



*the*  
great  
escape

SIGNATURE  
RESIDENCES

AIDA  
MUSCAT



ESCAPE TO

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

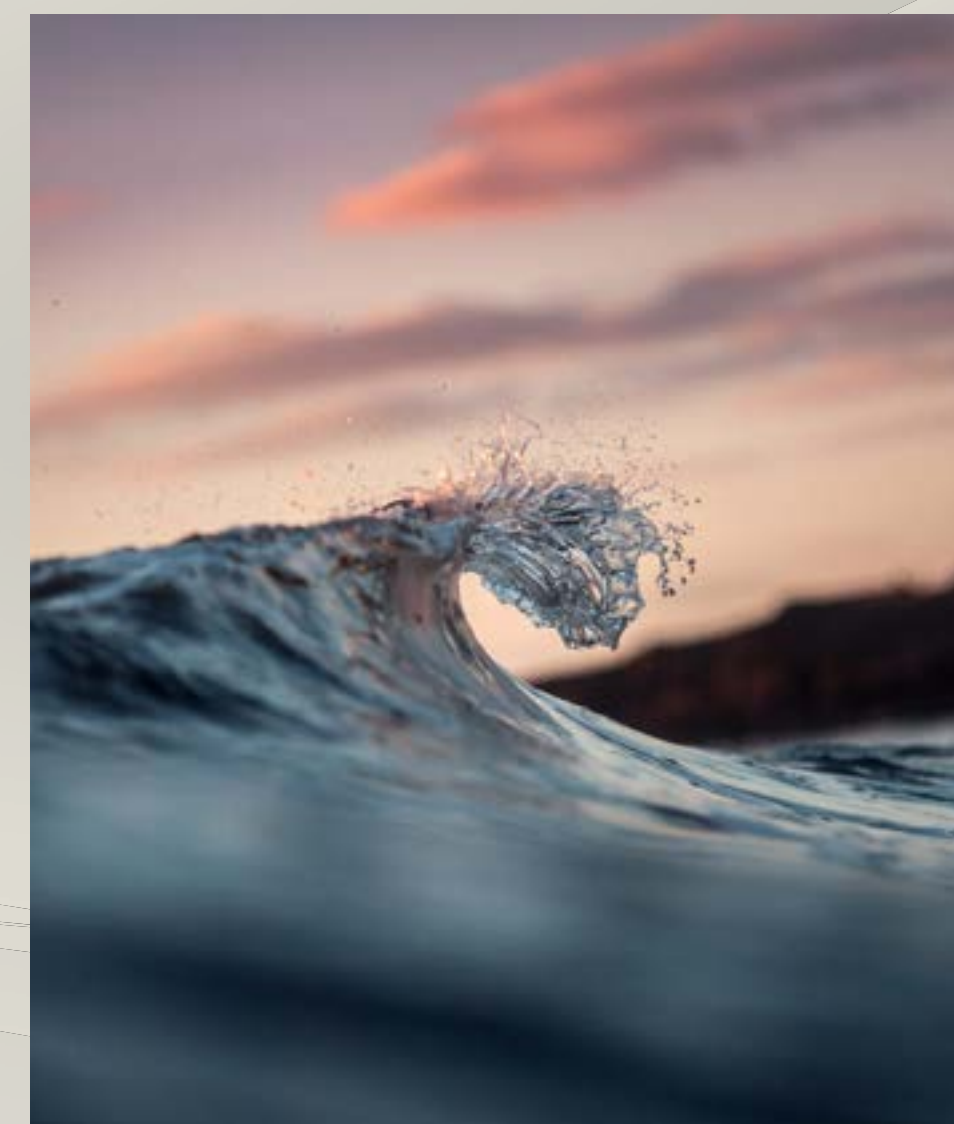
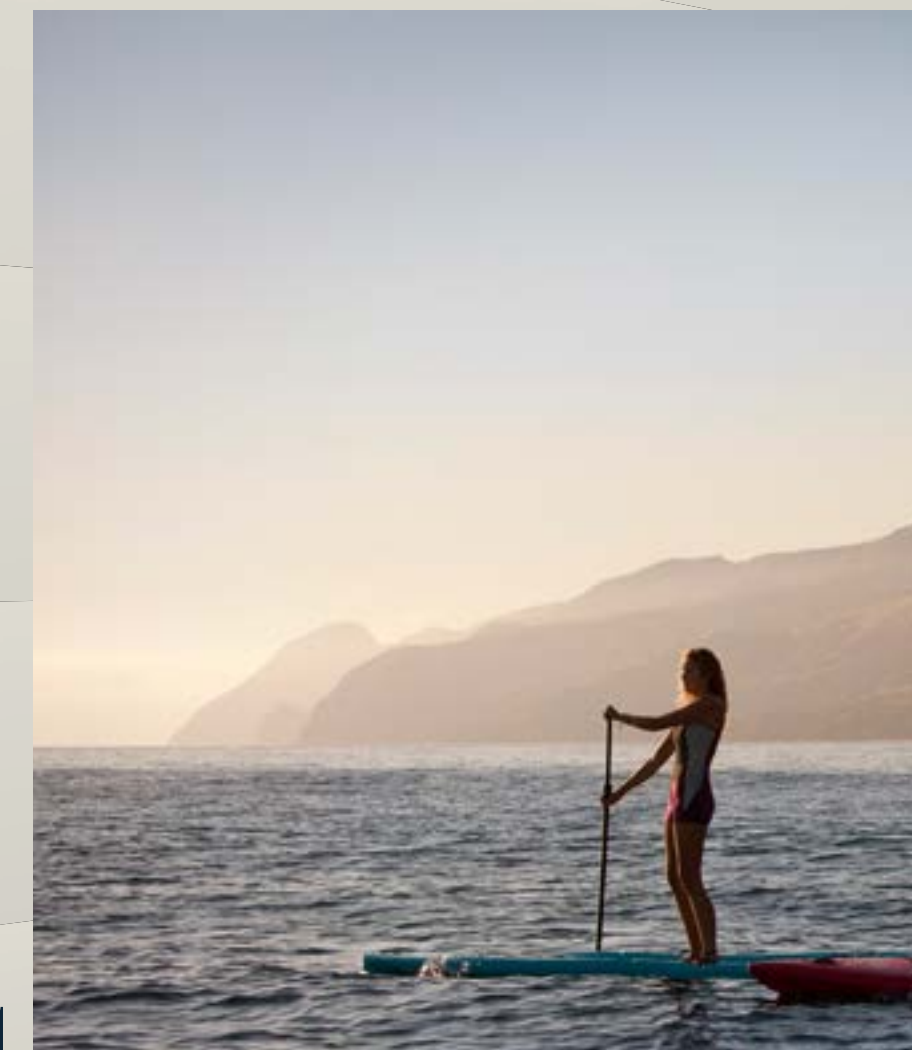
CLIFFS AND  
VALLEYS

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





*the*  
**great**  
*escape*  
SIGNATURE  
RESIDENCES

The Great Escape is a vibrant residential complex, comprising of two striking buildings. One standing 7 stories tall and the other at 9 stories. Drawing inspiration from the breathtaking surroundings and the sea by blending curvaceous shapes and straight forms.







# 360° VIEWS: RESHAPING DAILY LIFE

AT 130 METERS & BEYOND



360° VIEWS

*Panoramic expanse of AIDA  
& the Trump International  
Golf Course Oman*





360° VIEWS

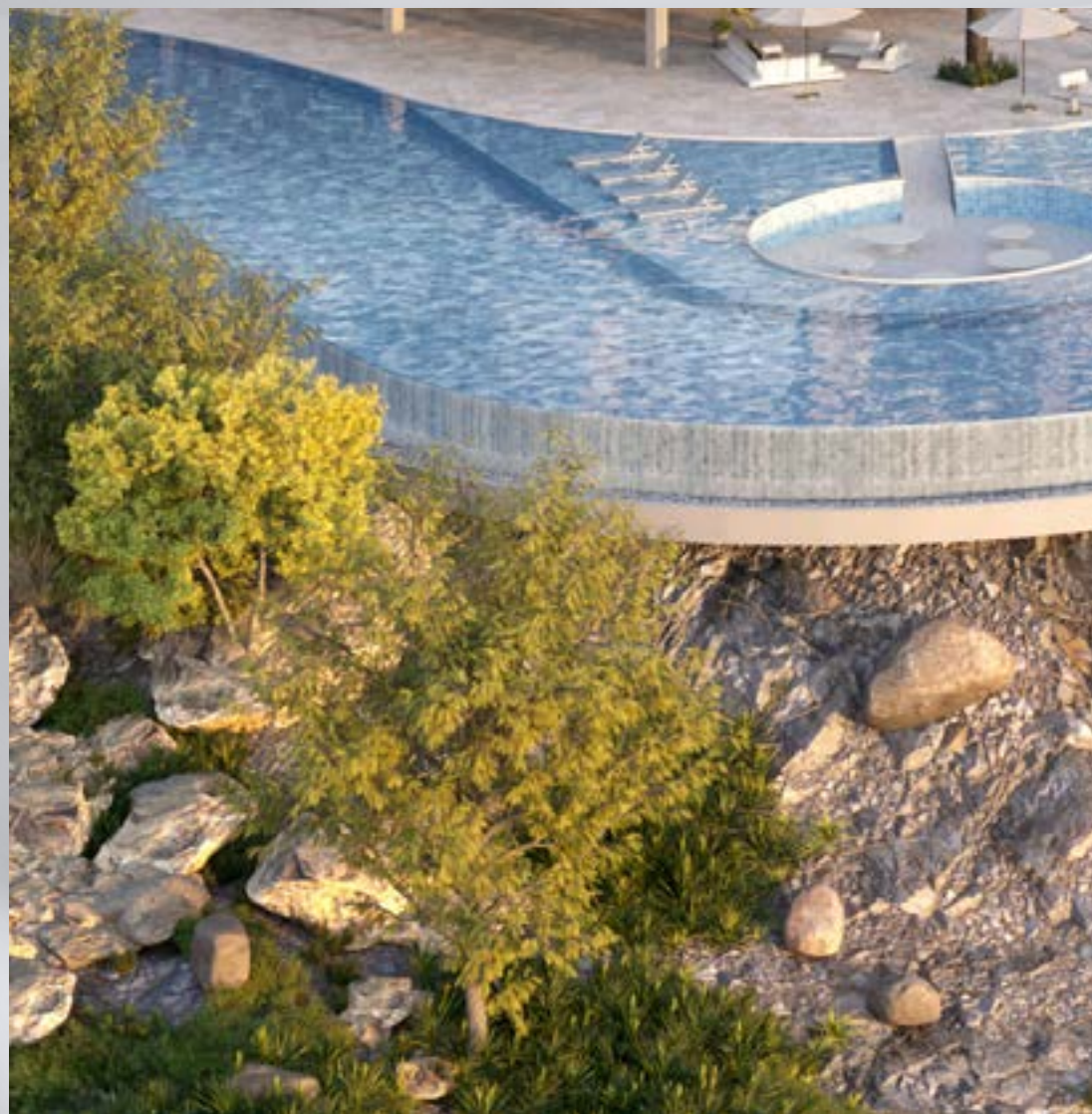
*Muscat coastline & its pristine  
natural surroundings*





# *A Heightened Perspective*

EXPERIENCE THE GREAT ESCAPE'S 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 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.

## A M E N I T I E S



CLIFF EDGE  
INFINITY  
POOL



PREMIUM  
FITNESS  
CENTRE



24 / 7  
SECURITY



CHILDREN  
SWIMMING  
POOL



CHILDREN  
PLAY  
AREA



*Elevation  
Building A & B*



- BUILDING A -  
G + 9



- BUILDING B -  
G + 7



A wide-angle photograph of a modern, high-rise balcony. The balcony is furnished with contemporary outdoor furniture, including a large sectional sofa, a lounge chair, and several armchairs. A glass railing provides a clear view of the surrounding landscape, which includes a coastal town, a golf course, and the sea. The sky is filled with soft, golden clouds, suggesting a sunset or sunrise. The balcony is part of a modern building, with a large window and a white curtain visible on the right side.

## *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*





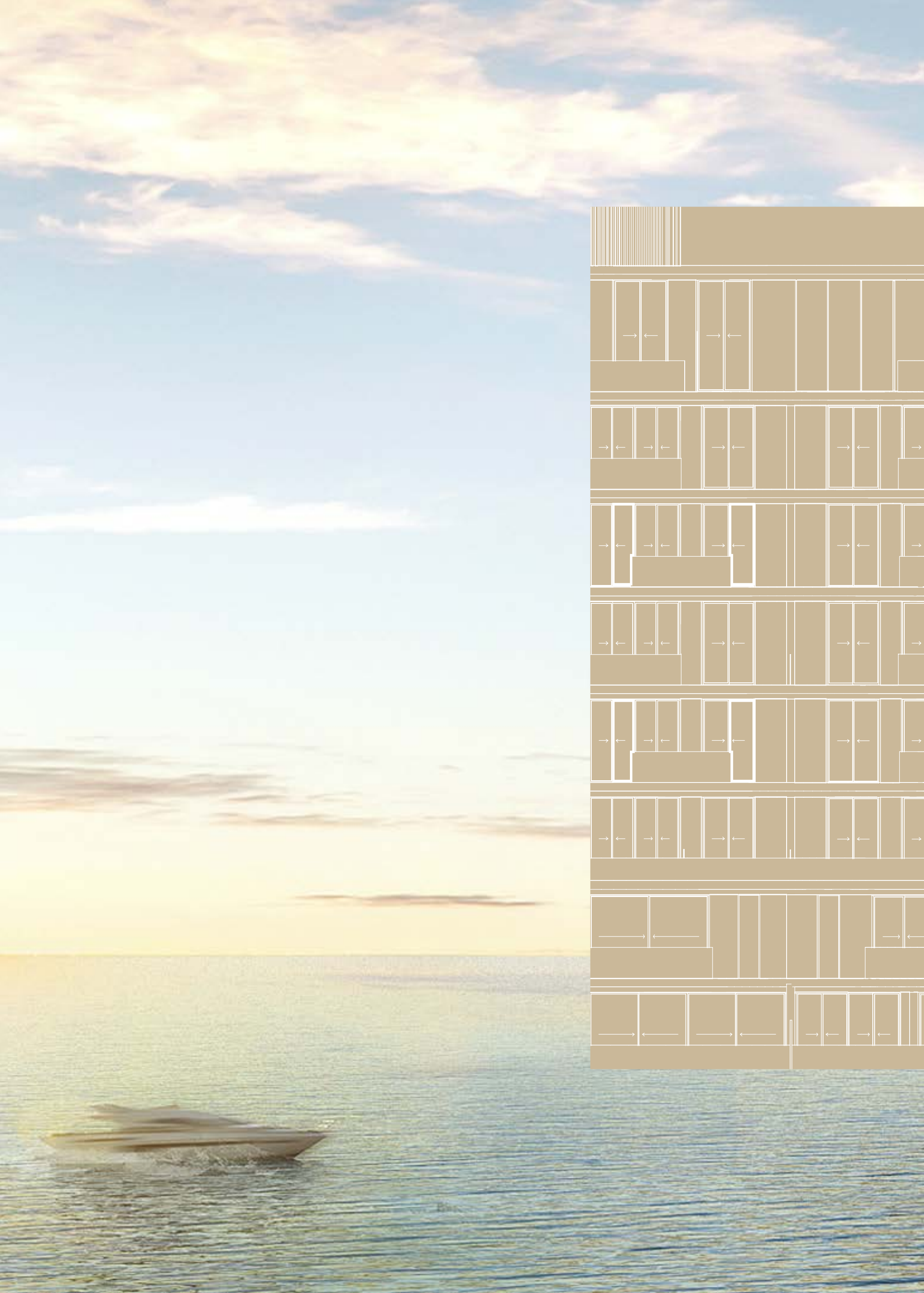


*An Exhilarating Escape  
at Every Corner*

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.








# *SPECIFICATIONS* & FLOOR PLANS

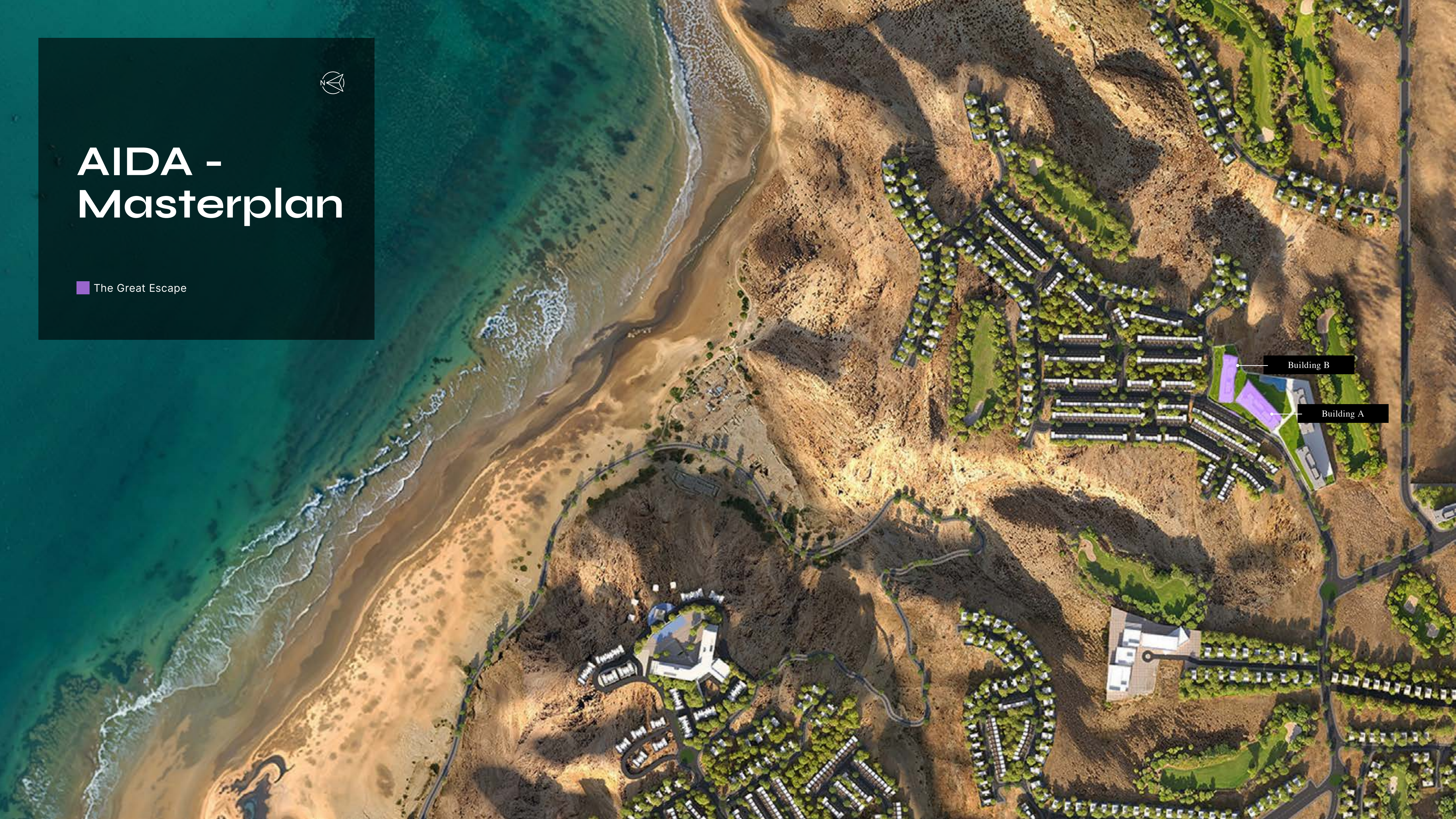
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# AIDA - Masterplan

 The Great Escape







# PROJECT DETAILS+ SPECIFICATIONS/

## PROJECT

- Location: AIDA, Yiti and Yenkit, Oman
- Developer: Dar Global PLC
- Configuration: 2 buildings, G+7 and G+9
- Unit type: Unfurnished
- 1-bed units: 1 parking space
- 2-bed units: 1 parking space
- 3-bed units: 2 parking spaces
- 3-bed Garden Villa 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
- • Kids play area
- • Changing facilities
- • Viewing Deck
- Hiking Trail
- Mountain Bike Trail
- Outdoor Landscapes
- Running Trail
- Promenades

## 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

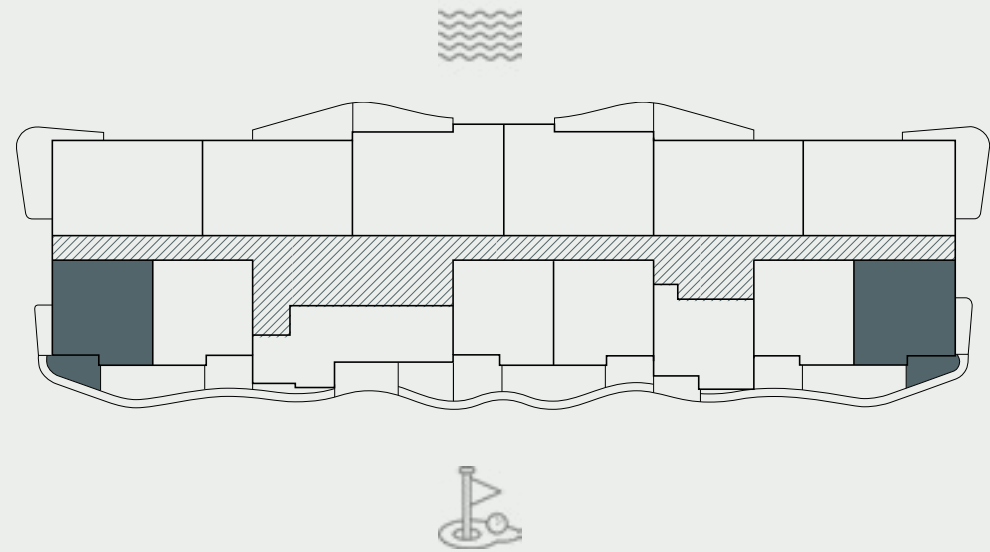
- Porcelain tiles
- Porcelain skirting tiles
- Plastered walls with emulsion paint
- Paint finish ceiling
- Built-in joinery with lacquered or laminate finish

## 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

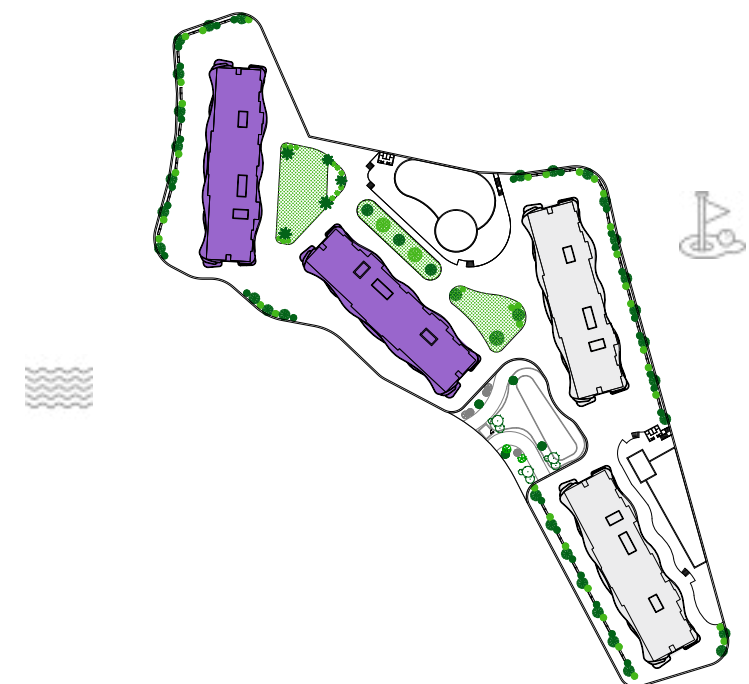


# 1-BED/ TYPE 1A



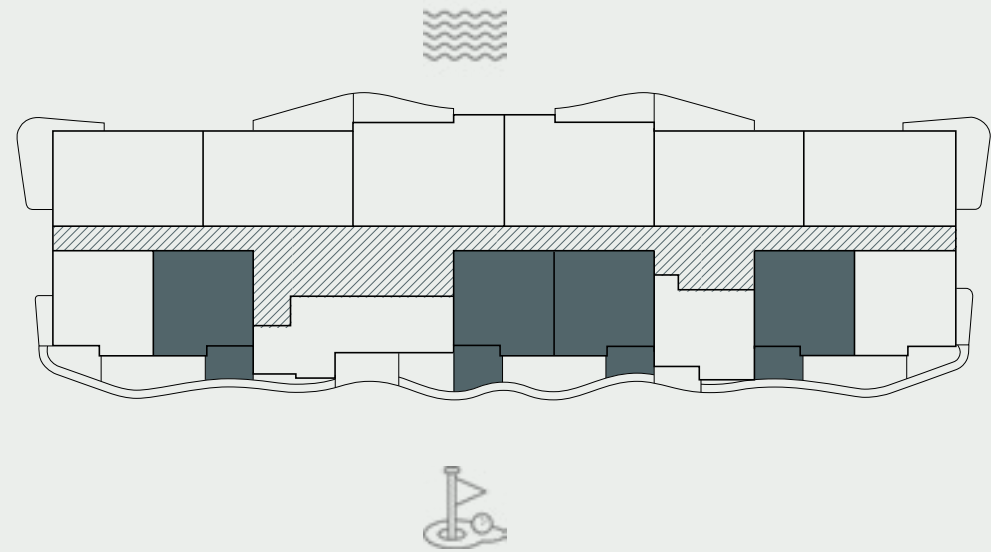
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	6 - 15	65 - 162
<b>Total Built up Area</b>	<b>59 - 68</b>	<b>635 - 732</b>
Parking Space	1	

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# 1-BED/ TYPE 1B



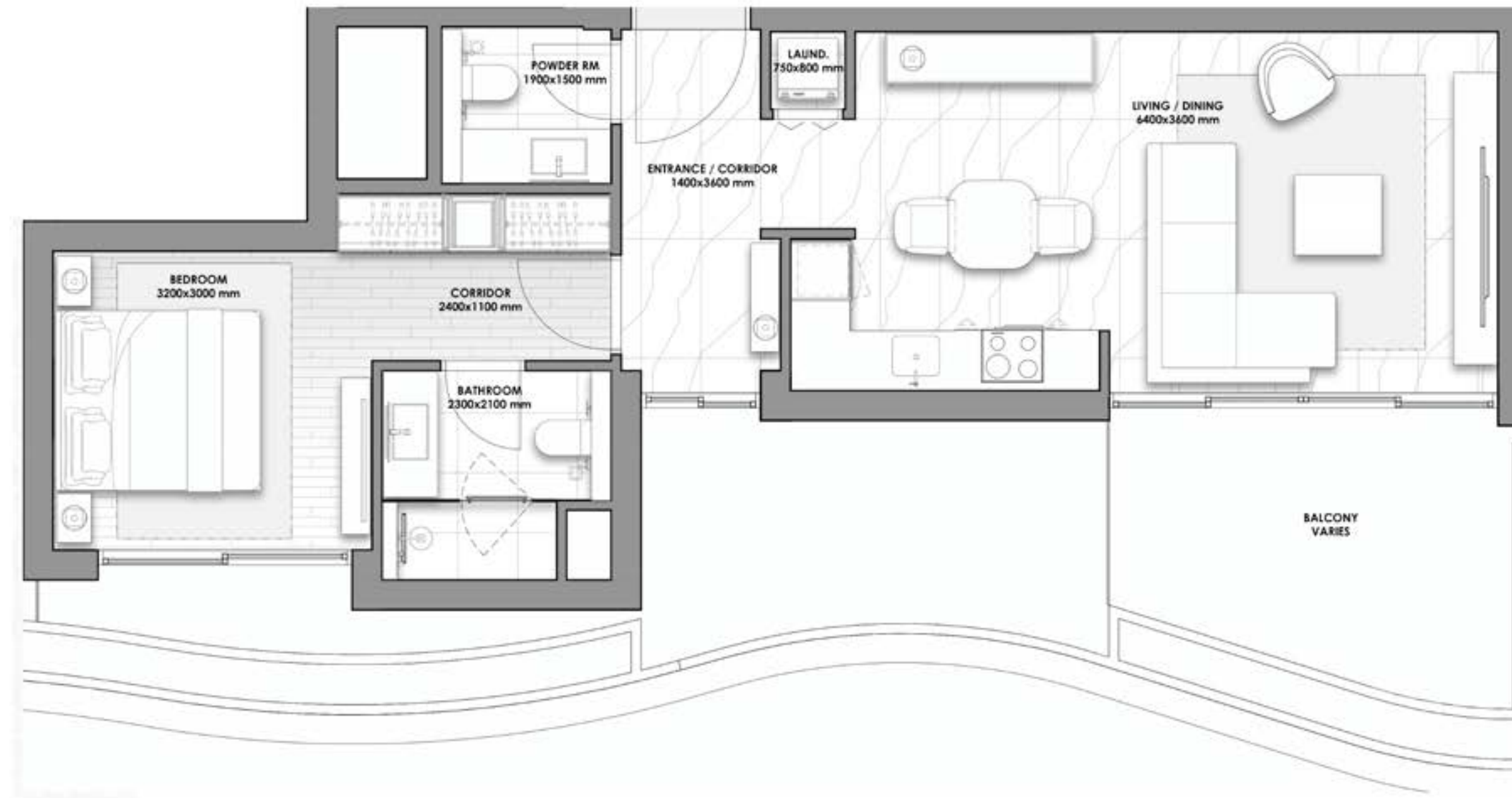
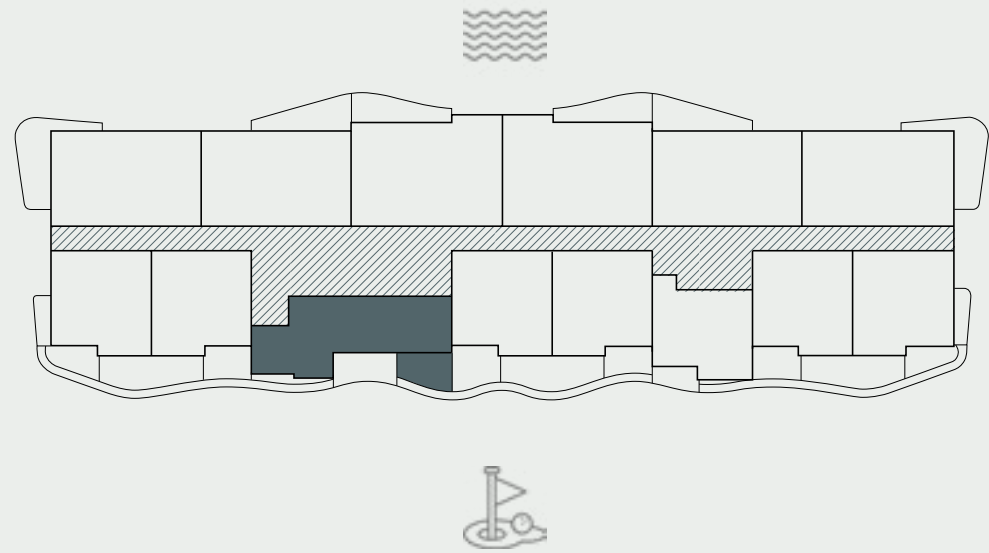
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
<b>Total Built up Area</b>	<b>58 - 66</b>	<b>624 - 710</b>
Parking Space	1	

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# 1-BED/ TYPE 1C



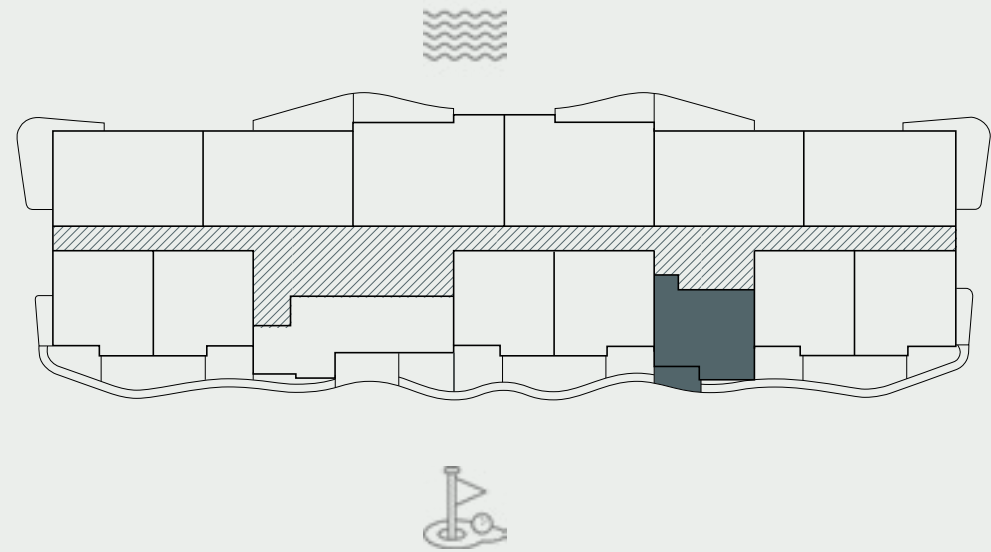
RESIDENCE	SQM	SQFT
Internal Area	59	635
Balcony Area	5 - 12	54 - 129
<b>Total Built up Area</b>	<b>64 - 71</b>	<b>689 - 764</b>
Parking Space	1	

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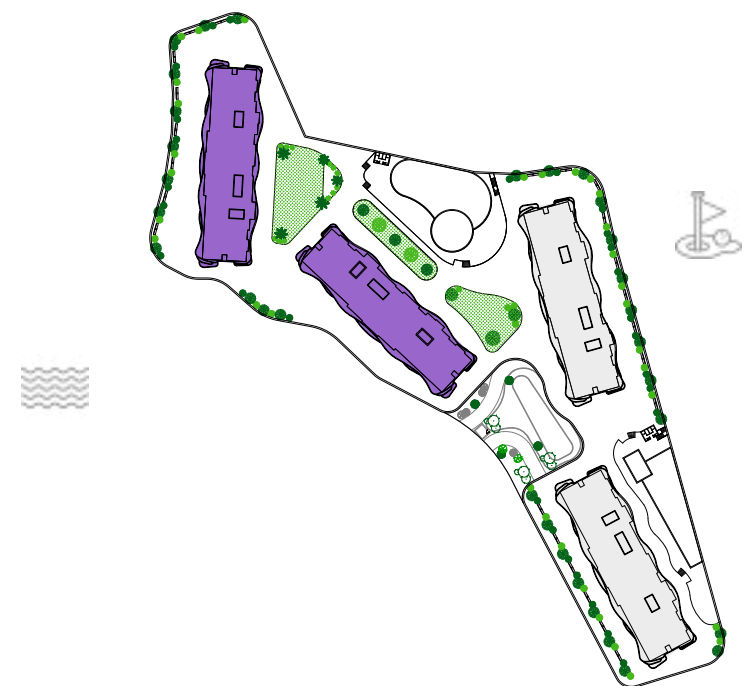
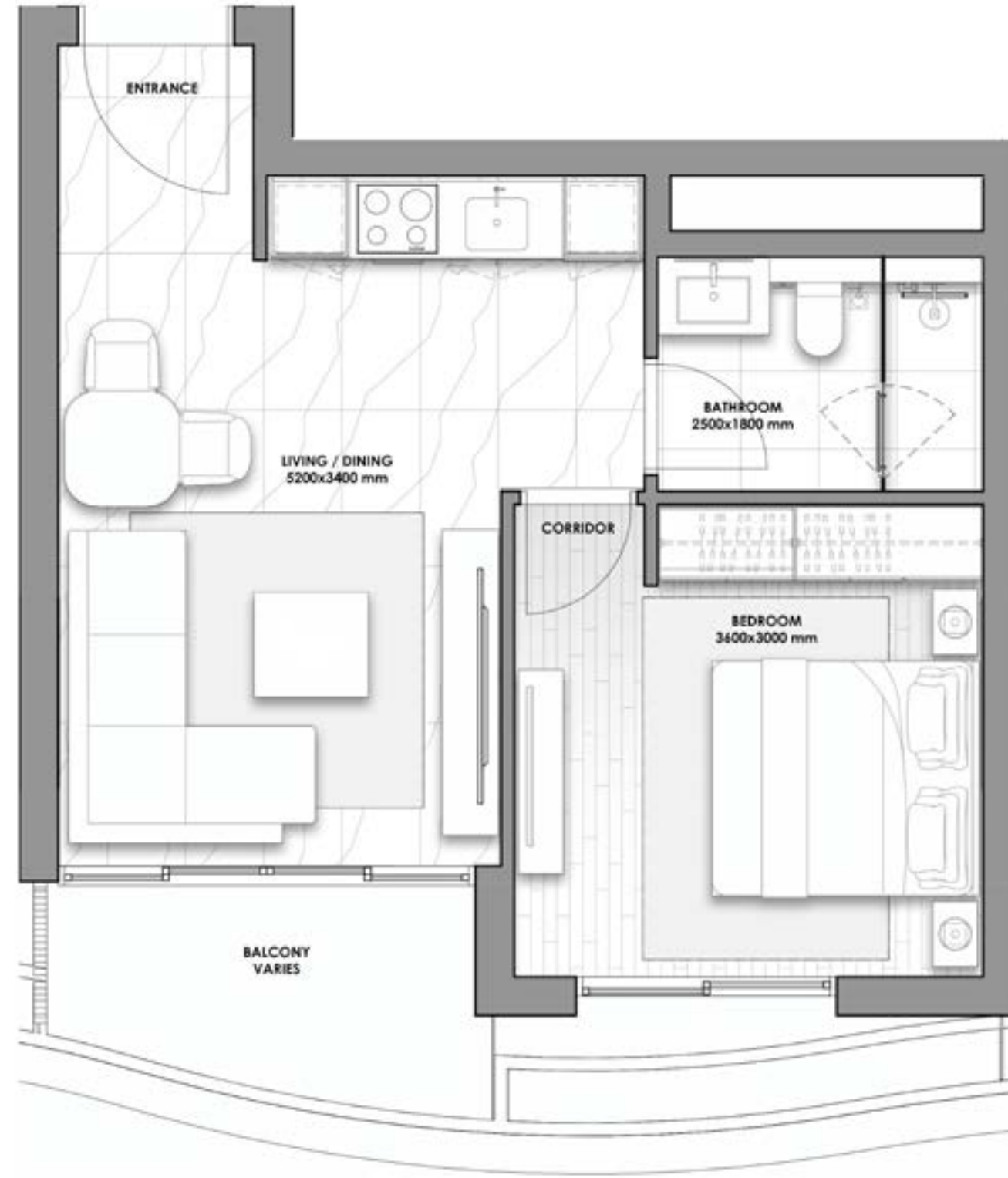


# 1-BED/ TYPE 1D



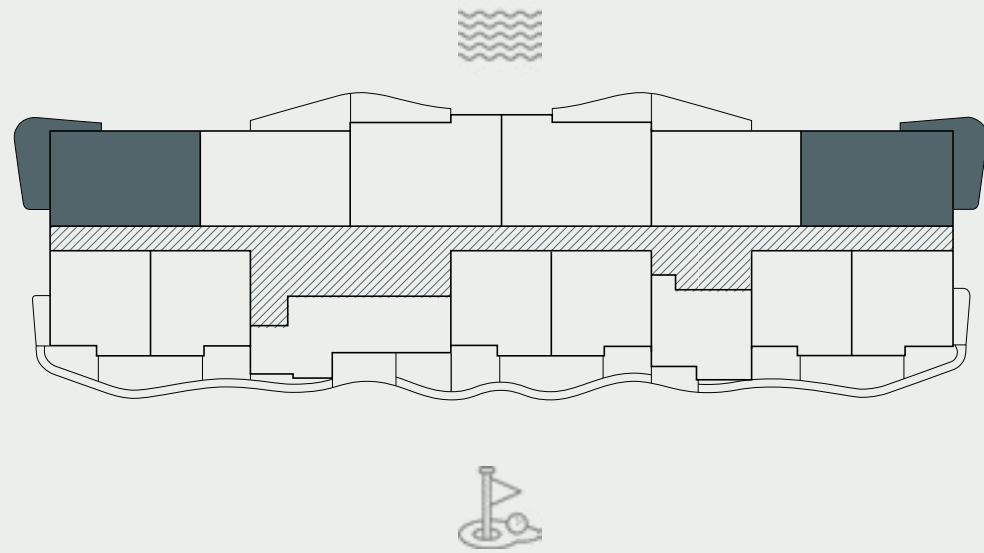
RESIDENCE	SQM	SQFT
Internal Area	44	474
Balcony Area	5 - 7	54 - 75
<b>Total Built up Area</b>	<b>49 - 51</b>	<b>528 - 549</b>
Parking Space	1	

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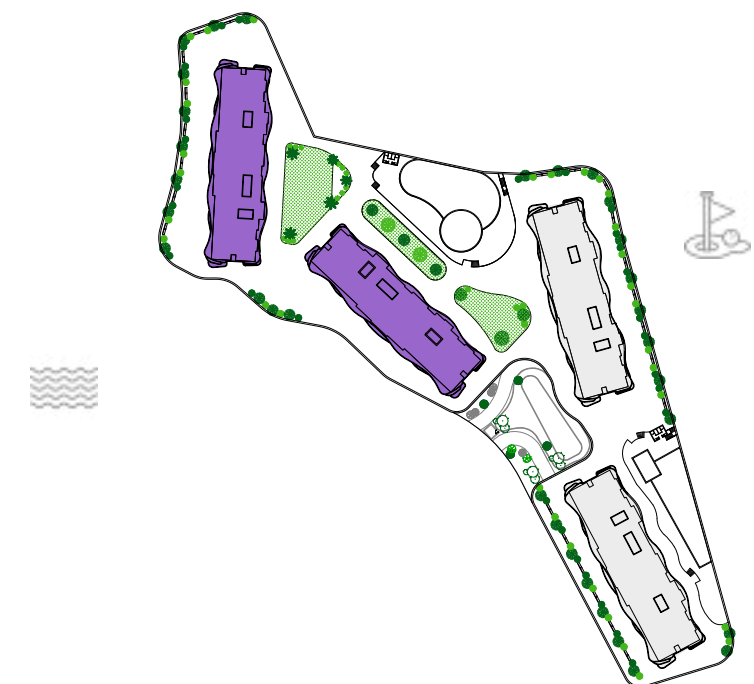


# 2-BEDS/ TYPE 2A



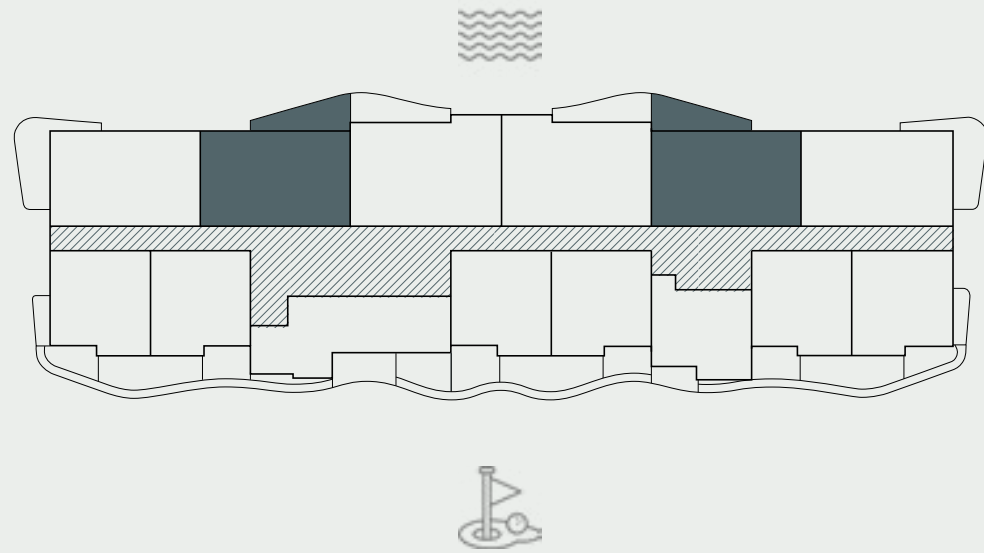
RESIDENCE	SQM	SQFT
Internal Area	74	796
Balcony Area	15 - 19	162 - 204
<b>Total Built up Area</b>	<b>89 - 93</b>	<b>958 - 1000</b>
Parking Space	1	

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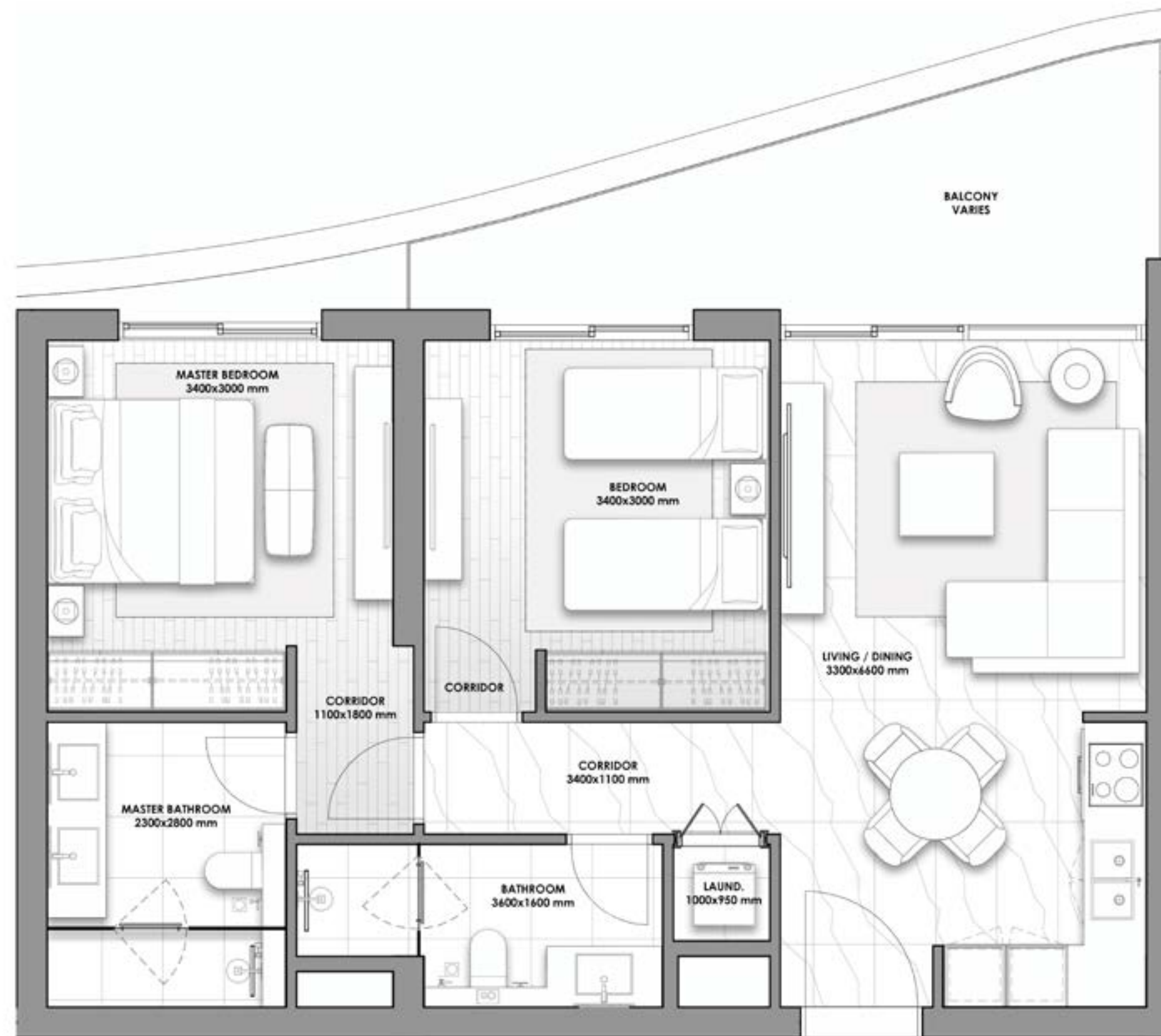


# 2-BEDS/ TYPE 2B



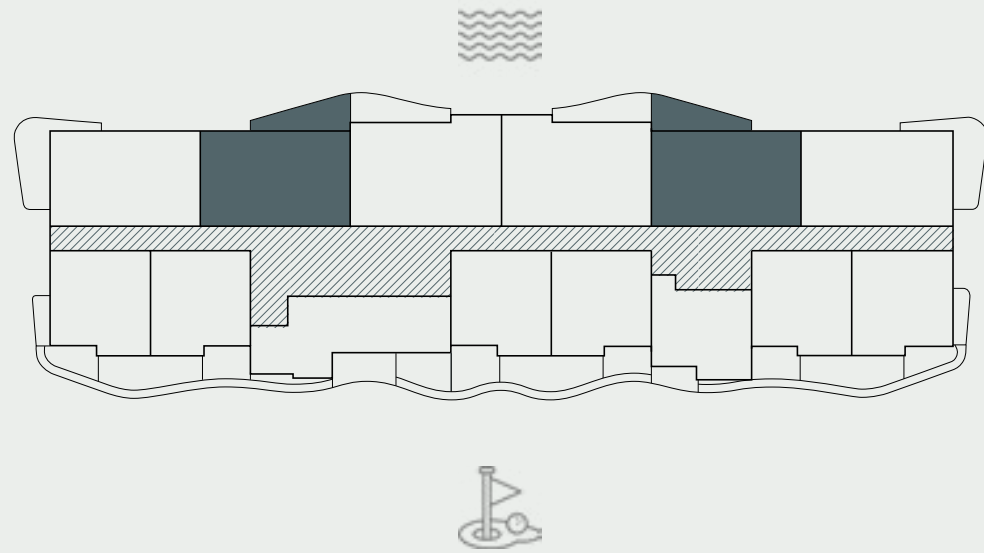
RESIDENCE	SQM	SQFT
Internal Area	75	807
Balcony Area	13 - 15	140 - 162
<b>Total Built up Area</b>	<b>88 - 90</b>	<b>947 - 969</b>
Parking Space	1	

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# 2-BEDS/ TYPE 2C



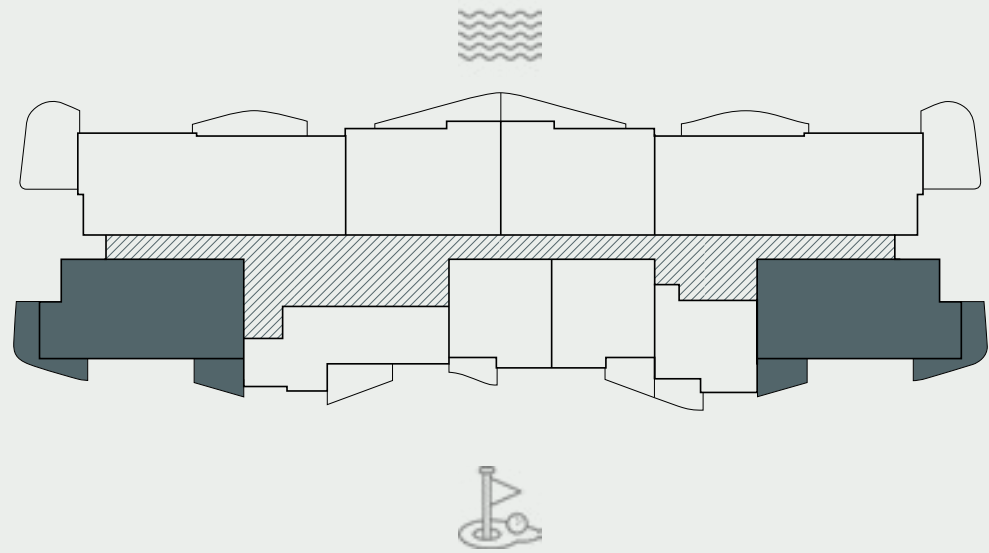
RESIDENCE	SQM	SQFT
Internal Area	77	828
Balcony Area	12 - 14	128 - 152
<b>Total Built up Area</b>	<b>89 - 91</b>	<b>956 - 980</b>
Parking Space	1	

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# 2-BEDS/ TYPE 2D



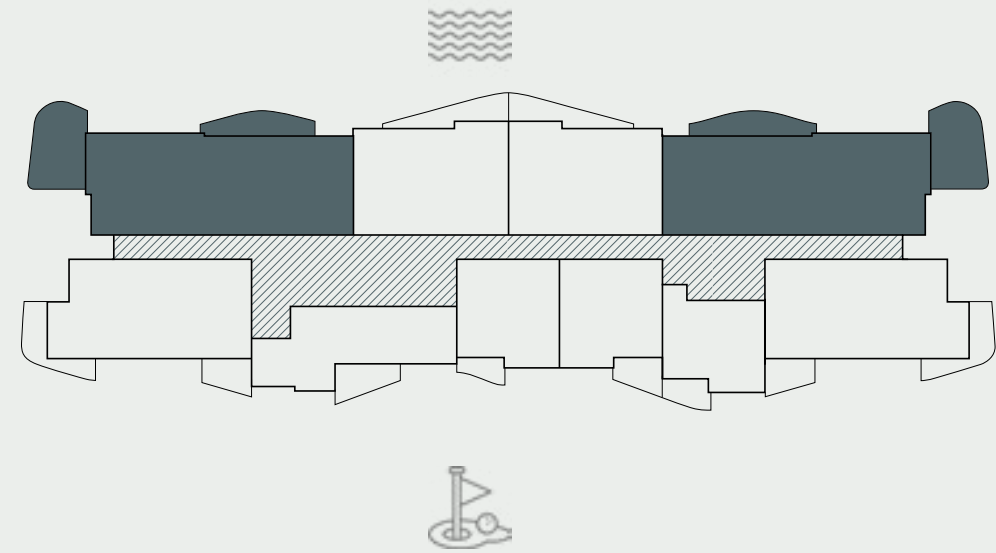
RESIDENCE	SQM	SQFT
Internal Area	94	1012
Balcony Area	21	226
<b>Total Built up Area</b>	<b>115</b>	<b>1238</b>
Parking Space	1	

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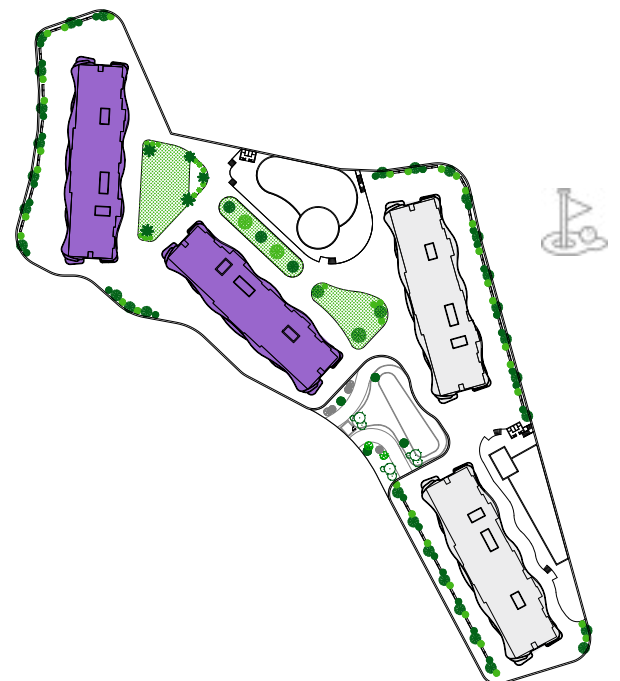


# 3-BEDS/ TYPE 3A



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

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HOME TO THE GREAT  
ESCAPE, AIDA RISES 130  
METERS ABOVE THE GULF  
OF OMAN AND EXTENDS  
NEARLY 4.3 MILLION  
SQUARE METERS.

# AIDA



Its residences start at level 40,  
presenting a luxurious seaside  
lifestyle, premier golf destination, and  
views as far as the eye can see.

*Literally, above  
and beyond*



*Comfort and  
Convenience at  
their Pinnacle.*

AIDA AMENITIES



TRUMP  
INTERNATIONAL  
GOLF CLUB OMAN



CLUBHOUSE



GATED  
COMMUNITY



LUXURY  
HOTEL



PARKS AND  
RECREATIONS



COMMUNITY  
FACILITIES





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



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*



# 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.





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.





OUR OFFICES



MUSCAT, OMAN

Royal Opera House Muscat  
Shatti Al Qurum, Muscat,  
Sultanate of Oman  
T +968 2270 2771

DUBAI, UAE

Jumeirah Emirates Towers  
30th Floor, Sheikh Zayed Road.  
PO Box 2523, Dubai,  
United Arab Emirates  
T +971 4562 9616

LONDON, UK

50 Hans Crescent,  
Knightsbridge, London,  
SW1X 0NA, United Kingdom  
T +44 20 8135 4699

DOHA, QATAR

Malibu Building,  
Lusail Entertainment City,  
Doha, Qatar  
T +974 44108282

MARBELLA, SPAIN

Marbella Club Golden Mile,  
Av. Bulevar Príncipe Alfonso  
de Hohenlohe, Marbella 29602,  
Málaga, Spain  
T +34 95112 1221

RIYADH, KSA

2135 Tahlia St.,  
Al Olaya, 12222, Riyadh,  
Kingdom of Saudi Arabia  
T +966 800 118 8081

JEDDAH, KSA

Ash Shati, 23613,  
King Abdulaziz Road, Jeddah,  
Kingdom of Saudi Arabia  
T +966 800 118 8081

NEW YORK CITY, USA

19th floor - Trump Tower  
New York, 725 5th Ave,  
NY 10022, USA  
T +1 212 715 1067

For more information on  
**The Great Escape**  
please call +968 2270 2771







[DARGLOBAL.CO.UK](http://DARGLOBAL.CO.UK)