



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

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

Al Bustan Palace
Ritz Carlton

Jumeirah
Muscat Bay

Muscat Bay
Resort

Shangri-La Barr
Al Jissah Resort



Shangri-La Hike

Nikki Beach
Resort & Spa
UPCOMING

Yeti Marina

INDIAN OCEAN

AIDA
BEACH

AIDA



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

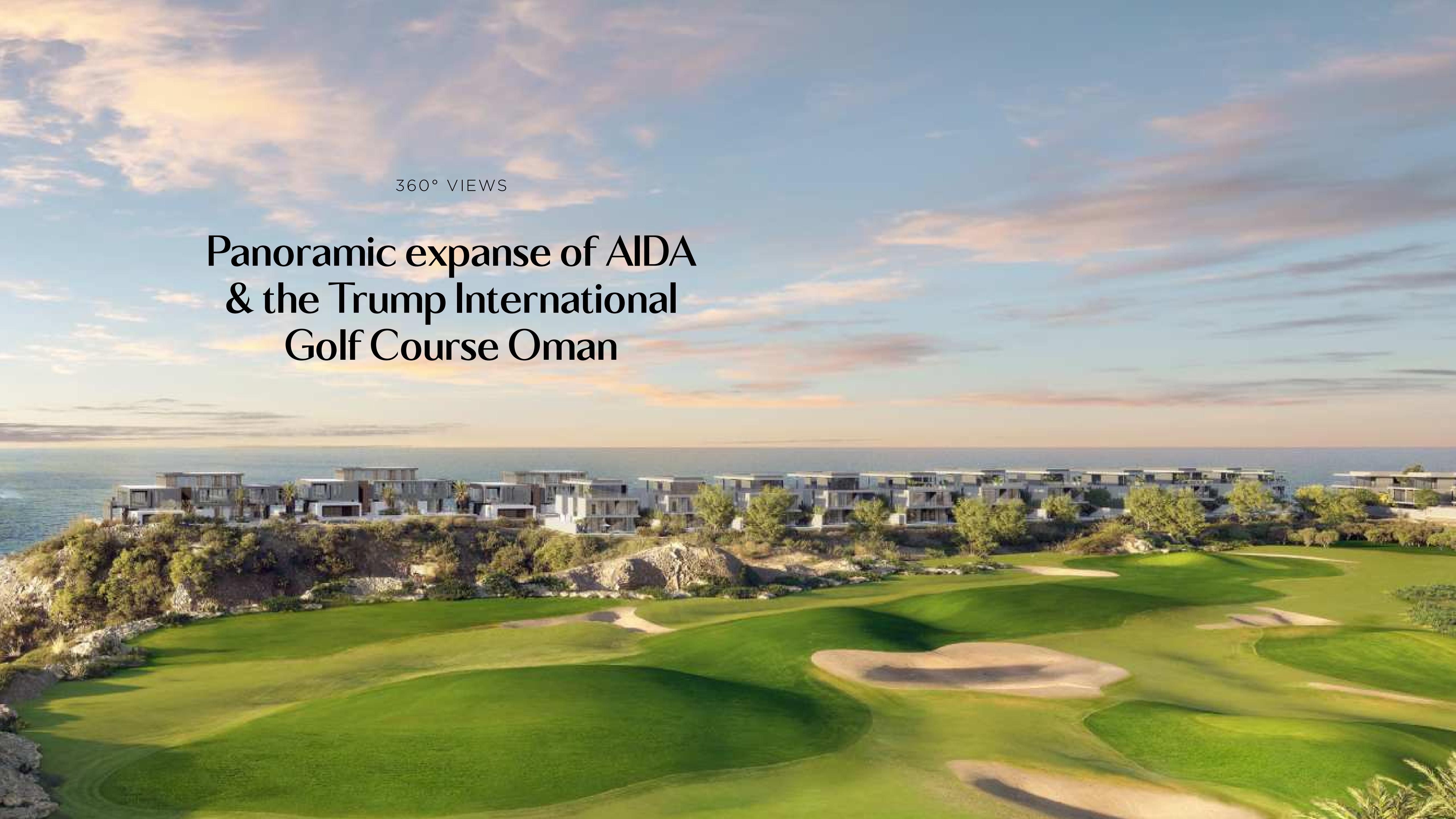


■ The Great Escape 2





360° VIEWS:
RESHAPING DAILY
LIFE
AT 130 METERS & BEYOND

A wide-angle photograph of a coastal resort and golf course. In the foreground, a well-maintained green golf course with several sand bunkers curves across the frame. Behind the golf course, a dense cluster of modern, light-colored resort buildings with multiple stories and large windows are built into a rocky hillside. The ocean is visible in the background under a sky filled with scattered, colorful clouds at sunset. The overall scene is a blend of natural beauty and luxury infrastructure.

360° VIEWS

Panoramic expanse of AIDA & the Trump International Golf Course Oman

A wide-angle photograph of a coastal landscape. In the foreground, a rocky cliff face with a warm, golden-brown hue is visible, illuminated by sunlight. Below the cliff, a small, green, rocky island or peninsula extends into a deep blue sea. In the background, a range of mountains with sharp, rugged peaks stretches across the horizon, their colors transitioning from dark blues to lighter blues and purples as they recede into the distance.

360° VIEWS

Muscat coastline & its pristine natural surroundings



A Heightened Perspective

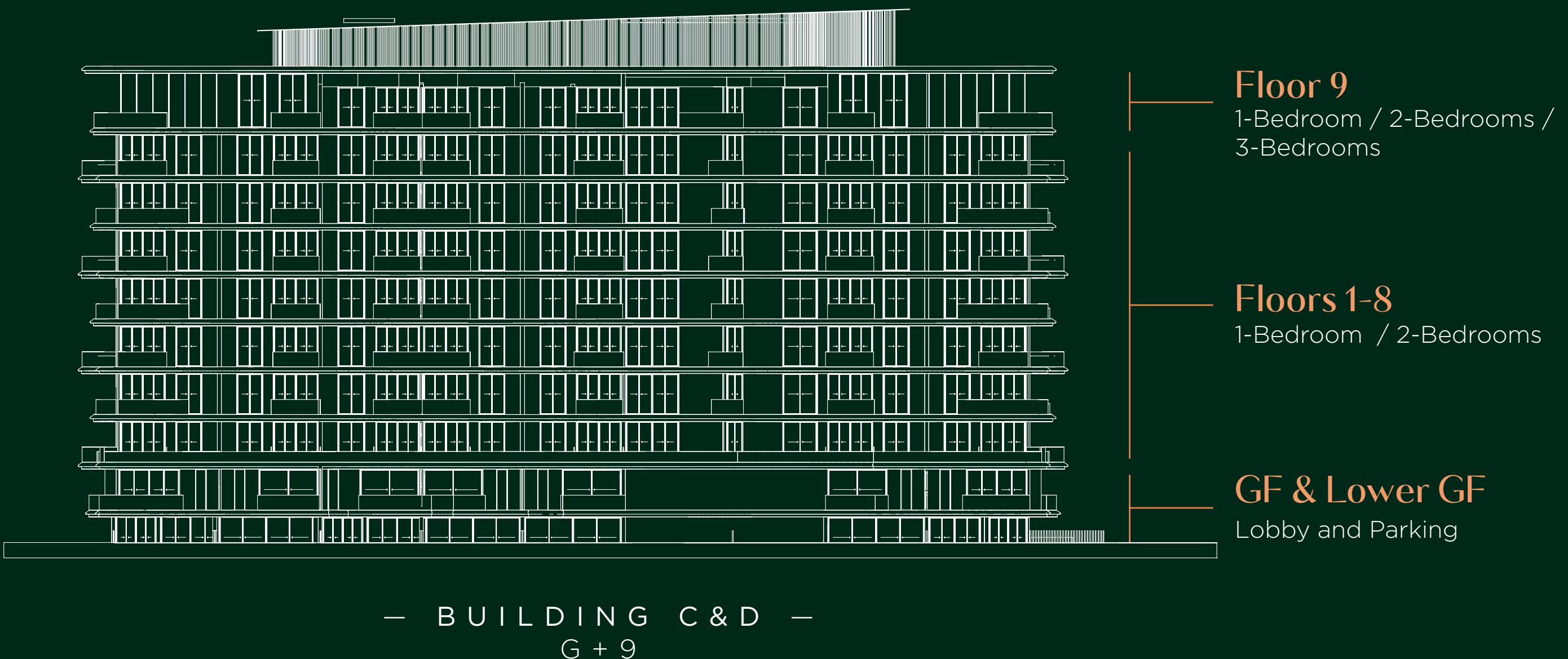


EXPERIENCE THE GREAT ESCAPE 2 SIGNATURE RESIDENCES, WHERE ABUNDANT NATURAL LIGHT FILLS STYLISH INTERIORS. EVERY DETAIL, FROM THE GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO PREMIUM FINISHES, IS METICULOUSLY CURATED. ENJOY A WEALTH OF AMENITIES, INDOORS AND OUT, DESIGNED FOR RESIDENTS TO INDULGE AND THRIVE.



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.



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.





16 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**
- 16 **THE QUALITY OF LIFE INDEX BY NUMBEO, RANKED OMAN 7TH GLOBALLY AND 1ST IN BOTH ASIA AND THE ARAB WORLD IN 2023**

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	• Hiking Trail
• State-of-the-art gym	• Mountain Bike Trail
• Children swimming pool	• Outdoor Landscapes
• Kids play area	• Running Trail
• Changing facilities	• Promenades
• Viewing Deck	

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

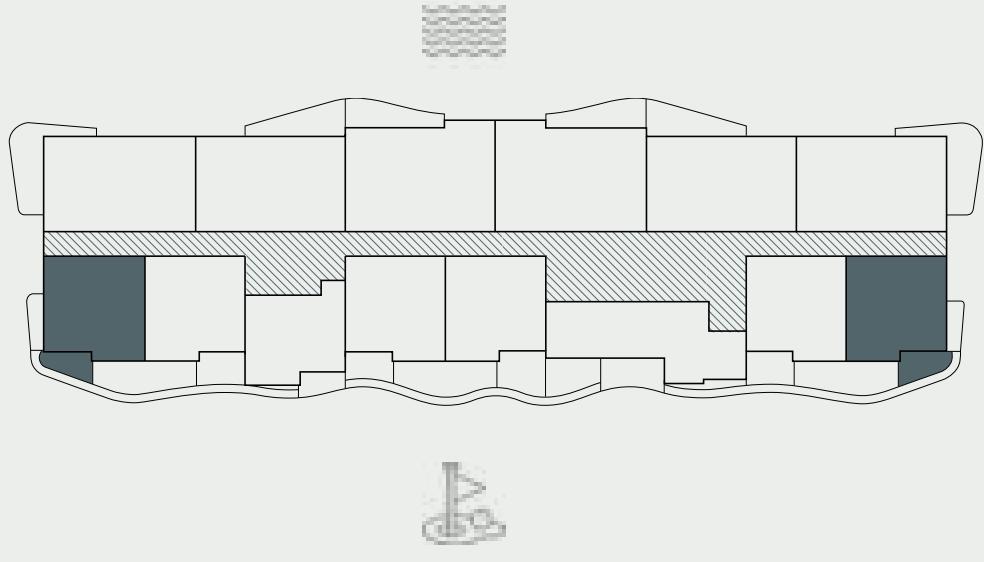
BEDROOMS

- 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

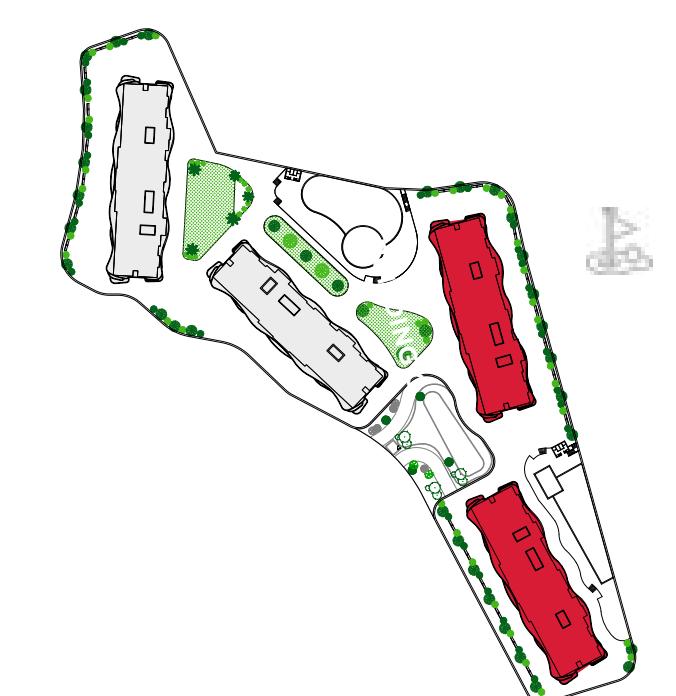
FLOORS 2-8



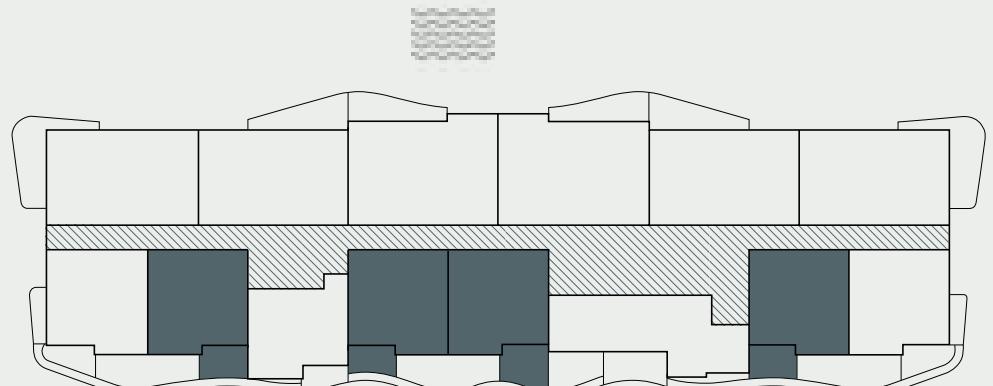
1-BED/ TYPE 1A

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

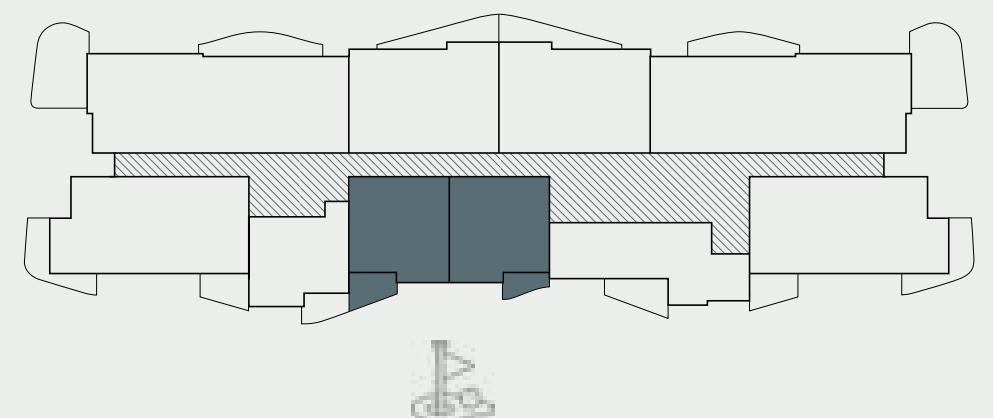
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FLOORS 2-8



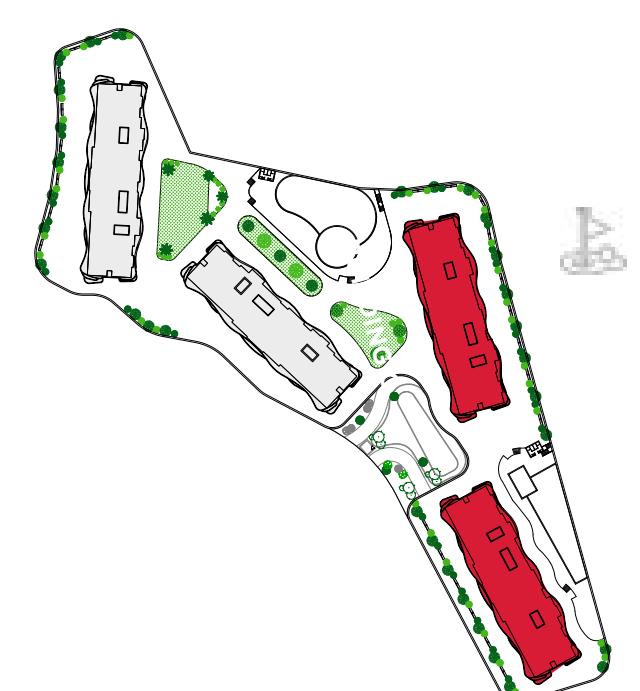
FLOOR 9



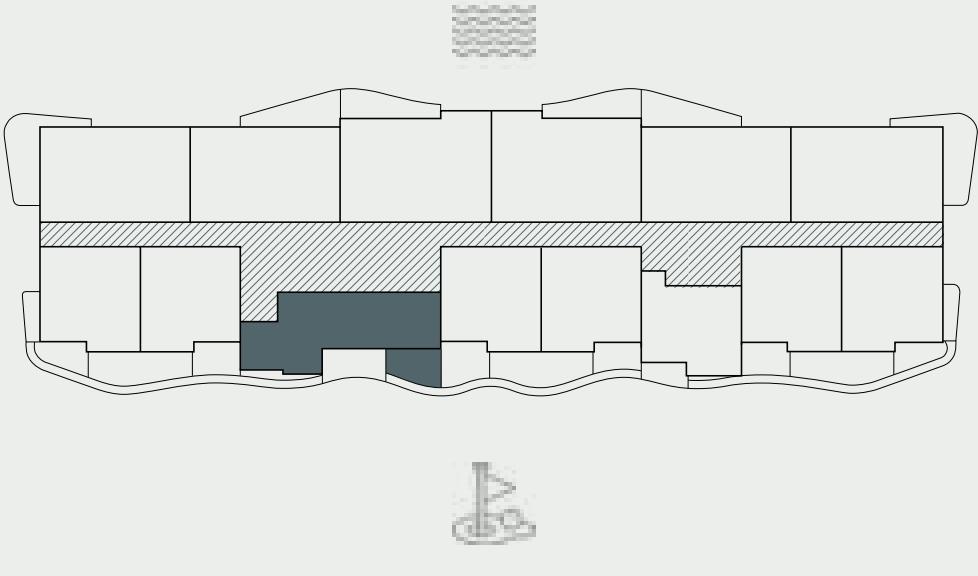
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
Total Built up Area	58 - 66	624 - 710
Parking Space	1	

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1-BED/ TYPE 1B



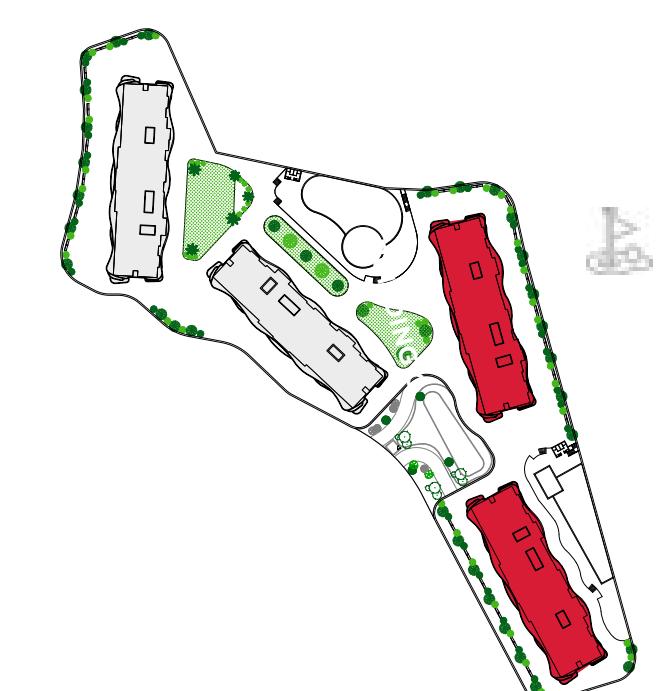
FLOORS 2-9



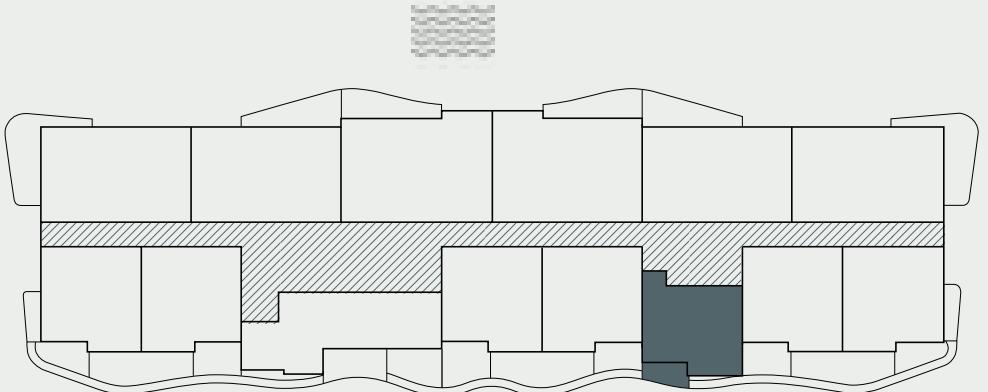
1-BED/ TYPE 1C

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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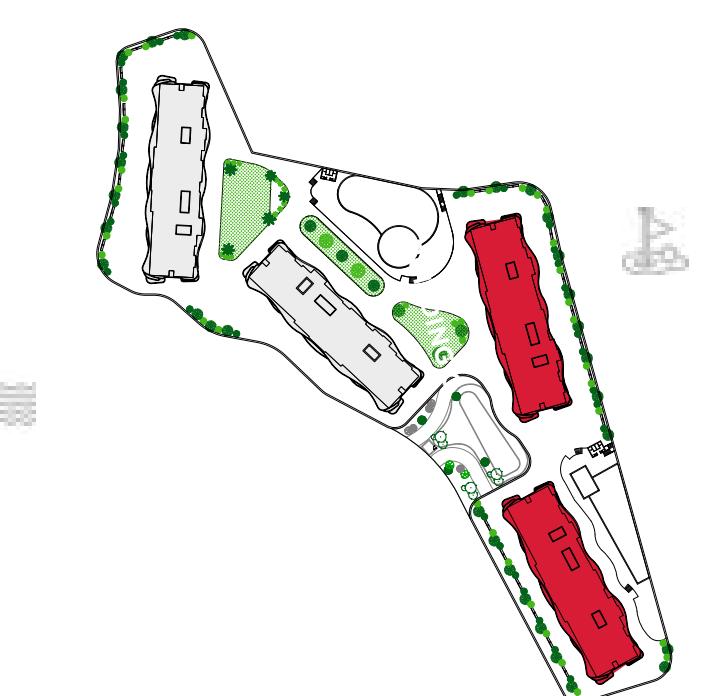
FLOORS 2-9

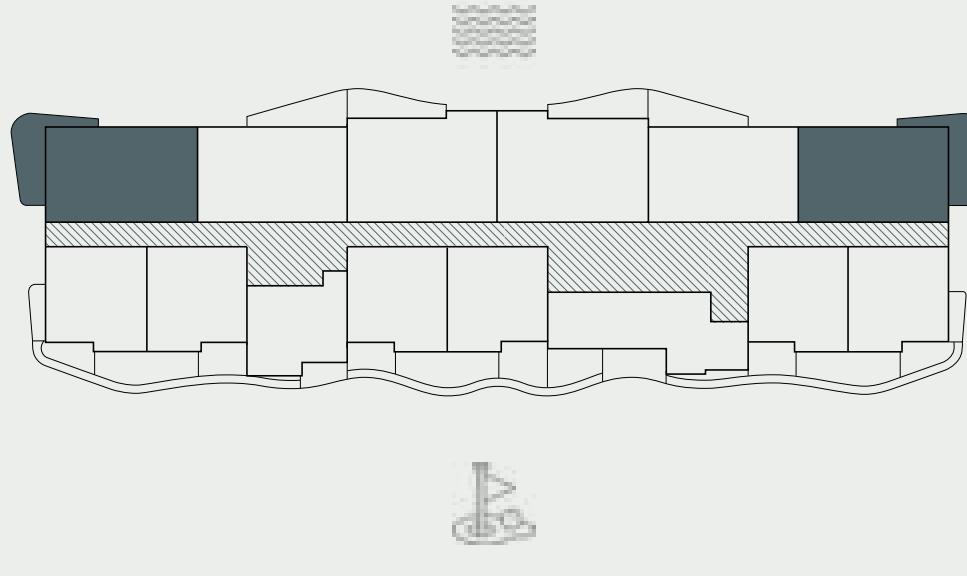


1-BED/ TYPE 1D

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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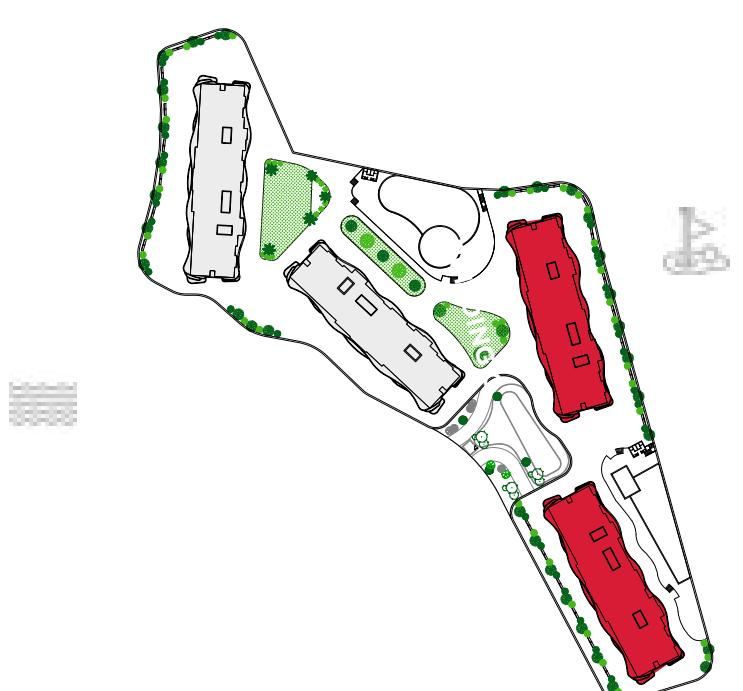




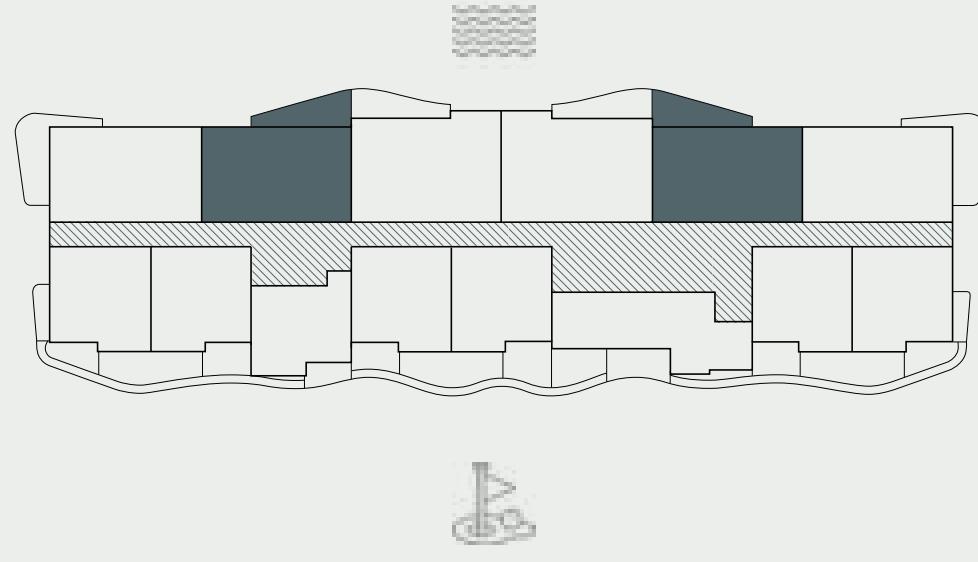
RESIDENCE	SQM	SQFT
Internal Area	74	796
Balcony Area	15 - 19	162 - 204
Total Built up Area	89 - 93	958 - 1000
Parking Space	1	

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2-BEDS/ TYPE 2A



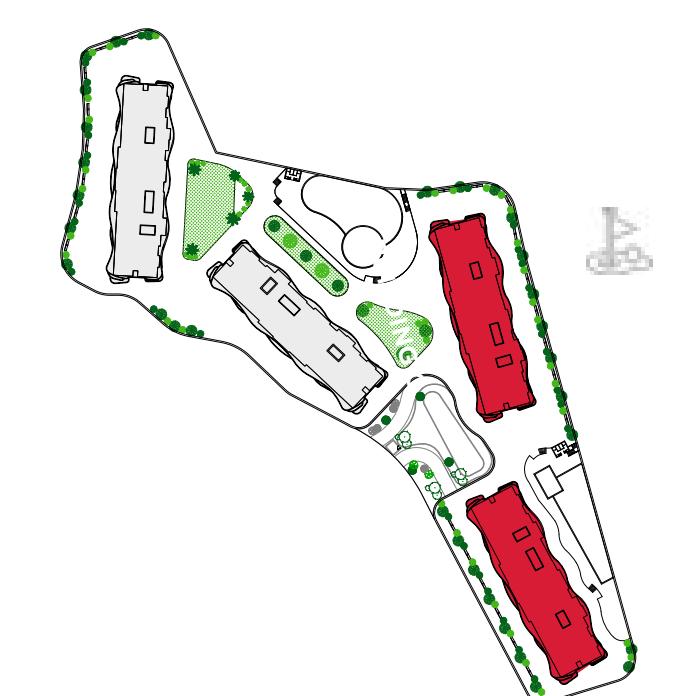
FLOORS 2-8

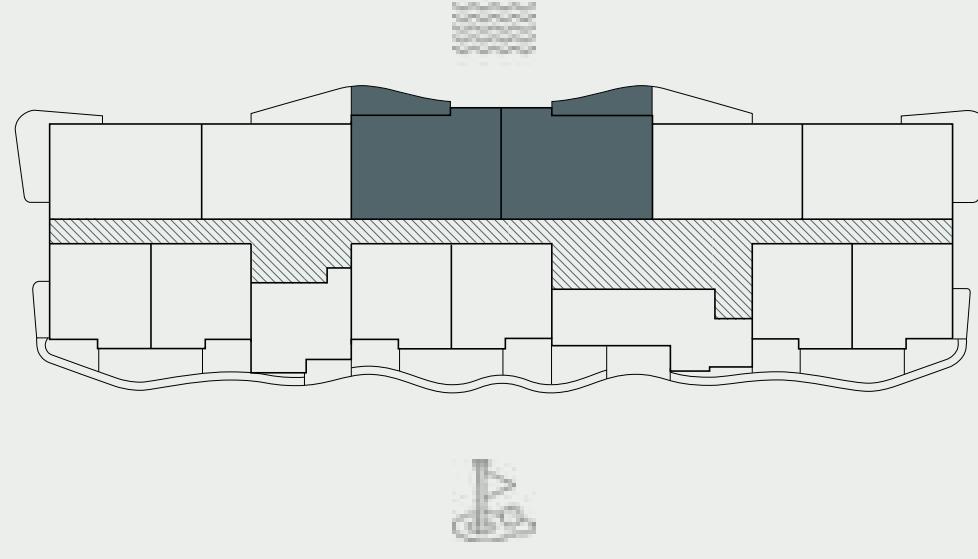


2-BEDS/ TYPE 2B

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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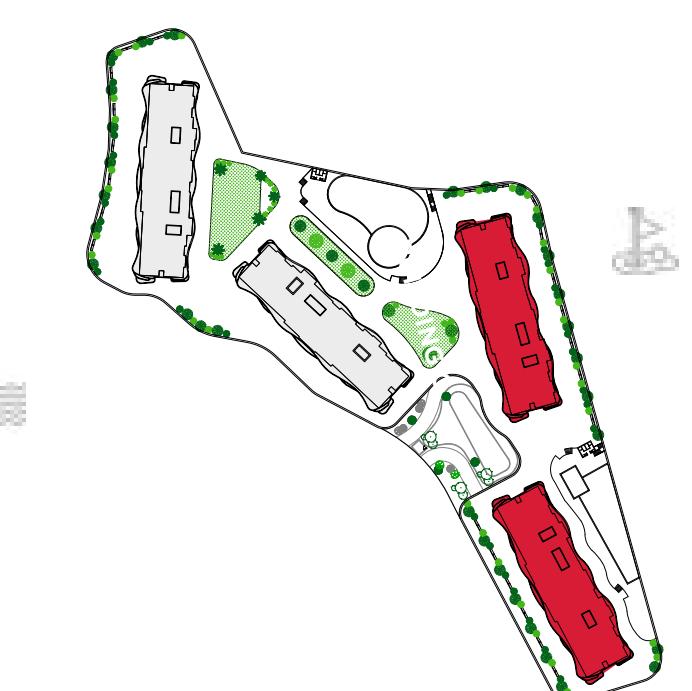




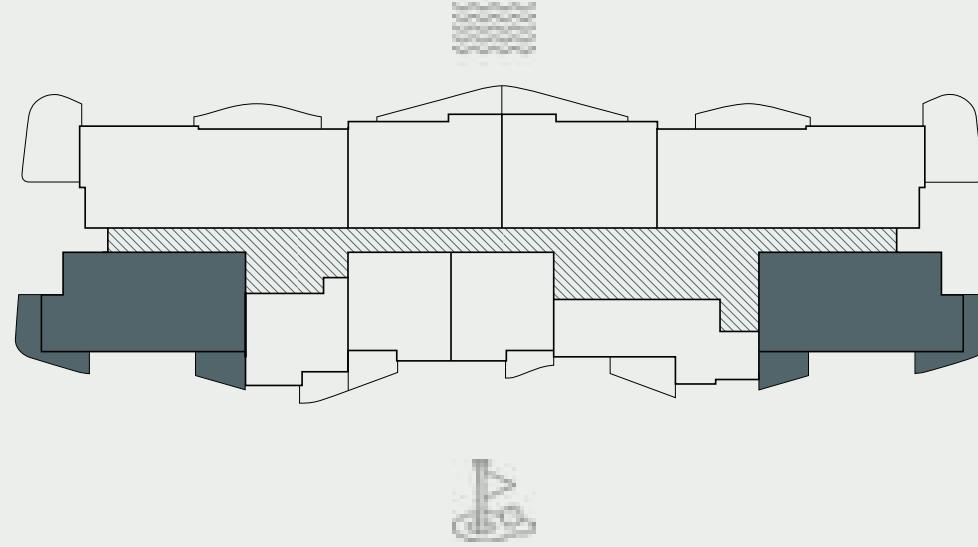
RESIDENCE	SQM	SQFT
Internal Area	77	828
Balcony Area	12 - 14	128 - 152
Total Built up Area	89 - 91	956 - 980
Parking Space	1	

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2-BEDS/ TYPE 2C



FLOOR 9

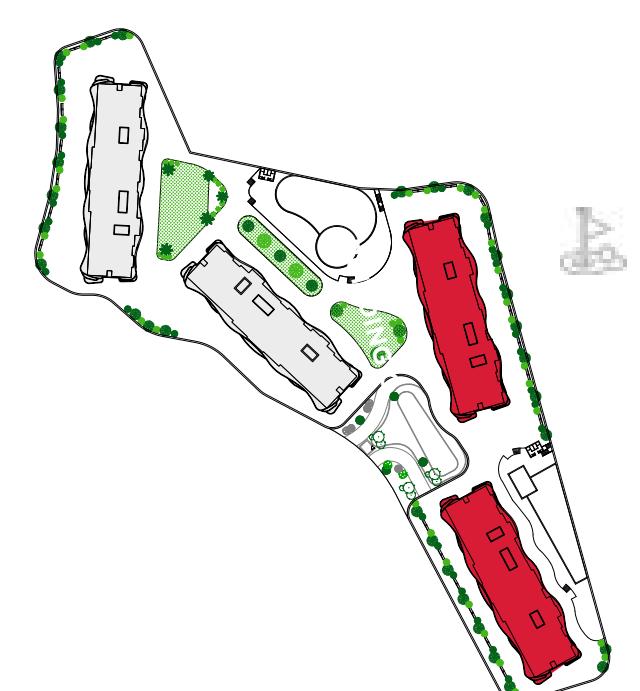


2-BEDS/ TYPE 2D

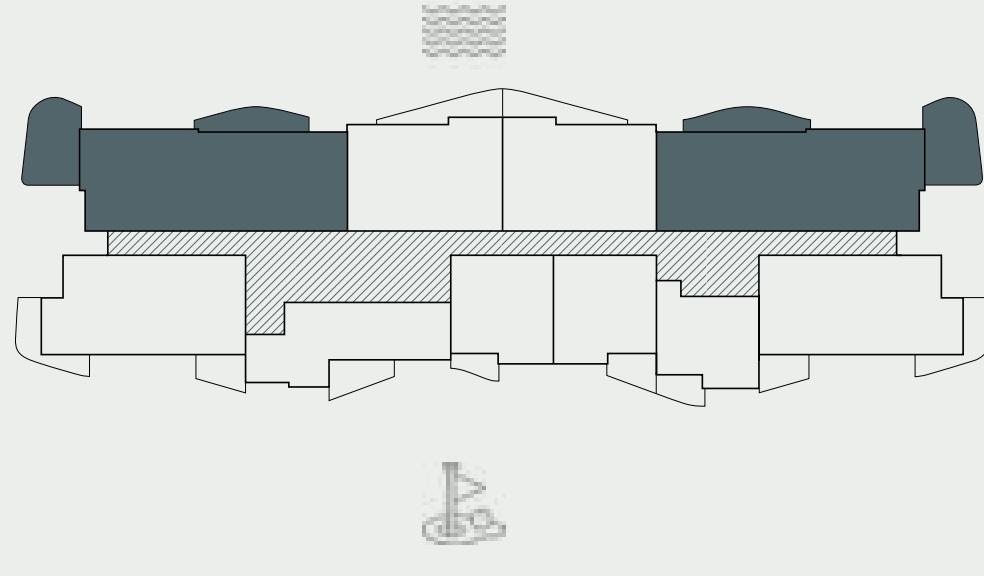


RESIDENCE	SQM	SQFT
Internal Area	94	1012
Balcony Area	21	226
Total Built up Area	115	1238
Parking Space	1	

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FLOOR 9

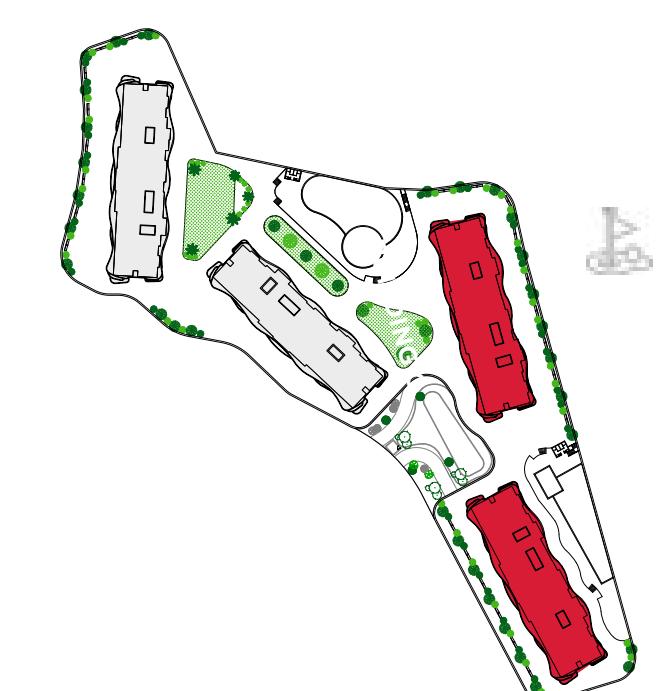


3-BEDS/ TYPE 3A



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 PLC is an international real estate developer specializing in exclusive luxury developments across the world's most coveted cosmopolitan cities.

Catering to global citizens seeking prime investments, second homes, and luxury living, DarGlobal transforms real estate into economic catalysts, unlocking opportunities for both investors and the countries it enters.

DarGlobal has partnered with over 10 world-renowned luxury brands, including Trump Organization, Aston Martin, Automobili Lamborghini, ELIE SAAB, Marriott Residences, Missoni, Mouawad, Pagani Automobili, W Hotels, and Versace. These collaborations offer unique investment opportunities in global cities, providing both wealth growth and protection.

Listed on the London Stock Exchange, DarGlobal goes beyond property development, it drives economic transformation by attracting international clients and Foreign Direct Investment (FDI). By injecting capital, confidence, and industry expertise, DarGlobal enhances local infrastructure while elevating the global appeal of each destination.

With a presence in 14 international cities across 9 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Greece, Saudi Arabia, the UAE, Oman, and Qatar. The company is also expanding into world-class hospitality, developing luxury hotels in Dubai, the Maldives, and Oman.

To support its international clientele, DarGlobal has sales and customer service offices in New York, London, Marbella, Athens, Dubai, Jeddah, Riyadh, Muscat, and Doha.



LONDON
STOCK
EXCHANGE



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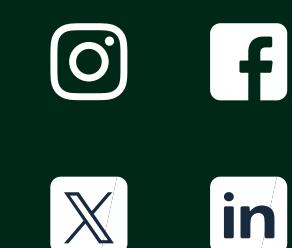
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