

DARGLOBAL

*the*  
great  
escape 2

SIGNATURE  
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*

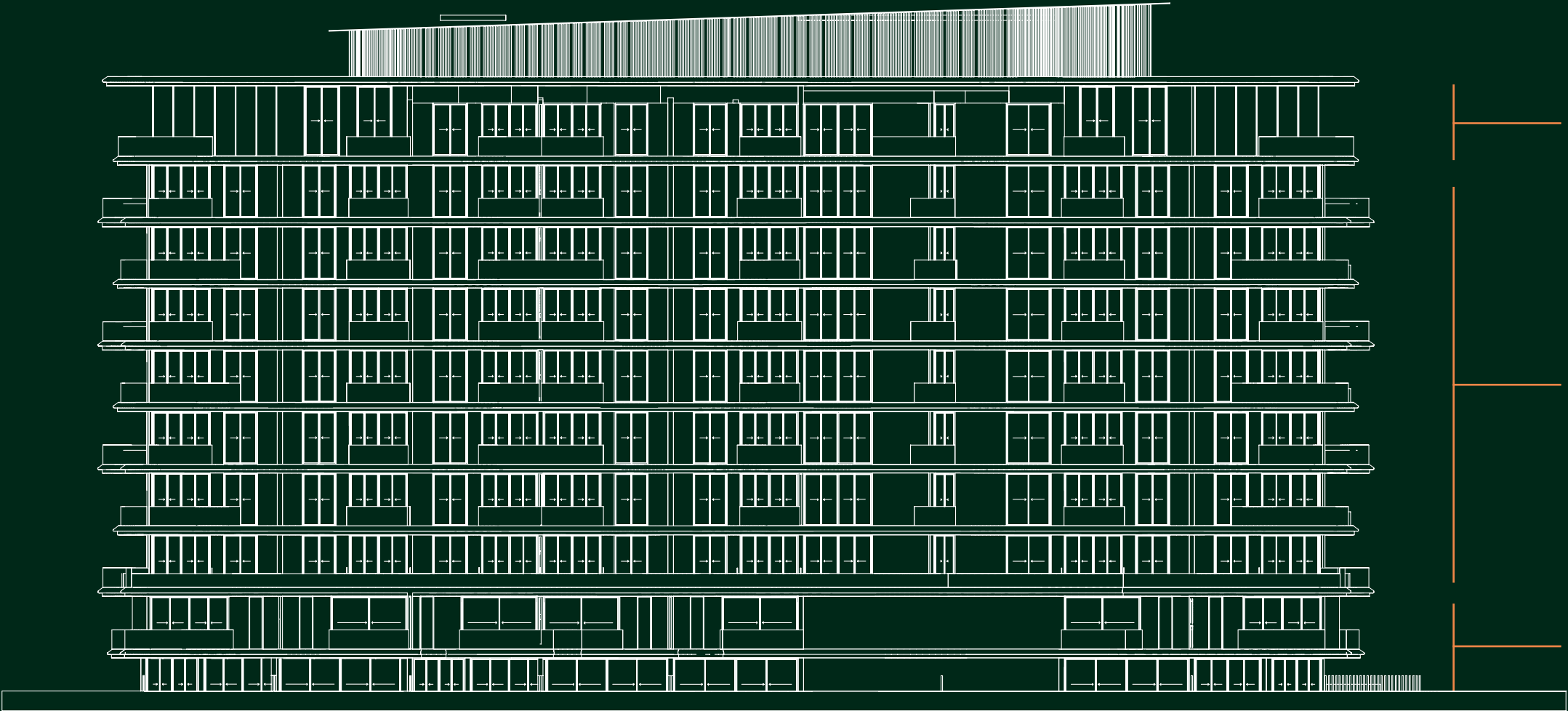
EXPERIENCE THE GREAT ESCAPE 2 SIGNATURE RESIDENCES, WHERE ABUNDANT NATURAL LIGHT FILLS STYLISH INTERIORS. EVERY DETAIL, FROM THE GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO PREMIUM FINISHES, IS METICULOUSLY CURATED. ENJOY A WEALTH OF AMENITIES, INDOORS AND OUT, DESIGNED FOR RESIDENTS TO INDULGE AND THRIVE.





# 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.







# 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



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.