

the
great
escape 2

SIGNATURE
RESIDENCES

AIDA
MUSCAT, OMAN

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

An aerial photograph of a large, modern gated community built into a rugged, hilly landscape. The community features numerous multi-story residential buildings with balconies, interspersed with green golf courses and landscaped areas. In the foreground, a sandy beach meets the turquoise waters of the sea. The sky is clear and blue, with a few birds visible in the distance. The overall scene conveys a sense of luxury and exclusivity.

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 Beautiful 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





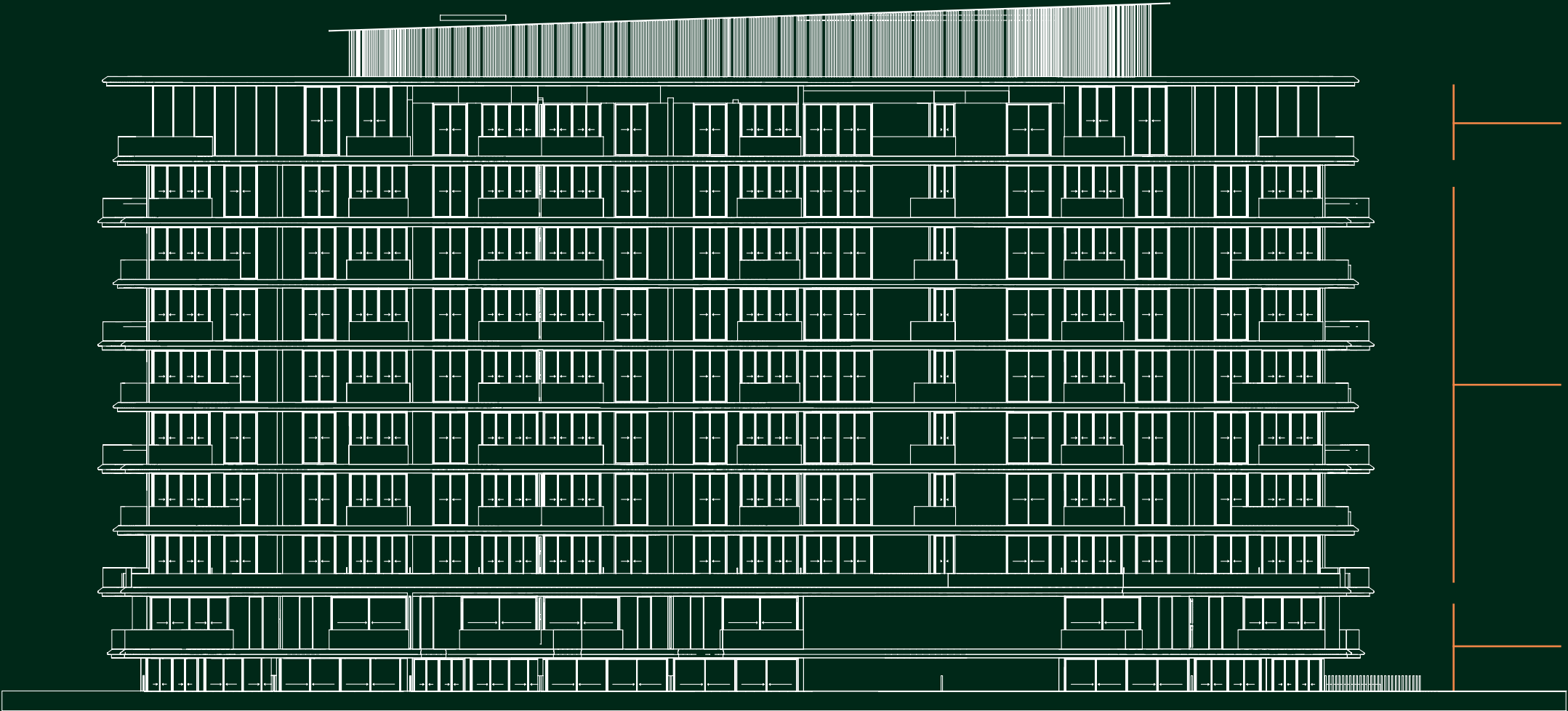
A Heightened Perspective

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.





12 REASONS TO INVEST IN (AIDA).

- 1 —
100% FOREIGN OWNERSHIP

For special economic zone/
free zone
- 2 —
0% PERSONAL INCOME
TAX, INHERITANCE TAX
& CAPITAL GAINS TAX

For special economic zone/
free zone
- 3 —
APPROVED FOR
SHORT-TERM RENTALS

Instantly rent out your property
on platforms like Airbnb and
Doormat
- 4 —
LIFETIME RESIDENCY VISA
& HASSLE-FREE BANK
ACCOUNT SETUP
- 5 —
SOCIAL MEMBERSHIP TO
TRUMP INTERNATIONAL
GOLF CLUB, OMAN
- 6 —
THE QUALITY OF LIFE
INDEX BY NUMBEO
RANKED OMAN 4TH
GLOBALLY AND 1ST IN
BOTH ASIA AND THE
ARAB WORLD IN 2025
- 7 —
25 YEAR EXEMPTION FROM
CORPORATE INCOME TAX

For special economic zone/
free zone
- 8 —
READY-TO-GO
INVESTMENTS

Hotel units and branded
homes that are fully
managed for you
- 9 —
EXCLUSIVE MORTGAGE
PROGRAM IN OMAN

For resident and non-
resident buyers, designed to
enhance real estate returns
- 10 —
ONE OF THE SAFEST
COUNTRIES IN THE WORLD
- 11 —
RAILWAY PROJECT
CONNECTING UAE TO
MUSCAT, OMAN
- 12 —
SAUDI-OMAN HIGHWAY

Cuts travel by 16 hours,
driving tourism and
investmenT

SIGNATURE MEMBERSHIP for elevated living

Explore our membership options designed for both social engagement and golf enthusiasts.

TRUMP INTERNATIONAL GOLF CLUB

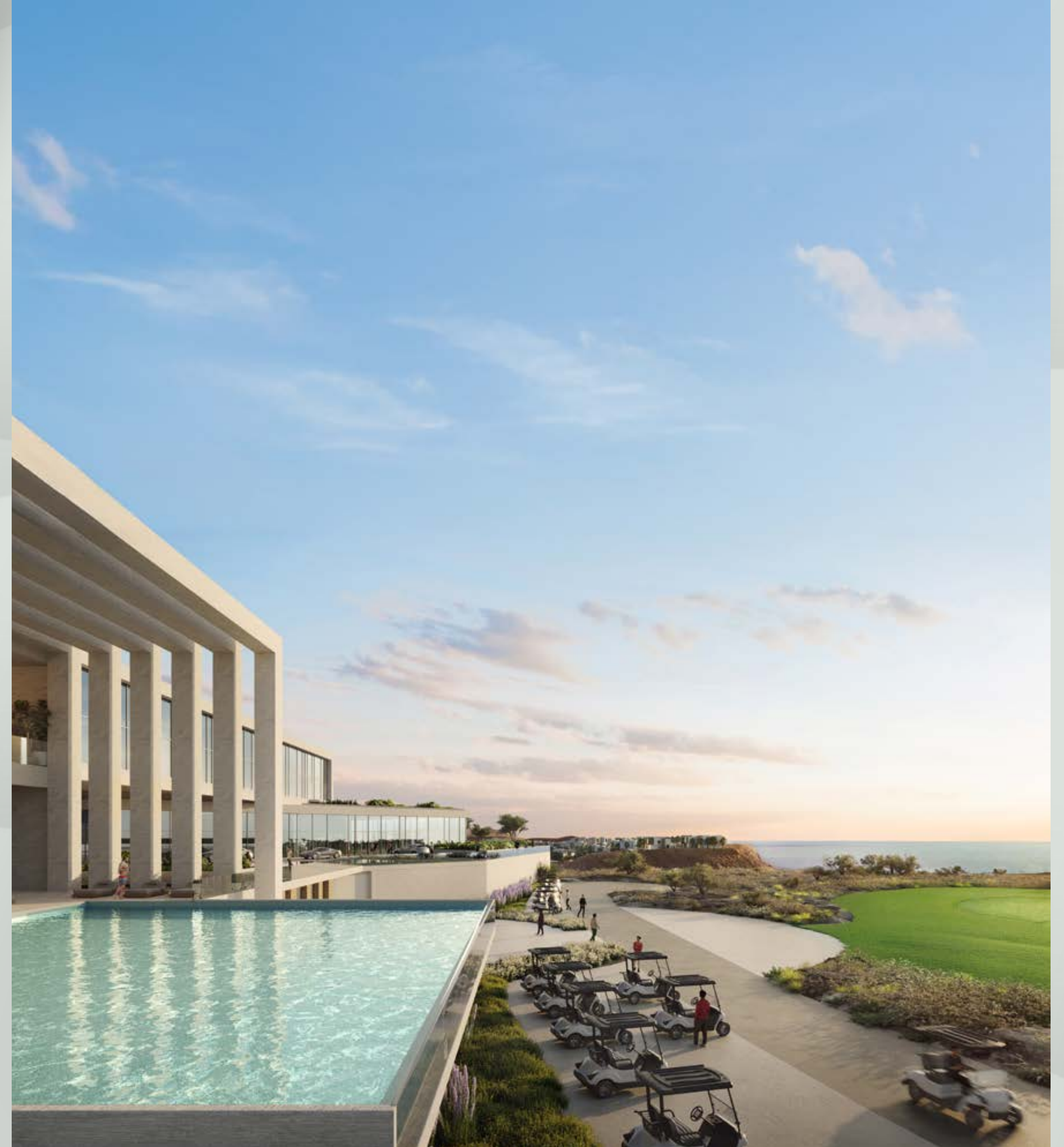
RESERVED FOR MEMBERS-ONLY

Applications are open to AIDA owners and external guests, Trump International Golf Membership provides access to the Trump Clubhouse and its prestigious 18-hole championship golf course. Ideal for anyone passionate about golf, this Membership offers a complete golfing experience along with full club amenities.

AIDA RESIDENCE CLUB

OPEN TO ALL RESIDENTS

The Residence Club is designed as AIDA's social and lifestyle anchor. Owners enjoy complimentary access to a collection of amenities that seamlessly blend convenience and luxury, creating a complete and connected living experience.





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
- 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

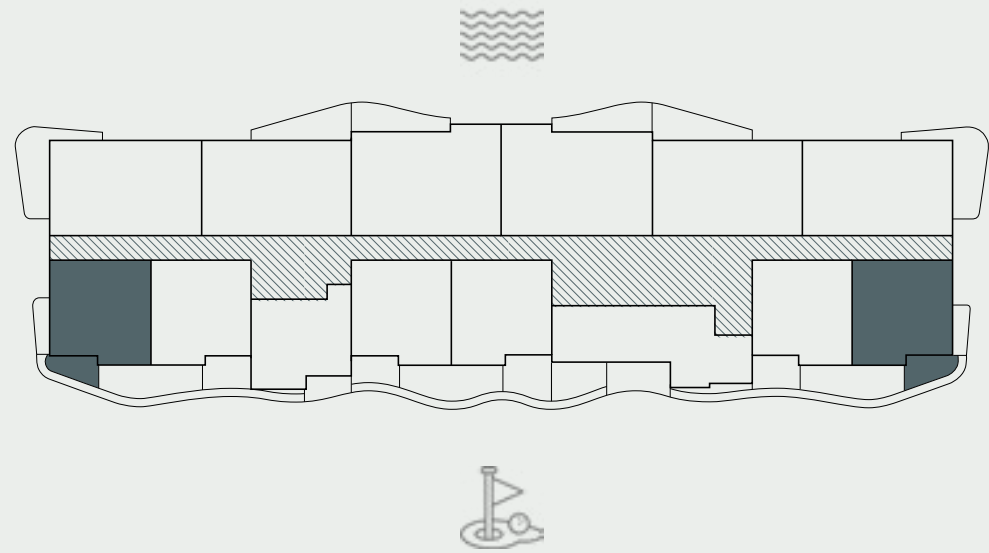
- Porcelain flooring tiles
- Porcelain skirting tiles
- Paint and porcelain walls
- Suspended ceiling
- Solid surface countertops
- Joinery with lacquered or laminate finish for cabinets
- Appliances: Built in fridge, dish washer, cooker, exhaust hood, stainless steel sink

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

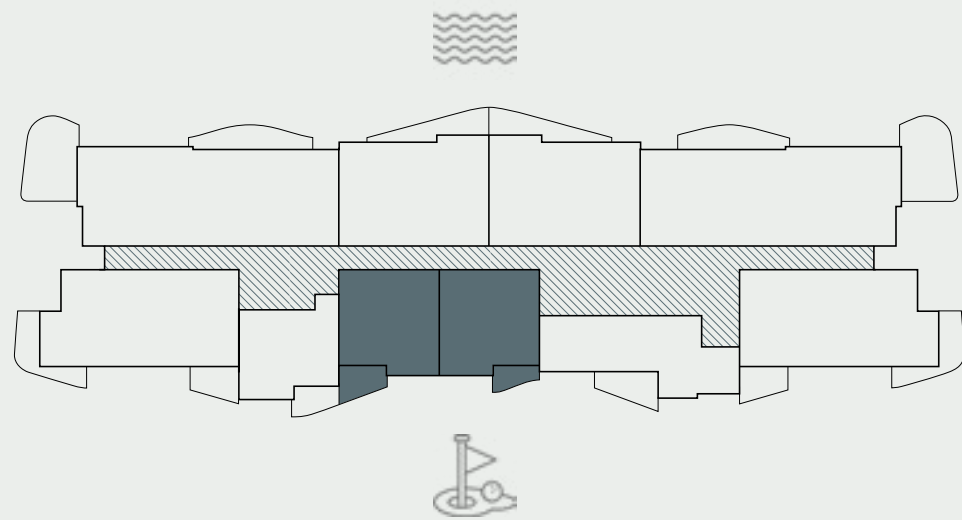
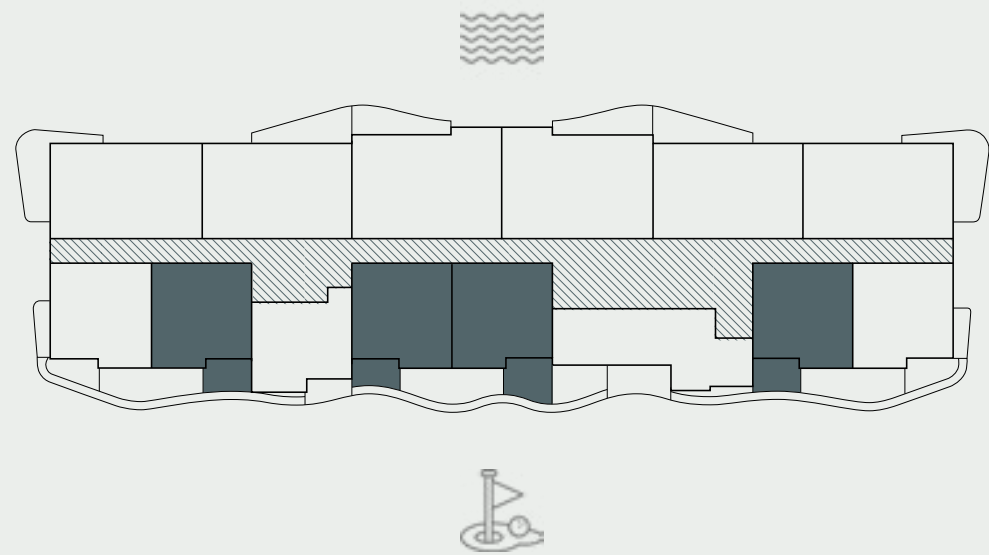


1-BED/ TYPE 1A

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

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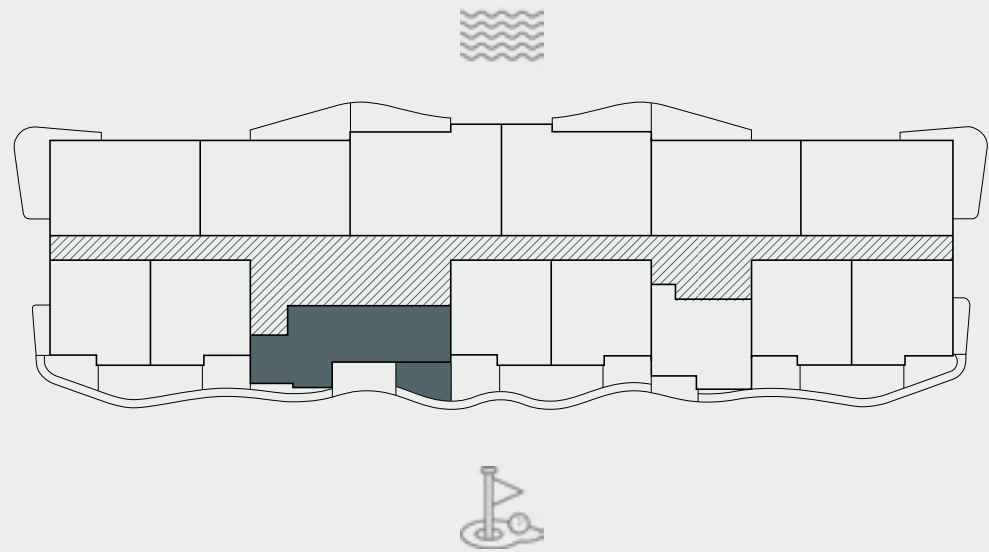


RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
Total Built up Area	58 - 66	624 - 710
Parking Space	1	

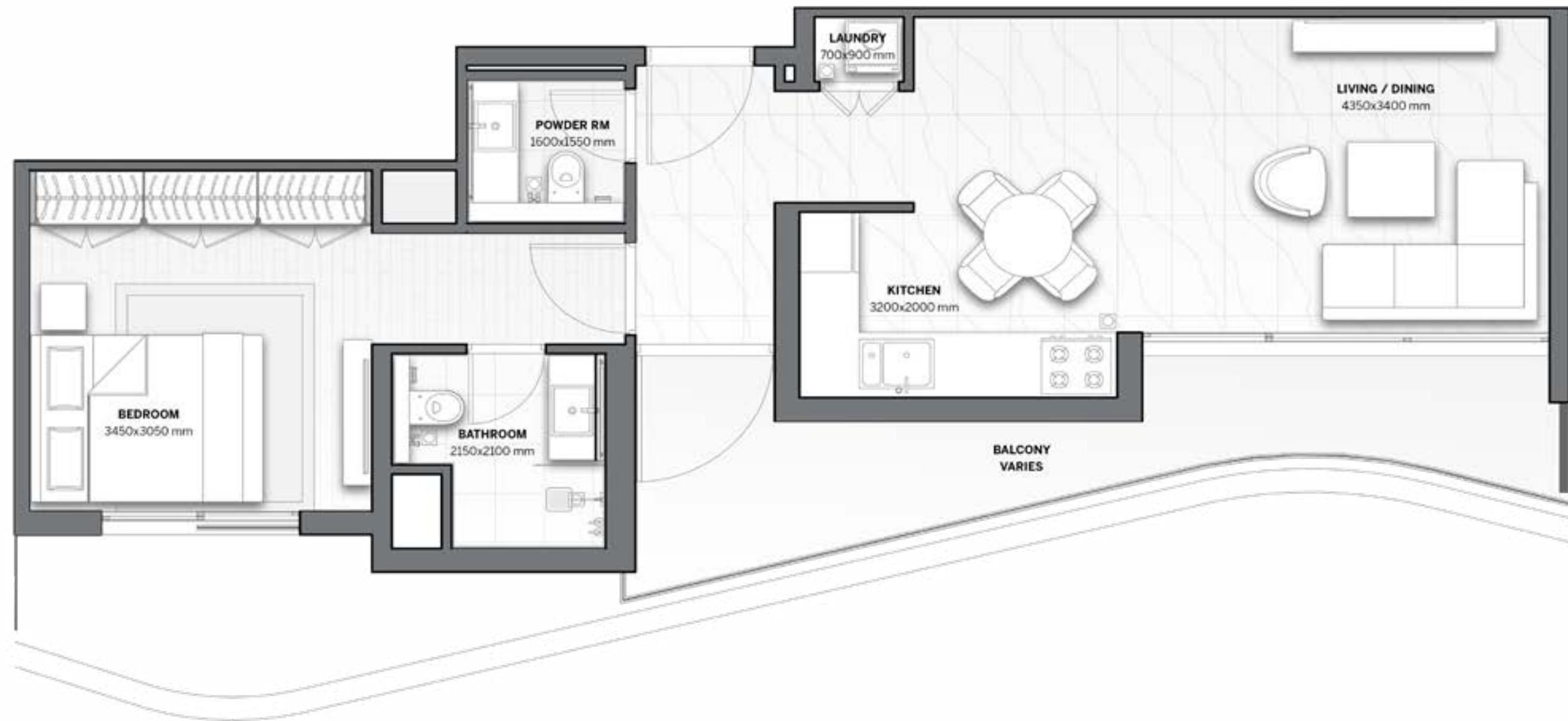
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1-BED/ TYPE 1B



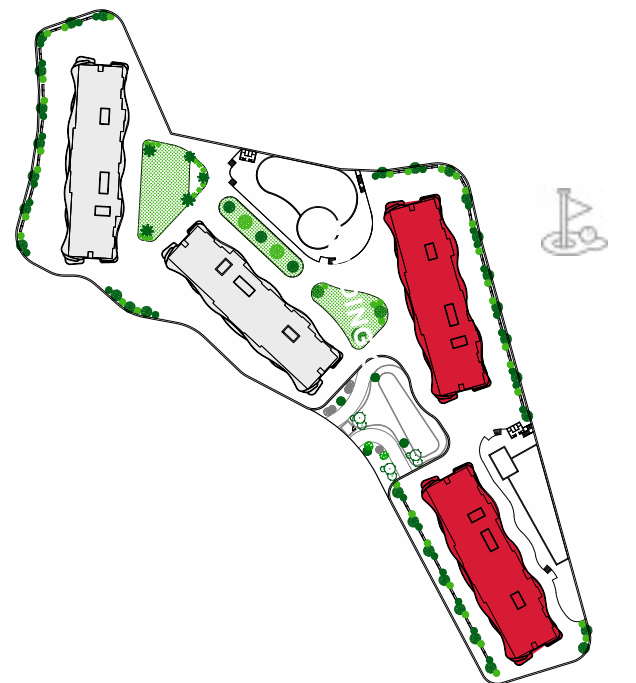


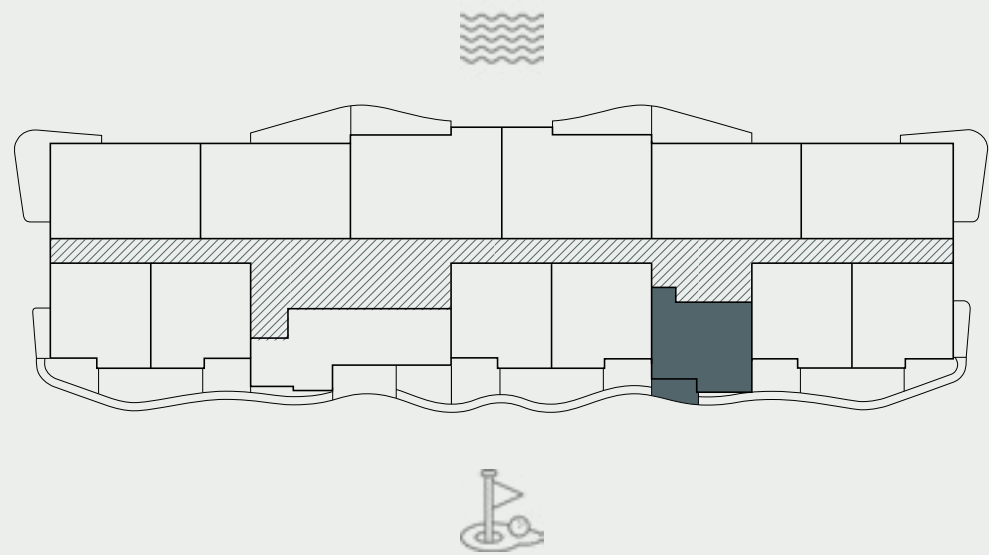
1-BED/ TYPE 1C



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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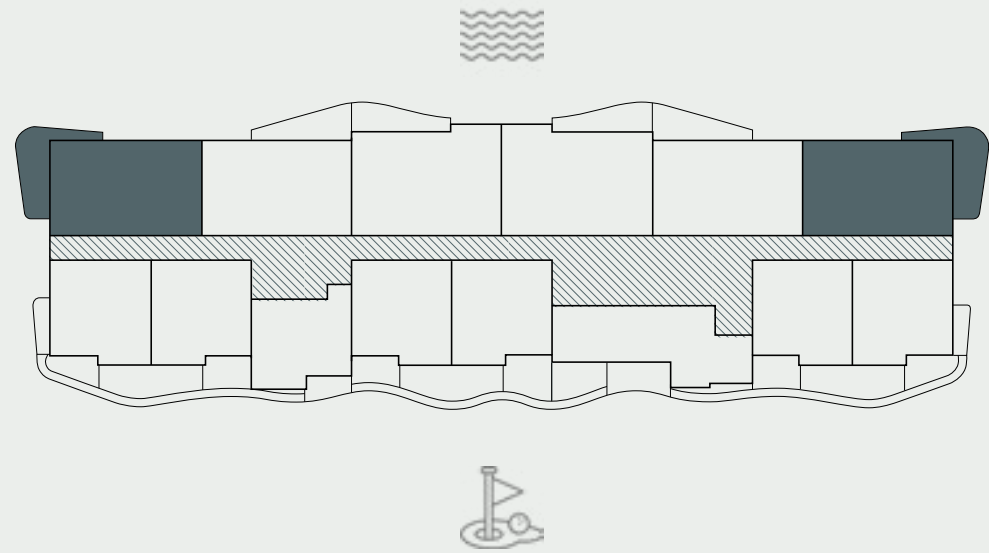
1-BED/
TYPE 1D



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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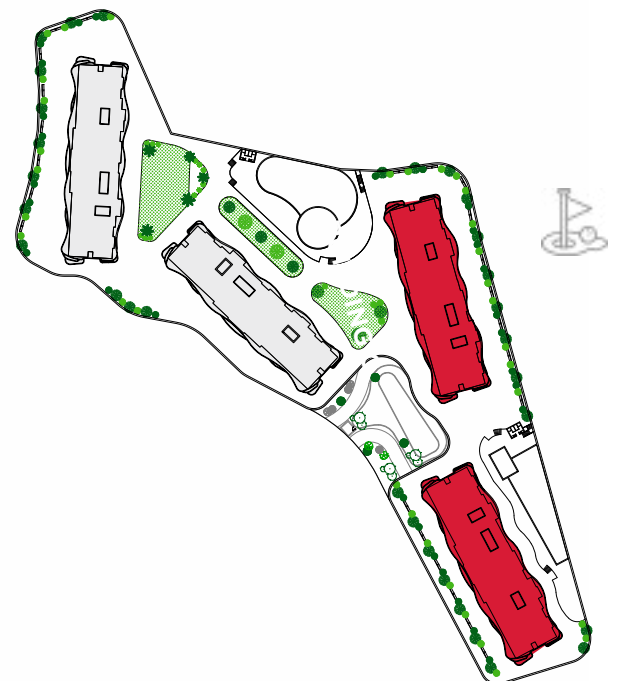


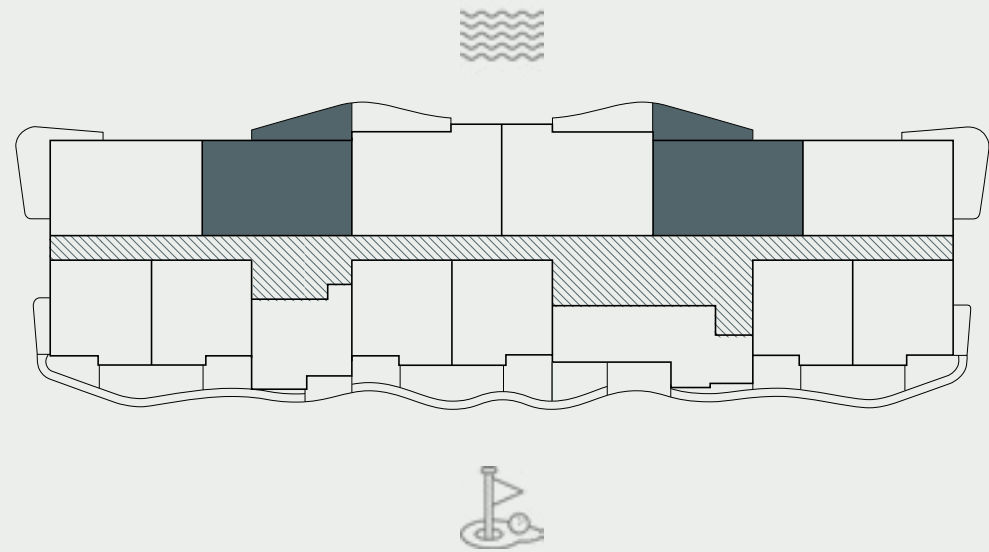


2-BEDS/ TYPE 2A

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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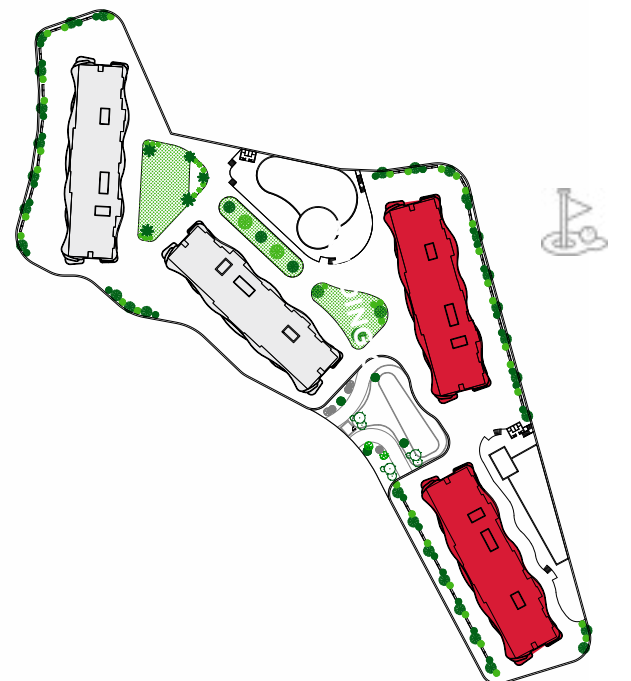
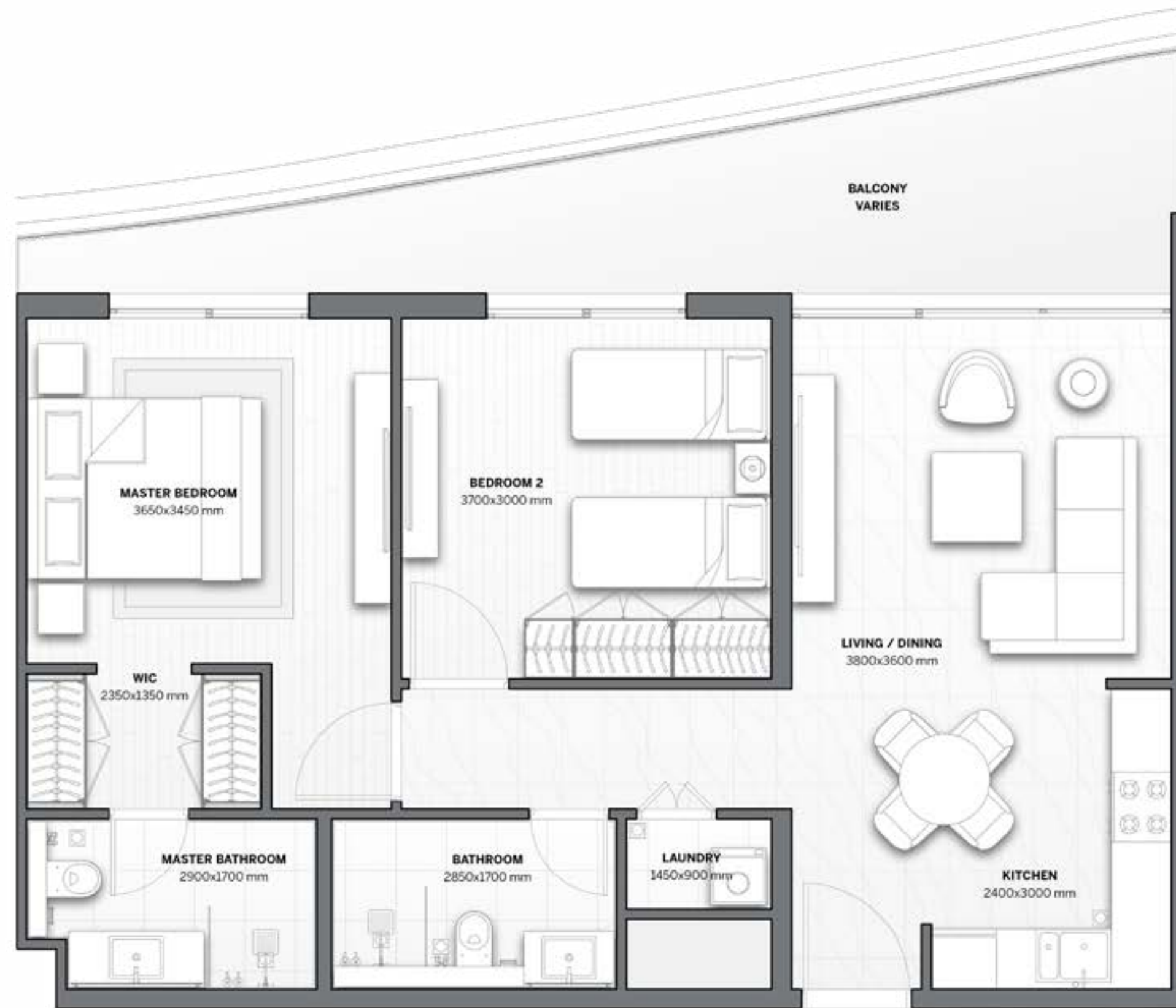


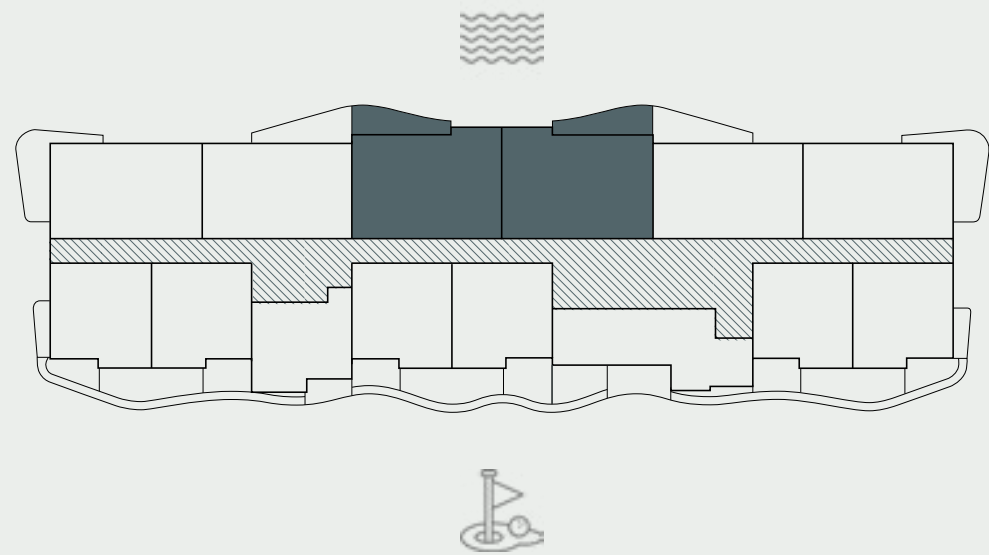


2-BEDS/ TYPE 2B

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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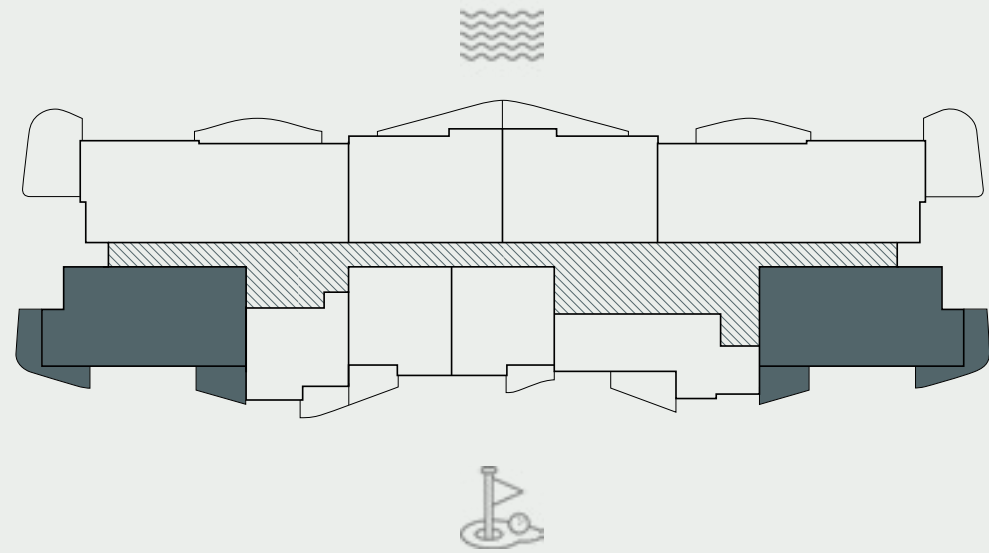


2-BEDS/ TYPE 2C

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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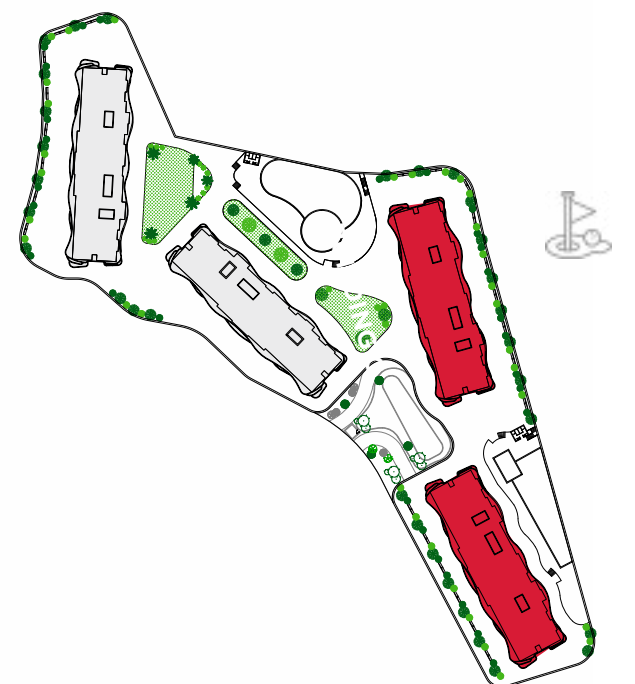


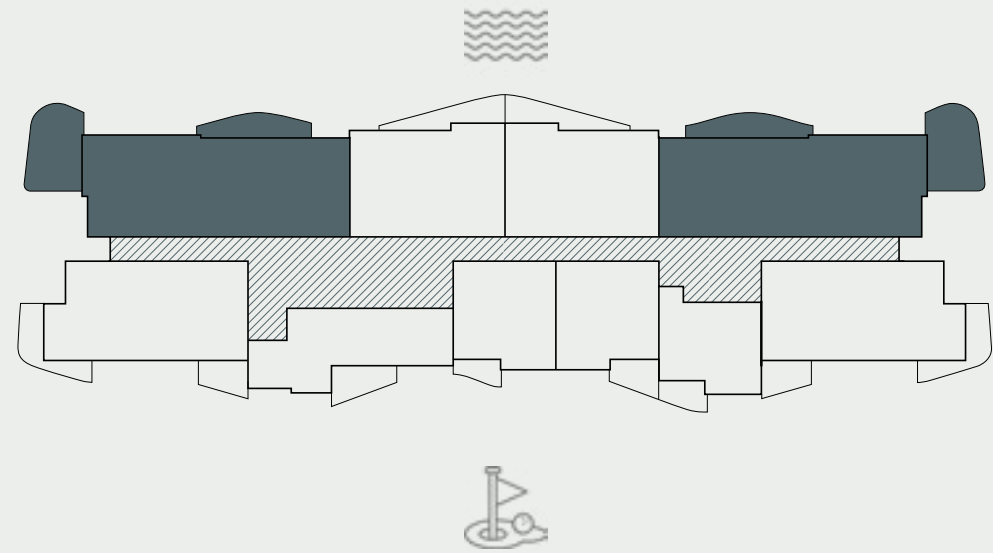
2-BEDS/ TYPE 2D



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

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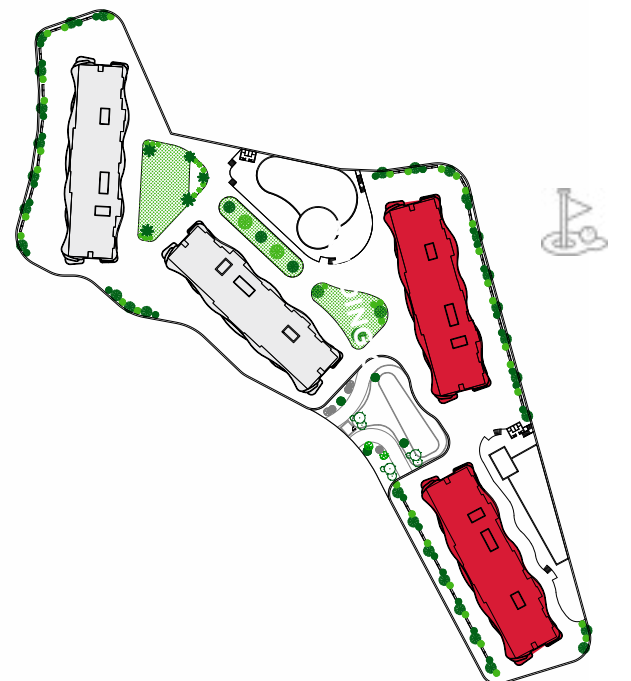


3-BEDS/ TYPE 3A



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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A PARTNERSHIP BETWEEN





LIVE ALL IN

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, Versace, Fendi Casa, and Paramount. 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 7 countries, DarGlobal's portfolio spans the United Kingdom, Spain, Maldives, 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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