

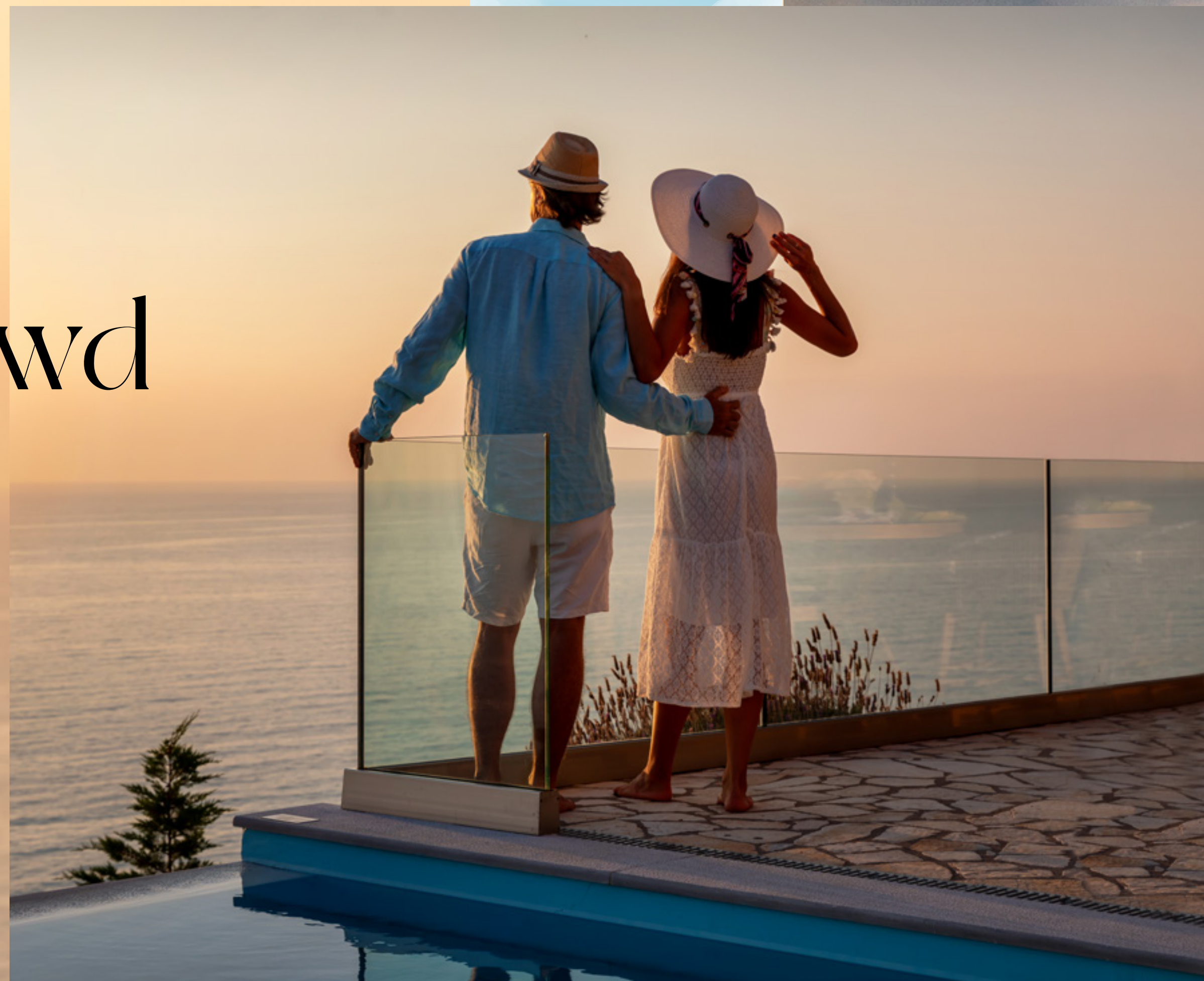
DARGLOBAL

Rizz Villas

RIVIERA LIFESTYLE LIVING

AIDA
MUSCAT

YOU
STAND
OUT
in a crowd

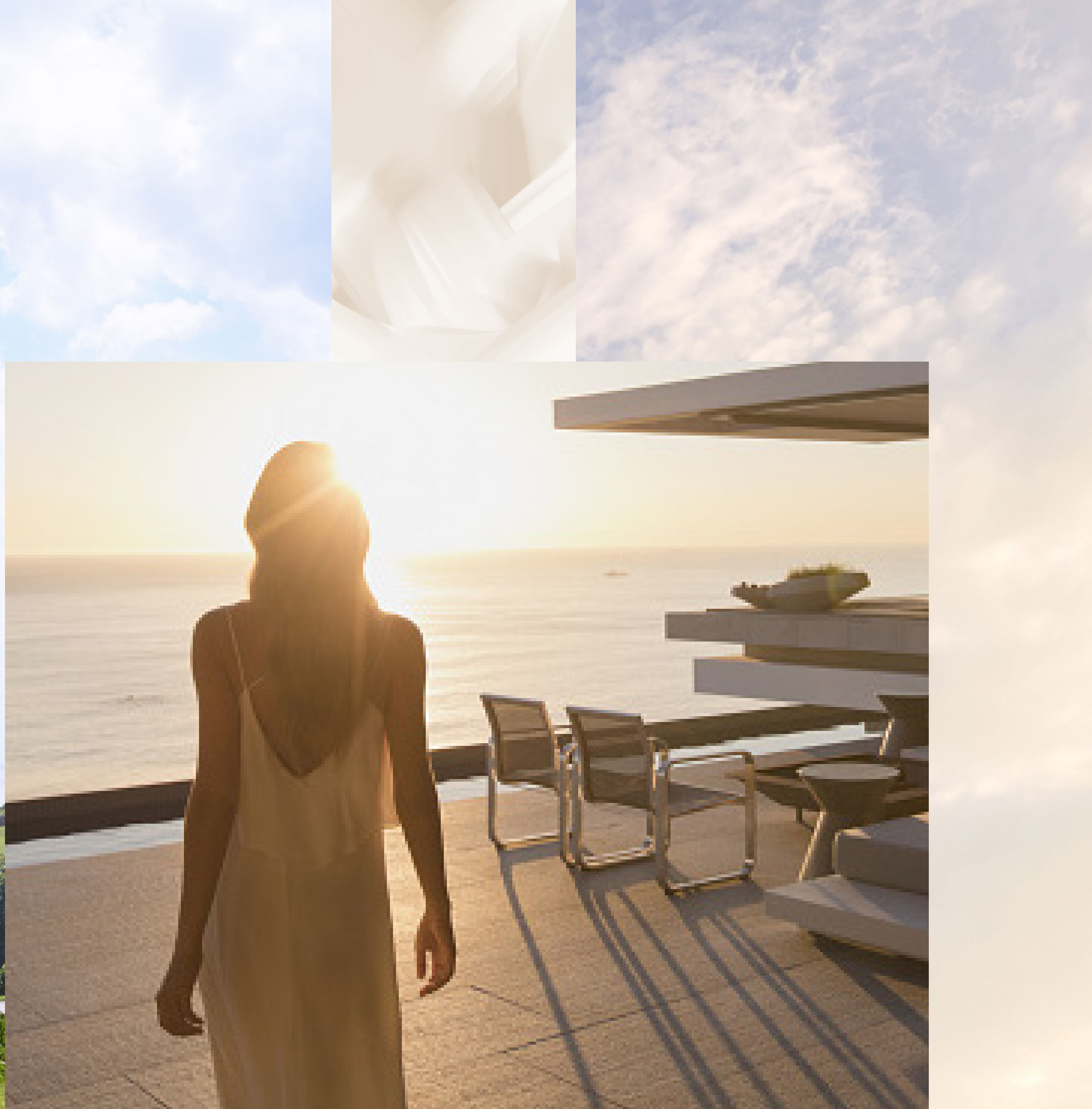




You navigate
terrains

**WITH
FLAIR
AND
STYLE**

When you
walk past,
**THE
STREETS
COME
ALIVE**





THE
OCEAN
CHEERS
when you smile





You got
THE
RIZZ



AIDA
MUSCAT

Rizz Villas

RIVIERA LIFESTYLE
LIVING

130M ABOVE
THE SHORES





Born to Rizz

*STRUTT TO THE BEAT OF THE
OCEAN AT RIZZ VILLAS.*

Located in a gated community and golfing destination, these villas are crafted with no wrong.

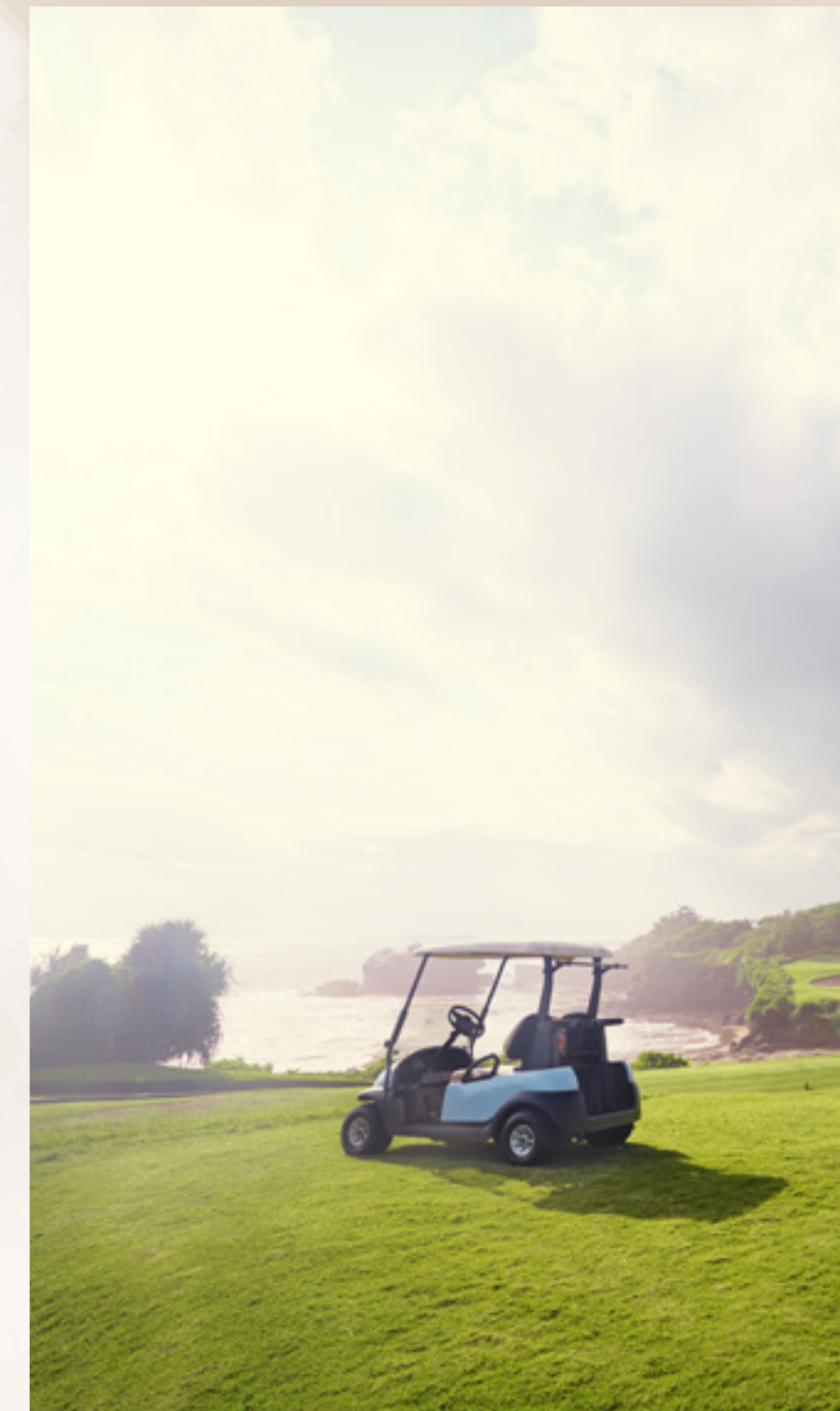


Trump International Golf Club

OMAN

ENJOY THE SEA STEPS AWAY, THE
GOLF COURSE A STONE-THROW
AWAY, AND, ALL THE RECREATIONAL
OUTDOOR ADVENTURES RIGHT
OUTSIDE YOUR DOOR.





With the scenic surroundings, coupled with the luxurious interiors, these villas were born to make every moment at the Rizz

A RIZZ ESCAPE.



Roll through adventure with swagger

Surrounding the Rizz Villas are breathtaking recreational adventures waiting to be experienced.



TRUMP INTERNATIONAL
GOLF CLUB OMAN –
18HOLE GOLF COURSE



CLUB HOUSE



LUXURY HOTELS



PLAZAS, CAFES AND
RESTAURANTS



WELLNESS CENTER



FITNESS CENTER



PROMENADES



HIKING TRAILS



MOUNTAIN BIKE
TRAILS



PARKS



RUNNING TRAILS



OUTDOOR
LANDSCAPES



VIEWING DECKS



SWIMMING POOLS



CHILDREN'S SPLASH
AREAS



Style out by the Sea

Wake up to the beats of the ocean, the Rizz villas are perfectly located steps away from the most happening places on the globe.





Unmatched Exteriors

*THE RIZZ VILLAS ARE
SO CLOSE TO THE SEA
YOU CAN FEEL THE
OCEAN SPRAY.*

Their unparalleled fusion of modern design and timeless craftsmanship guarantees a smooth flow throughout the planned floor layouts. Each villa boasts 3 bedrooms, made for those who got the Rizz.

Glow up Interiors

The stylish spaces in the villas bring together charisma and convenience.

*GLOWED UP WITH LUXURY,
HIGH-END FINISHING AND ALL
THE LATEST TECHNOLOGIES.*







Choose your villa

THE FLOOR PLANS



Choose your villa

-  RIZZ VILLA A (3 BED)
-  RIZZ VILLA B (3 BED)

-  PARK
-  TRUMP INTERNATIONAL GOLF CLUB OMAN
-  CLUBHOUSE & COMMUNITY CENTRE



Rizz
Villa | A |



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA	SQM	SQFT
V-12M	125	1,345

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.

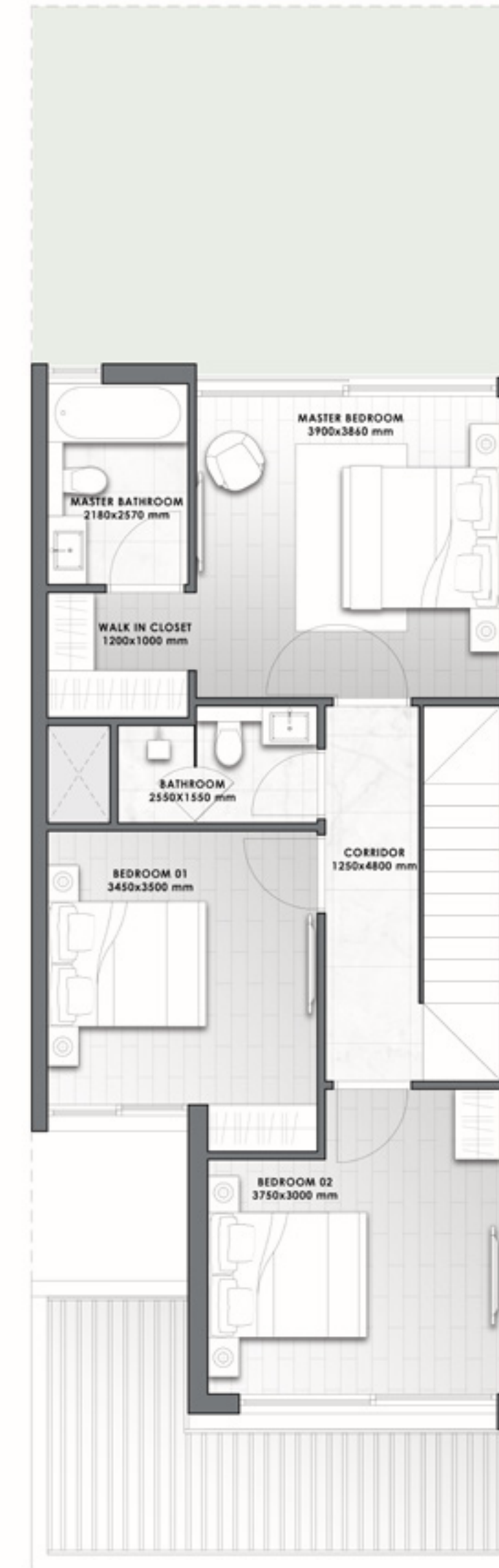
3 BED

Villa	V-12M
SQM	125
SQFT	1,345

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GROUND FLOOR



FIRST FLOOR

Rizz
Villa | B |



- FRONT VIEW -



- REAR VIEW -

3-BED

VILLA	SQM	SQFT
V-15E	159	1,710

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3 BED

Villa	V-12E
SQM	159
SQFT	1,710

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GROUND FLOOR



FIRST FLOOR



AIDA

Literally
above and
beyond

Spanning close to 3.5 million sqm atop the cliffs of Muscat is AIDA a magnificent gated community, golfing destination and a vibrant coastal lifestyle.



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
- 10 mn Al Bustan Palace Ritz Carlton
- 20 mn Downtown Muscat
- 25 mn Muscat International Airport



Comfort and Convenience AT THEIR PINNACLE



TRUMP
INTERNATIONAL
GOLF CLUB OMAN



CLUBHOUSE



GATED
COMMUNITY



LUXURY
HOTEL



PARKS AND
RECREATIONS



COMMUNITY
FACILITIES



The most enchanted hotel ON EARTH

Amidst the cliffs of AIDA is a hotel unlike any other, comprising floating suites that overlook the sea below and Muscat's picturesque horizon from every angle. Its charming and spacious interiors, earthy tones, outdoor lounge, and hints of nature seamlessly meld with the surrounding terrain, whisking guests away to the edge of the world.

12 reasons TO INVEST IN AIDA, MUSCAT

- 1 — 100% FOREIGN OWNERSHIP*
- 2 — 0% PERSONAL INCOME TAX*
- 3 — 0% INHERITANCE TAX*
- 4 — OMANI RESIDENCE VISA
- 5 — HASSLE-FREE BANK ACCOUNT SETUP
- 6 — A GATED COMMUNITY
- 7 — 130 METERS ABOVE THE SHORES
- 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 - THE HANGING SUITES
- 11 — OPEN GREEN SPACES
- 12 — 5-STAR RECREATIONAL AND DINING OPTIONS

DAR GLOBAL PLC

DARGLOBAL

LISTED ON THE
LONDON STOCK
EXCHANGE

Established in 2017 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.

BUILDING ON THE
LEGACY OF THE
LARGEST REAL
ESTATE COMPANY IN
THE REGION.

—
9

offices in different
cities worldwide

—
29

years of
experience

—
15,300+

residential units

—
8.6 Bn

USD in assets*

—
500,000 sqm

of commercial space

* Combined assets of DarGlobal and Dar Al Arkan as of 31 March, 2023

OUR OFFICES

DARGLOBAL

MUSCAT, OMAN

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Al Qurum, Muscat,
Sultanate of Oman
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For more information on Rizz Villas in AIDA
please call +968 2270 2777 (Oman)

You can visit our website at darglobal.co.uk/Rizzvillas/
or via our social media platforms



DARGLOBAL

darglobal.co.uk