

DARGLOBAL



SUNRISE HAVEN
LUXURY VILLAS

FACTSHEET

LOCATION

AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNER WITH

OMRAN

OMAN TOURISM DEVELOPMENT COMPANY,
A GOVERNMENT COMPANY UNDER THE OMAN INVESTMENT AUTHORITY (OIA)

DEVELOPER AND SELLER

DARGLOBAL



SUNRISE HAVEN

LUXURY VILLAS



Key destinations

WITHIN MINUTES

- 1 MN NIKKI BEACH RESORT & SPA
- 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

GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Attached Villas
UNIT TYPE	Fully Furnished
BEDROOM	3 Bedrooms
STARTING PRICE	<ul style="list-style-type: none">• OMR 185,450• USD 481,688
ANTICIPATED COMPLETION DATE	March 2028
ESTIMATED SERVICE CHARGES	4 OMR /SQM on Plot
REGISTRATION FEES	3%



GENERAL SPECIFICATIONS

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	Porcelain Or Equivalent
Skirting	Porcelain Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Gypsum ceiling with emulsion paint

LIVING ROOM / DINING

Floor	Porcelain Or Equivalent
Skirting	Porcelain Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Paint finish

KITCHEN

Floor	Porcelain Or Equivalent
Skirting	Porcelain Or Equivalent
Walls	Paint and Porcelain Or Equivalent
Ceiling	Gypsum ceiling with emulsion paint
Countertop	Solid surface or equivalent
Cabinets	Joinery with lacquered or laminate finish
Appliances	Stainless Steel Sink, Fridge, Hood, Cooker and combined Washing Machine/Dryer

BEDROOMS

Floor	Porcelain Or Equivalent
Skirting	Porcelain Or Equivalent
Walls	Plastered walls with emulsion paint
Ceiling	Paint finish
Joinery	Built-In joinery with lacquered or laminate finish

BATHROOMS

Floor	Porcelain - Marble look or Equivalent
Walls	Porcelain - Marble look or Equivalent
Ceiling	Moisture resistant gypsum ceiling finished with paint
Countertop	Solid surface or equivalent
Joinery	Joinery with lacquered or laminate finish
Sanitary fixtures	Standard sanitary fixtures and accessories
Sanitaryware	Standard sanitary ware and accessories
Mirror	Included

FURNITURES LIST

LIVING / DINING / KITCHEN

- 3-Seater Sofa
- 1 Coffee Table
- 2-Seater Sofa
- 2 Armchair
- 3 Side Table
- 1 TV
- 1 TV Base
- 1 Dining Table
- 6 Dining Chair
- 3 Bar Stool
- 1 Pendant Light
- 1 Floor Lamp
- 1 Loose Rug
- 1 Blackout Curtain
- 1 Sheer Curtain

MASTER BEDROOM

- 1 Queen Size Bed
- 2 Bedside Table
- 1 Bed End Bench
- 1 Armchair
- 1 Side Table
- 1 Dresser Desk
- 1 Desk Chair
- 1 Pendant Light
- 2 Bedside Table Lamp
- 1 Loose Rug
- 1 Blackout Curtain
- 1 Sheer Curtain

BEDROOM 1

- 1 Queen Size Bed
- 2 Bedside Table
- 1 Bed End Bench
- 1 Armchair
- 1 Side Table
- 1 Dresser Desk
- 1 Desk Chair
- 1 Pendant Light
- 2 Bedside Table Lamp
- 1 Loose Rug
- 1 Blackout Curtain
- 1 Sheer Curtain

BEDROOM 2

- 1 Queen Size Bed
- 2 Bedside Table
- 1 Bed End Bench
- 1 Armchair
- 1 Side Table
- 1 Dresser Desk
- 1 Desk Chair
- 1 Pendant Light
- 2 Bedside Table Lamp
- 1 Loose Rug
- 1 Blackout Curtain
- 1 Sheer Curtain

MAID'S ROOM

- 1 Single Bed
- 1 Bedside Table
- 1 Roller Blinds

PAYMENT DETAILS

PAYMENT METHOD : Cheque, Online Transfer, Credit card

ESCROW ACCOUNTS

CURRENCY - AED

BANK NAME : NATIONAL BANK OF OMAN
ACCOUNT NAME : DAR ALARKAN PROPERTY DEVELOPMENT SPC
ACCOUNT NO. : 2016-153940-131
IBAN : AE51 0390 0020 1615 3940 131
SWIFT CODE : NBOMAEADXXX
BRANCH : DUBAI, UNITED ARAB EMIRATES

CURRENCY - USD

BANK NAME : NATIONAL BANK OF OMAN
ACCOUNT NAME : DAR ALARKAN PROPERTY DEVELOPMENT SPC
ACCOUNT NO. : 2016-153940-132
IBAN : AE24 0390 0020 1615 3940 132
SWIFT CODE : NBOMAEADXXX
BRANCH : DUBAI, UNITED ARAB EMIRATES

CURRENCY - OMR

BANK NAME : NATIONAL BANK OF OMAN
ACCOUNT NAME : DAR ALARKAN PROPERTY DEVLEOPMENT
ACCOUNT NO. : 1047-0428485-001
IBAN : OM34 0180 0104 7042 8485 001
SWIFT CODE : NBOMOMRX



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MARKETING ASSETS