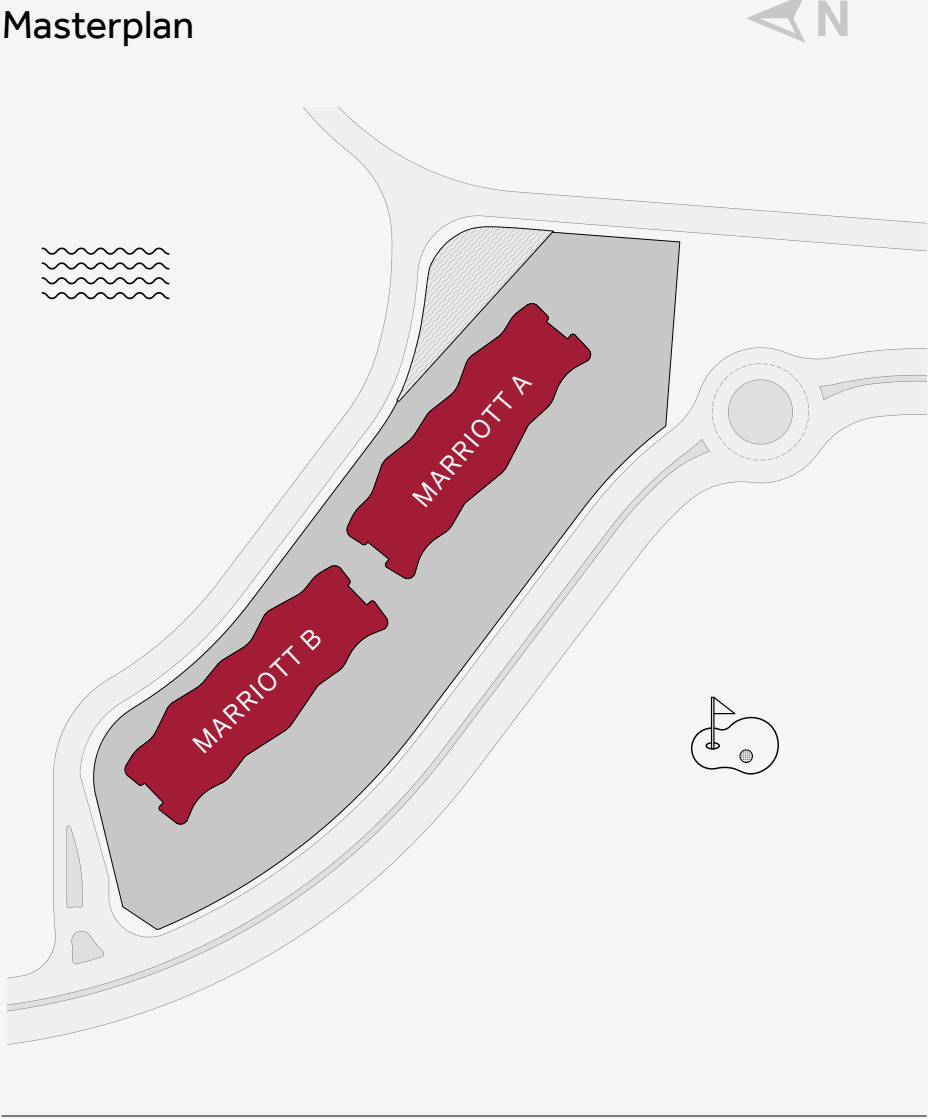
MARRIOTT B



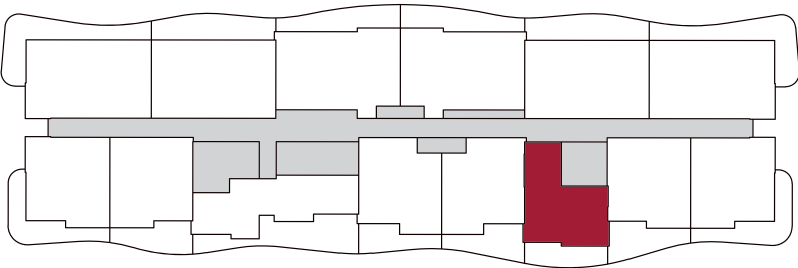
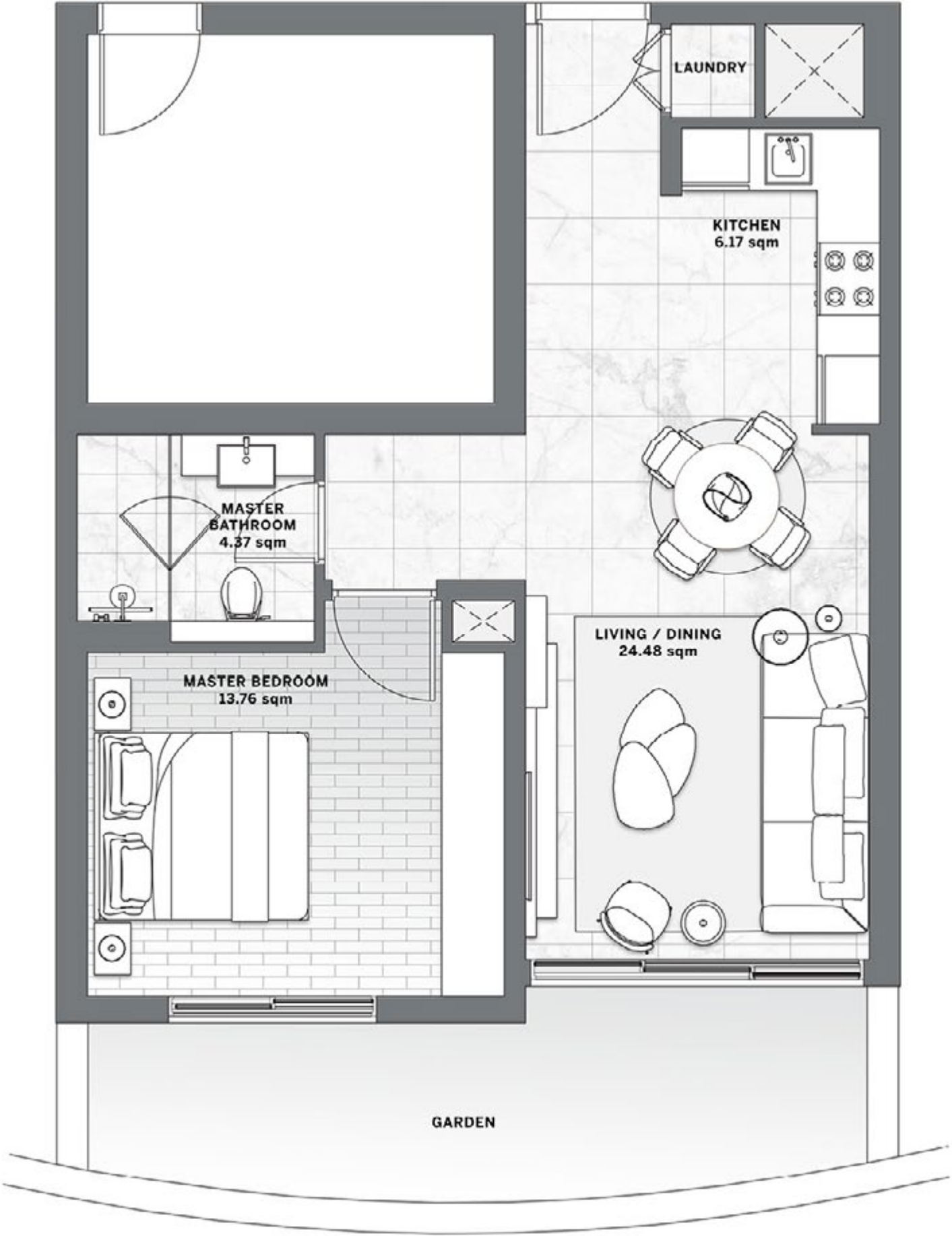
MARRIOTT A

1 BEDROOM
TYPE D FLOORS 1- 9

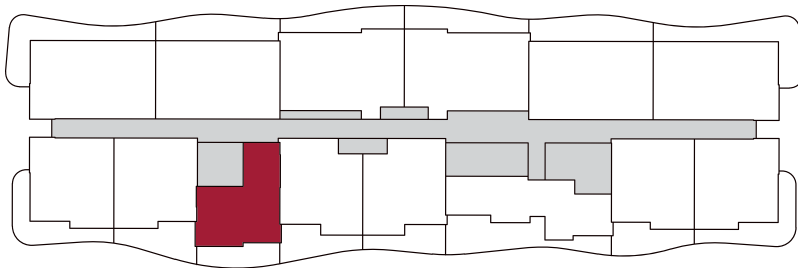
TOTAL BUILT UP AREA	
SQM	SQ FT
60 - 71	645 - 762



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MARRIOTT B



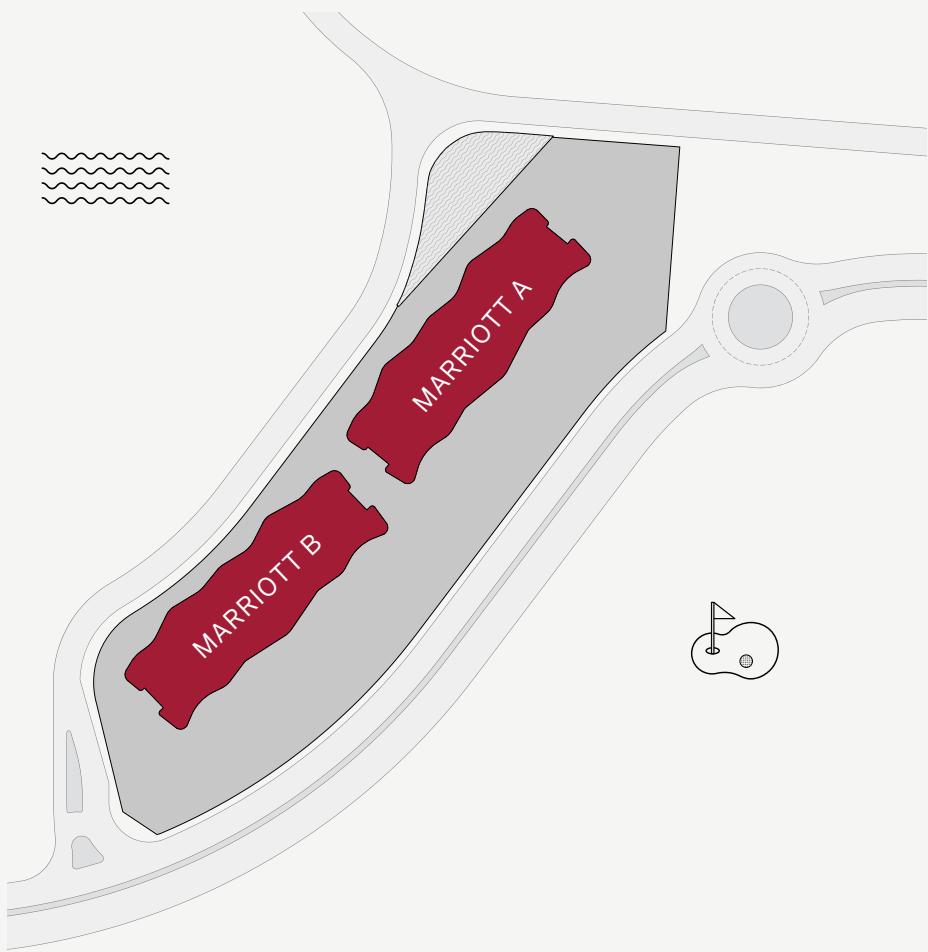
MARRIOTT A

2 BEDROOM
TYPE A FLOORS 1- 8

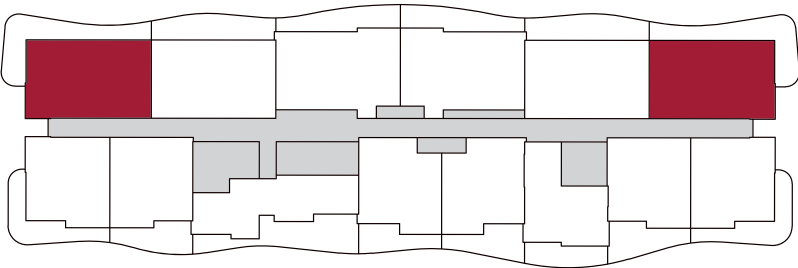
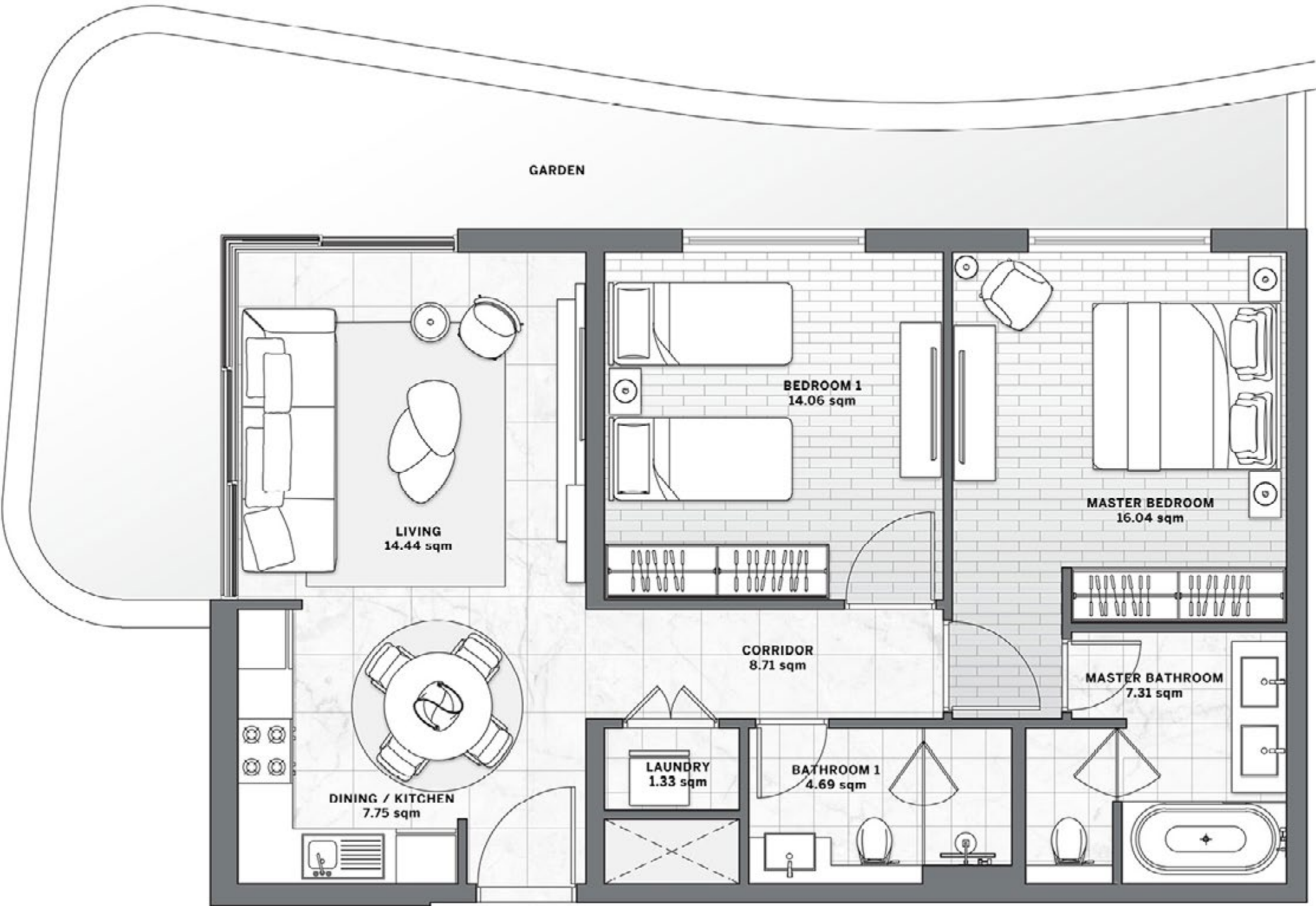
TOTAL BUILT UP AREA

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

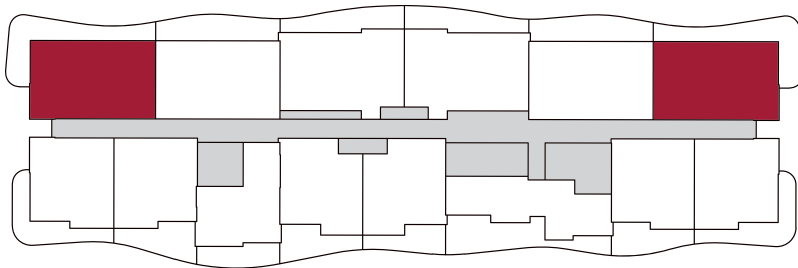
Masterplan



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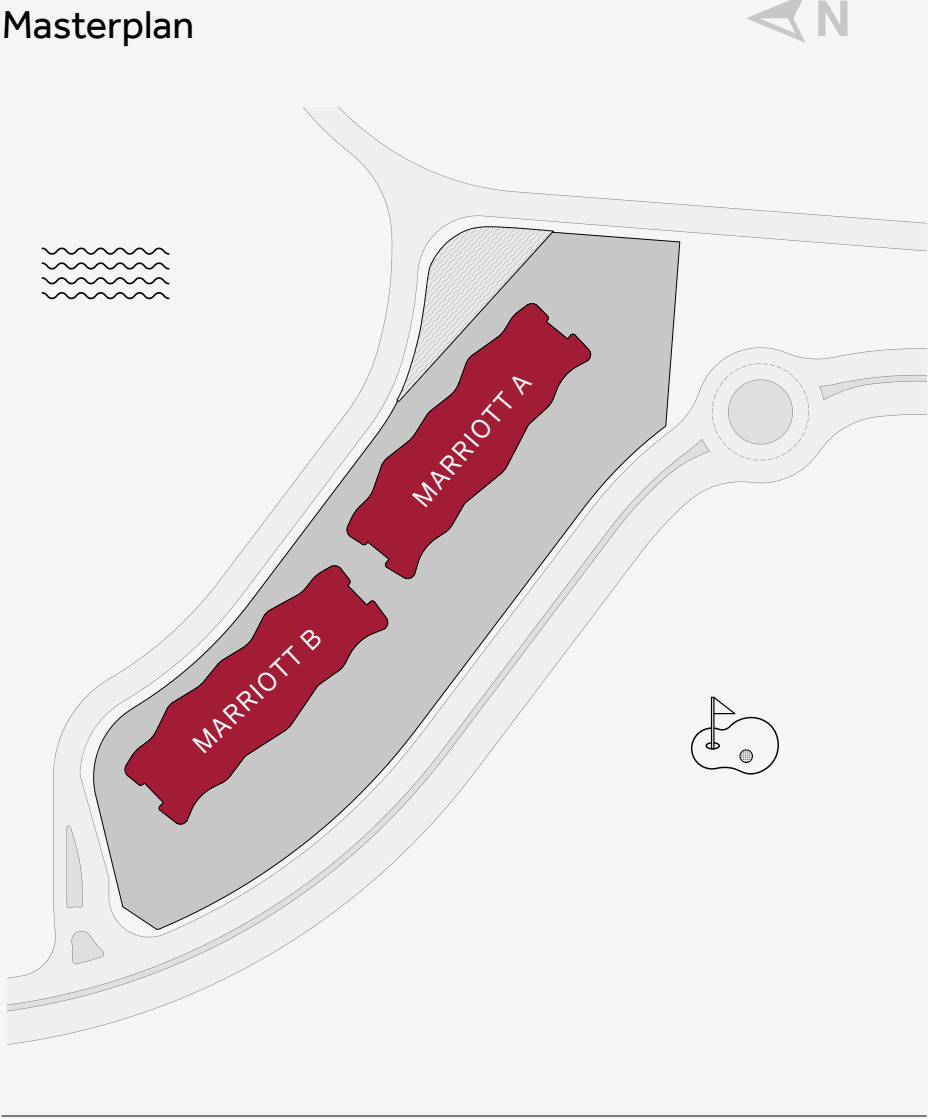
MARRIOTT B



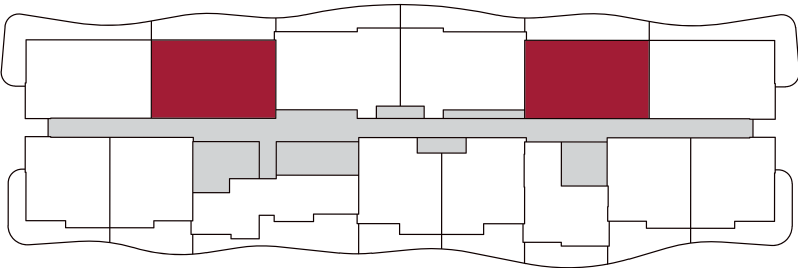
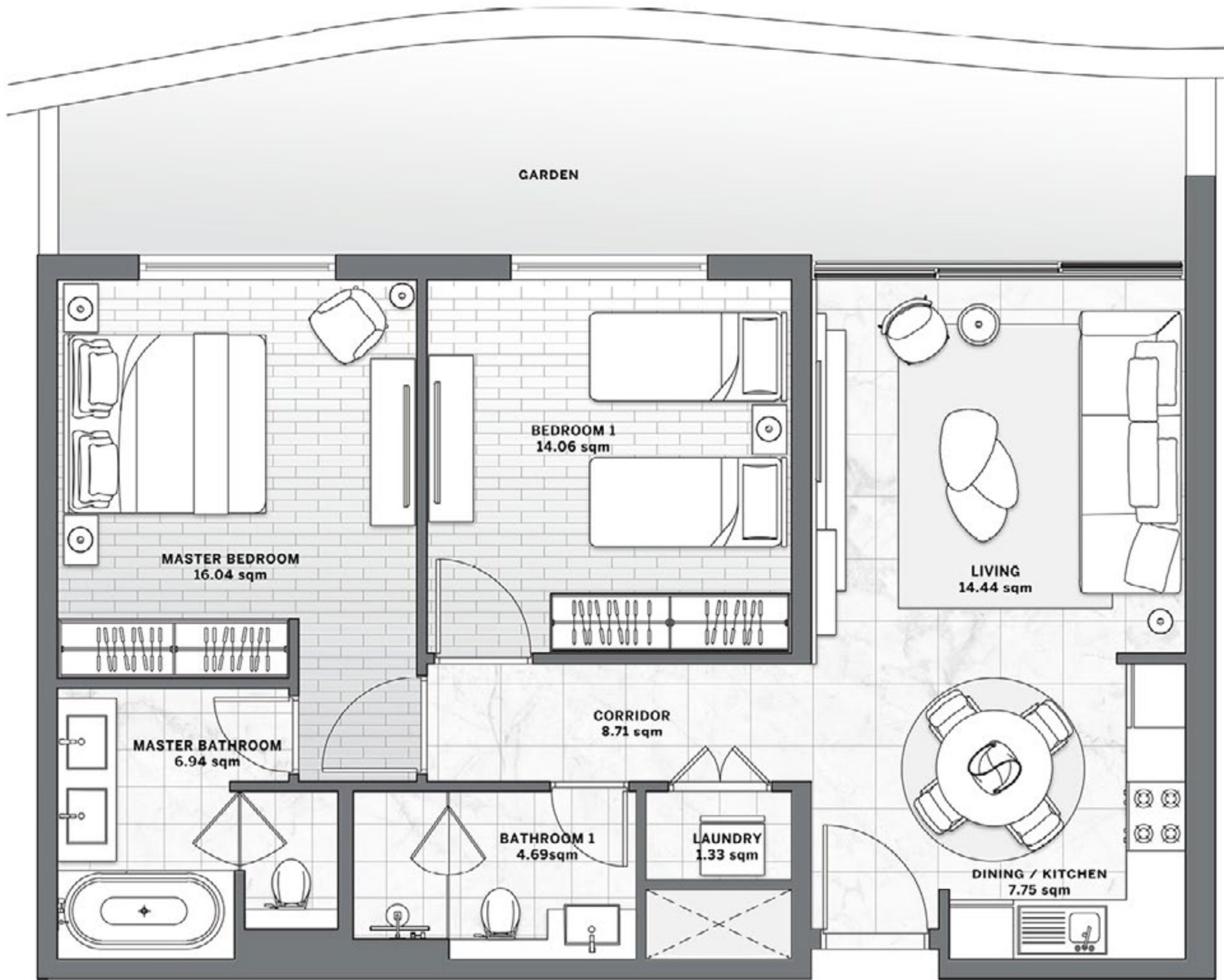
MARRIOTT A

2 BEDROOM
TYPE B FLOORS 1- 8

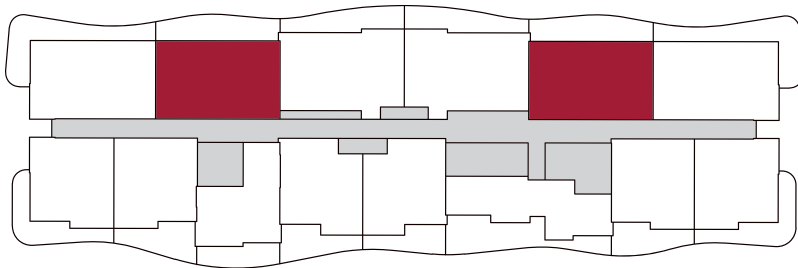
TOTAL BUILT UP AREA	
SQM	SQ FT
96 - 106	1,036 - 1,140



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MARRIOTT B



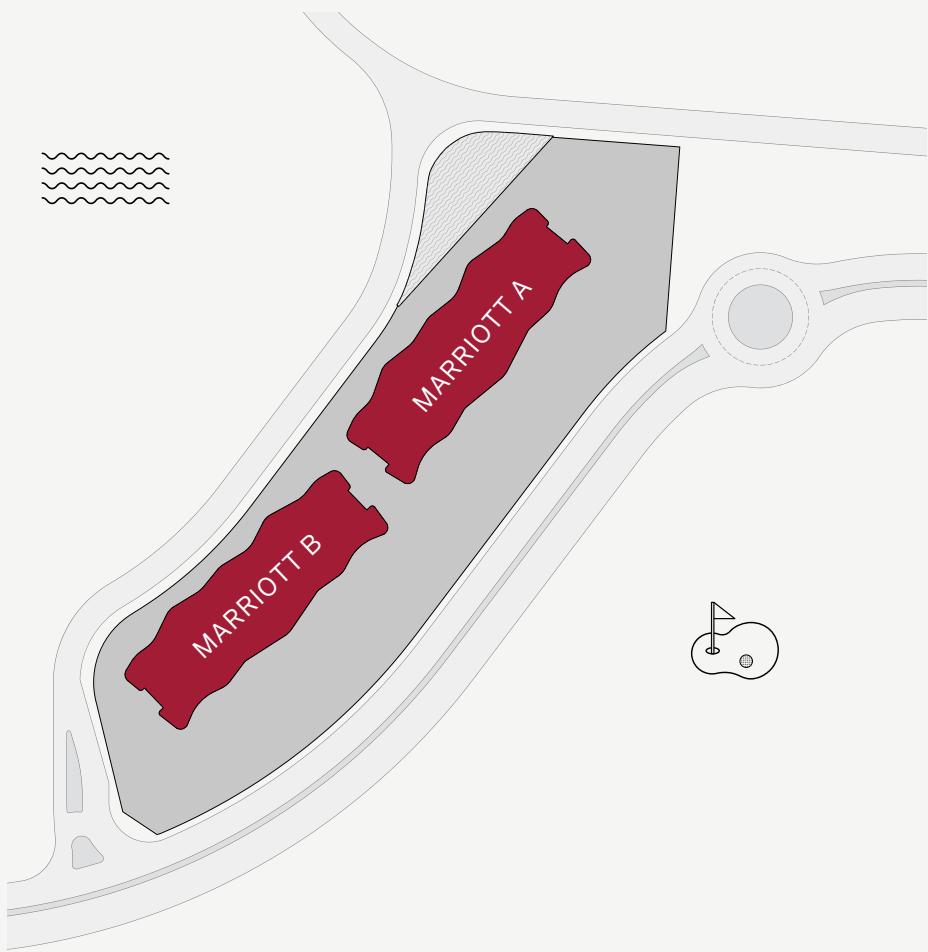
MARRIOTT A

2 BEDROOM
TYPE C FLOORS 1- 9

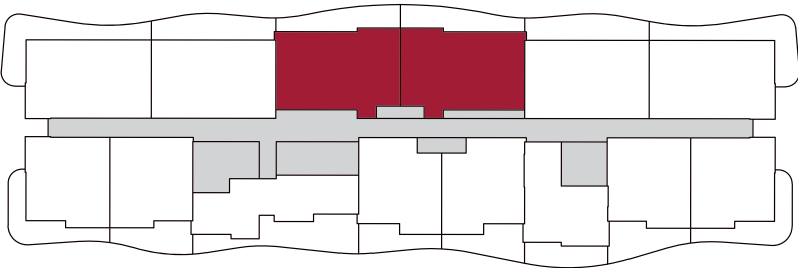
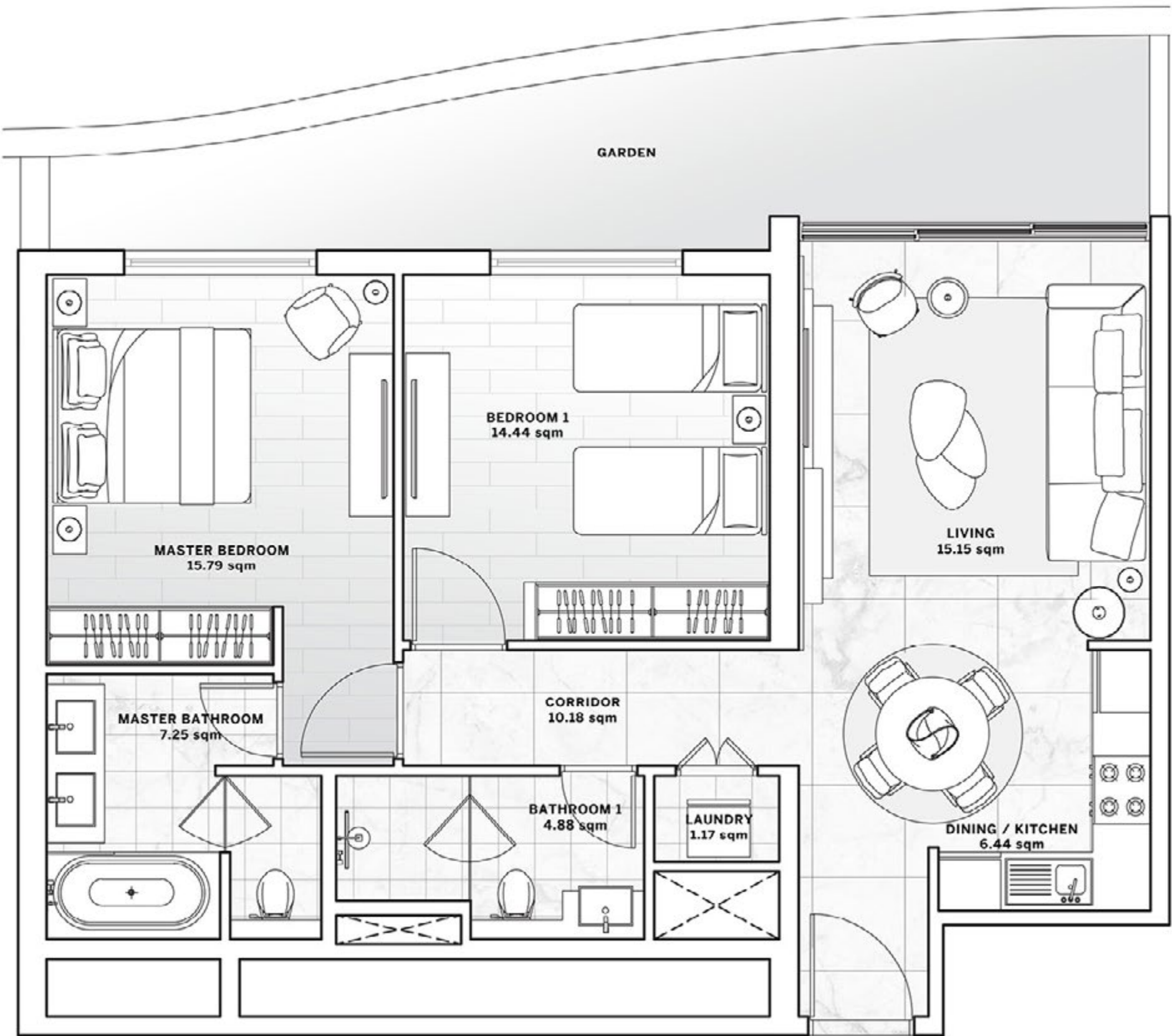
TOTAL BUILT UP AREA

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

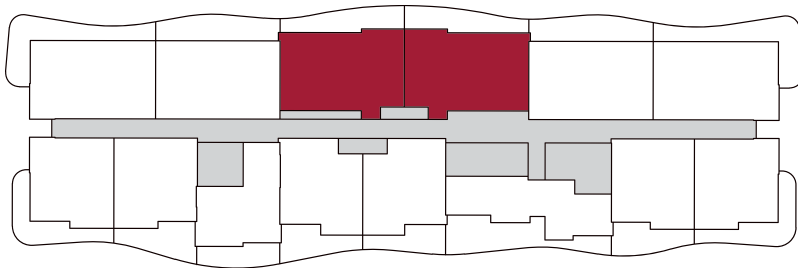
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MARRIOTT B



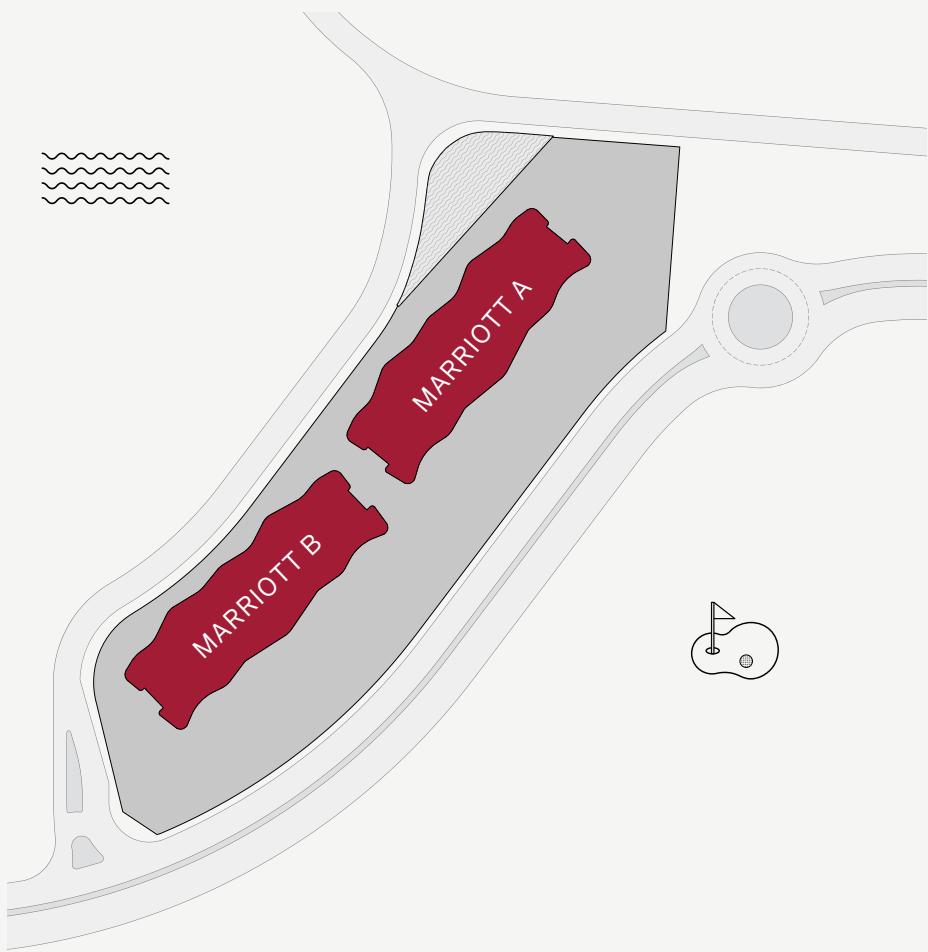
MARRIOTT A

2 BEDROOM
TYPE D FLOORS 9

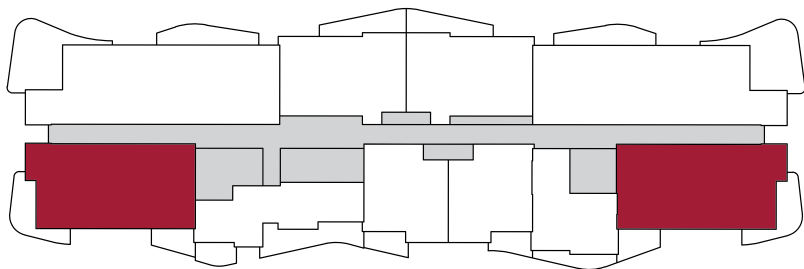
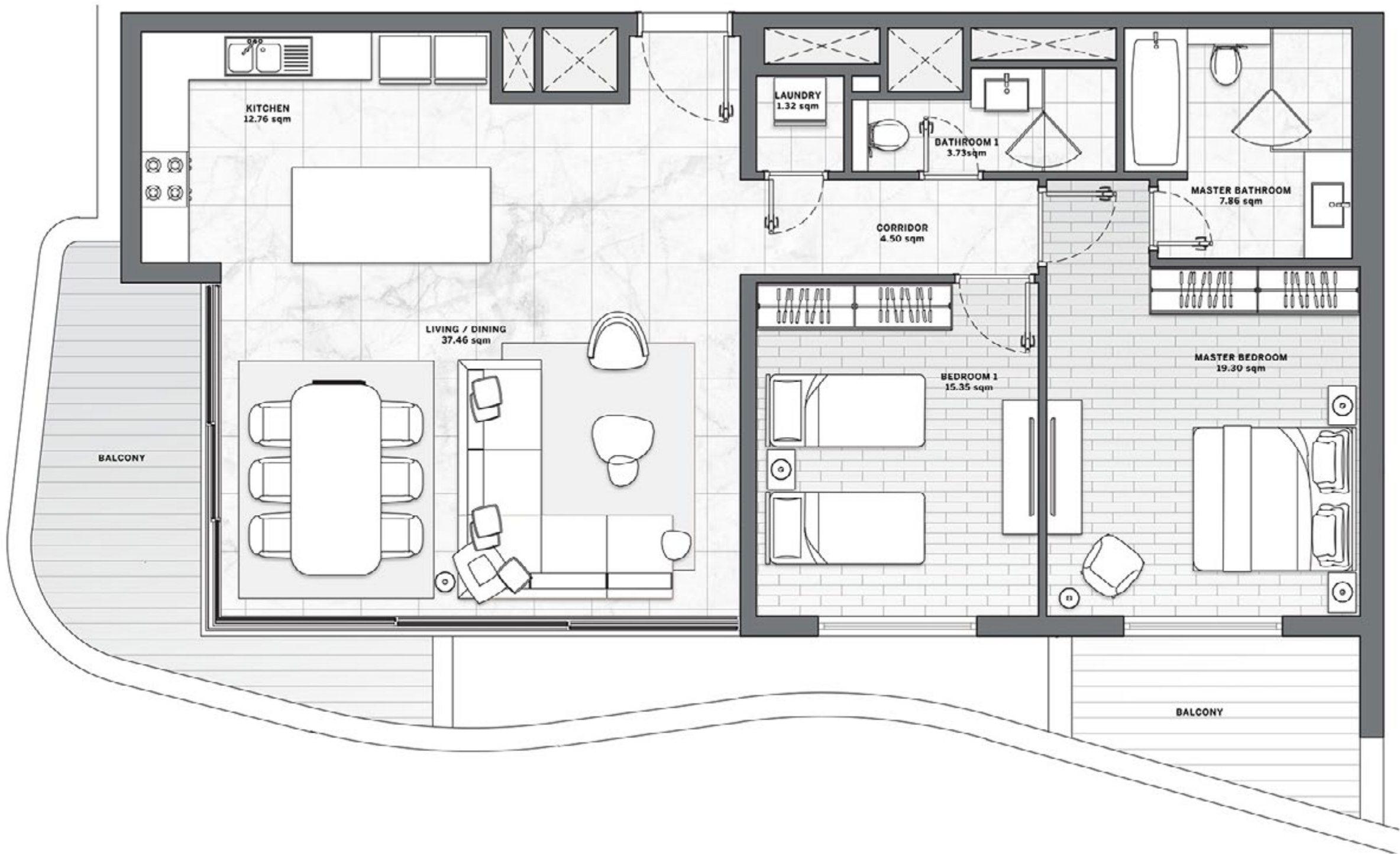
TOTAL BUILT UP AREA

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

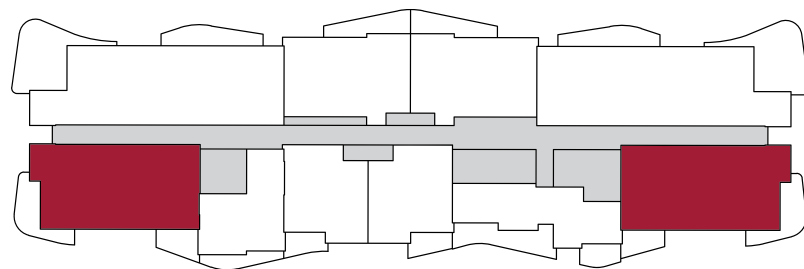
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MARRIOTT B



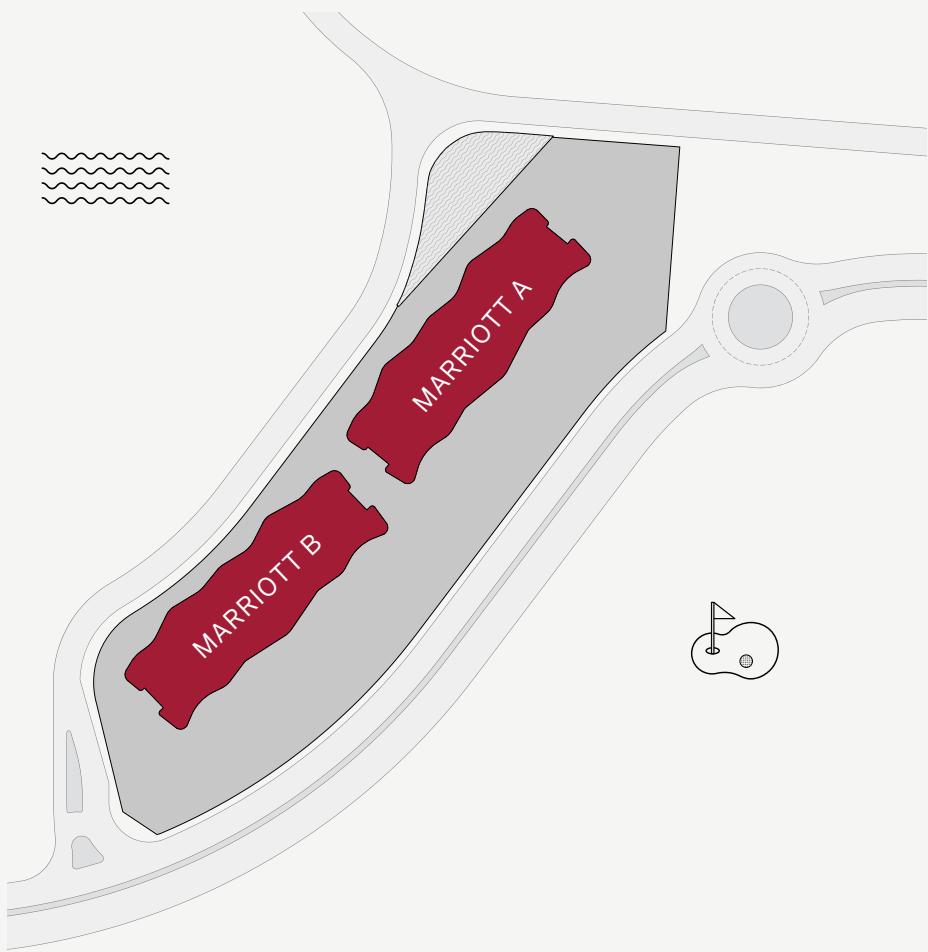
MARRIOTT A

3 BEDROOM
TYPE A FLOORS 9

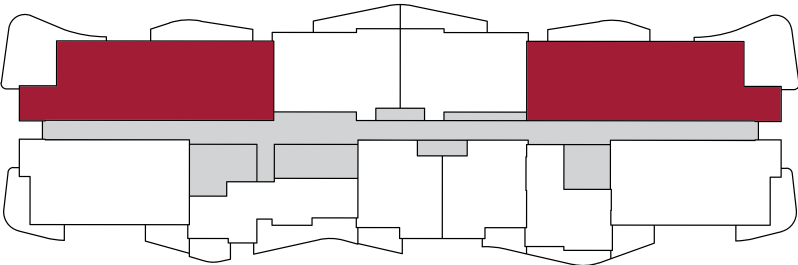
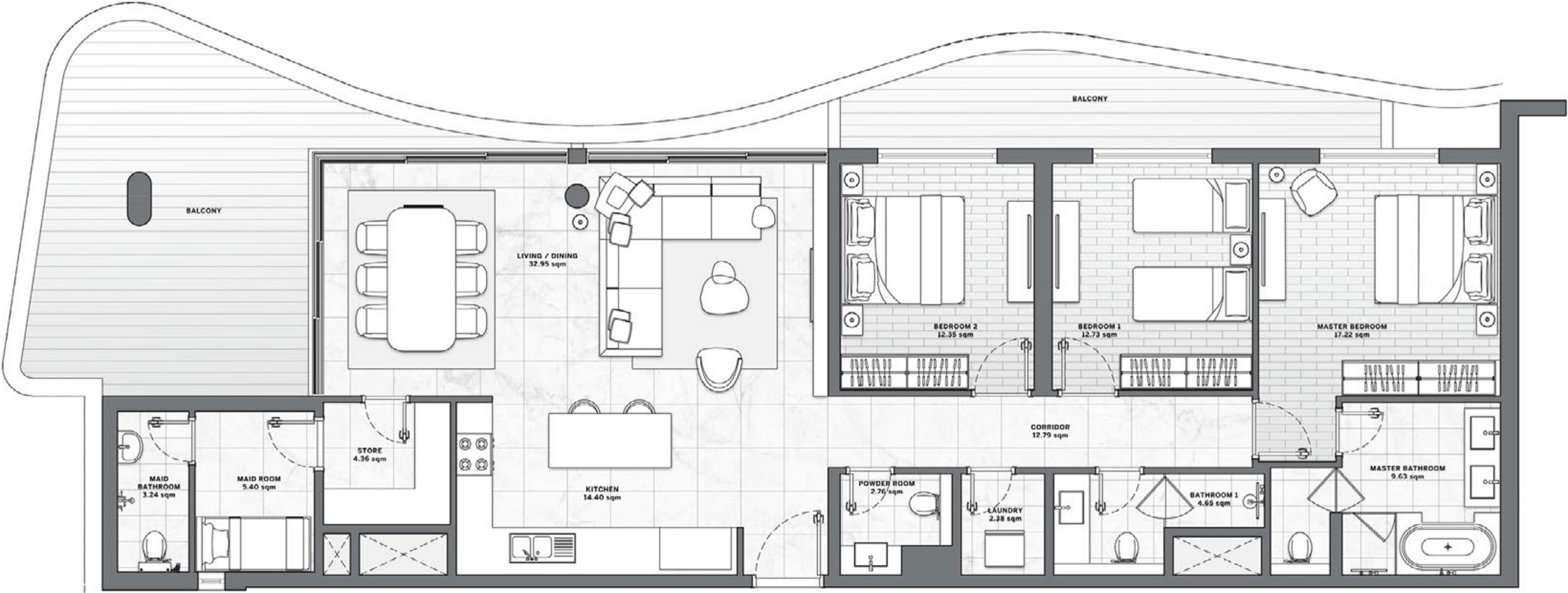
TOTAL BUILT UP AREA

SQM	SQ FT
194	2,093

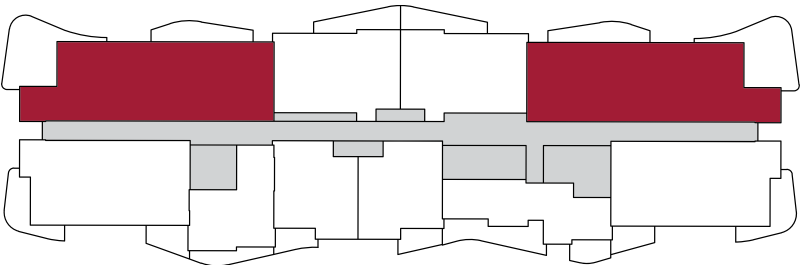
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MARRIOTT B



MARRIOTT A



15 REASONS TO LIVE AT THE MARRIOTT RESIDENCES AIDA, OMAN

1. With A La Carte Services including general, engineering and housekeeping
2. "Gold Elite" Status in Marriott Bonvoy for Two Years
3. 0% Personal Income Tax, Inheritance Tax & Capital Gains Tax
For special economic zone/free zone
4. 100% Foreign Ownership
For special economic zone/free zone
5. 25 Year Exemption from Corporate Income Tax
For special economic zone/free zone
6. Lifetime Residency Visa
7. 25 minutes away from Muscat International Airport
8. 5-Star Recreational and Dining Options
9. Social membership to Trump International Golf Club Oman
10. Home to the Most Beautiful Hotel on Earth
11. The Quality of Life Index by Numbeo, ranked Oman 4th globally and 1st in both Asia and the Arab World in 2025
12. Saudi-Oman Highway
Cuts travel by 16 hours, driving tourism and investment.
13. Railway project connecting Muscat, Oman
14. One of the safest countries in the world
15. Exclusive mortgage program in Oman
For resident and non-resident buyers, designed to enhance real estate returns



LIVE ALL IN

DarGlobal PLC is an international real estate developer specializing in exclusive luxury developments across the world’s most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters.

DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 7 countries, DarGlobal’s portfolio spans the United Kingdom, Spain, Maldives, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman.

To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.





MARRIOTT RESIDENCES
AIDA, OMAN

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NEWSLETTER
JETZT ANMELDEN

BELLEVUE
Best Property
Agents
2025

WHO'S WHO IN
LUXURY
REAL ESTATE.

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