



the
great
escape

SIGNATURE
RESIDENCES

AiDA
MUSCAT

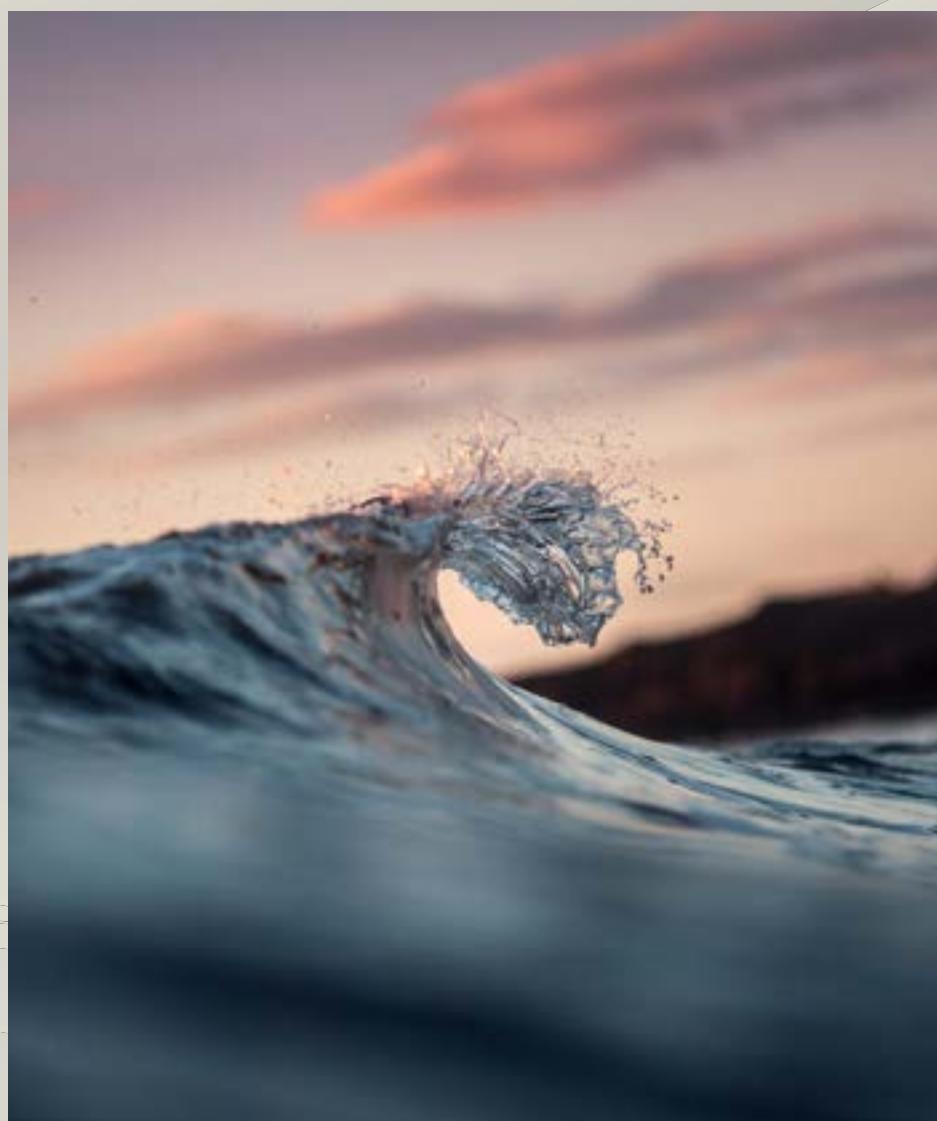
ESCAPE TO
THE THRILL OF LIFE
IMMERSED WITHIN
A BREATHTAKING
BACKDROP. (AIDA)

MUSCAT COASTAL VIEWS

CLIFFS AND
VALLEYS

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*

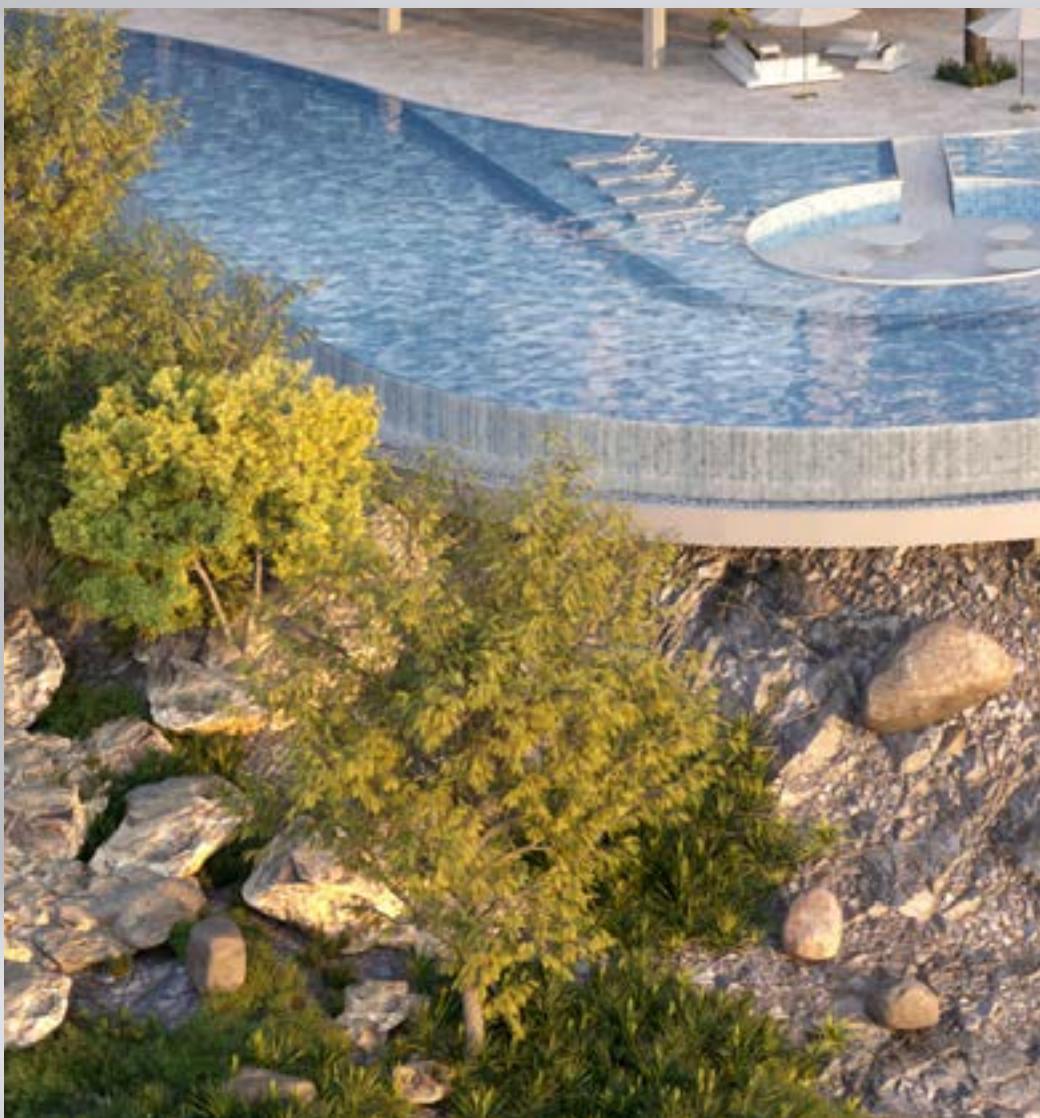


360° VIEWS

*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.

AMENITIES



CLIFF EDGE
INFINITY
POOL



PREMIUM
FITNESS
CENTRE



24 / 7
SECURITY



CHILDREN
SWIMMING
POOL



CHILDREN
PLAY
AREA

Elevation Building A & B



- B U I L D I N G A -
G + 9



- B U I L D I N G B -
G + 7

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

Floors 2-8
1-Bedroom / 2-Bedrooms

Floors GF-1

Floor 7
1-Bedroom / 2-Bedrooms /
3-Bedrooms

Floors 2-6
1-Bedroom / 2-Bedrooms

Floors GF-1



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.



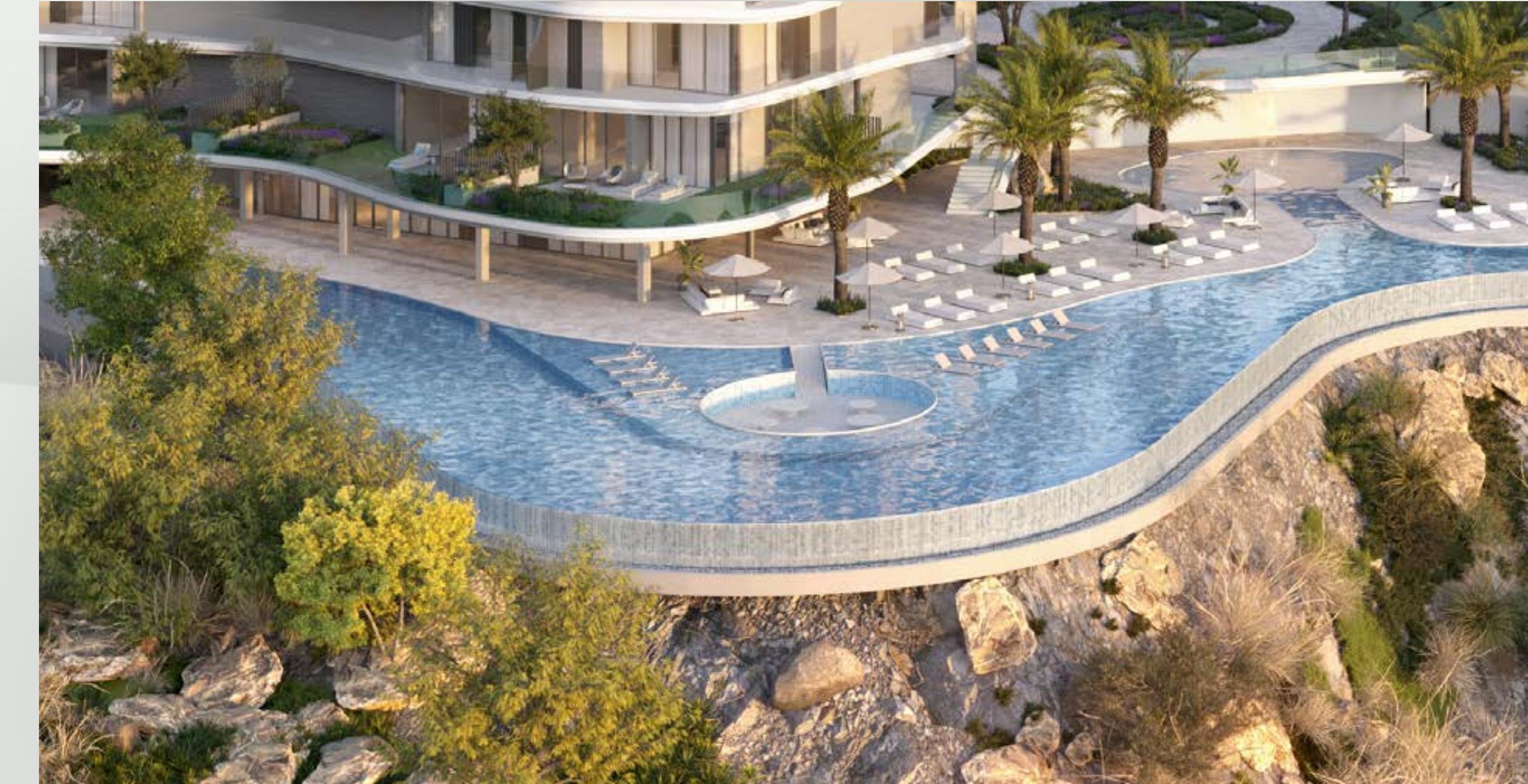
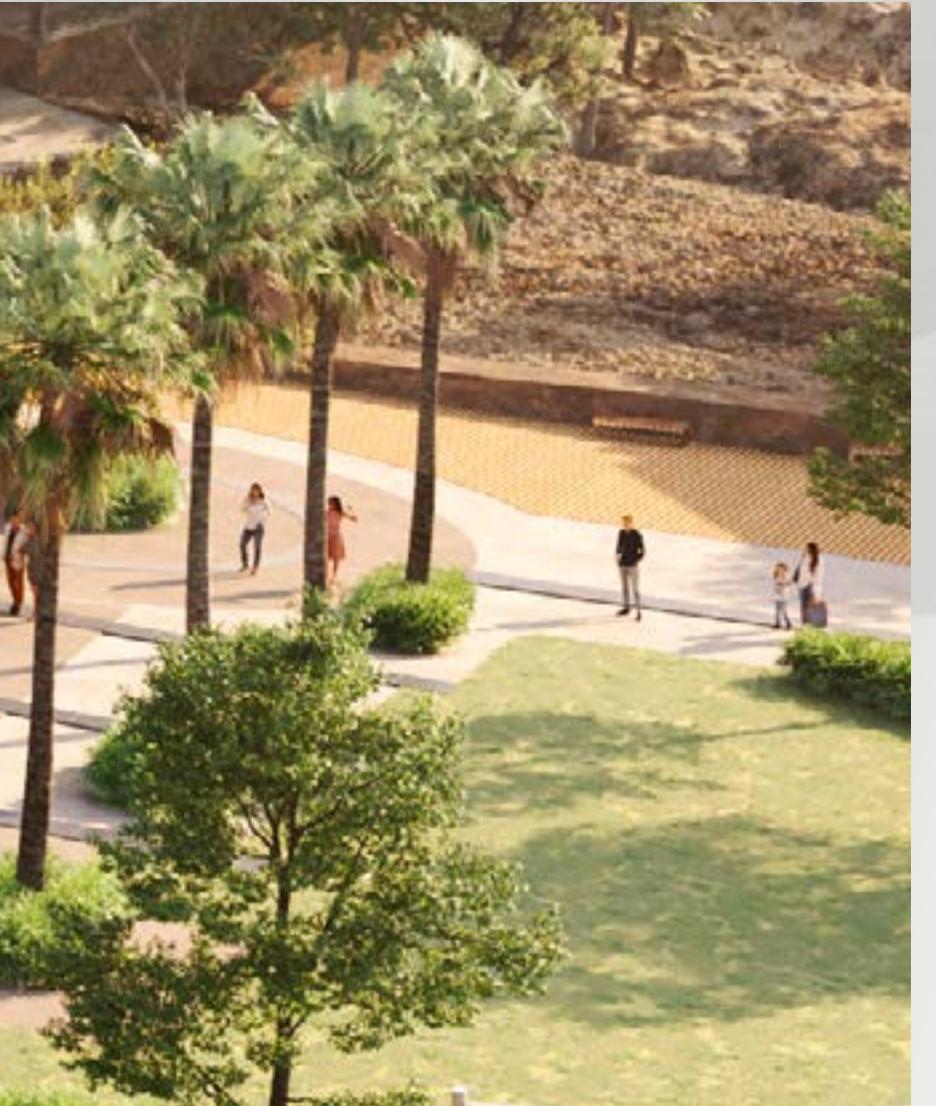
This is where residents can
relish in the beauty of their
surroundings while embracing the
thrill of their elegantly designed
home.

*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.





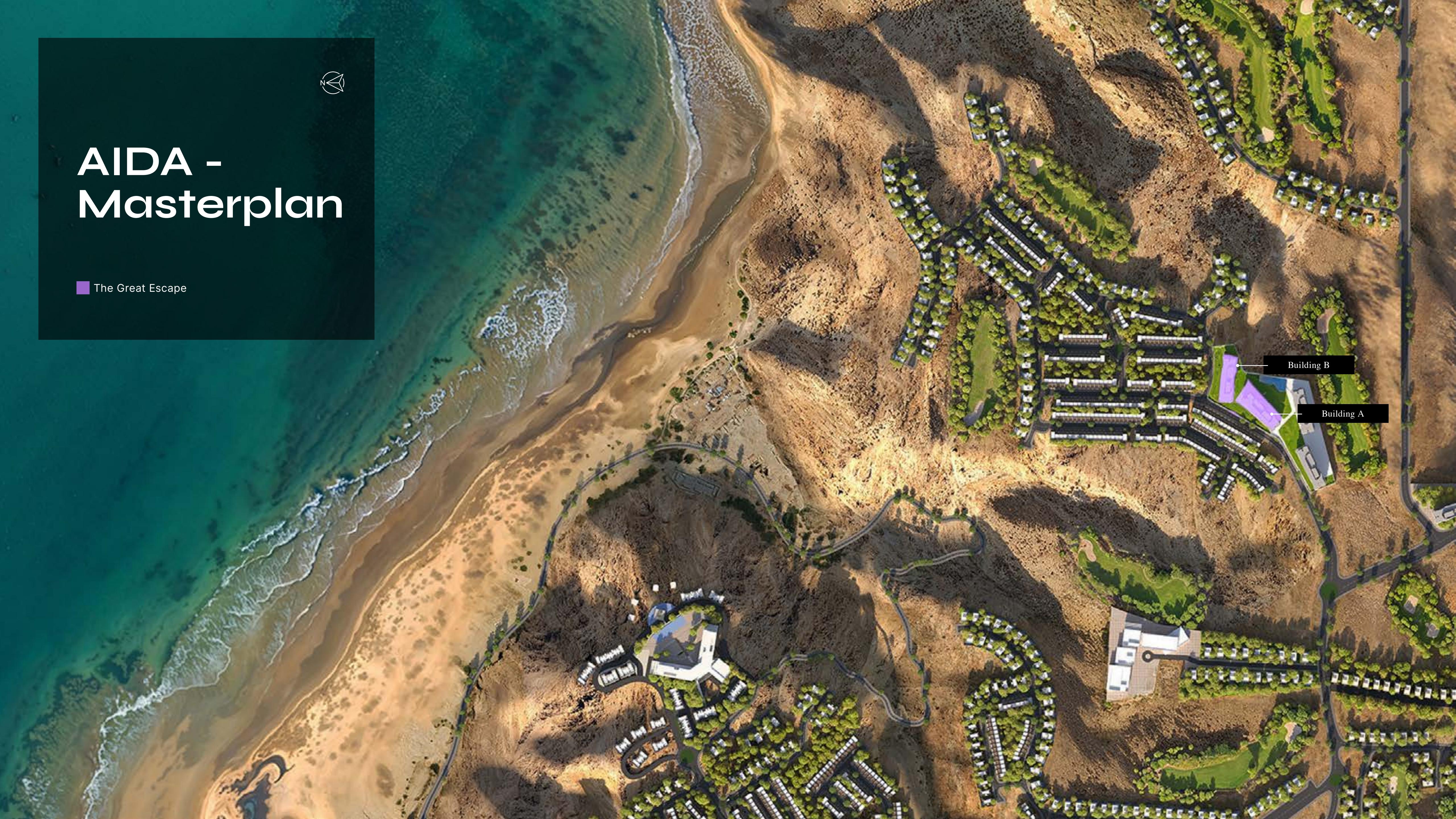
SPECIFICATIONS & FLOOR PLANS

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AIDA - Masterplan

 The Great Escape



Building B

Building A



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 | • 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

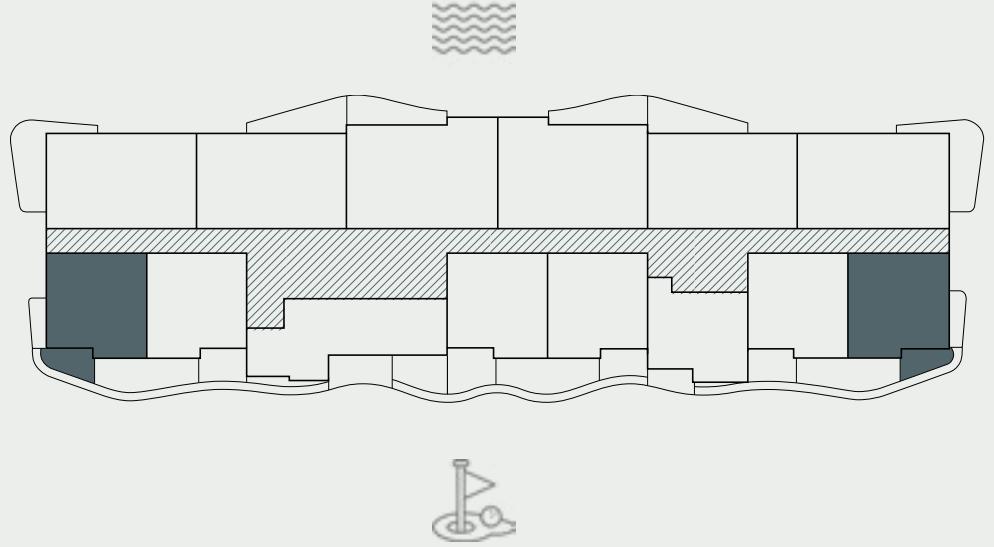
BEDROOMS

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

BATHROOMS / POWDER ROOM

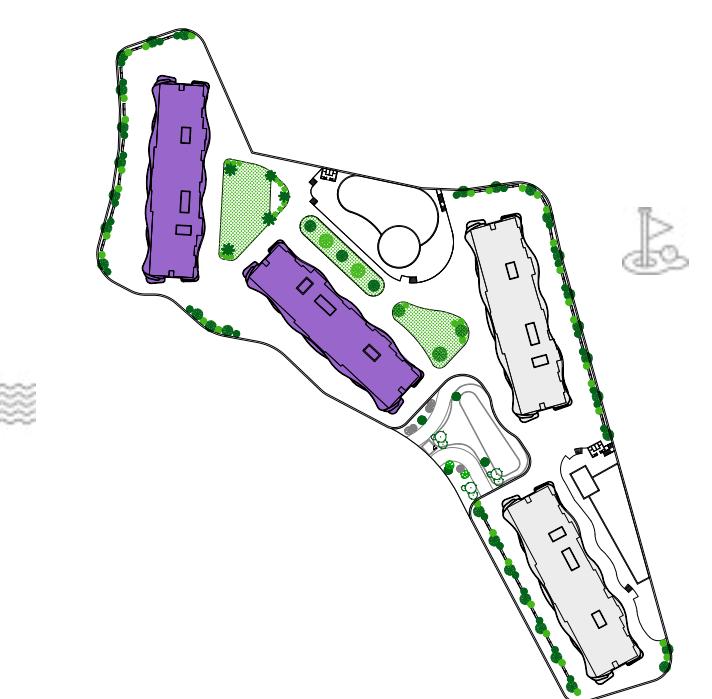
- Porcelain flooring tiles - marble look
- Porcelain wall tiles - marble look
- Moisture resistant gypsum ceiling finished with paint
- Solid surface countertops or equivalent
- Joinery with lacquered or laminate finish
- Standard sanitary fixtures and accessories
- Standard sanitary ware and accessories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

1-BED/ TYPE 1A

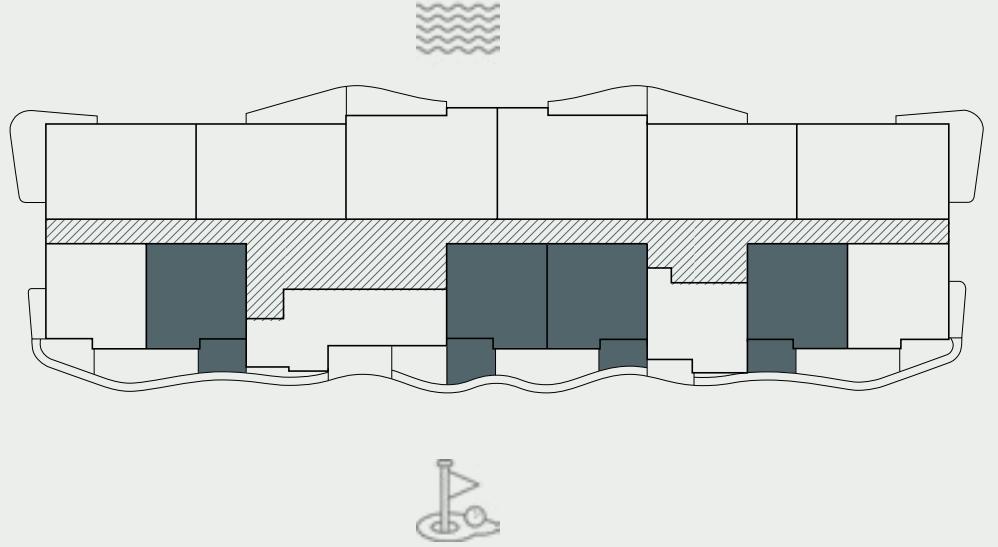


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 53 | 570 |
| Balcony Area | 6 - 15 | 65 - 162 |
| Total Built up Area | 59 - 68 | 635 - 732 |
| Parking Space | 1 | |

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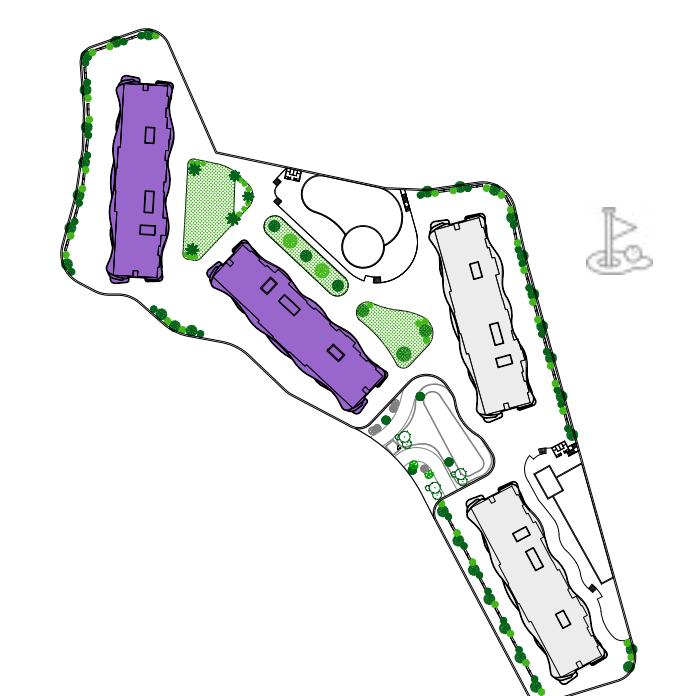


1-BED/ TYPE 1B

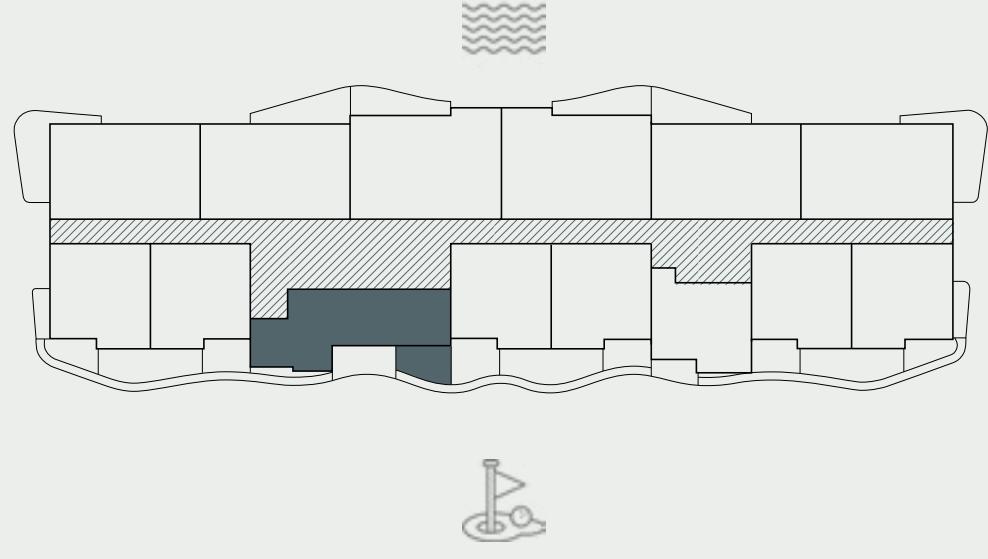


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 53 | 570 |
| Balcony Area | 5 - 13 | 54 - 140 |
| Total Built up Area | 58 - 66 | 624 - 710 |
| Parking Space | 1 | |

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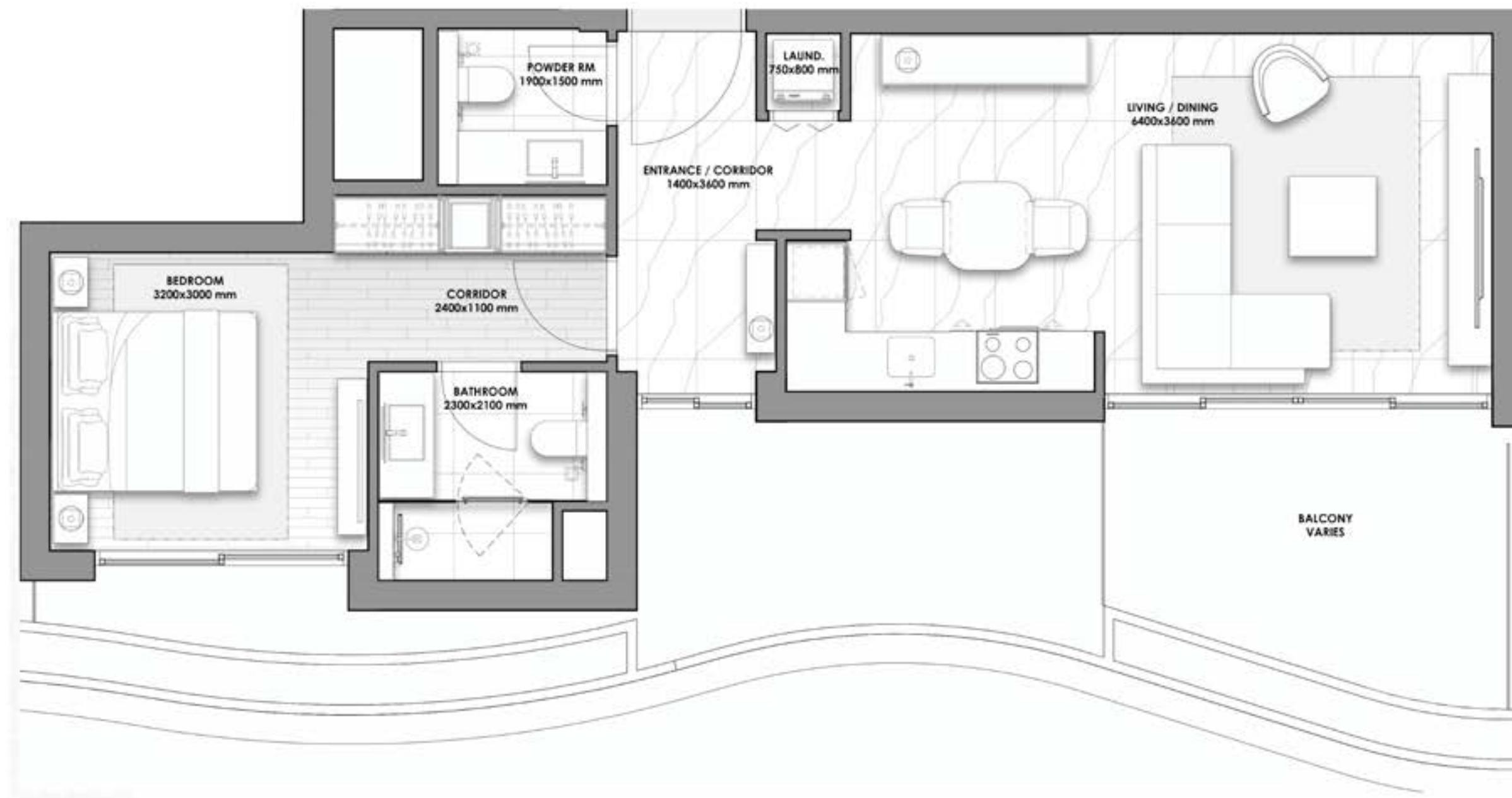


1-BED/ TYPE 1C

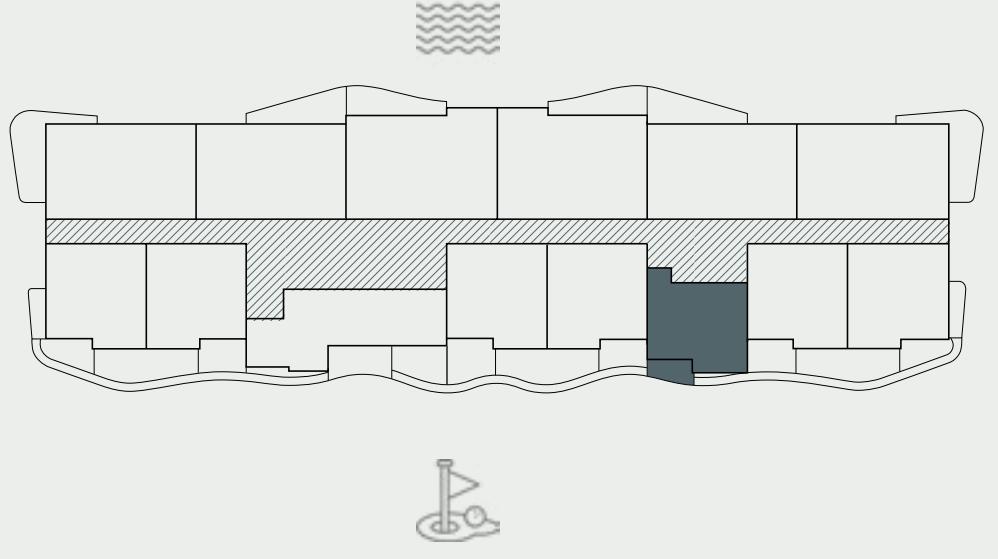


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 59 | 635 |
| Balcony Area | 5 - 12 | 54 - 129 |
| Total Built up Area | 64 - 71 | 689 - 764 |
| Parking Space | 1 | |

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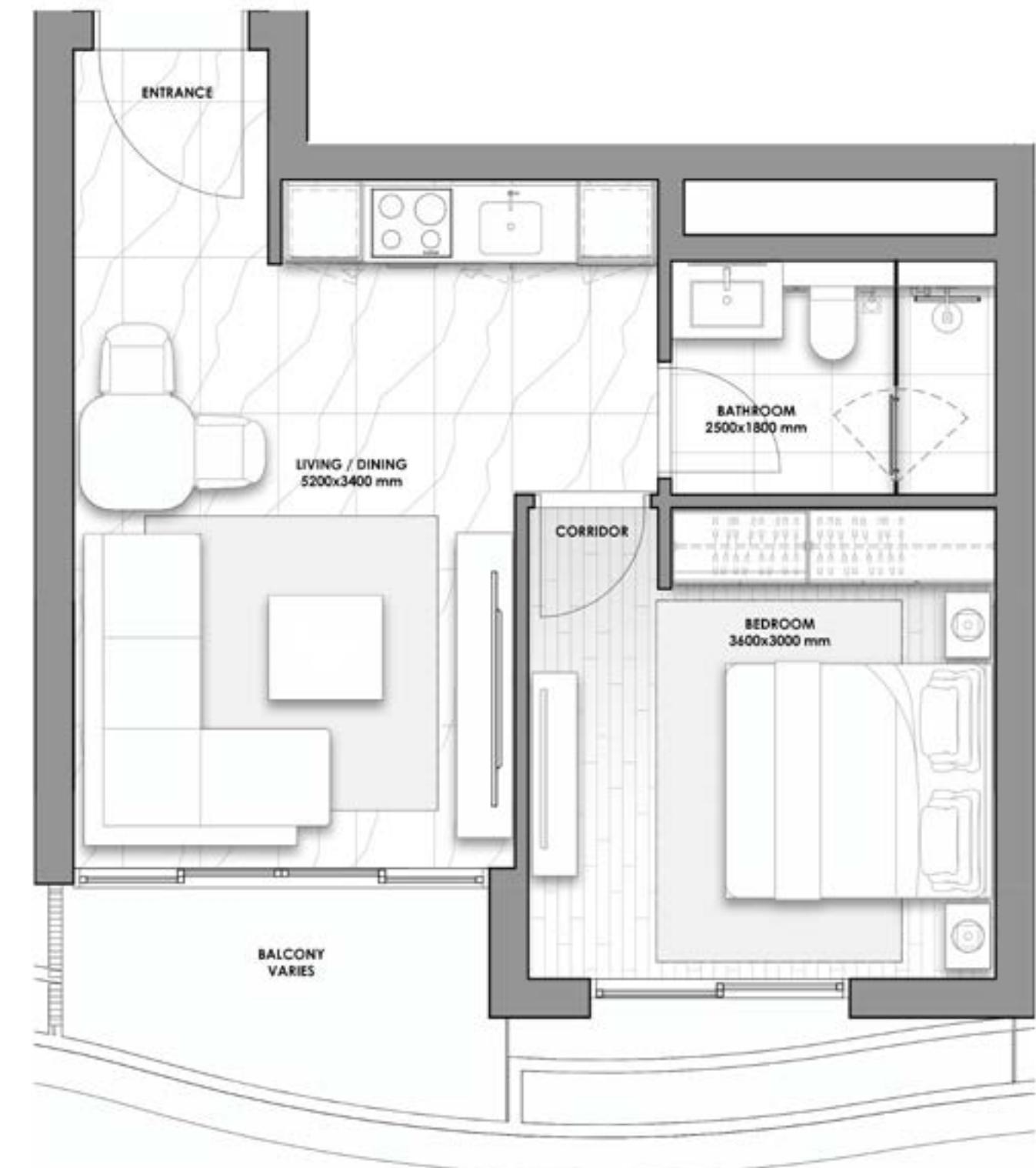


1-BED/ TYPE 1D

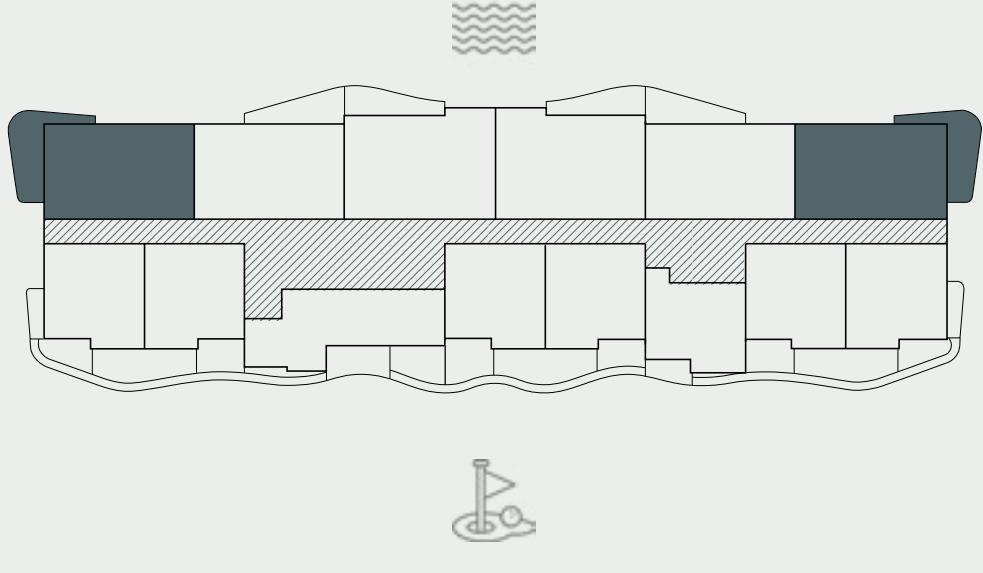


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 44 | 474 |
| Balcony Area | 5 - 7 | 54 - 75 |
| Total Built up Area | 49 - 51 | 528 - 549 |
| Parking Space | 1 | |

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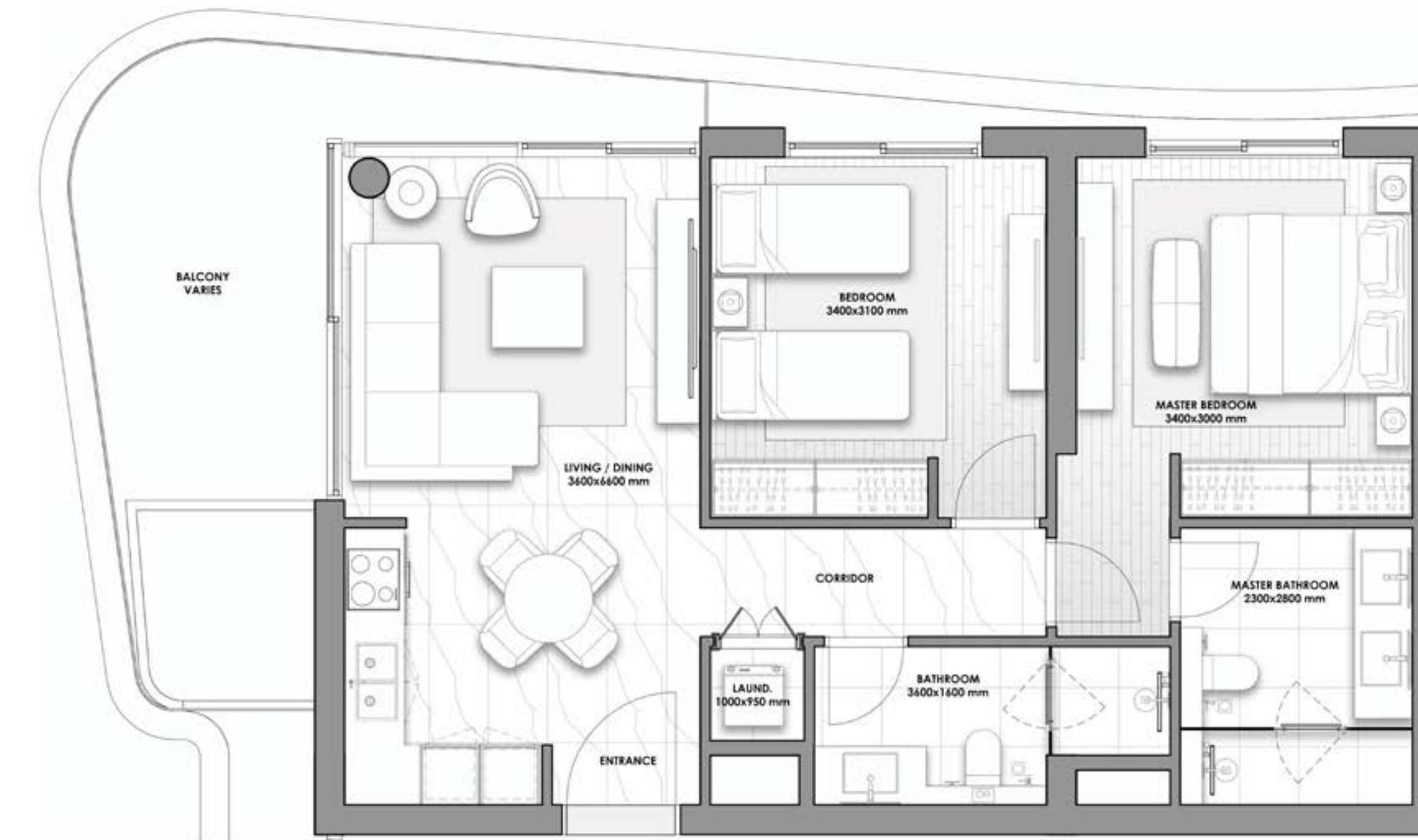


2-BEDS/ TYPE 2A

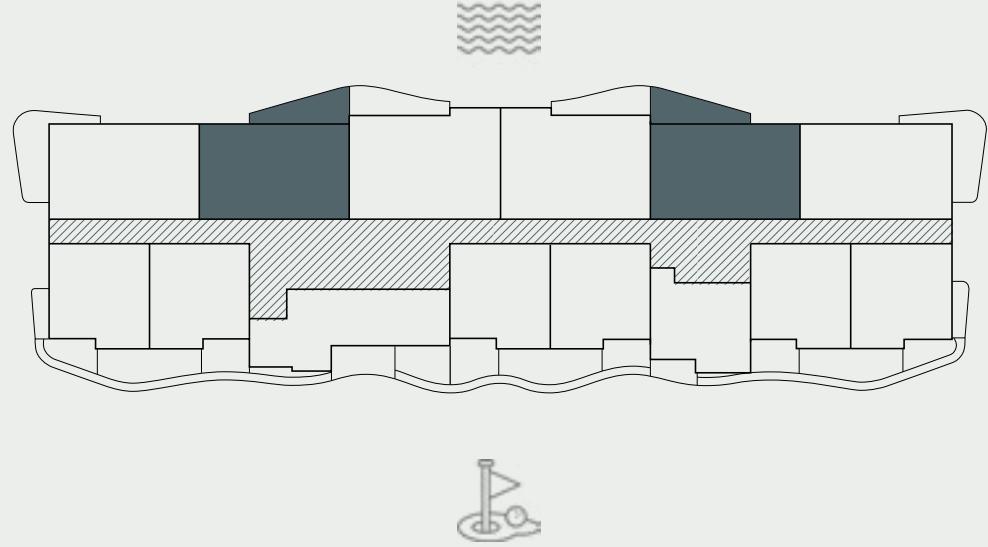


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|-------------------|
| Internal Area | 74 | 796 |
| Balcony Area | 15 - 19 | 162 - 204 |
| Total Built up Area | 89 - 93 | 958 - 1000 |
| Parking Space | 1 | |

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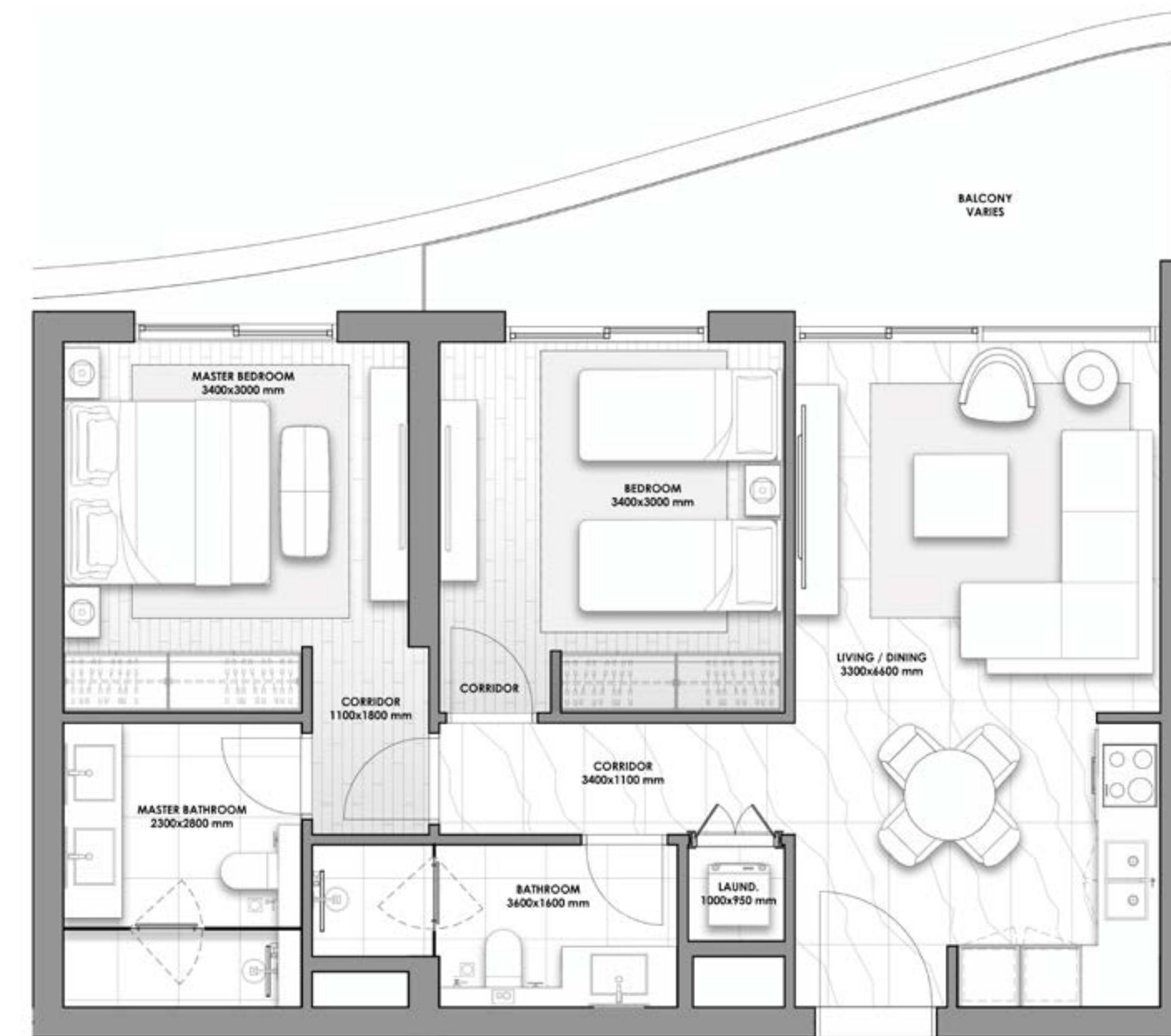


2-BEDS/ TYPE 2B

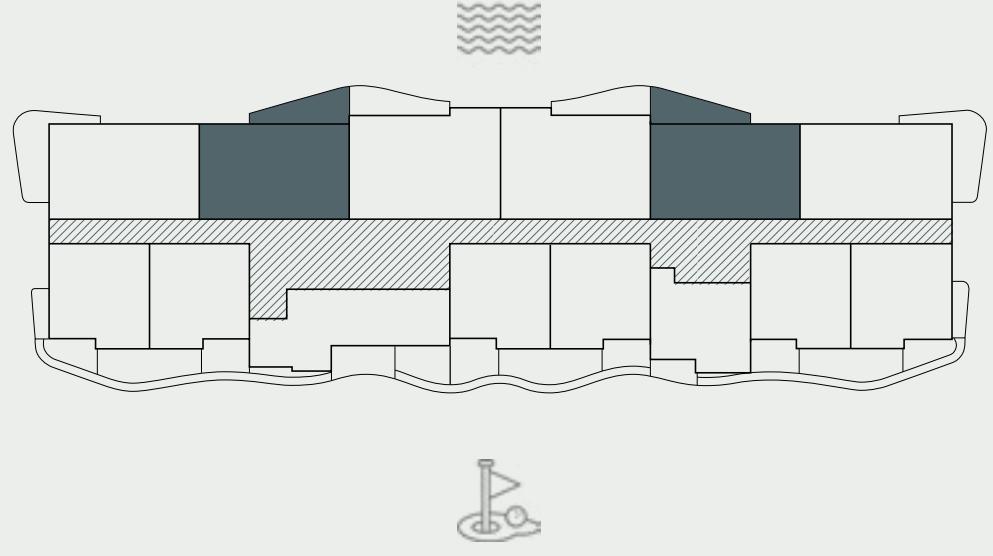


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 75 | 807 |
| Balcony Area | 13 - 15 | 140 - 162 |
| Total Built up Area | 88 - 90 | 947 - 969 |
| Parking Space | 1 | |

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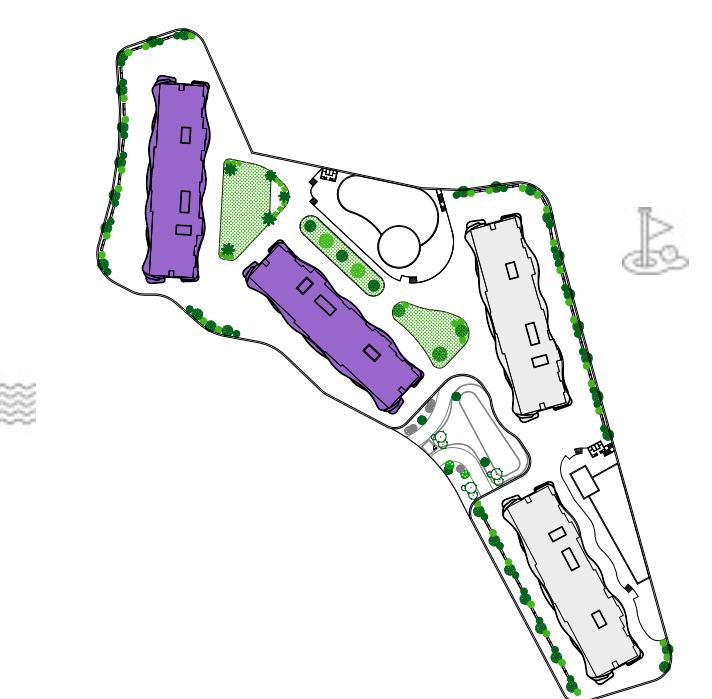


2-BEDS/ TYPE 2C

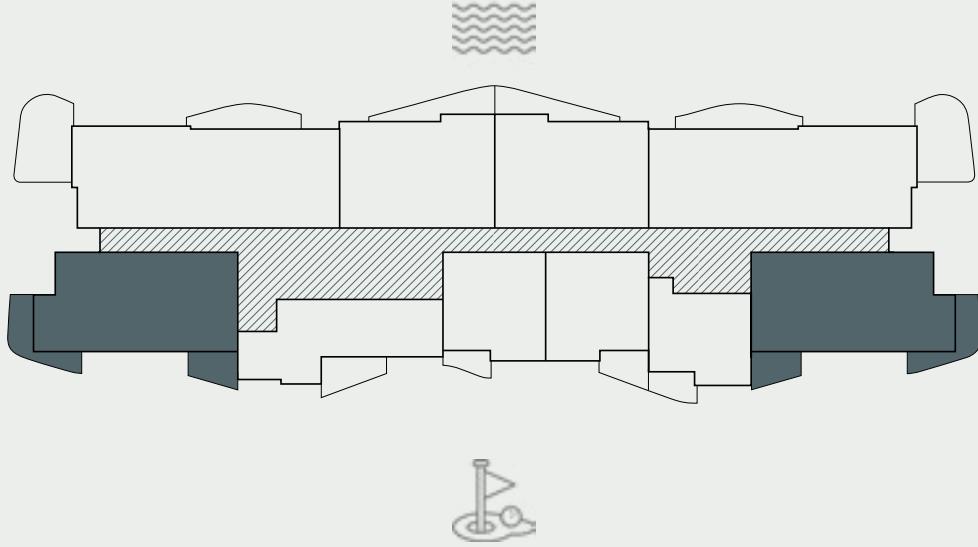


| RESIDENCE | SQM | SQFT |
|----------------------------|----------------|------------------|
| Internal Area | 77 | 828 |
| Balcony Area | 12 - 14 | 128 - 152 |
| Total Built up Area | 89 - 91 | 956 - 980 |
| Parking Space | 1 | |

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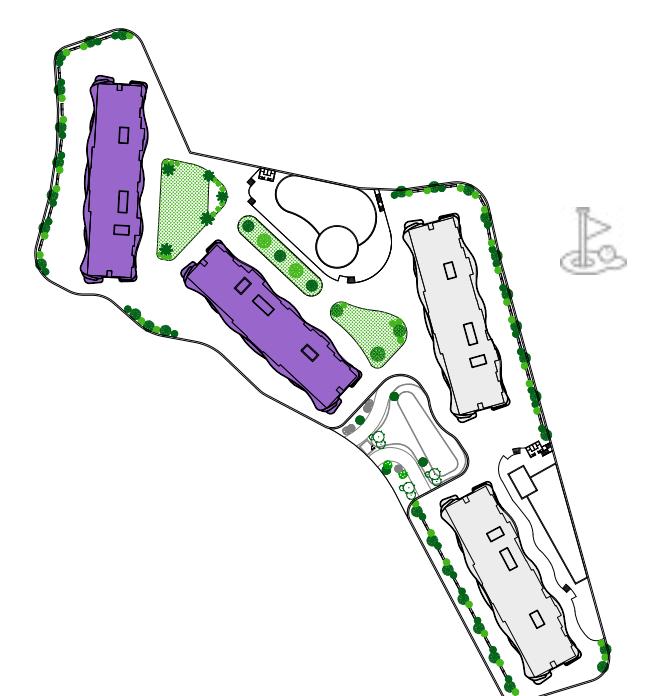
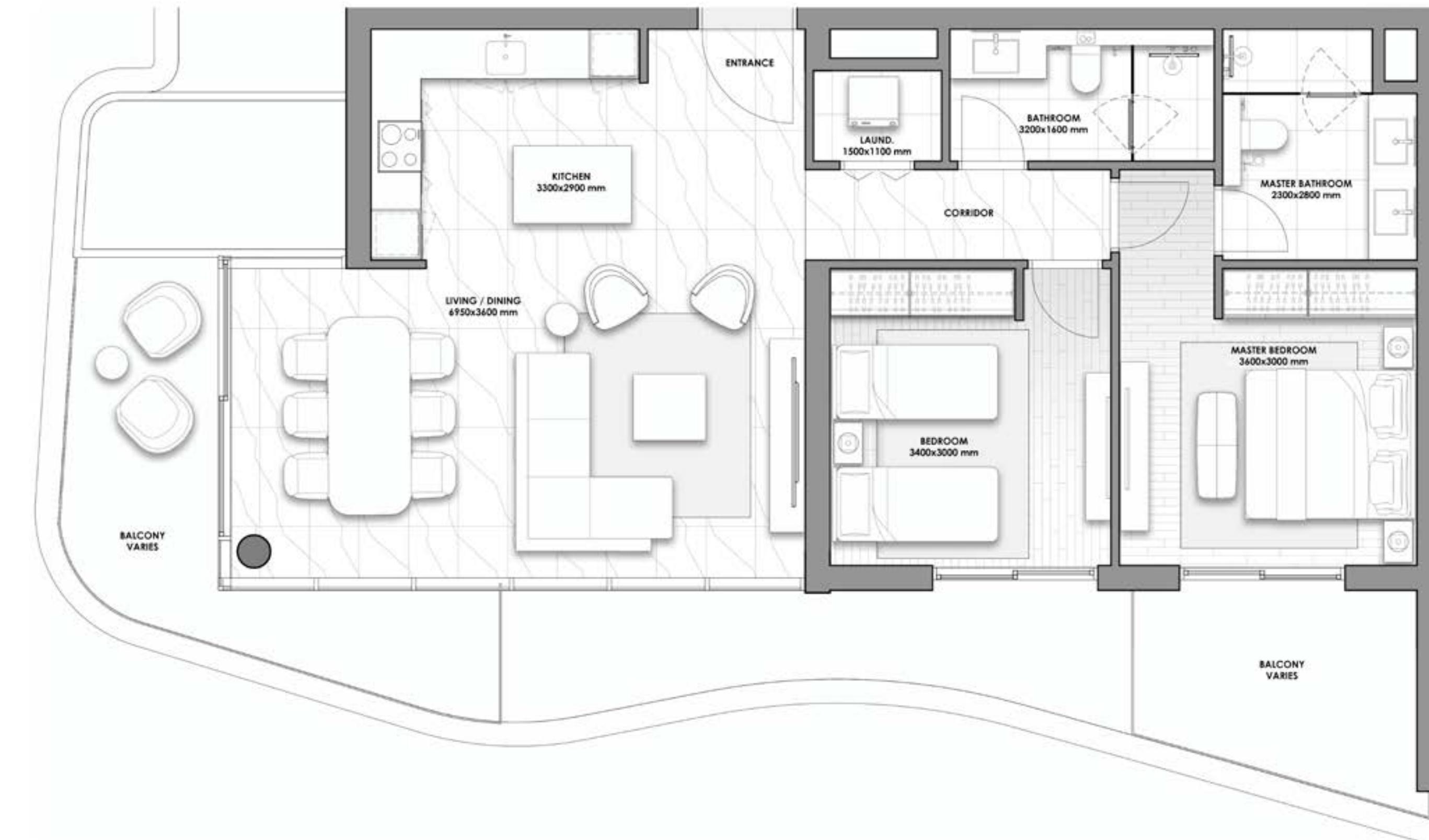


2-BEDS/ TYPE 2D

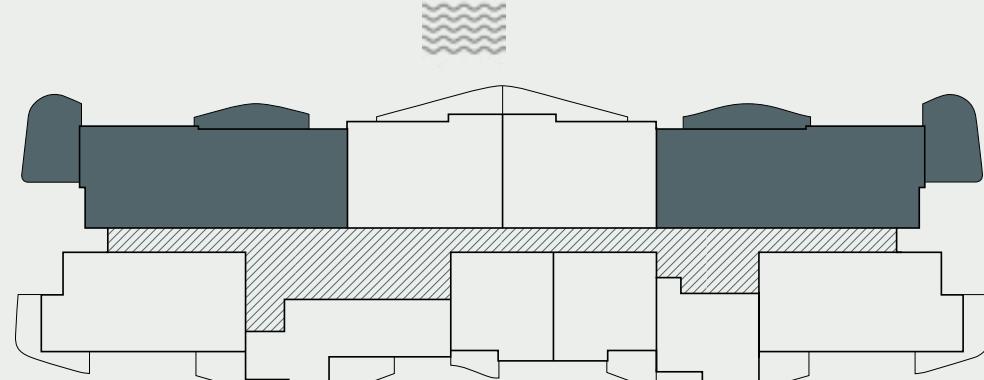


| RESIDENCE | SQM | SQFT |
|----------------------------|------------|-------------|
| Internal Area | 94 | 1012 |
| Balcony Area | 21 | 226 |
| Total Built up Area | 115 | 1238 |
| Parking Space | 1 | |

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3-BEDS/ TYPE 3A



| 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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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

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 Hike



Shangri-La Barr
Al Jissah Resort

Yeti Marina

Nikki Beach
Resort & Spa
UPCOMING

INDIAN OCEAN

AIDA
BEACH

AIDA



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 NUMBELO, 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

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Royal Opera House Muscat
Shatti Al Qurum, Muscat,
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DUBAI, UAE

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MARBELLA, SPAIN

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For more information on
The Great Escape
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DARGLOBAL.CO.UK