

DARGLOBAL

the
great SIGNATURE
escape 2 RESIDENCES

AIDA
MUSCAT

Escape to

**THE THRILL OF LIFE
IMMERSED WITHIN
A BREATHTAKING
BACKDROP. (AIDA)**

CLIFFS
AND VALLEYS

MUSCAT COASTAL VIEWS

Escape to

NEW ADVENTURES RISING 130M ABOVE THE SHORES.

YITI BEACH



HIKING TRAILS
MOUNTAIN BIKING TRAILS
WATER SPORTS ACTIVITIES

Escape to

**A PLACE WHERE
BOUNDARIES
ARE PUSHED WITH
EVERY SWING**

18-HOLE GOLF COURSE

SOCIAL MEMBERSHIP
IN THE GOLF CLUB



Trump International Golf Club

OMAN

Escape to **A HIGH LIFE
WITHIN A GATED
COMMUNITY**

4.3M SQM COMMUNITY
IN THE HEART OF MUSCAT

25MIN FROM MUSCAT
INTERNATIONAL AIRPORT





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.

The Most Enchanting Hotel on Earth



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

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
- 8 MN AL BUSTAN PALACE RITZ CARLTON
- 10 MN MUTRAH / CBD
- 25 MN MUSCAT INTERNATIONAL AIRPORT

World-class AMENITIES



TRUMP
INTERNATIONAL
HOTEL



TRUMP
INTERNATIONAL
GOLF CLUB



18 HOLE TRUMP
CHAMPIONSHIP
GOLF COURSE



HANGING
SUITES



THE CLIFF
NIGHT CLUB



AIDA
BEACH



PLAZAS, CAFES
AND RESTAURANTS



HIKING
TRAILS



OUTDOOR
LANDSCAPES



WELLNESS
CENTER



RUNNING
TRAILS



VIEWING
DECKS



FITNESS
CENTER



MOUNTAIN
BIKE TRAILS



SWIMMING
POOLS



PROMENADES



PARKS



CHILDREN'S
SPLASH AREAS



LIFE-SIZE CHESS
BOARD



the great escape 2

SIGNATURE
RESIDENCES

The Great Escape 2 is a vibrant residential building, rising 9 stories high, its organic design is directly inspired by the breathtaking environment and the adjacent sea. The Great Escape 2 is your portal to a life filled with excitement and leisure.





AIDA – MASTERPLAN

■ The Great Escape 2



Building C

Building D

360° VIEWS: RESHAPING DAILY LIFE

AT 130 METERS & BEYOND



360° VIEWS

Panoramic expanse of AIDA & the Trump International Golf Course Oman



360° VIEWS

Muscat coastline & its pristine natural surroundings





A Heightened Perspective

EXPERIENCE THE GREAT ESCAPE 2 SIGNATURE RESIDENCES, WHERE ABUNDANT NATURAL LIGHT FILLS STYLISH INTERIORS. EVERY DETAIL, FROM THE GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO PREMIUM FINISHES, IS METICULOUSLY CURATED. ENJOY A WEALTH OF AMENITIES, INDOORS AND OUT, DESIGNED FOR RESIDENTS TO INDULGE AND THRIVE.



Elevated Design/ Elevated Living.

The Great Escape 2 offers elegant modern design, featuring bright three-bedroom garden villas, and sleek one-to-three-bedroom apartments. All designed for a life of thrilling luxury and relaxation.



Floor 9
1-Bedroom / 2-Bedrooms /
3-Bedrooms

Floors 1-8
1-Bedroom / 2-Bedrooms

GF & Lower GF
Lobby and Parking

- BUILDING C&D -
G + 9

AMENITIES



CLIFF EDGE
INFINITY POOL



PREMIUM
FITNESS CENTRE



CHILDREN
SWIMMING POOL



CHILDREN
PLAY AREA



24/7
SECURITY

*The Pinnacle of
21st-Century Living*

Imagine waking up to breathtaking views every day. Step out and be greeted by the stunning and panoramic backdrop of AIDA, its golf course and the pristine Muscat coastline.





FLOOR-TO-CEILING
WINDOWS FRAME THE
OCEAN'S ENDLESS
HORIZON AND THE
SPRAWLING GREEN
EXPANSE OF THE GOLF
COURSE, CREATING
AN EVER-CHANGING
MASTERPIECE THAT
GRACES EVERY ROOM.



This is where residents can
relish in the beauty of their
surroundings while embracing
the thrill of their elegantly
designed home.

**Modernity twisted
in the tides**



*An exhilarating escape
at every corner*

Whether you're looking to relax, socialize, or entertain, The Great Escape's offerings are curated to capture and elevate the comforts of home. Between the plush lobby, the state-of-the-art fitness centre, the cliff-edge infinity pool and the landscaped gardens, every experience is guaranteed to transcend the ordinary.





15 REASONS TO INVEST IN (AIDA).

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





SPECIFICATIONS & FLOOR PLANS

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PROJECT DETAILS+ SPECIFICATIONS/

PROJECT

- Location: AIDA, Yiti and Yenkit, Oman
- Developer: Dar Global PLC
- Configuration: G+9
- Unit type: Unfurnished
- 1-bed units: 1 parking space
- 2-bed units: 1 parking space
- 3-bed units: 2 parking spaces

SERVICES

- Pool and communal area maintenance
- 24/7 security
- Gated community

AMENITIES

- Infinity pool
- State-of-the-art gym
- Children swimming pool
- Children play area
- Changing facilities

FOYER / LIVING / DINING

- Porcelain flooring tiles
- Porcelain skirting
- Internal plastered walls with emulsion paint
- Suspended ceiling with emulsion paint

KITCHEN

- Porcelain flooring tiles
- Porcelain skirting tiles
- Paint and porcelain walls
- Suspended ceiling
- Solid surface countertops
- Joinery with lacquered or laminate finish for cabinets
- Appliances: Built in fridge, dish washer, cooker, exhaust hood, stainless steel sink

BEDROOMS

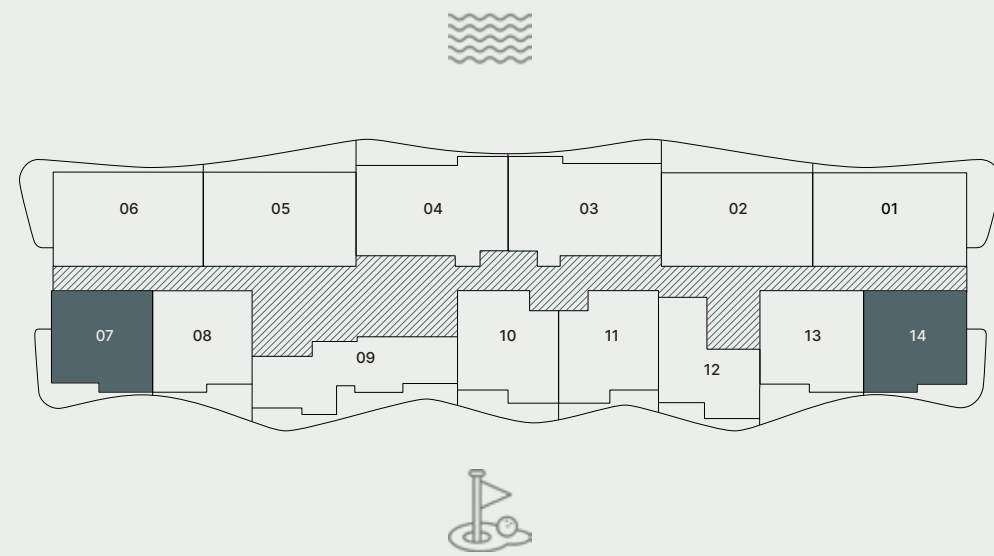
- Porcelain tiles
- Porcelain skirting tiles
- Plastered walls with emulsion paint
- Paint finish ceiling
- Built-in joinery with lacquered or laminate finish

BATHROOMS / POWDER ROOM

- Porcelain flooring tiles - marble look
- Porcelain wall tiles - marble look
- Moisture resistant gypsum ceiling finished with paint
- Solid surface countertops or equivalent
- Joinery with lacquered or laminate finish
- Standard sanitary fixtures and accessories
- Standard sanitary ware and accessories
- Mirror included in bathrooms

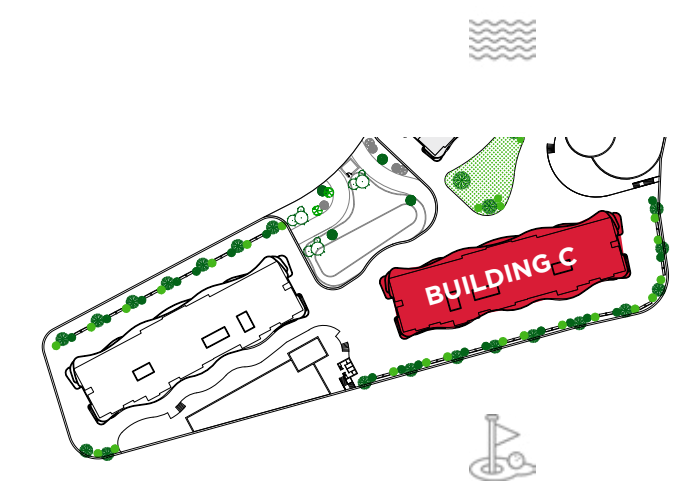
FLOORS 2-8

1-BED/ TYPE 1A



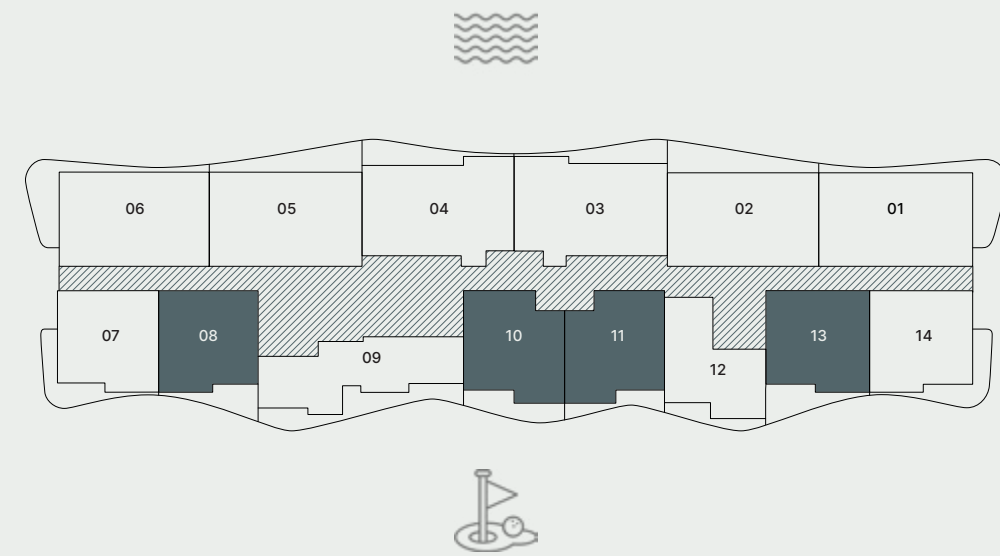
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	6 - 15	65 - 162
Total Built up Area	59 - 68	635 - 732
Parking Space	1	

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1-BED/ TYPE 1B

FLOORS 2-8

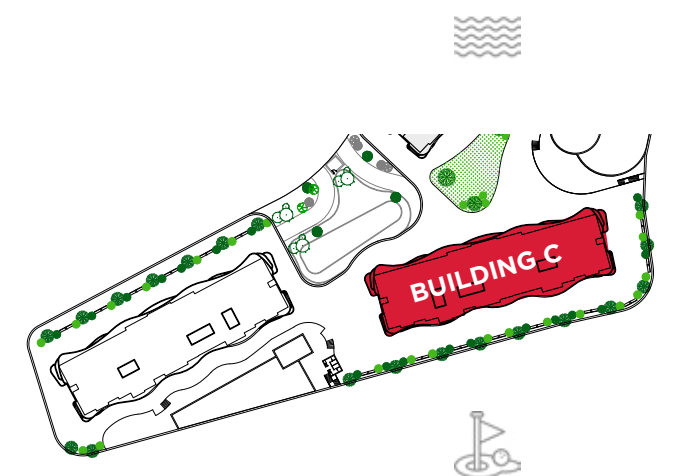
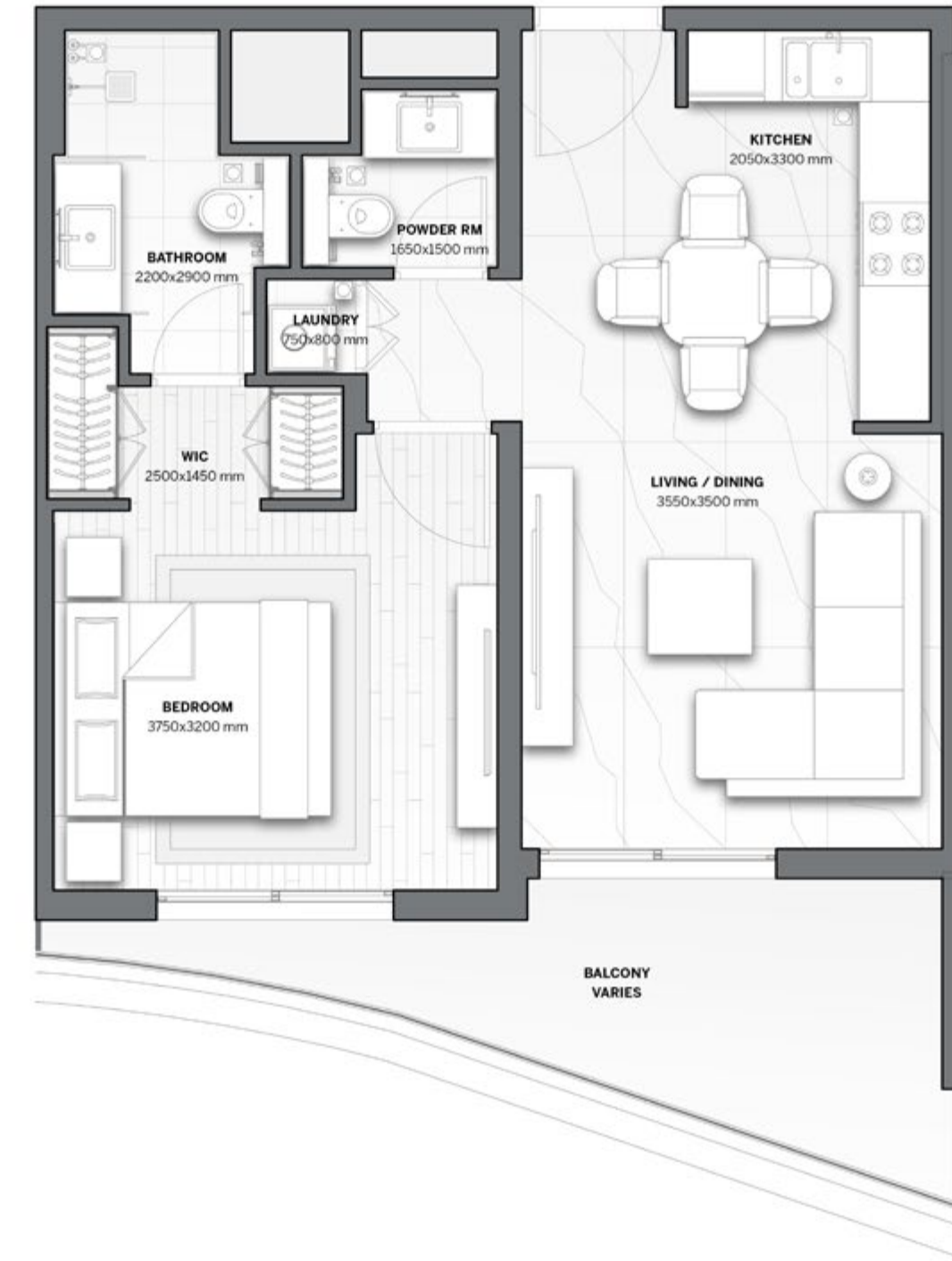


FLOOR 9



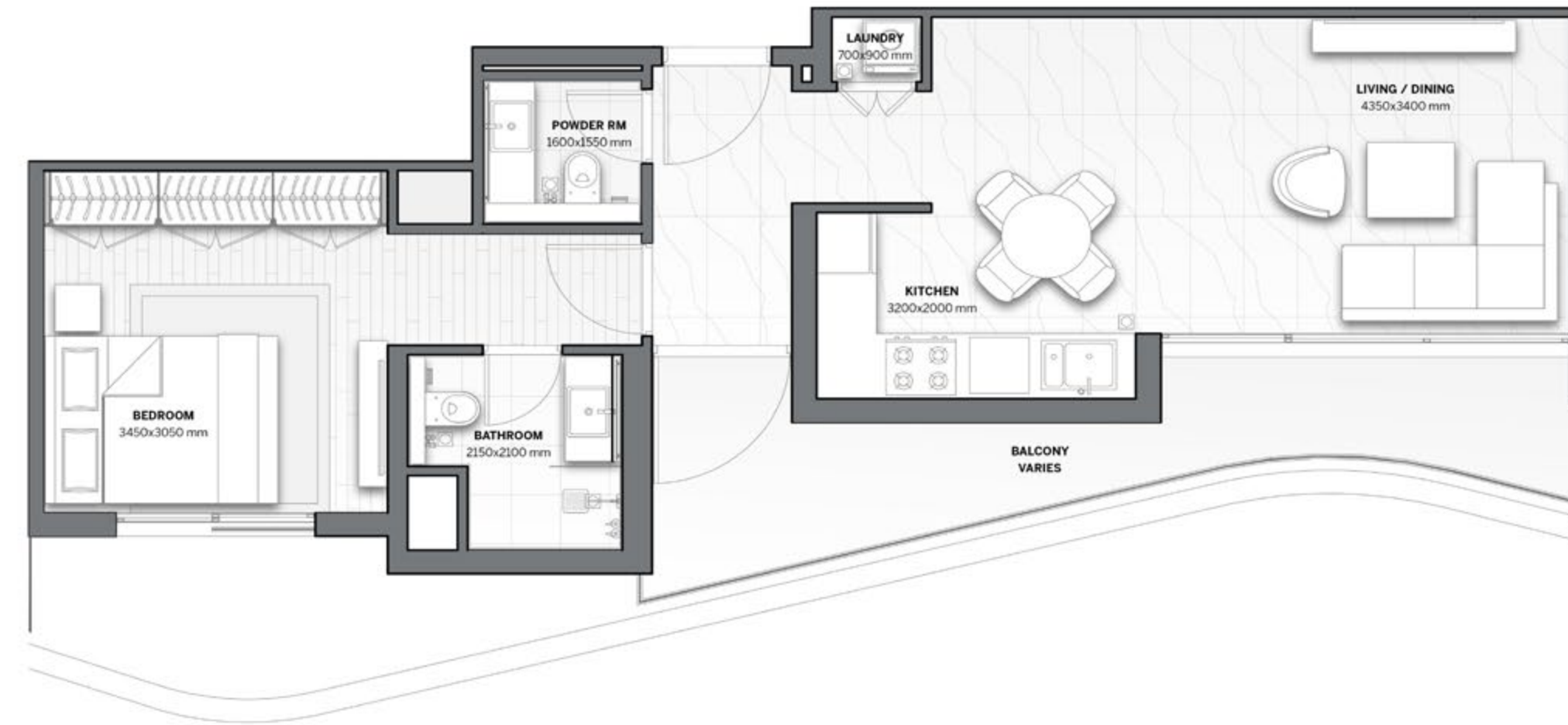
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
Total Built up Area	58 - 66	624 - 710
Parking Space	1	

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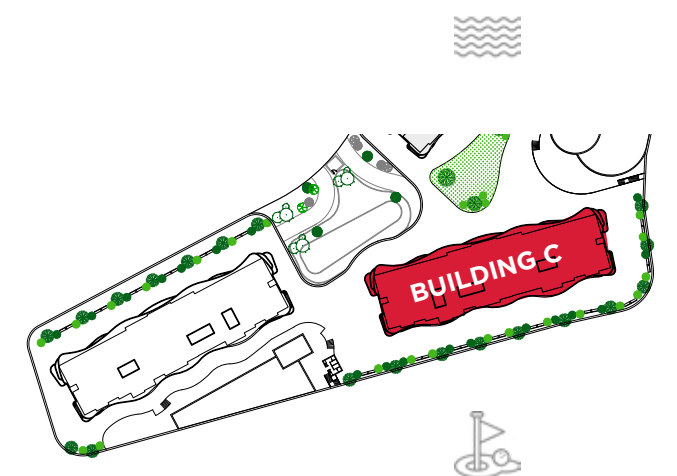
1-BED/ TYPE 1C

FLOORS 2-9



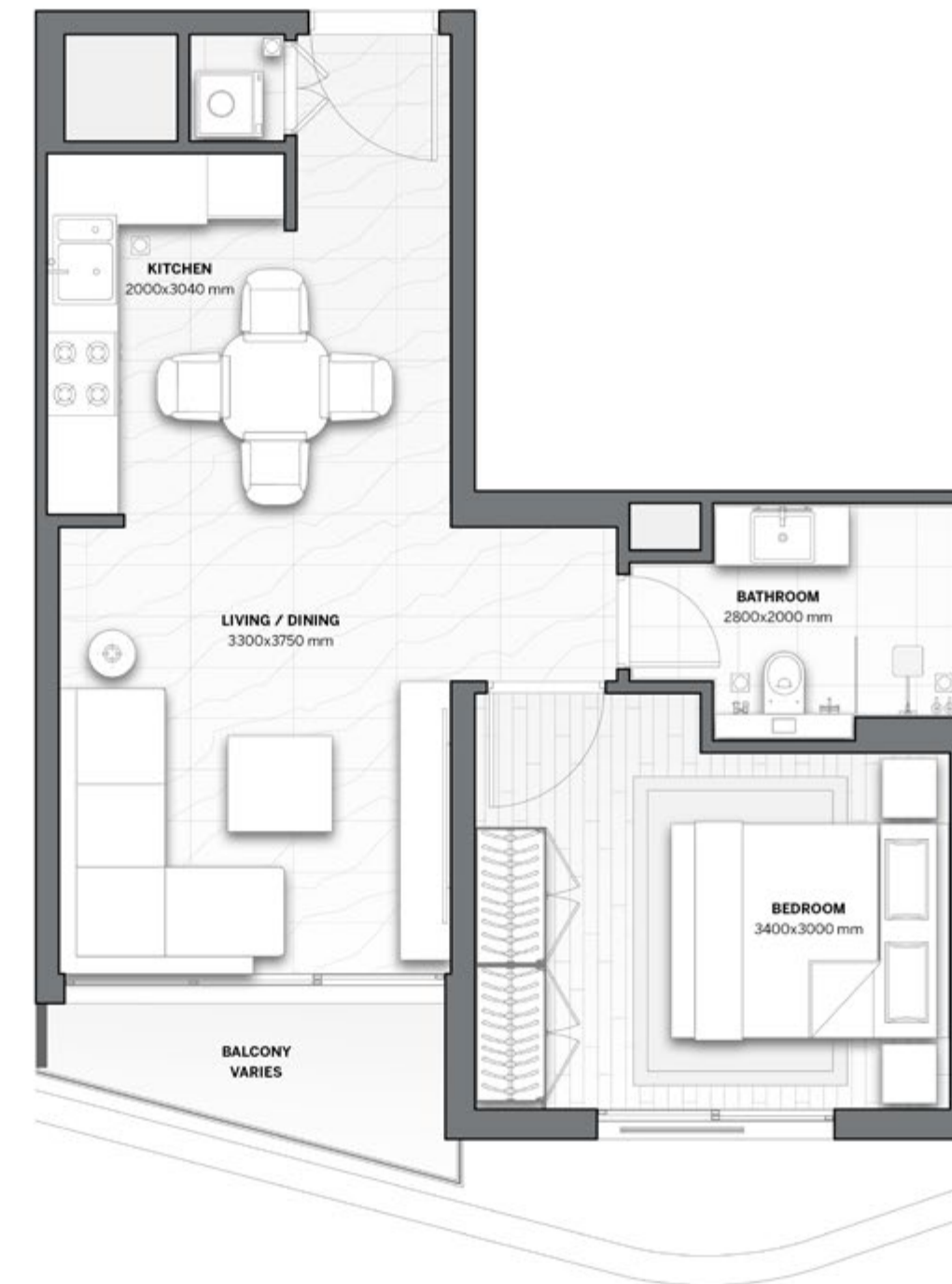
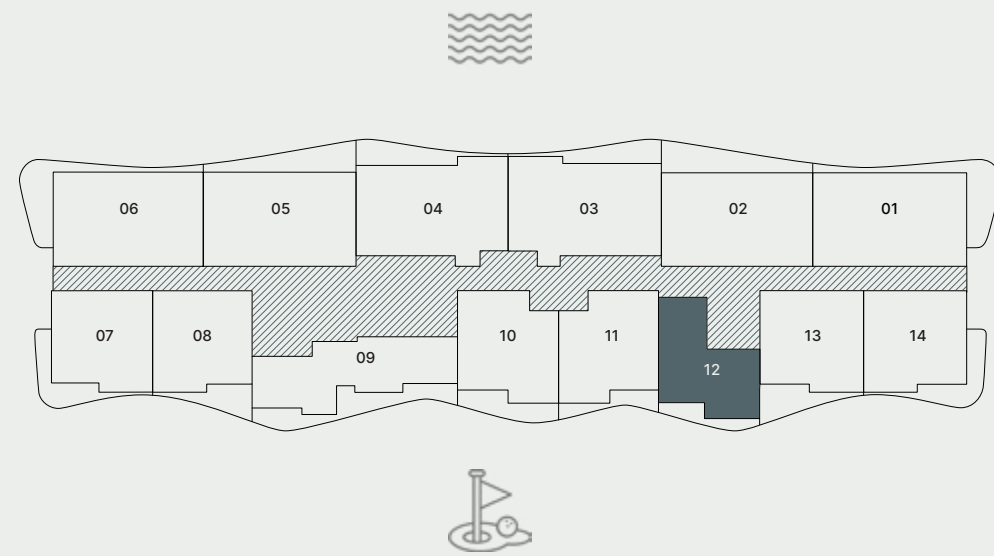
RESIDENCE	SQM	SQFT
Internal Area	59	635
Balcony Area	5 - 12	54 - 129
Total Built up Area	64 - 71	689 - 764
Parking Space	1	

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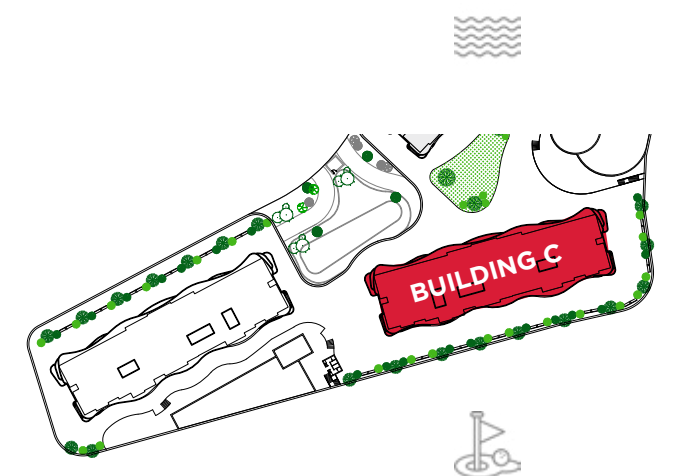
FLOORS 2-9

1-BED/ TYPE 1D



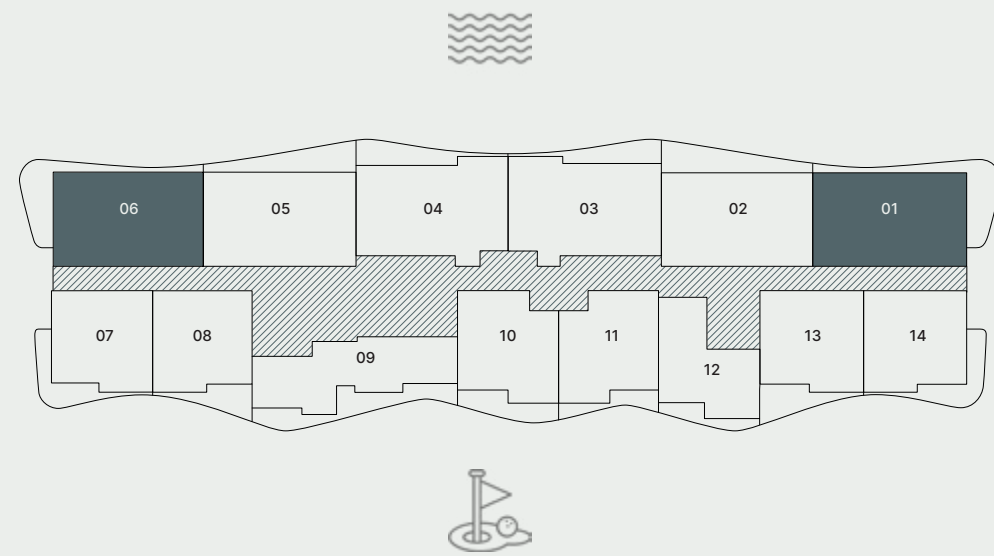
RESIDENCE	SQM	SQFT
Internal Area	44	474
Balcony Area	5 - 7	54 - 75
Total Built up Area	49 - 51	528 - 549
Parking Space	1	

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FLOORS 2-8

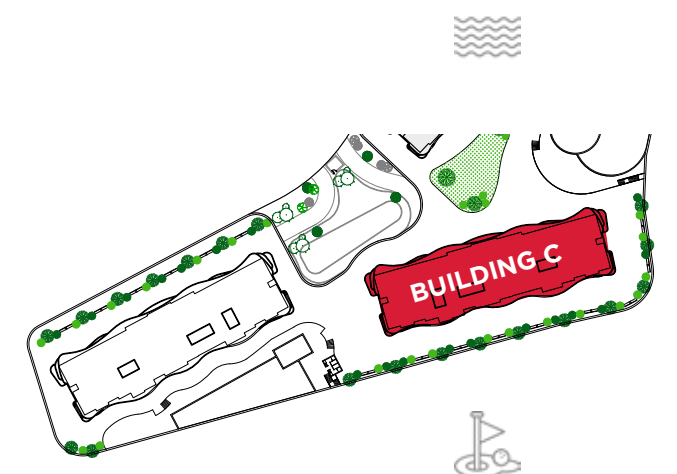
2-BEDS/ TYPE 2A



RESIDENCE	SQM	SQFT
Internal Area	74	796
Balcony Area	15 - 19	162 - 204
Total Built up Area	89 - 93	958 - 1000

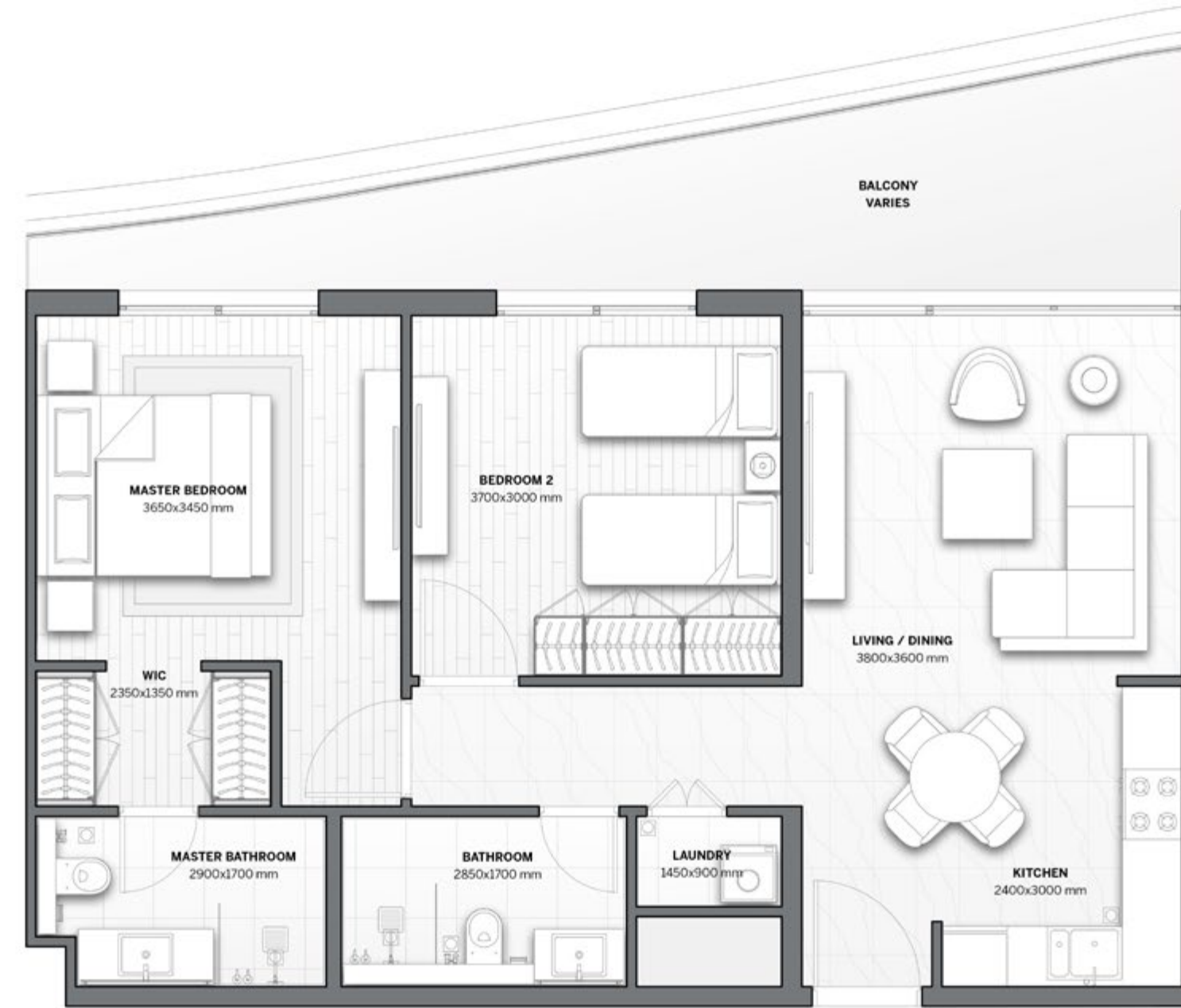
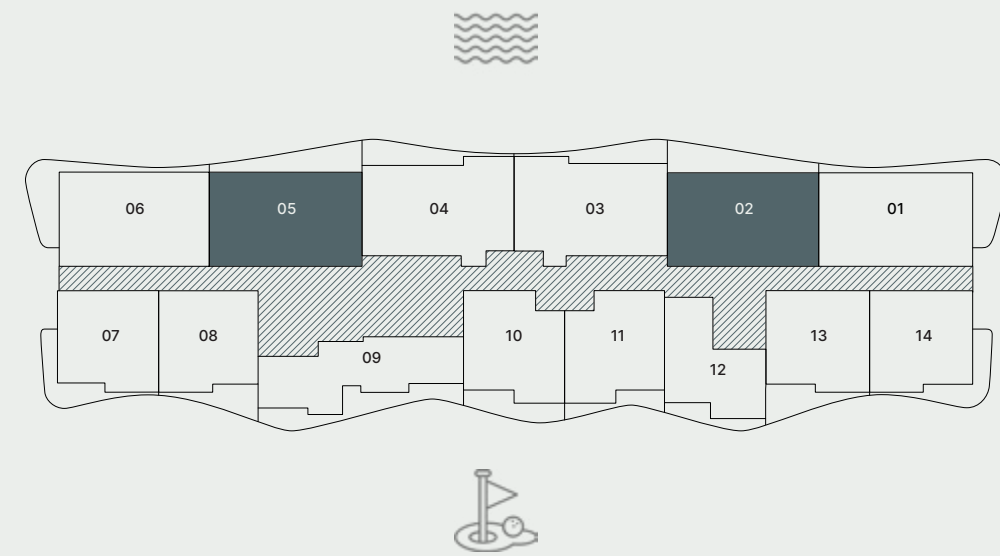
Parking Space 1

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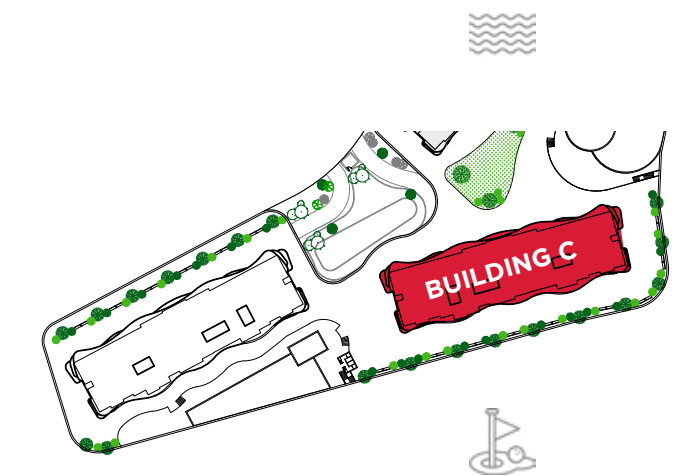
2-BEDS/ TYPE 2B

FLOORS 2-8



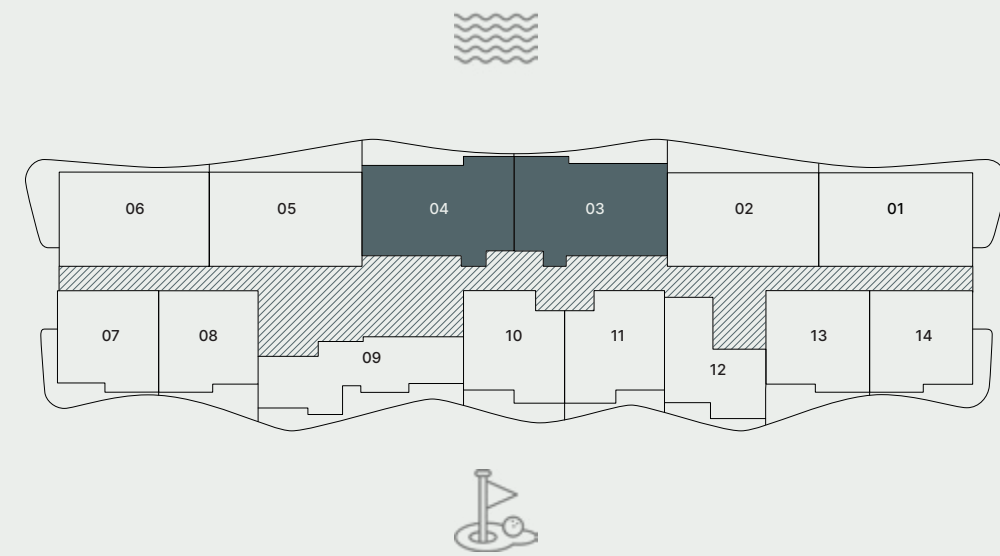
RESIDENCE	SQM	SQFT
Internal Area	75	807
Balcony Area	13 - 15	140 - 162
Total Built up Area	88 - 90	947 - 969
Parking Space	1	

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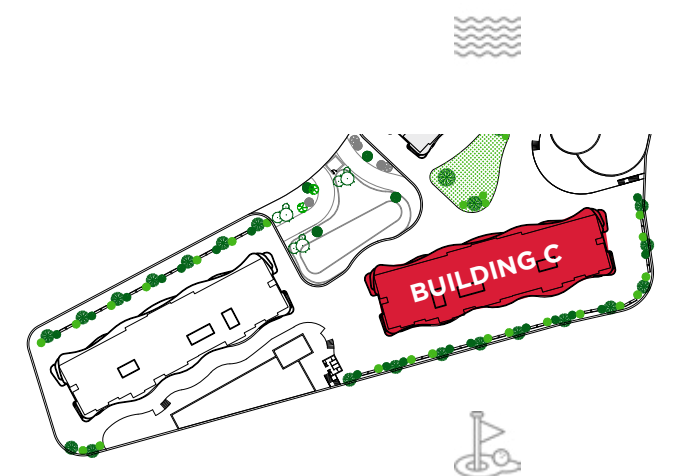
2-BEDS/ TYPE 2C

FLOORS 2-9



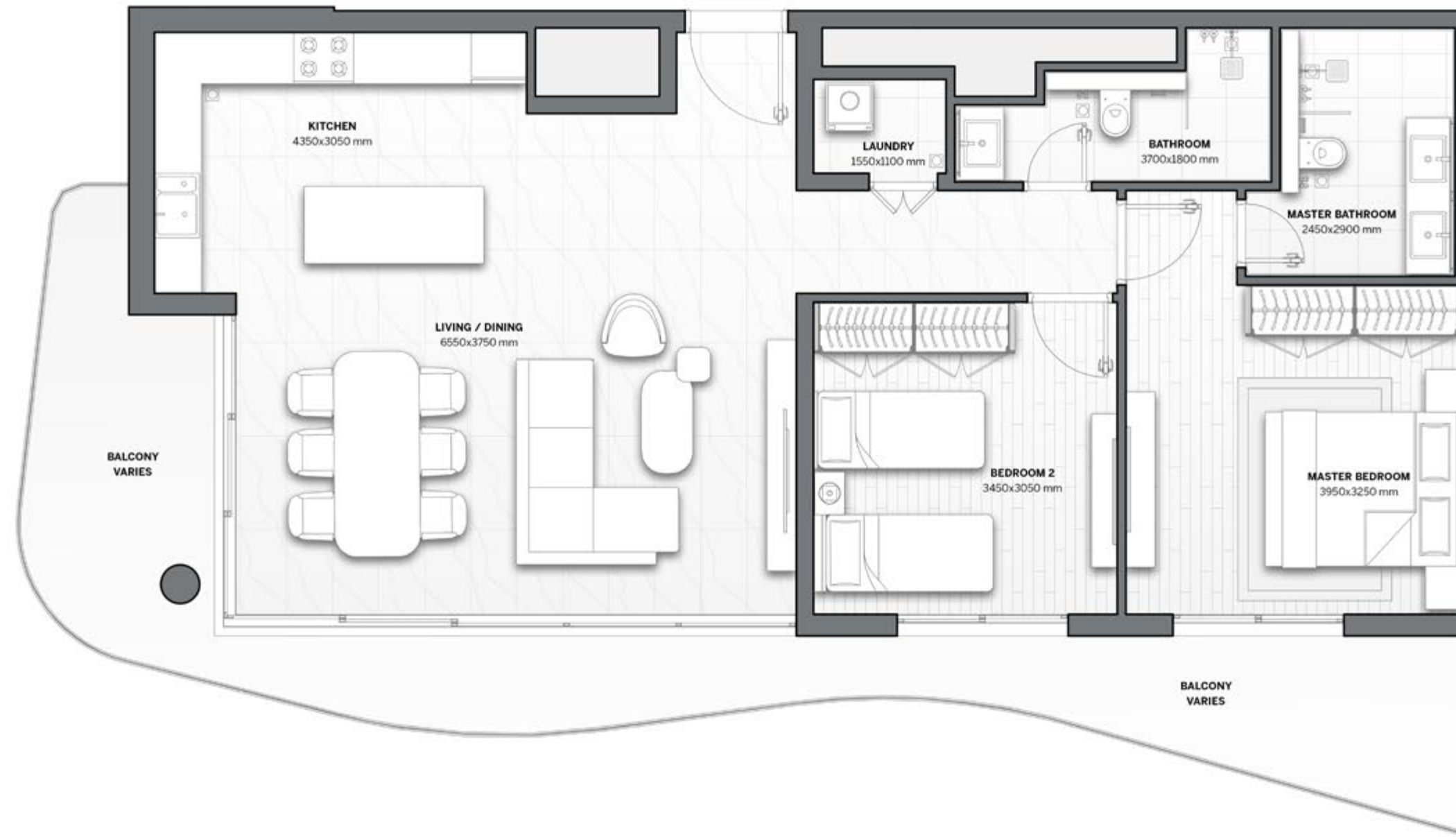
RESIDENCE	SQM	SQFT
Internal Area	77	828
Balcony Area	12 - 14	128 - 152
Total Built up Area	89 - 91	956 - 980
Parking Space	1	

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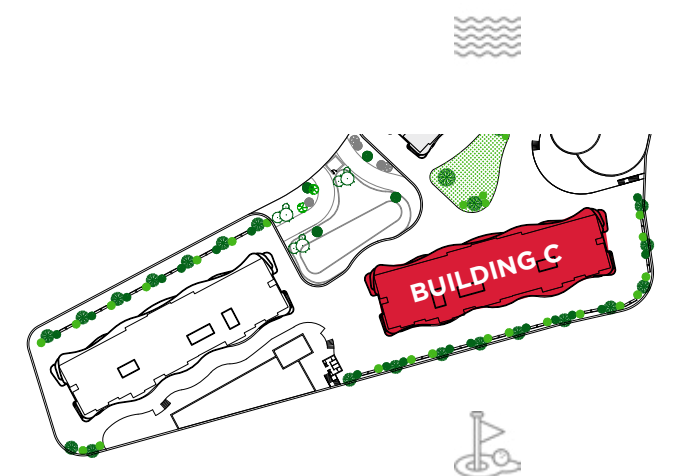
2-BEDS/ TYPE 2D

FLOOR 9



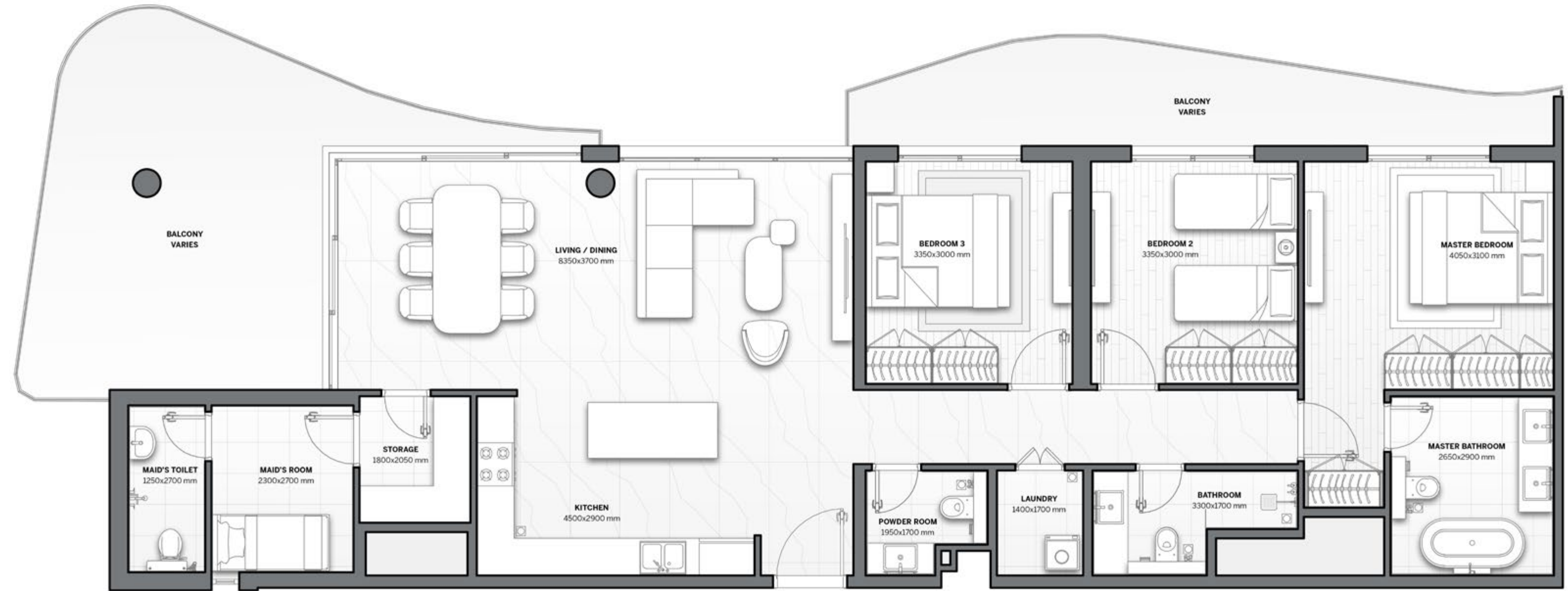
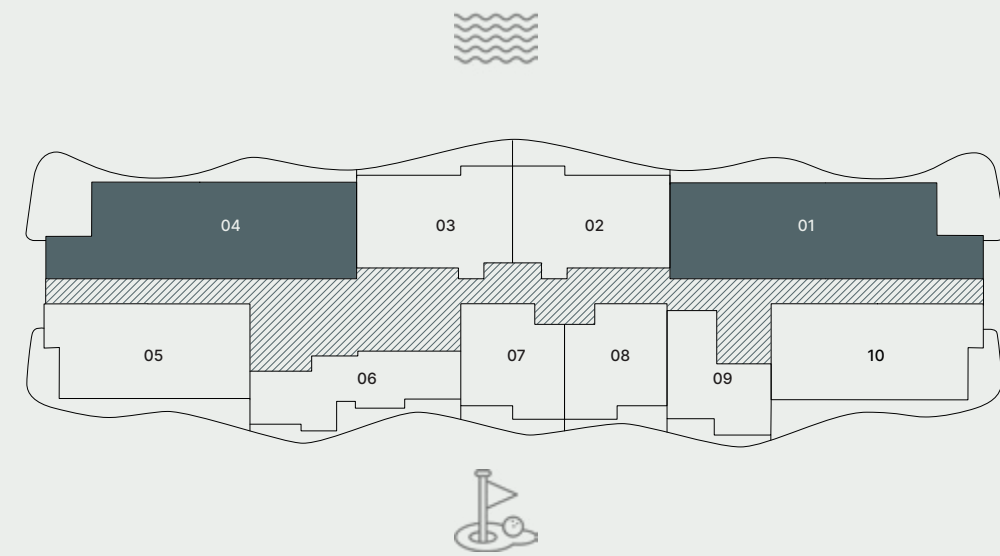
RESIDENCE	SQM	SQFT
Internal Area	94	1012
Balcony Area	21	226
Total Built up Area	115	1238
Parking Space	1	

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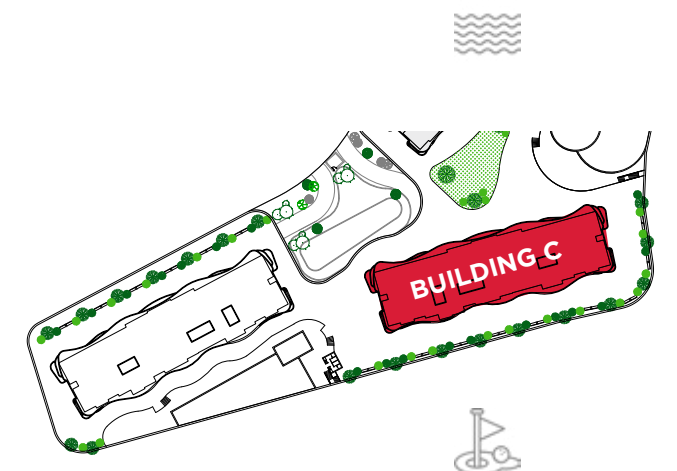
3-BEDS/ TYPE 3A

FLOOR 9



RESIDENCE	SQM	SQFT
Internal Area	131	1410
Balcony Area	37 - 38	398 - 409
Total Built up Area	168 - 169	1808 - 1819
Parking Space	2	

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A PARTNERSHIP BETWEEN



DARGLOBAL

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.**

—
10+
offices globally

—
30
years of
experience

—
15,000+
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, 2024.

OUR OFFICES

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DARGLOBAL

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