



SUNRISE HAVEN

LUXURY VILLAS

YOUR GOLF RETREAT



Your lifetime
Golf & Seaside
retreat awaits

*Yours to enjoy or to let as
an exclusive holiday rental*



A romantic couple is captured in a joyful moment as they run through the shallow surf of a beach. The woman, on the left, is wearing a long, flowing white dress that billows around her. The man, on the right, is wearing a white button-down shirt and khaki trousers. They are holding hands, and the man's right leg is lifted in mid-stride, splashing water. The ocean waves are gentle and white-capped, and the sky is a soft, hazy blue. The overall mood is carefree and romantic.

Where every hour feels like
golden hour and a holiday
lasts a lifetime



SUNRISE HAVEN

LUXURY VILLAS

*A vacation home like no other – yours
to enjoy or to offer as an exclusive retreat*

Prime Coastal Investment

Own a property in Oman's most desirable cliffside destinations.

Panoramic Views

Awake to uninterrupted ocean views, steps
from a 18-hole championship golf course.

Seamless Income Potential

Effortlessly turn your villa into a high-end vacation
home promising an unforgettable getaway.

An Envable Address

Experience privacy within AIDA's sought-after coastal enclave.

Turnkey Luxury

Each villa comes fully furnished, blending
elegant design with ultimate comfort.

Proximity to Convenience

Just 25 minutes from Muscat International Airport,
perfectly positioned for weekend escapes or short stays.

Where endless sun, sea and golf
greens deliver *an unmatched escape*
from your routine





Discover Sunrise Haven Luxury Villas:

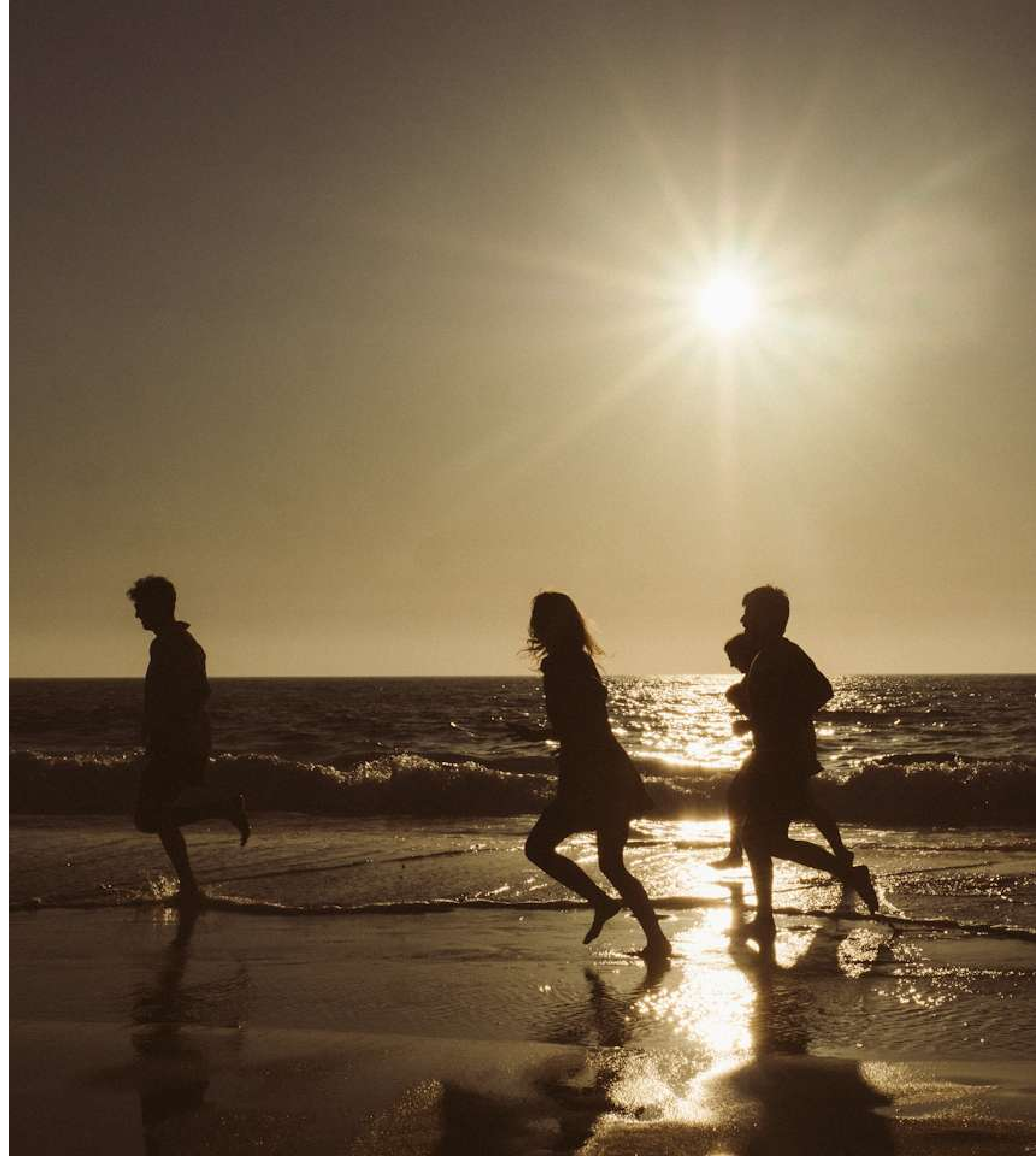
Where coastal living meets active leisure

Situated in AIDA, a renowned golfing destination and exclusive gated community perched 130 meters above Muscat Bay, these villas embody idyllic coastal vibes. Just steps from the sea and mere moments from the golf course, each villa is thoughtfully designed for ultimate relaxation and epic play.

Own a villa among the most spectacular stretch of turf and sand – a holiday home to enjoy forever, or to offer as an exclusive vacation home rental.

AIDA
GOLFING DESTINATION
& EXCLUSIVE GATED
COMMUNITY

130
Meters
ABOVE MUSCAT BAY



Endless Recreational Escape

The Sunrise Haven Luxury Villas offer access to a world of unparalleled recreational experiences. Located enviably close to the prestigious 18-hole Trump International Golf Club Oman and the vast, serene ocean, each villa embodies laid-back luxury, surrounded by scenic trails, breath taking landscapes, and panoramic viewing decks. Indulge in sun-drenched coastal escapism or improve your handicap on the fairway. Discover the many exquisite activities that make every moment here a rewarding escape.





AIDA

Coastal Luxury

Living *redefined*



Trump International Hotel



Trump International Golf Club



Club House



Luxury hotels



Plazas, Cafes & restaurants



Wellness center



Parks



Children's splash areas



Running trails



Outdoor landscapes



18 hole Trump Championship



Golf course



Fitness Center



Promenades



Hiking trails



Viewing decks



Swimming pools

An Envable Address

Nestled within Oman's most prominent coastal enclave, AIDA, Sunrise Haven Luxury Villas redefine sporting elegance and ocean-inspired living. Just 25 minutes from Muscat International Airport, AIDA spans 4.3 million square meters of emerald fairways, perched above golden shores on the hilltops of Yeti and Yenkit. This majestic masterplan features ocean-view mansions, golf-view villas, and incomparable nearby experiences.

25
Minutes

FROM MUSCAT
INTERNATIONAL
AIRPORT

4.3
Million SQM

PERCHED ABOVE
GOLDEN SHORES



AIDA, home to elevated community living

Minutes away from unparalleled amenities



TRUMP CHAMPIONSHIP
GOLF COURSE



TRUMP MEMBERS-ONLY
CLUB



TRUMP HOTELS
HANGING SUITES



AIDA
BEACH



THE CLIFF
NIGHT CLUB



FIVE-STAR CULINARY
DELIGHTS

An exclusive
enclave
like no other

1 min Nikki Beach Resort & Spa

2 min Yiti Beach

5 min Yenkit Beach

5 min Marina Sustainable City

7 min Shangri-La Hike

7 min Muscat Bay

7 min Jumeirah Muscat

7 min Shangri-La Resort

10 min Al Bustan Palace Ritz Carlton

20 min Downtown Muscat

25 min Muscat International Airport

Al Bustan Palace
Ritz Carlton

Jumeirah
Muscat Bay

Muscat Bay
Resort

Shangri-La Hike

Shangri-La Barr
Al Jissah Resort

Yeti Marina

Nikki Beach
Resort & Spa
UPCOMING

INDIAN OCEAN

AIDA
BEACH

AIDA

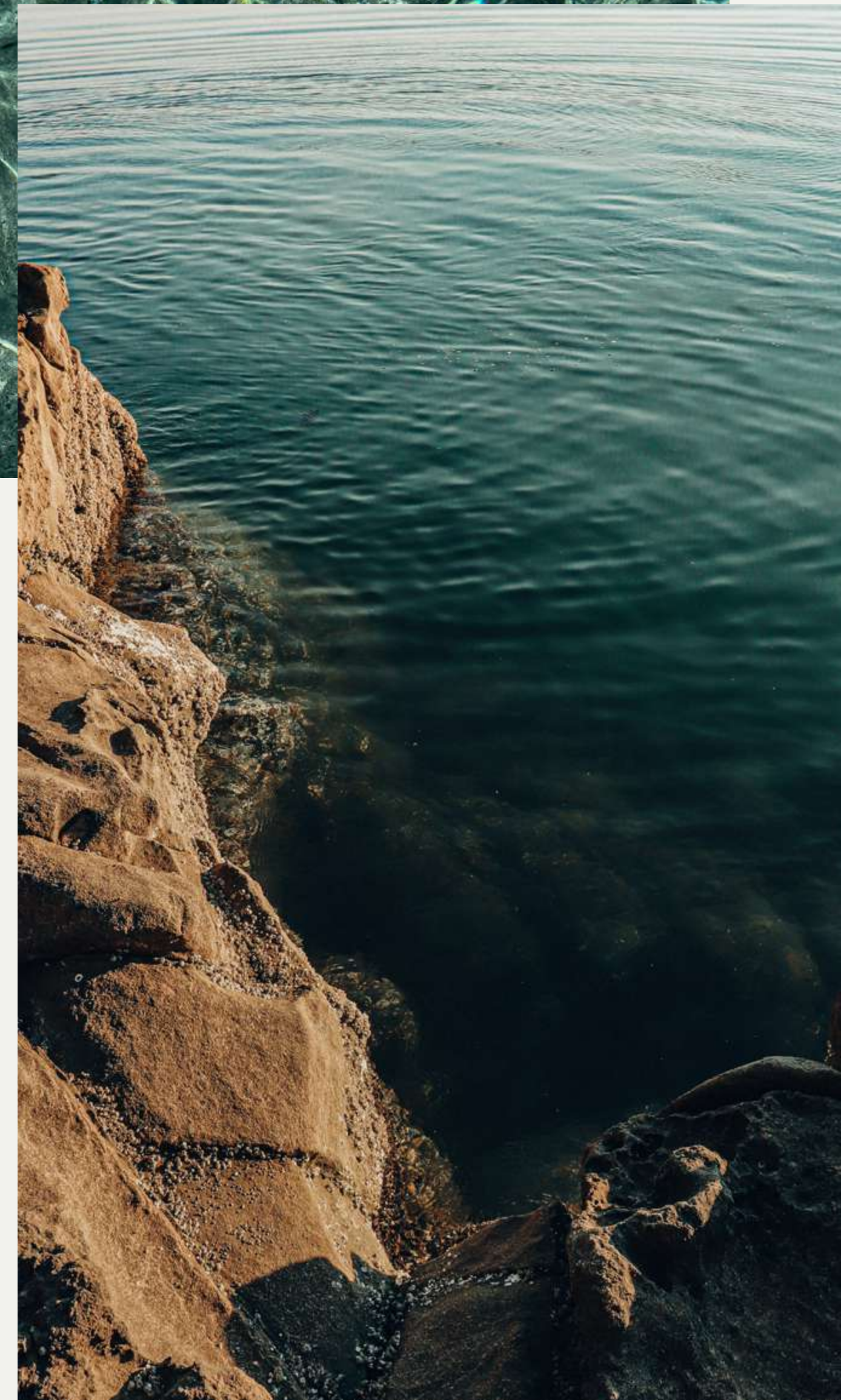




Epic Plays or Epic Views: *You choose*

Enveloped in the laid-back coastal charm, each well-appointed Sunrise Haven luxury villa comes with either breath taking ocean views or vibrant golf-course sights. Whichever you choose, you enjoy a unique vantage point, and a bouquet of unbeatable lifestyle amenities.

Whether you are savouring the horizon's golden hues or the fairway's lush greens, each villa is designed to immerse you in the beauty of AIDA's natural surroundings. From hiking trails with panoramic vistas to afternoons filled with upscale entertainment or exhilarating rounds of golf, every everyday moment is elevated to be exceptional. With world-class amenities just steps away, each villa offers more—it's your gateway to a life of indulgence, sophistication, and unforgettable experiences.



Golfing over the sea

THE TRUMP CHAMPIONSHIP GOLF COURSE

The Trump Championship Golf Course 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 haven.





A private escape or
an exclusive vacation
home rental?

You get to decide



Whether you choose to enjoy your villa yourself or share it
with travelers worldwide, we ensure every detail is
managed to perfection. Transform your investment into
a truly rewarding opportunity with *ease & sophistication.*

A modern living room with a large window overlooking a golf course and mountains. The room features a grey sofa with beige and grey pillows, a grey blanket, and a coffee table. A large abstract painting is on the wall to the left.

Seamless Vacation Rental Management

*Experience effortless rental management
for your luxury villa*

At Sunrise Haven, every villa is fully furnished and ready for use as your private retreat or an exceptional vacation rental. To ensure your property remains a hassle-free investment.

HERE'S WHAT AWAITS

Comprehensive Management

From professional photography to marketing your villa on 40+ global platforms such as Airbnb, Booking.com, and Expedia, your property gets unmatched visibility.

Seamless Operations

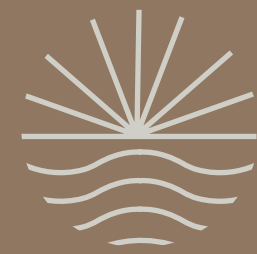
Their expert team handles reservations, guest vetting, cleaning, maintenance, and 24/7 guest support—ensuring top-tier hospitality at all times.

Revenue Optimization

Benefit from strategic pricing, occupancy reviews, and detailed owner reports to maximize your villa's rental potential.

Premium Guest Experience

Guests enjoy hotel-quality amenities and services, creating unforgettable stays that drive repeat bookings.



Superior Exterior Design

Positioned so close to the sea that you can feel the refreshing ocean breeze, the Sunrise Haven Luxury Villas offer an exceptional blend of modern design and timeless craftsmanship.

Features three spacious bedrooms, each of these villas are thoughtfully designed with seamless floor plans that optimize space and flow, ensuring both comfort and elegance.

Light, expansive vistas, and double-height spaces interplay to create an ever-changing shadow play, inviting you to linger a little longer, play a little harder, and rest a little deeper.



A modern dining room interior featuring a long, rectangular table with a white marble top and thin metal legs. Several upholstered chairs with a textured, taupe fabric are arranged around the table. Three pendant lights with glass shades hang above the table. In the background, a large abstract painting with blue and gold tones is mounted on a wall with vertical wood paneling. A long wooden sideboard with a white countertop holds various decorative items, including a globe and books. A floor lamp with a gold-colored shade is visible in the background.

Design flourishes
which instantly make you
feel at home



Elevated Interiors

Each elegantly designed Villa offers a sun-drenched canvas to imprint your envisioned lifestyle, seamlessly blending sophistication with practicality. With state-of-the-art home automation technology catering to every creature comfort, each villa stands as a bastion of understated luxury.

Fully furnished villas, ready for use as your private retreat or to-let for lucrative vacation home rental.



An address that mirrors the height of your dreams

Elevated Living with Exclusive Benefits

Lifetime Residency | Fully Managed Holiday Homes | Easy Bank Account Setup



AIDA Masterplan

 SUNRISE HAVEN VILLAS





FRONT VIEW

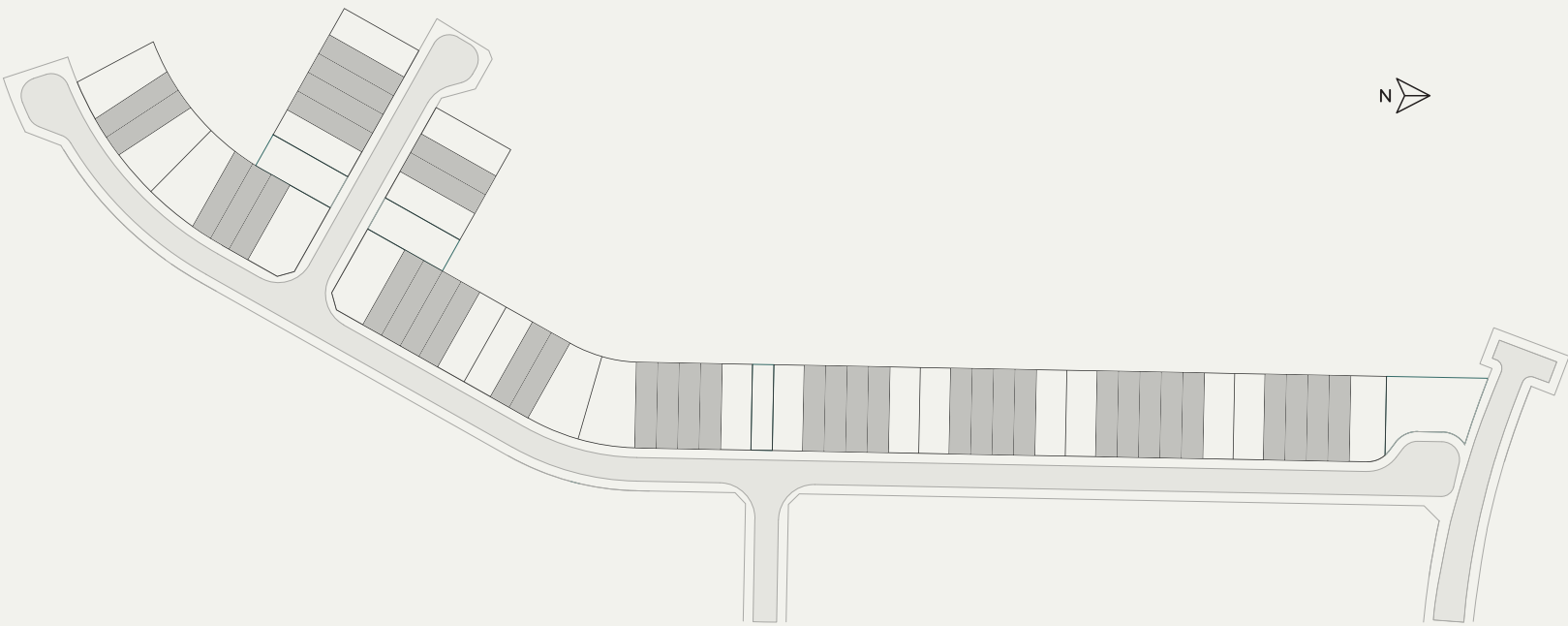


REAR VIEW

Villa Type A: 3-bed

VILLA	SQM	SQFT
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V-12M	125	1,345
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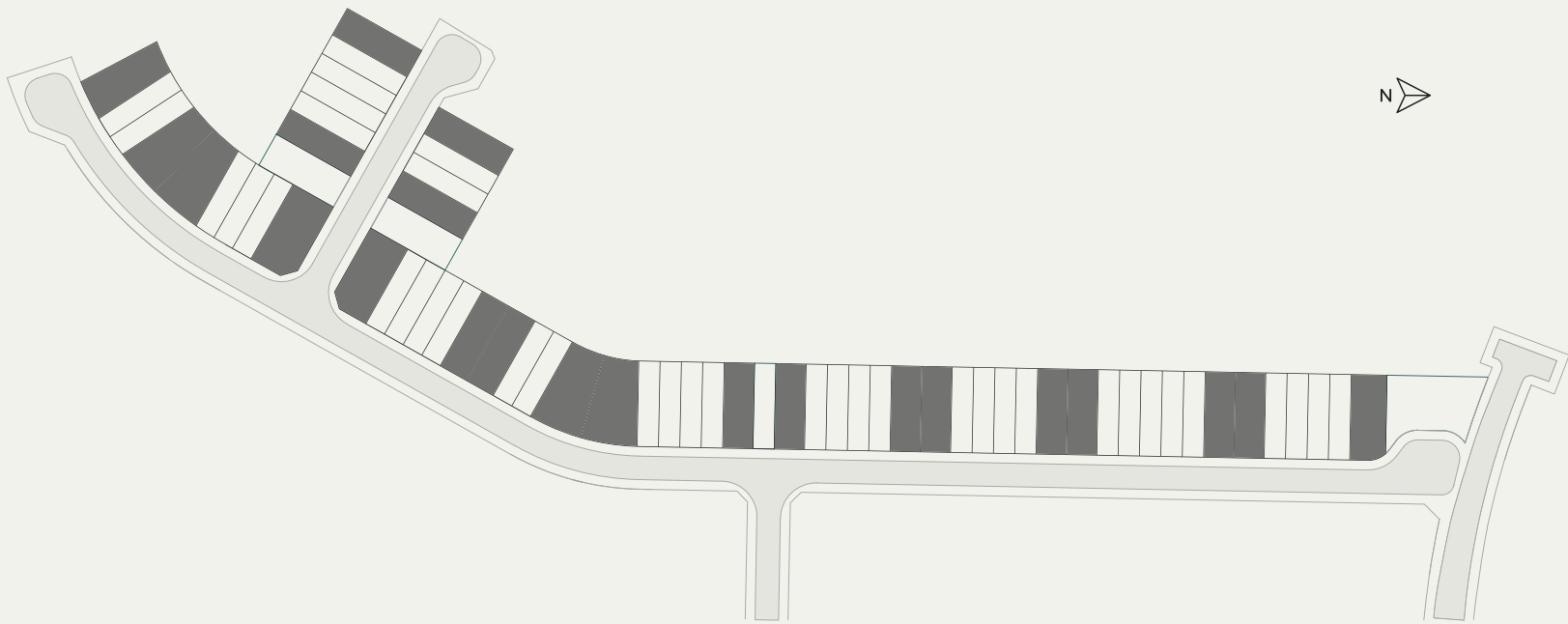


Disclaimer: All pictures, plans, layouts, information, data and details included in this brochure are indicative only and may change at any time up to the final 'as built' status in accordance with final designs of the project, regulatory approvals and planning permissions. All accessories and interior 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.



Villa Type B: 3-bed

VILLA	SQM	SQFT
V-15E	159	1,710



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15 Reasons to invest in Aida, Muscat

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

11. UPCOMING RAILWAY PROJECT CONNECTING UAE TO MUSCAT, OMAN

12. 5-STAR RECREATIONAL AND DINING OPTIONS

13. A GATED COMMUNITY & GOLFING DESTINATION

14. 130 METERS ABOVE THE SHORES

15. ONE OF THE SAFEST COUNTRIES IN THE WORLD

MEMBERSHIP 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 externalguests, Trump
International Golf Membership provides access to our
prestigious 18-holechampionship golf course. Ideal for anyone
passionate about golf, this membership offers a complete golfing
experience along with full club amenities.





DARGLOBAL

Listed on the London Stock Exchange

Established in 2021 to upend the global luxury real estate market, DarGlobal combines experience and innovation to deliver the highest quality properties. World-class architects curate DarGlobal's homes that are modelled by renowned design icons; each DarGlobal home is built with the highest quality materials and maintained by experts within the field.

DarGlobal believes there is no better investment than an investment in luxury and takes pride in choosing the best-in-class locations and properties to provide lucrative investment opportunities for a distinct clientele.