

DARGLOBAL

the
great
escape

SIGNATURE
RESIDENCES

AIDA
MUSCAT

ESCAPE TO

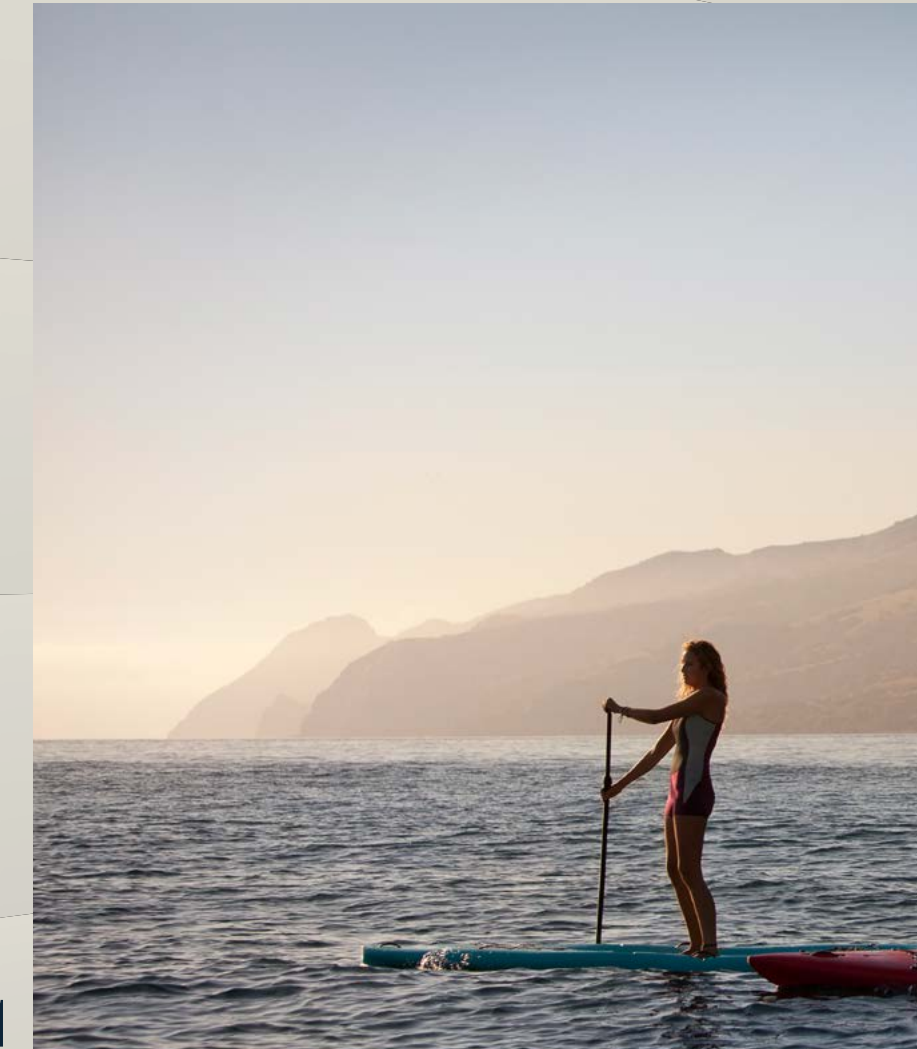
THE THRILL OF LIFE
IMMERSED WITHIN
A BREATHTAKING
BACKDROP. (AIDA)

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

3.5M 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*



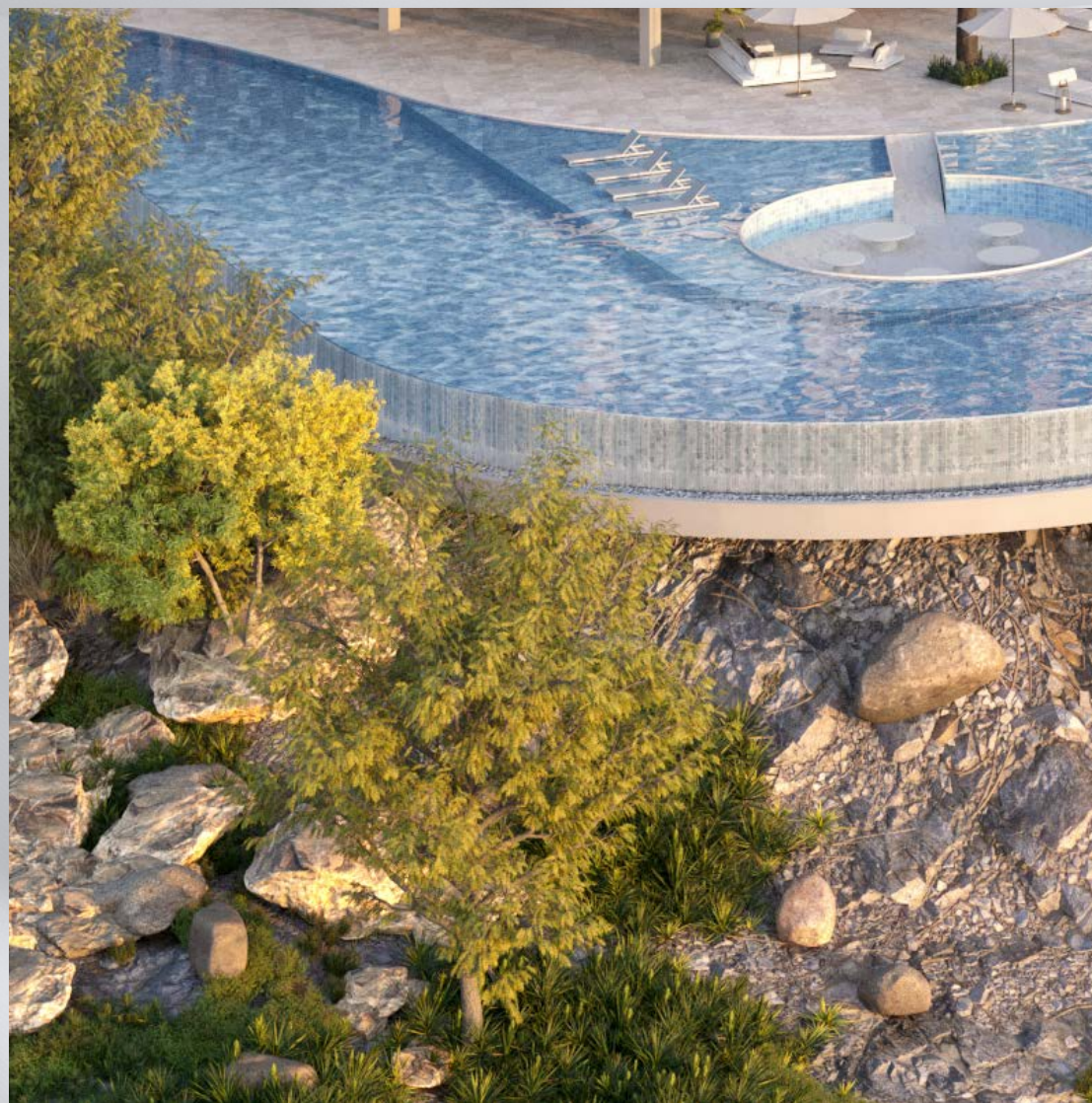
360° VIEWS

*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.



Floor 7

1-Bedroom / 2-Bedrooms / 3-Bedrooms

Floors 2-6

1-Bedroom / 2-Bedrooms

Floors GF-1

3-Bedrooms Garden Villa

- BUILDING B -
G + 7

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.

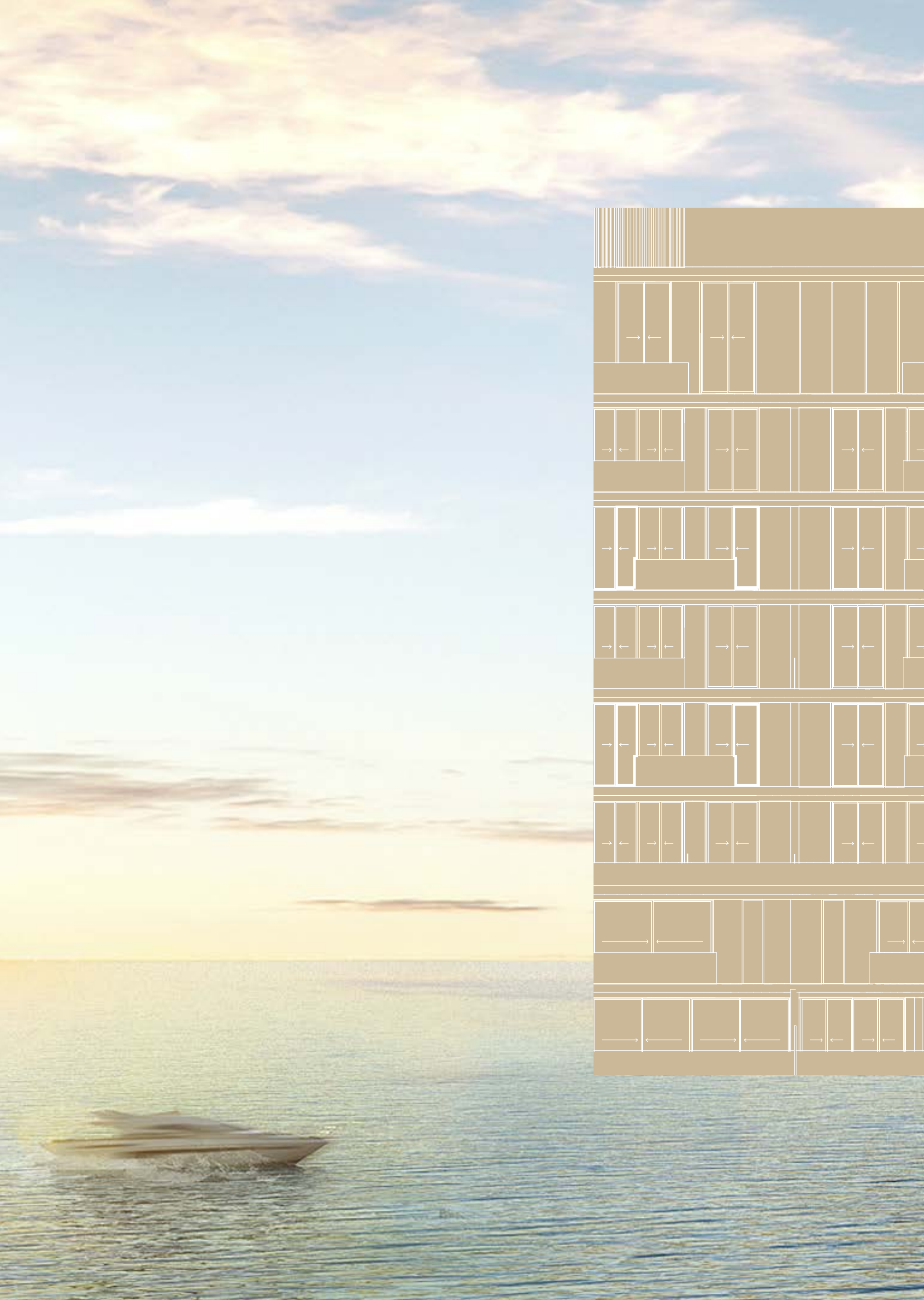
*Modernity Twisted
in the Tides*



*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.





SPECIFICATIONS & FLOOR PLANS

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DARGLOBAL

AIDA

MUSCAT



SEA VIEW

GOLF VIEW





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
- 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

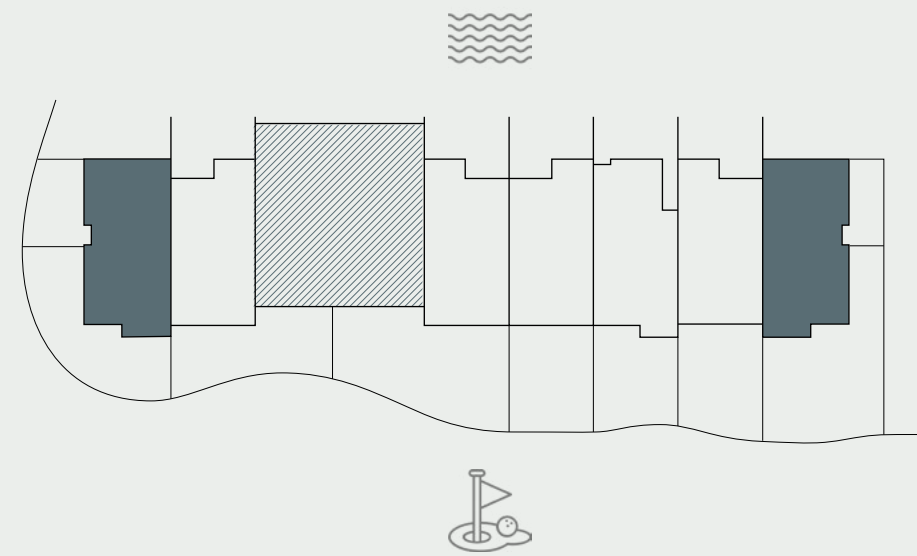
- Porcelain tiles
- Porcelain skirting tiles
- Plastered walls with emulsion paint
- Paint finish ceiling
- Built-in joinery with lacquered or laminate finish

BATHROOMS / POWDER ROOM

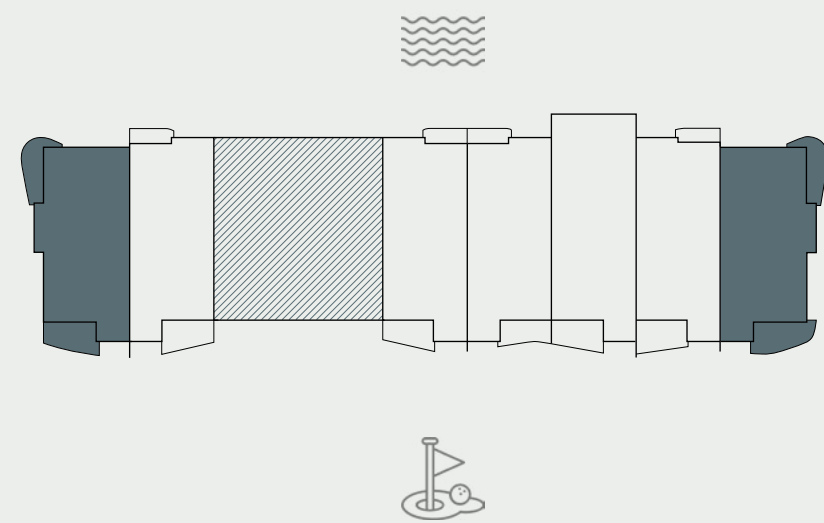
- Porcelain flooring tiles - marble look
- Porcelain wall tiles - marble look
- Moisture resistant gypsum ceiling finished with paint
- Solid surface countertops or equivalent
- Joinery with lacquered or laminate finish
- Standard sanitary fixtures and accessories
- Standard sanitary ware and accessories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

3-BEDS/ GARDEN VILLA TYPE 1

GROUND FLOOR



FIRST FLOOR



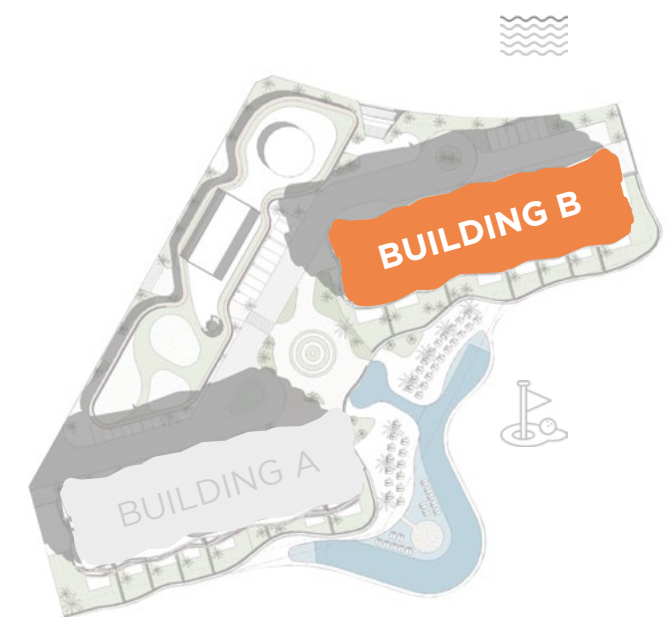
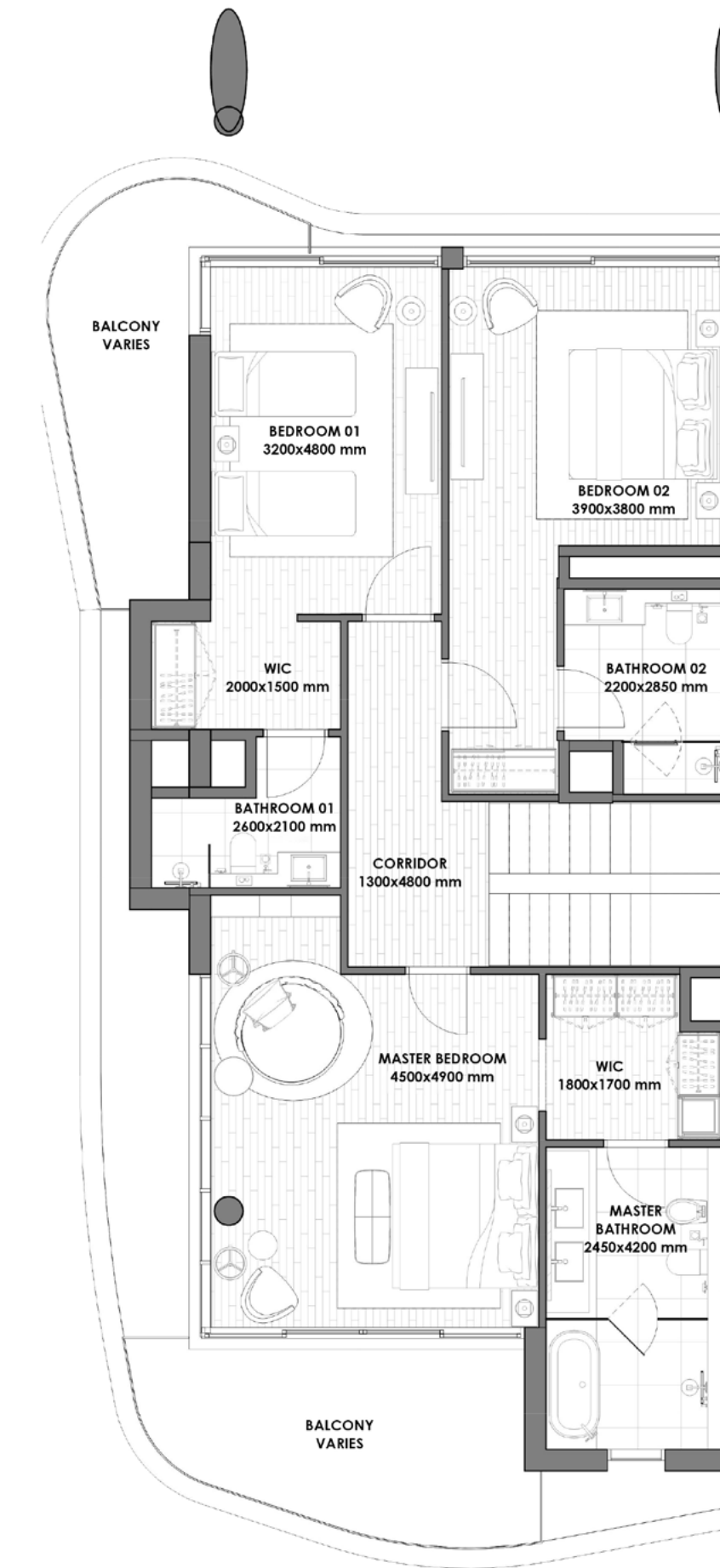
RESIDENCE	SQM	SQFT
Internal Area	225	2422
Garden terrace Area	116 - 150	1248 - 1615
Total Built up Area	340 - 375	3660 - 4037
Parking Space	2	

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GROUND FLOOR

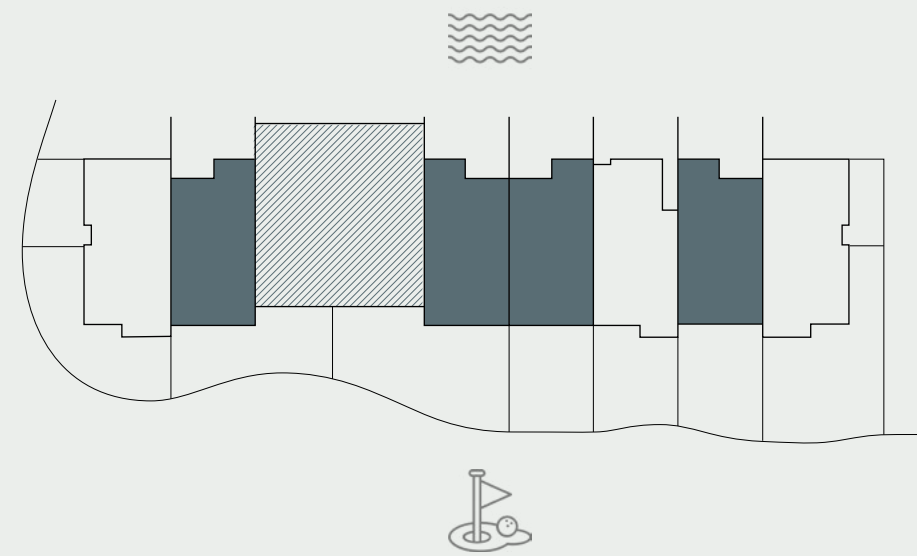


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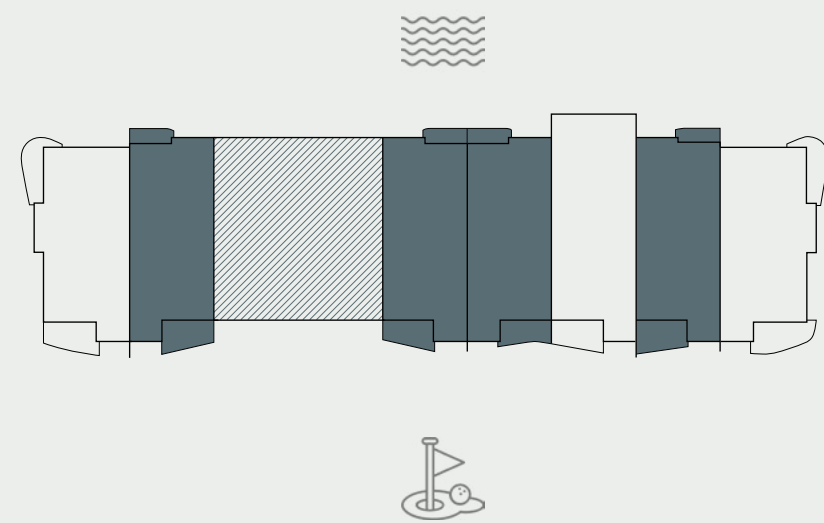


3-BEDS/ GARDEN VILLA TYPE 2

GROUND FLOOR



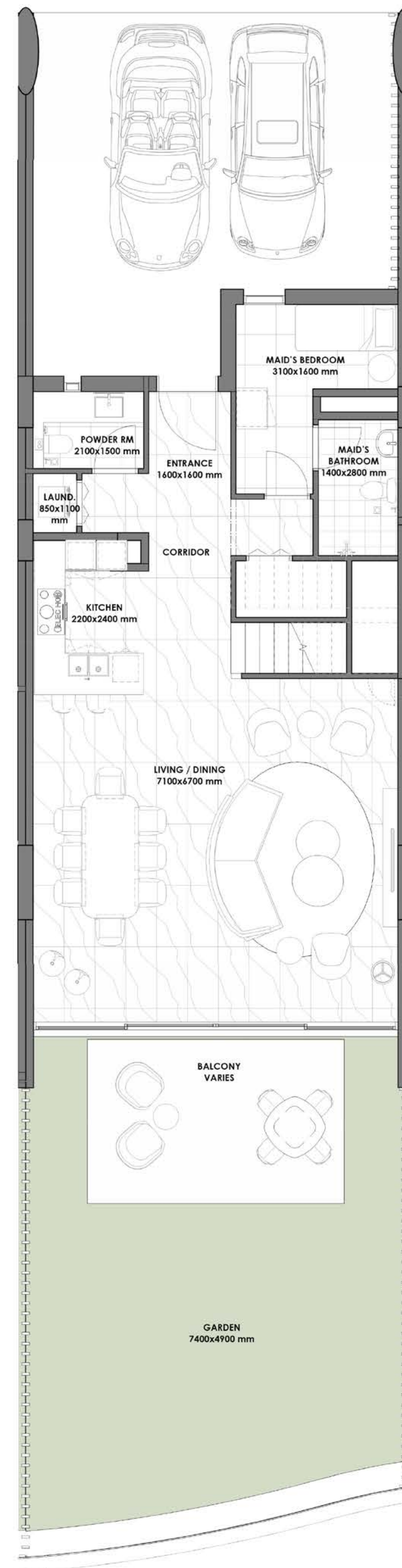
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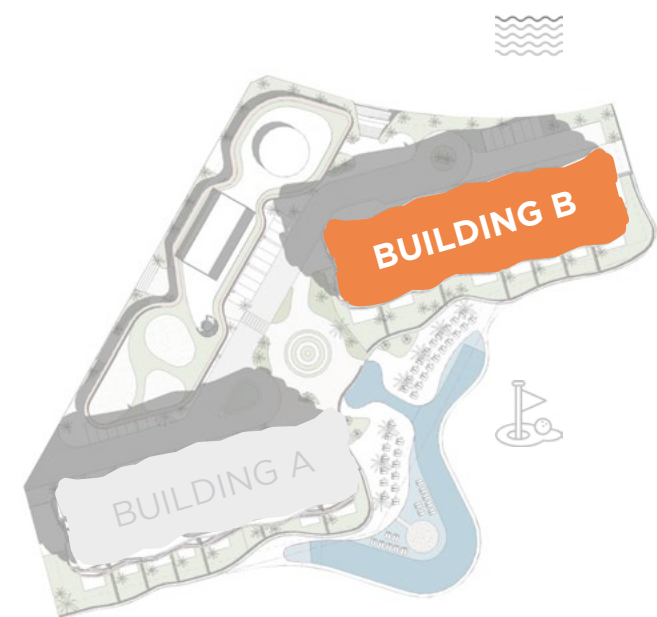
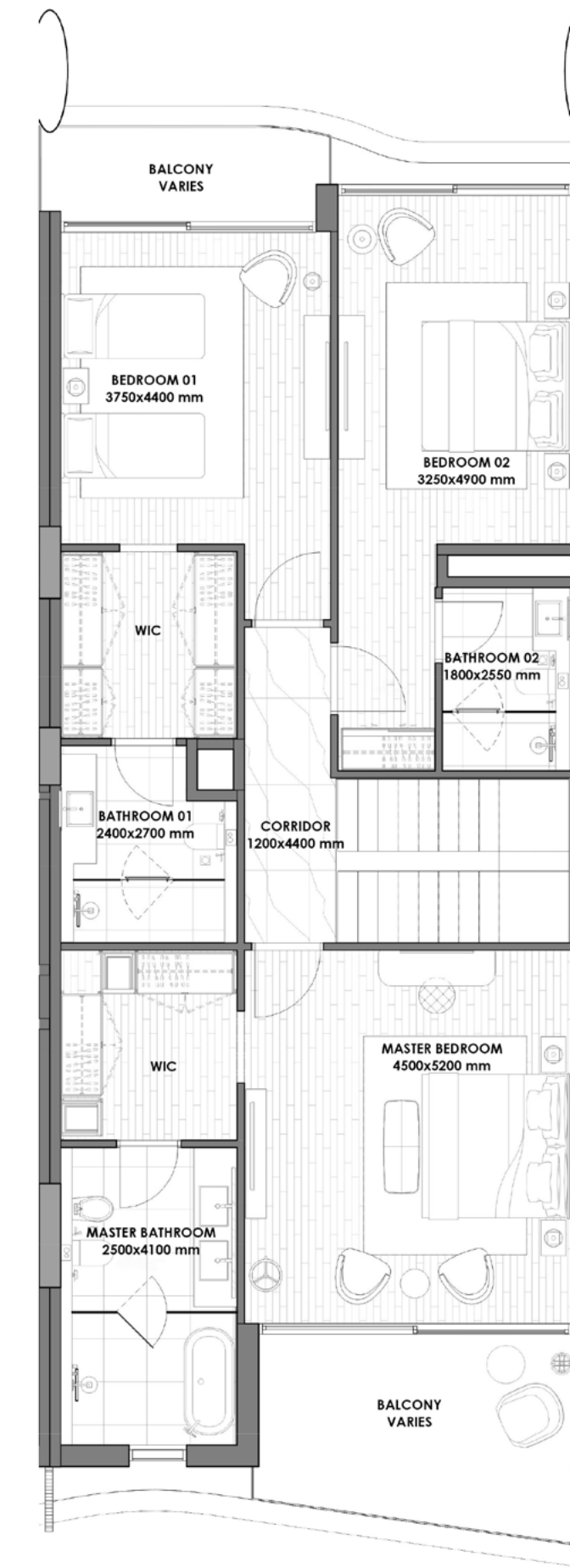
RESIDENCE	SQM	SQFT
Internal Area	200 - 217	2153 - 2336
Garden terrace Area	75 - 100	807 - 1076
Total Built up Area	275 - 316	2960 - 3412
Parking Space	2	

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GROUND FLOOR

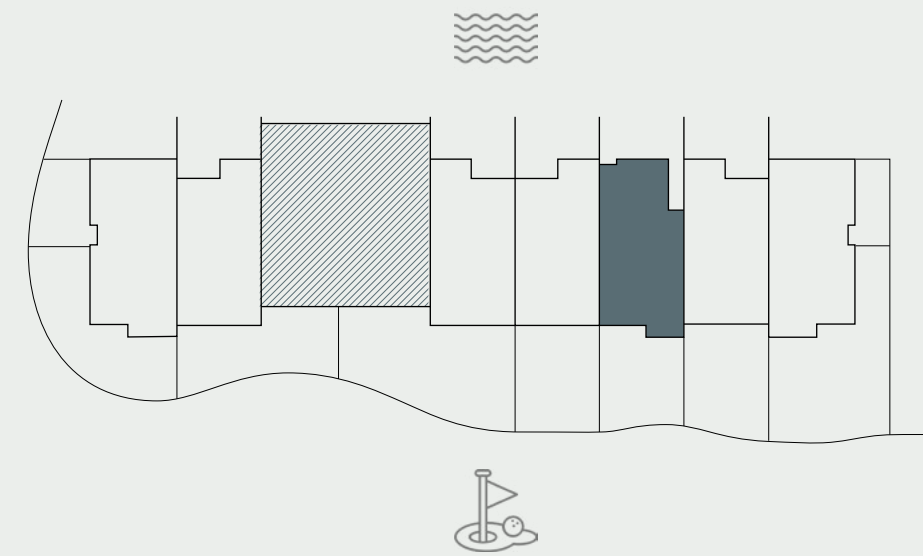


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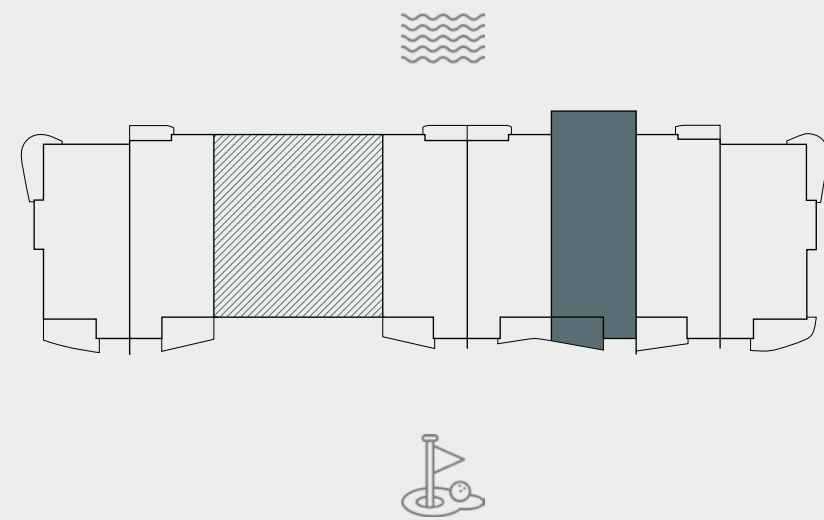


3-BEDS/ GARDEN VILLA TYPE 3

GROUND FLOOR



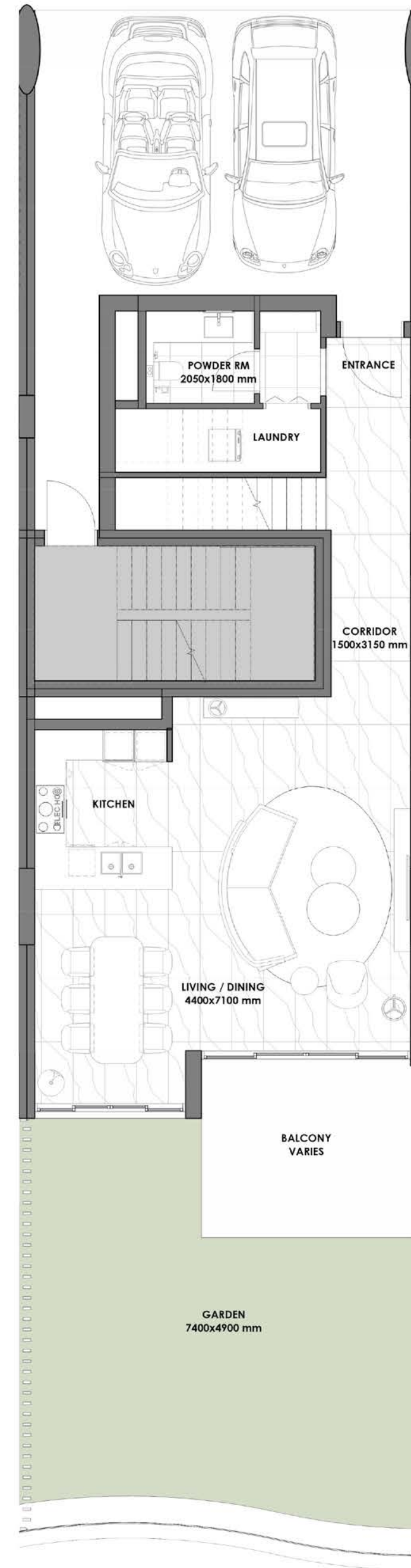
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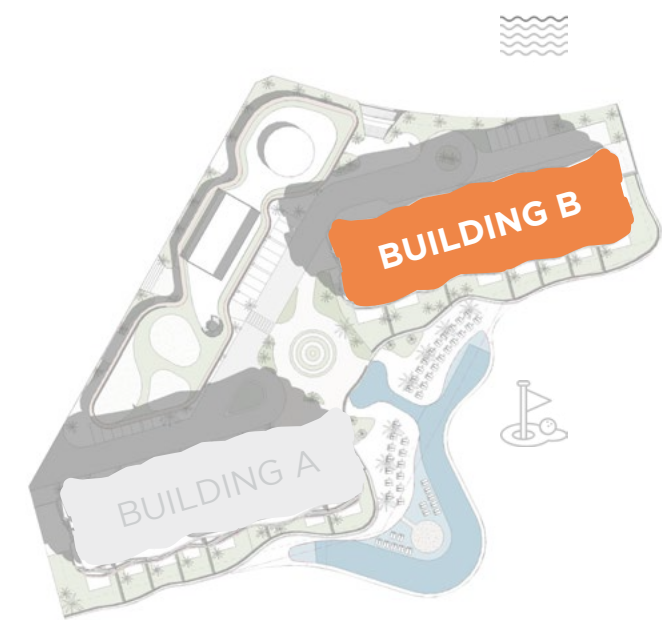
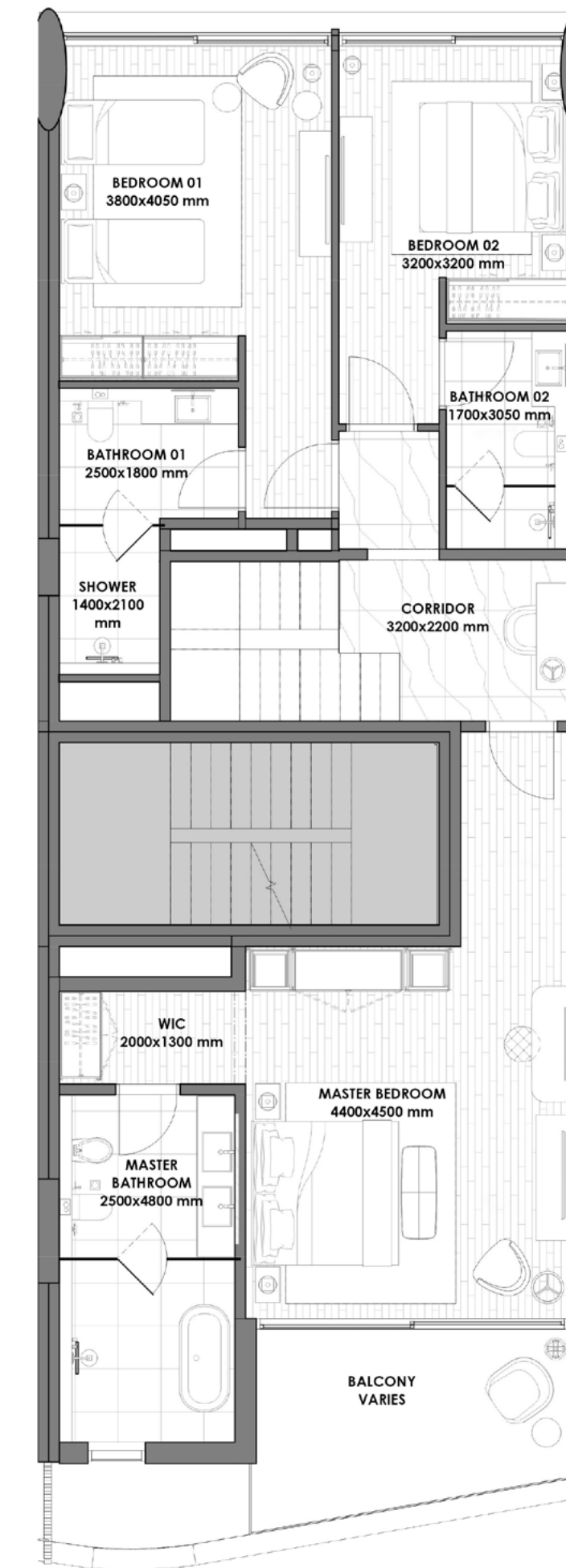
RESIDENCE	SQM	SQFT
Internal Area	217	2337
Garden terrace Area	156	1680
Total Built up Area	363	3907
Parking Space	2	

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GROUND FLOOR

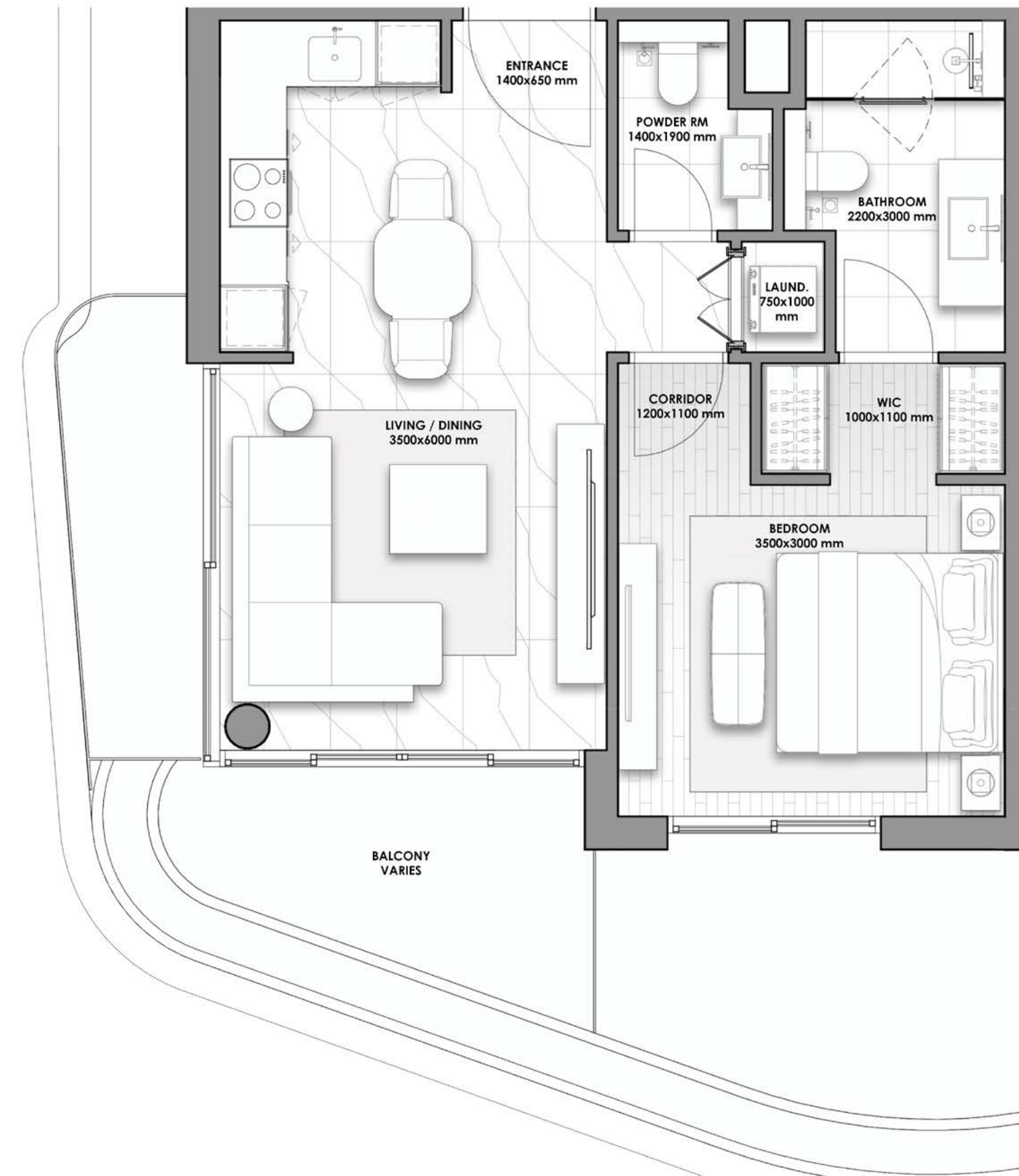
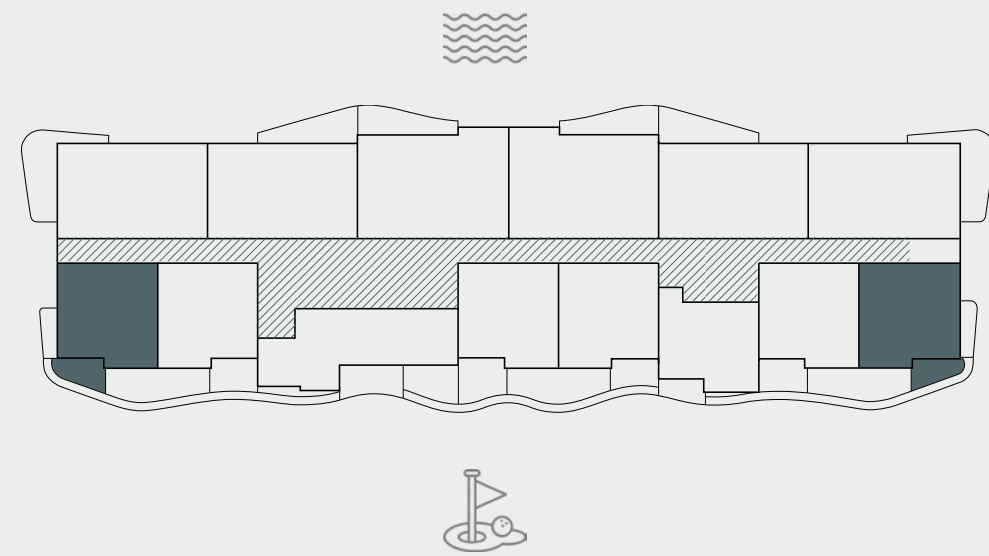


FIRST FLOOR



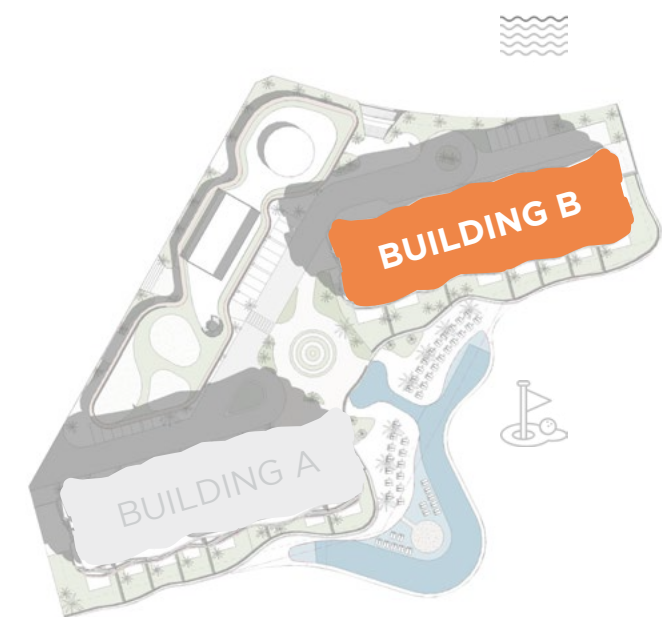
FLOORS 2-6

1-BED/ TYPE 1A



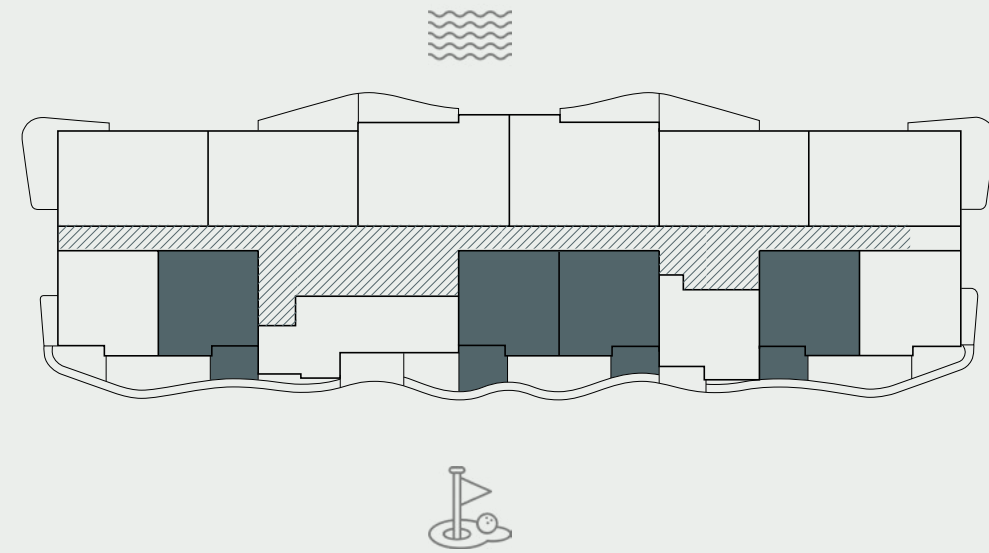
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	6 - 15	65 - 162
Total Built up Area	59 - 68	635 - 732
Parking Space	1	

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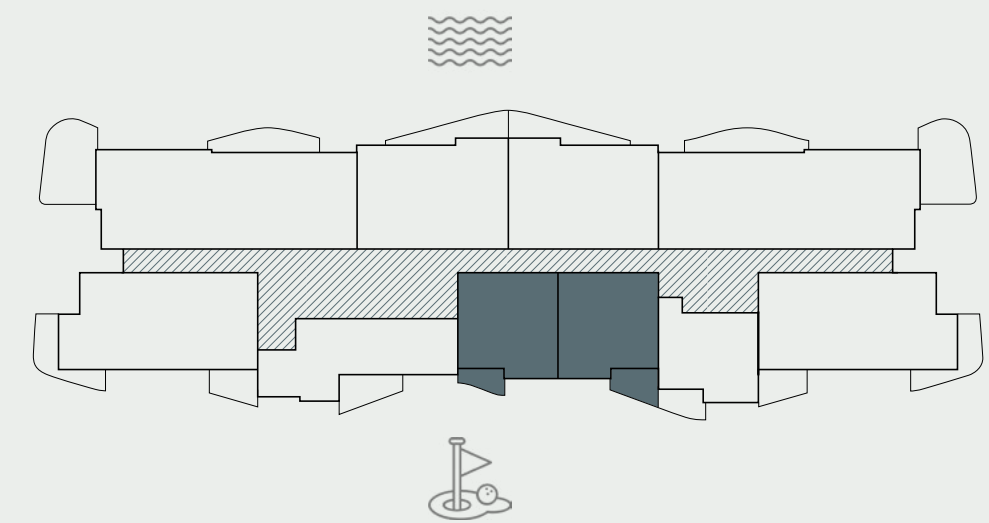


1-BED/ TYPE 1B

FLOORS 2-6

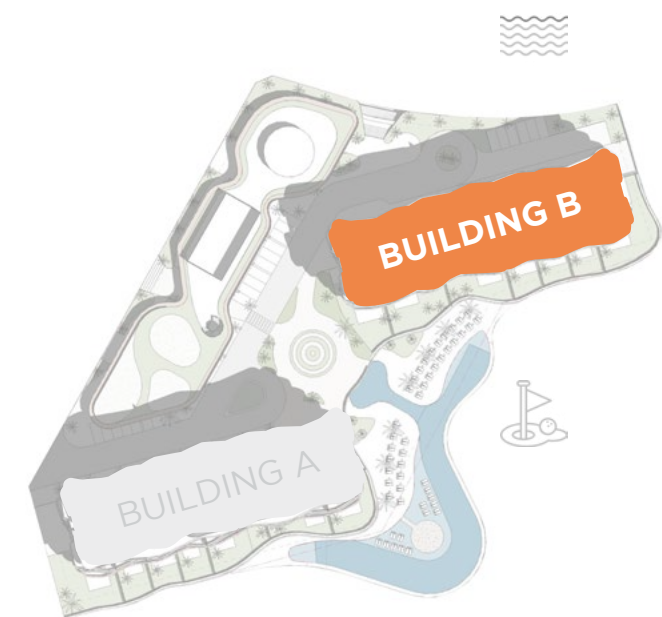
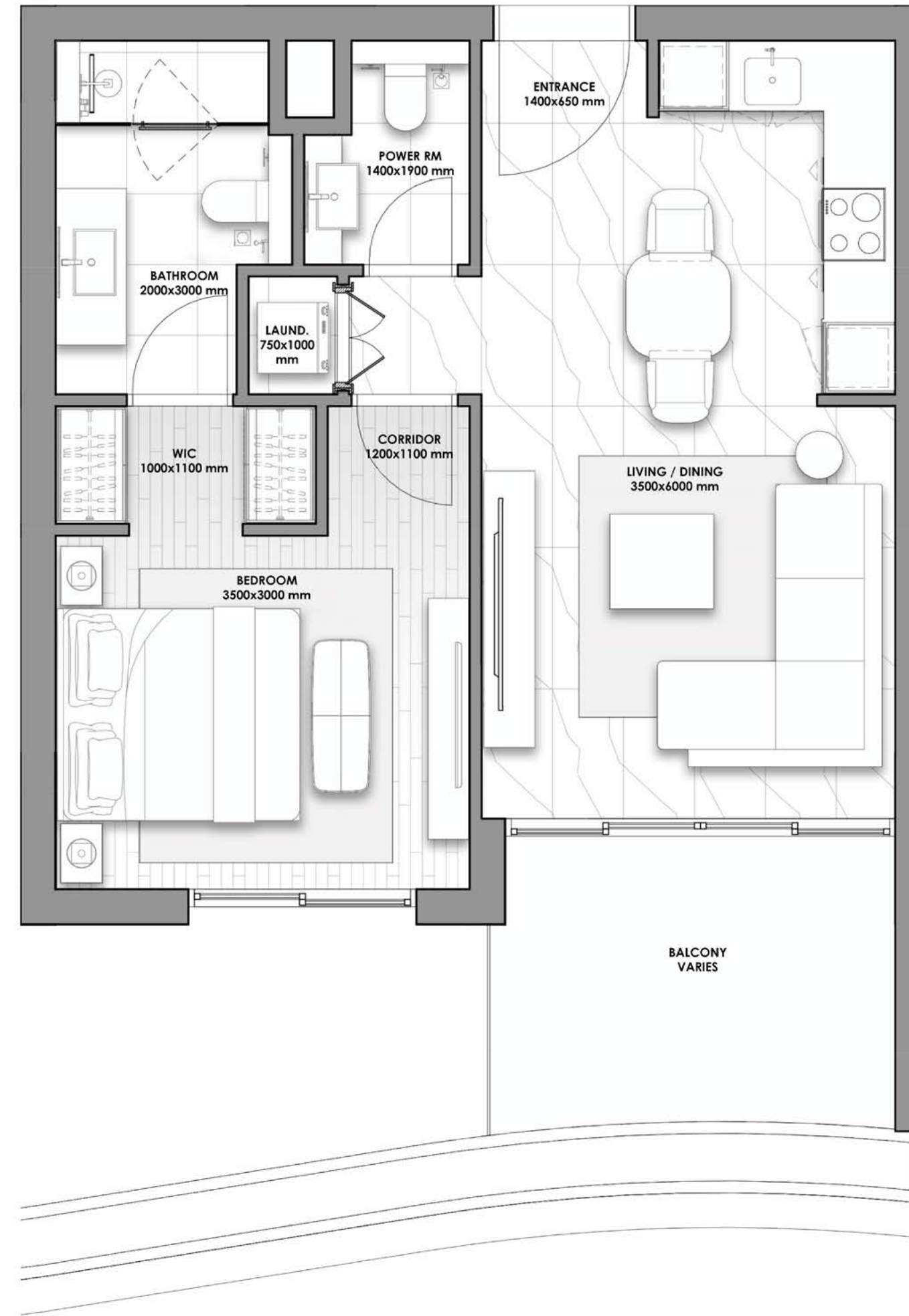


FLOOR 7



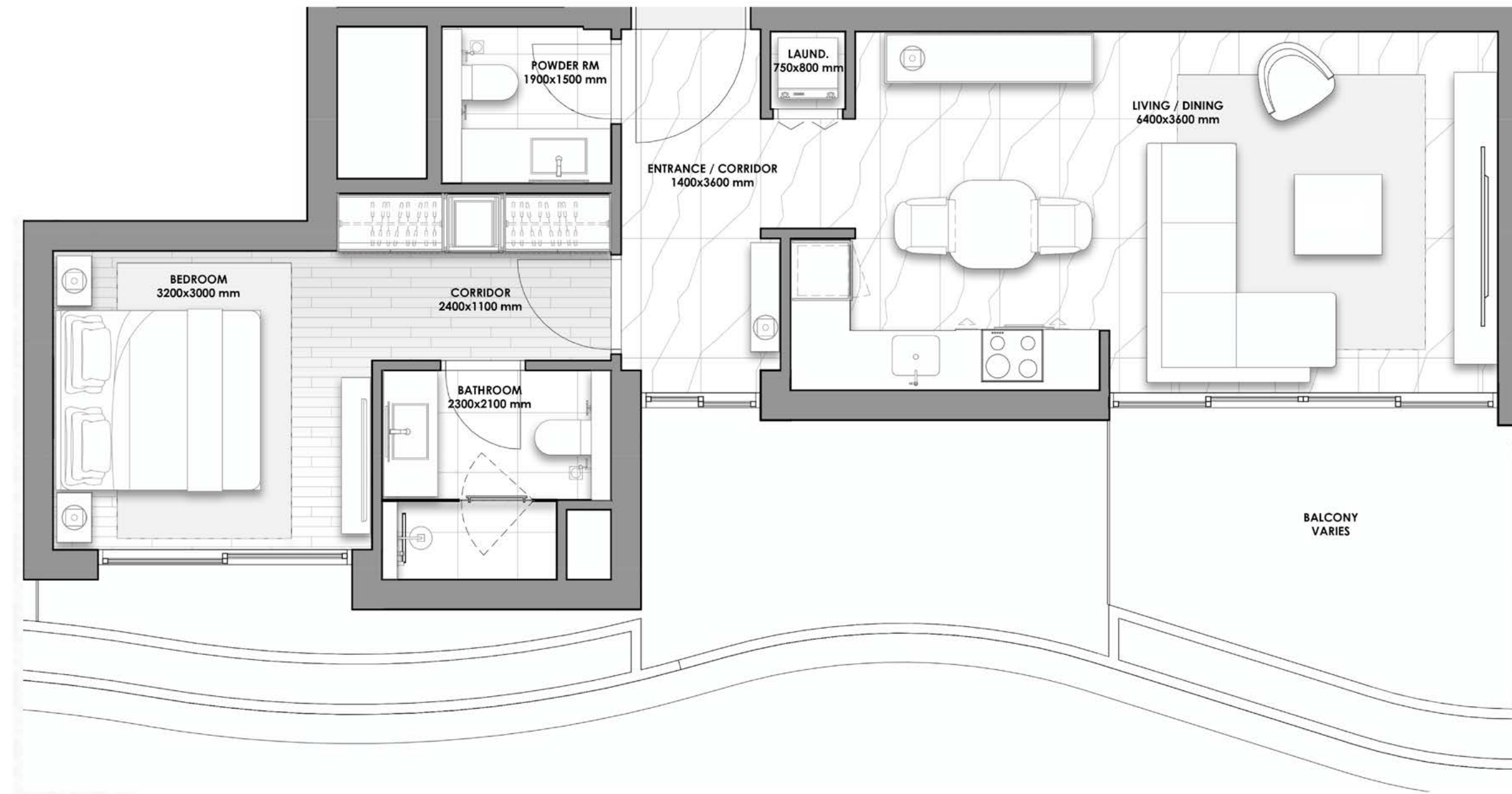
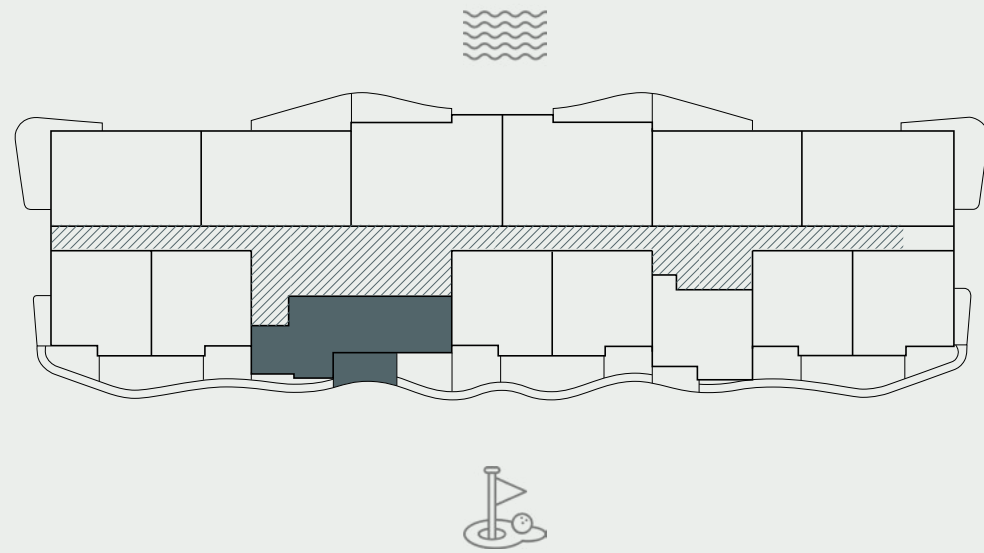
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
Total Built up Area	58 - 66	624 - 710
Parking Space	1	

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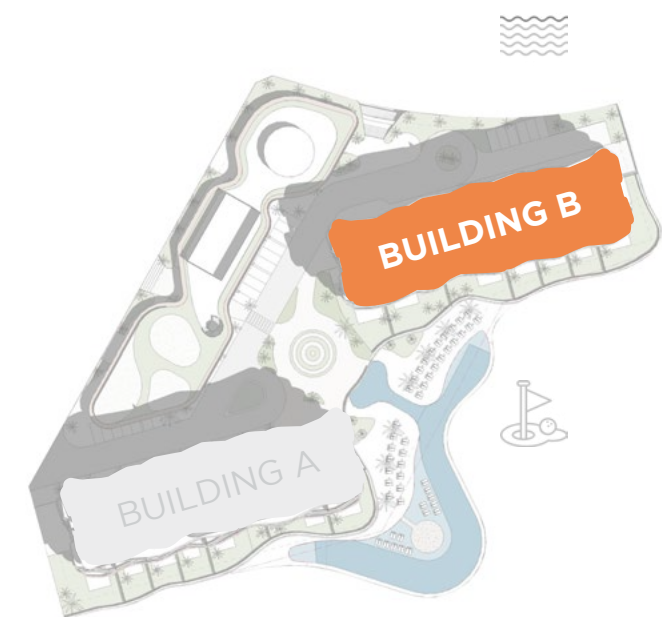
FLOORS 2-7

1-BED/ TYPE 1C



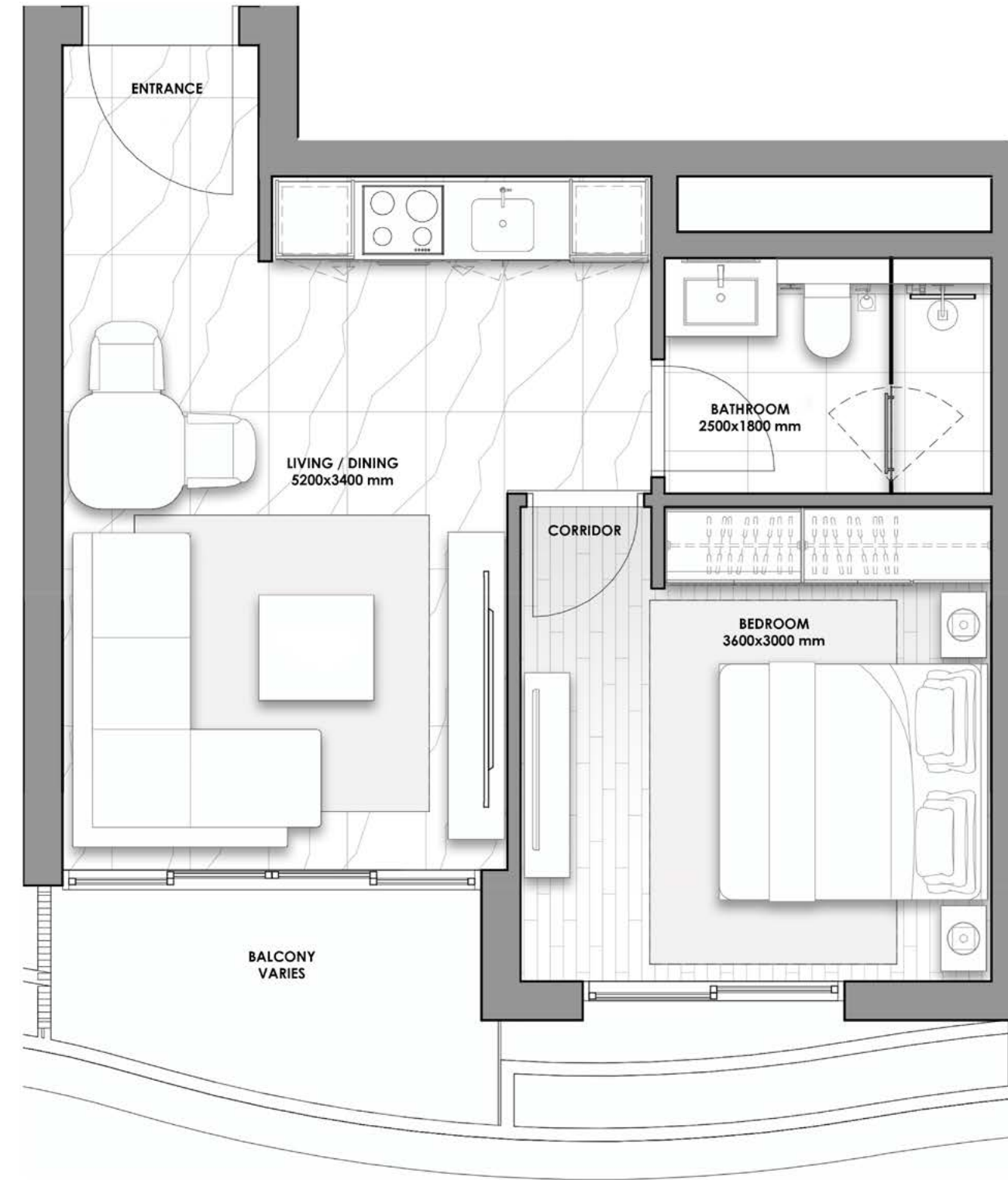
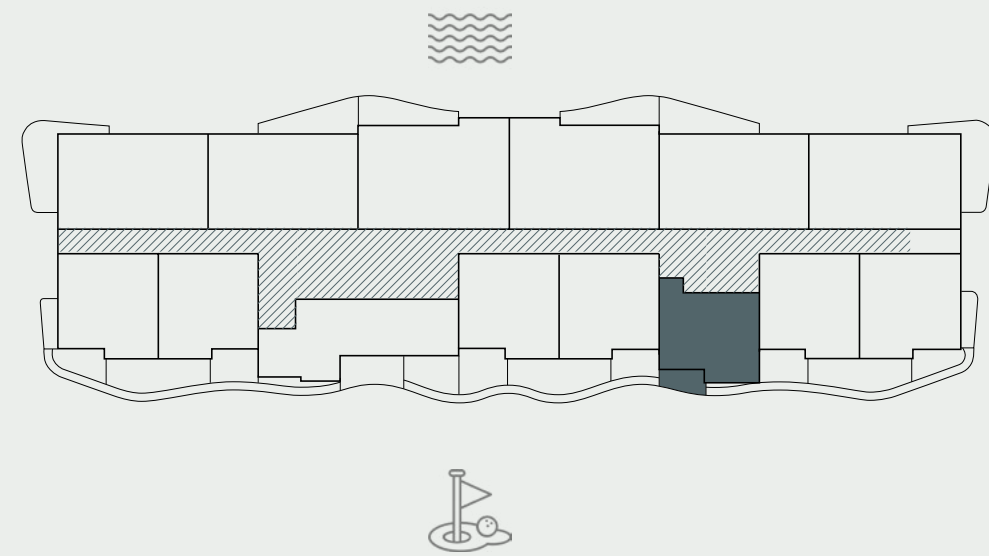
RESIDENCE	SQM	SQFT
Internal Area	59	635
Balcony Area	5 - 12	54 - 129
Total Built up Area	64 - 71	689 - 764
Parking Space	1	

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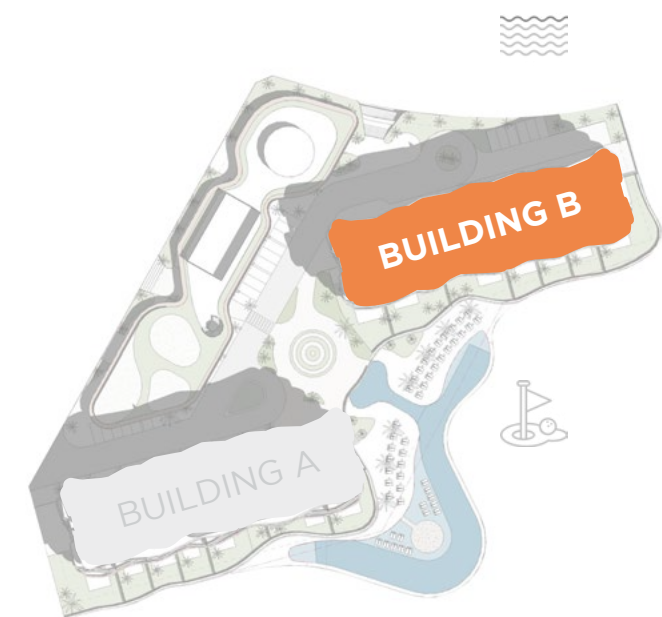
1-BED/ TYPE 1D

FLOORS 2-7



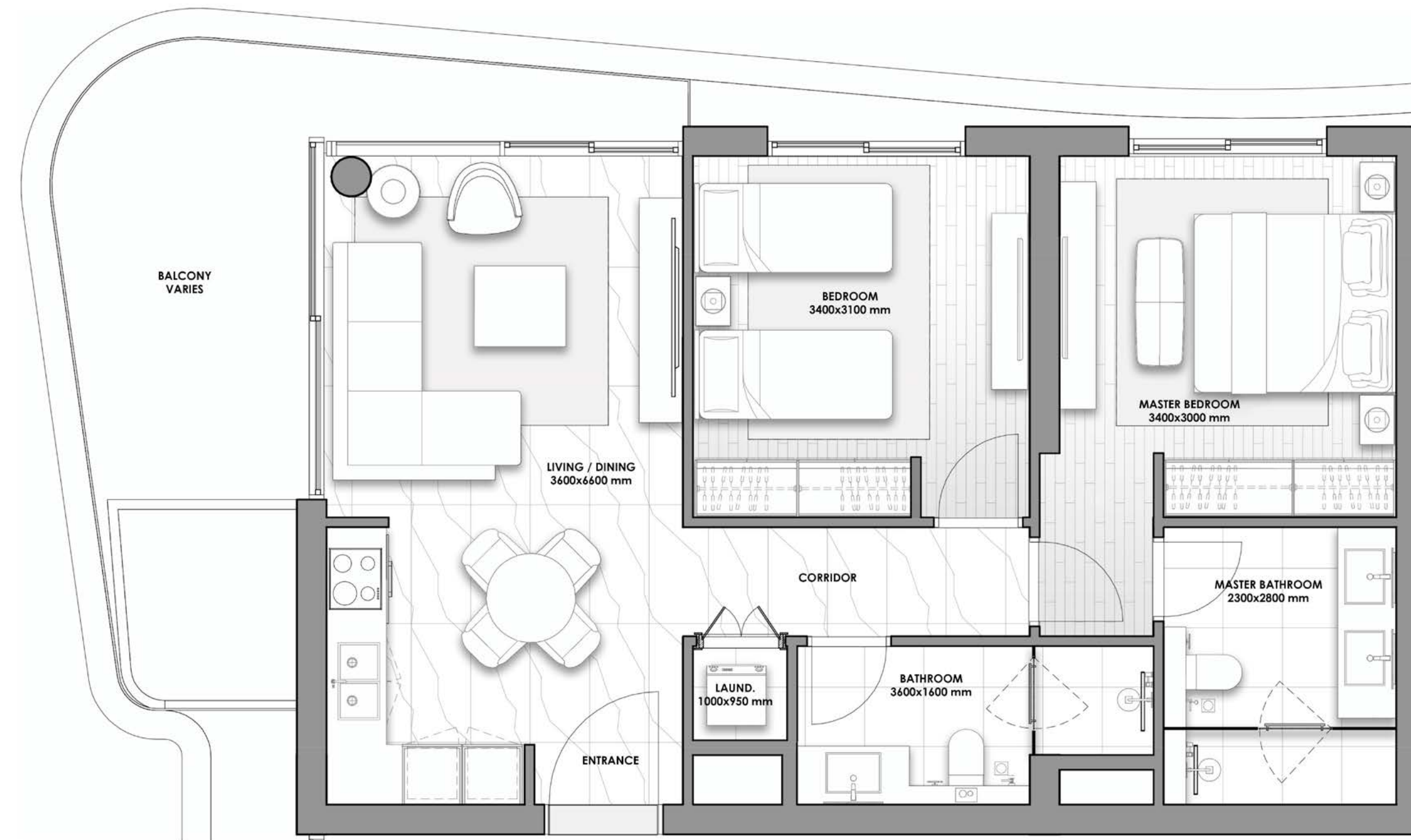
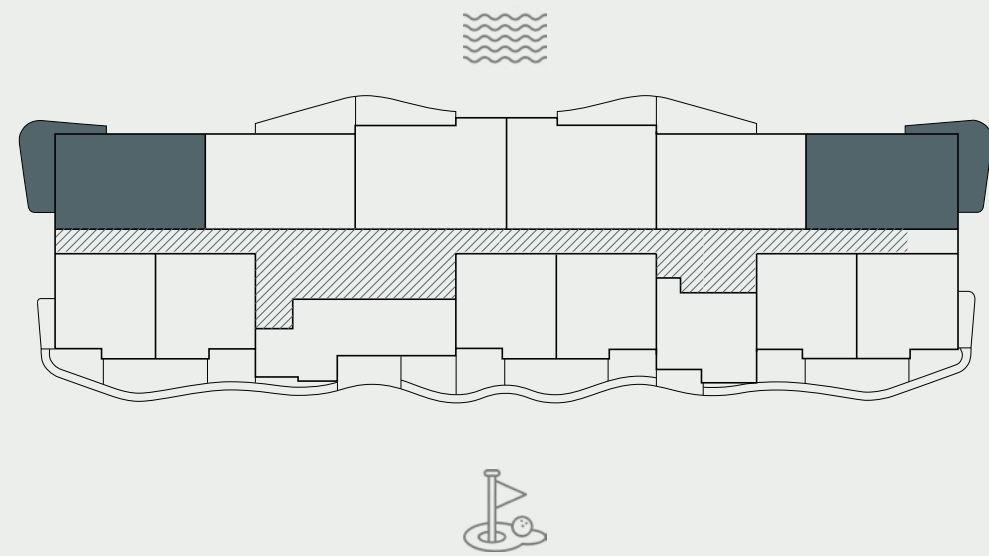
RESIDENCE	SQM	SQFT
Internal Area	44	474
Balcony Area	5 - 7	54 - 75
Total Built up Area	49 - 51	528 - 549
Parking Space	1	

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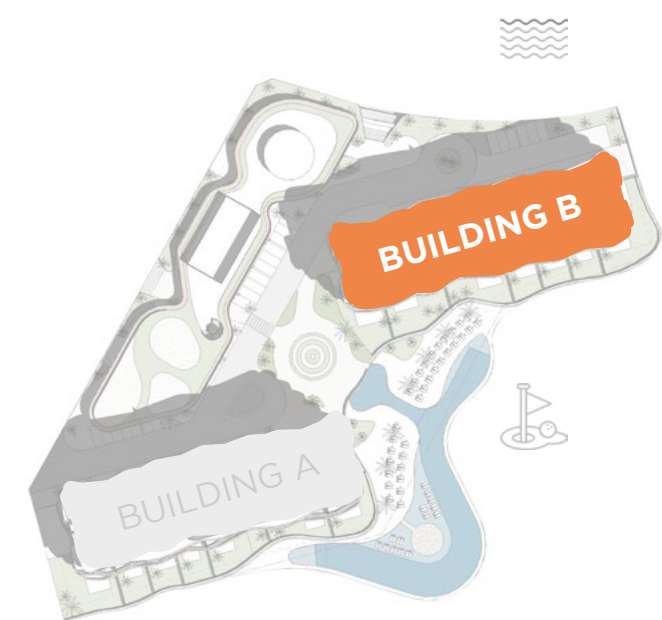
FLOORS 2-6

2-BEDS/ TYPE 2A



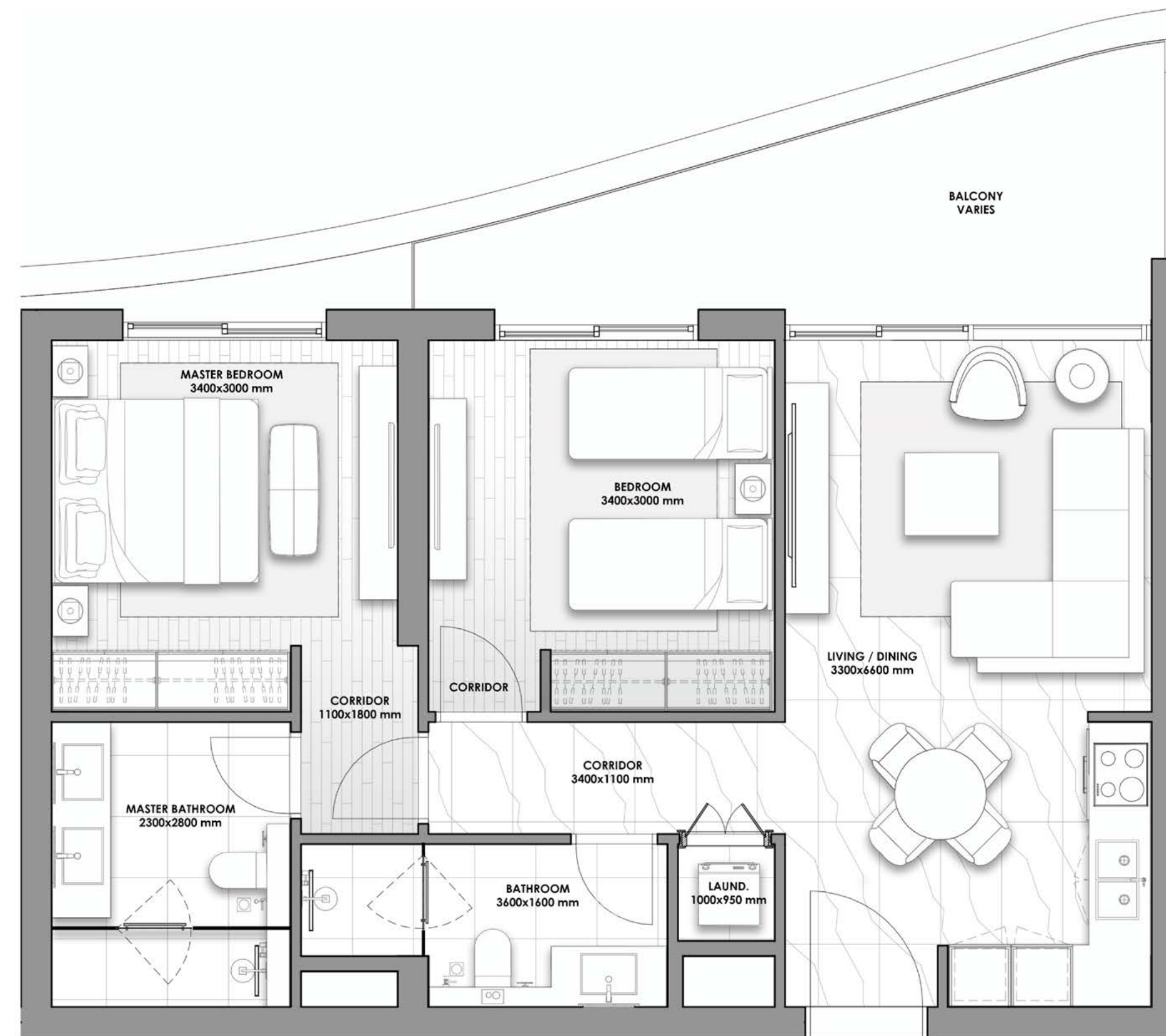
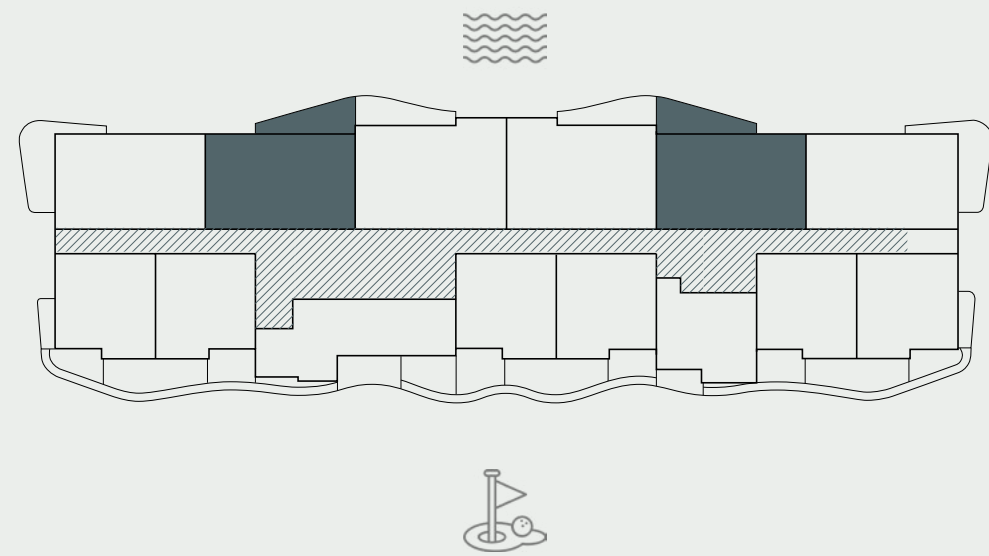
RESIDENCE	SQM	SQFT
Internal Area	74	796
Balcony Area	15 - 19	162 - 204
Total Built up Area	89 - 93	958 - 1000
Parking Space	1	

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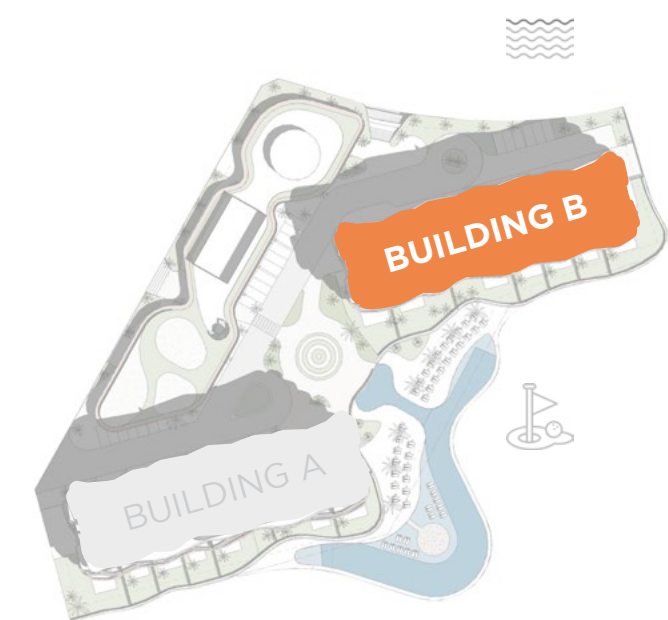
2-BEDS/ TYPE 2B

FLOORS 2-6



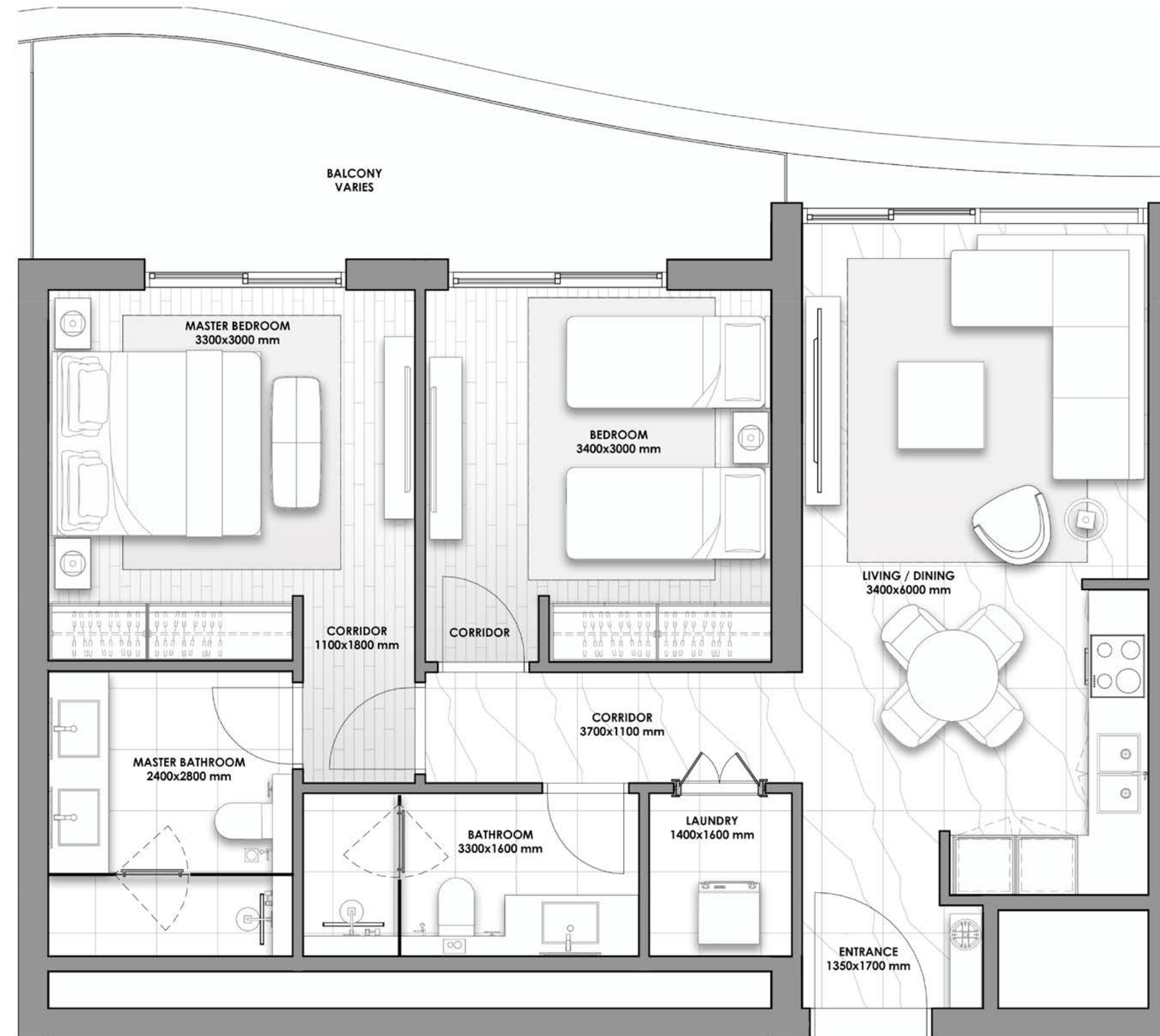
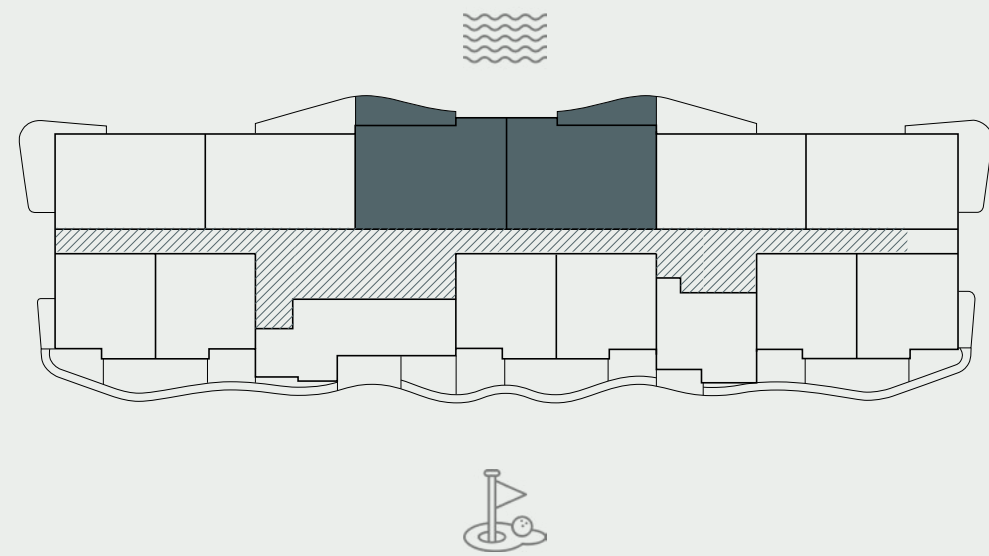
RESIDENCE	SQM	SQFT
Internal Area	75	807
Balcony Area	13 - 15	140 - 162
Total Built up Area	88 - 90	947 - 969
Parking Space	1	

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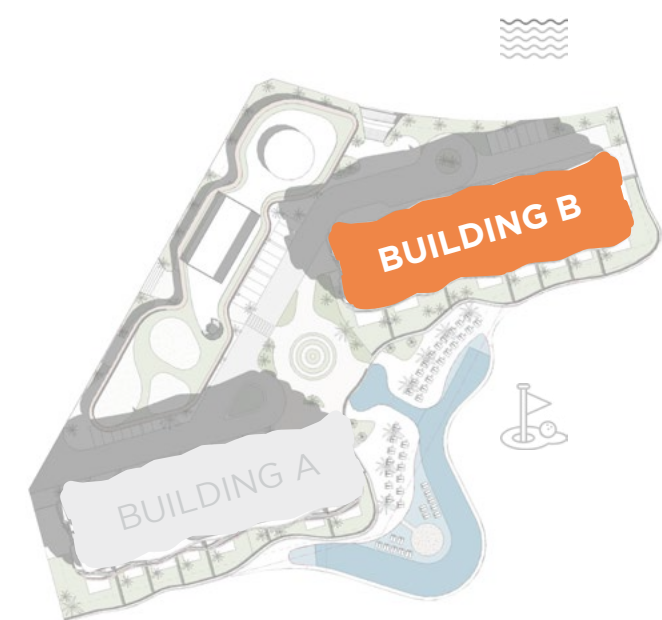
FLOORS 2-7

2-BEDS/ TYPE 2C



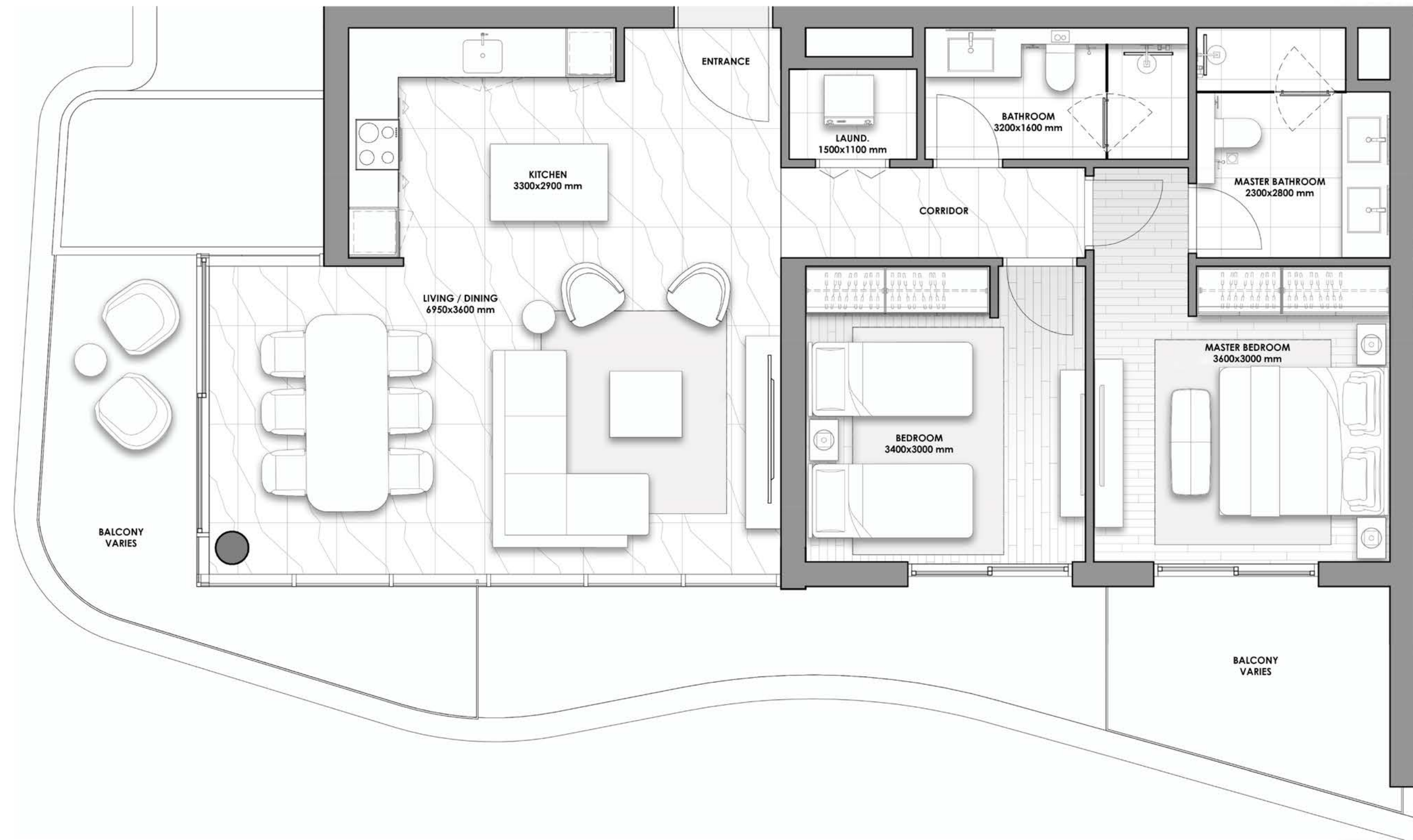
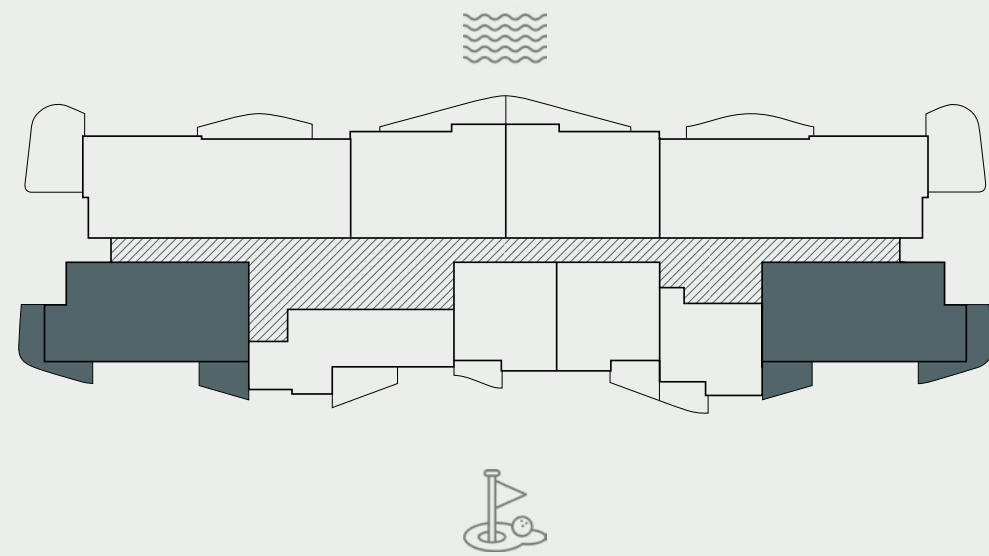
RESIDENCE	SQM	SQFT
Internal Area	77	828
Balcony Area	12 - 14	128 - 152
Total Built up Area	89 - 91	956 - 980
Parking Space	1	

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2-BEDS/ TYPE 2D

FLOOR 7



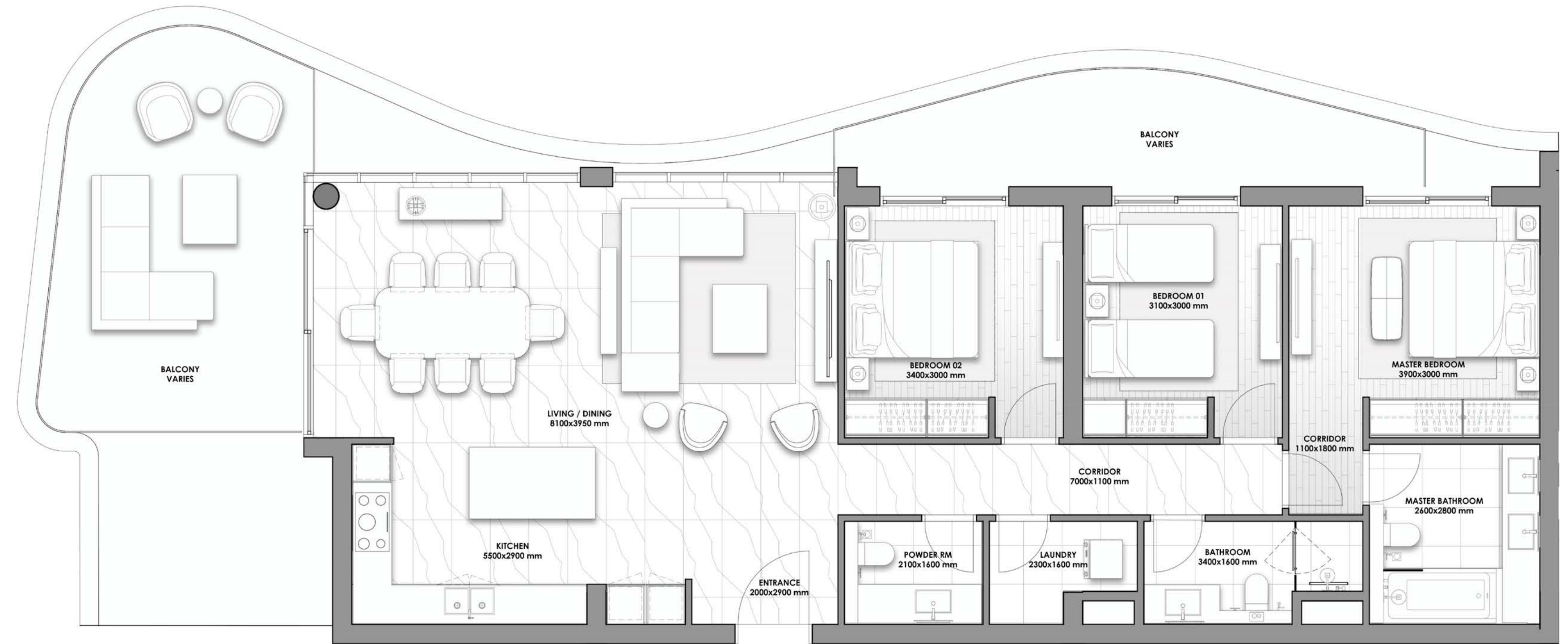
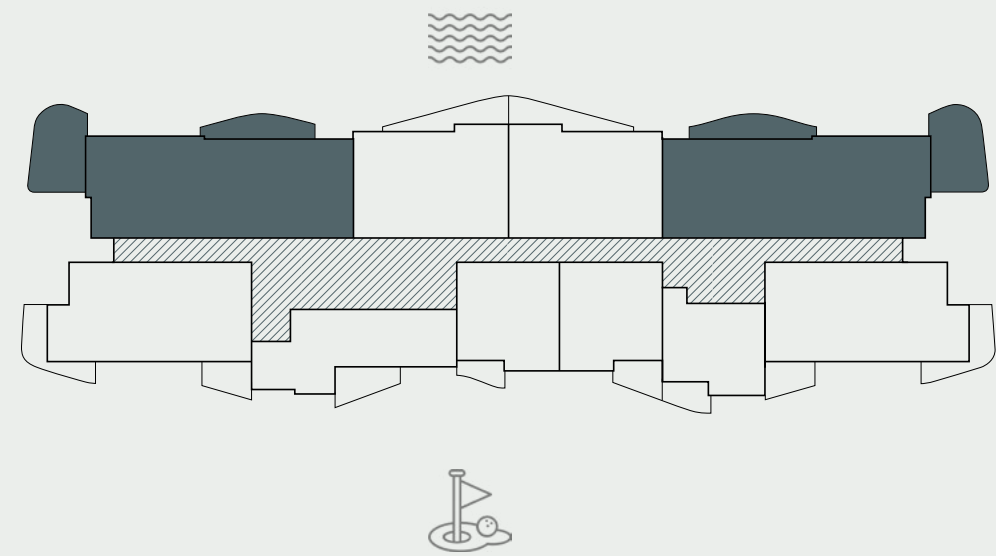
RESIDENCE	SQM	SQFT
Internal Area	94	1012
Balcony Area	21	226
Total Built up Area	115	1238
Parking Space	1	

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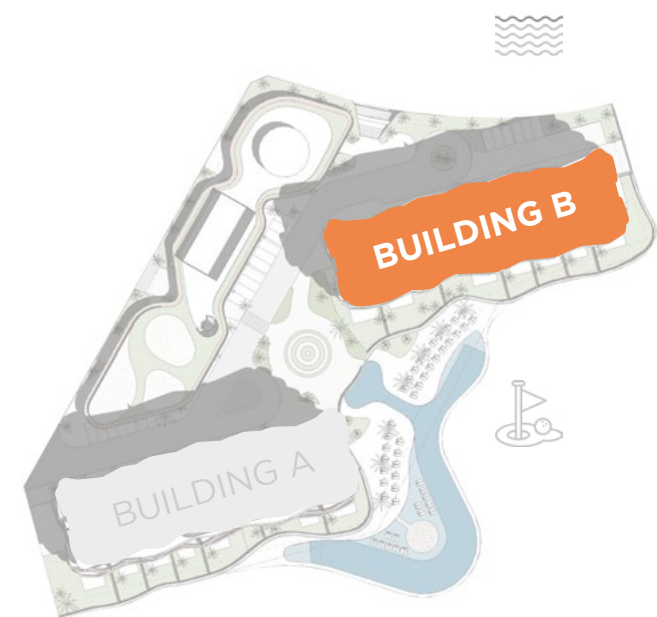
3-BEDS/ TYPE 3A

FLOOR 7



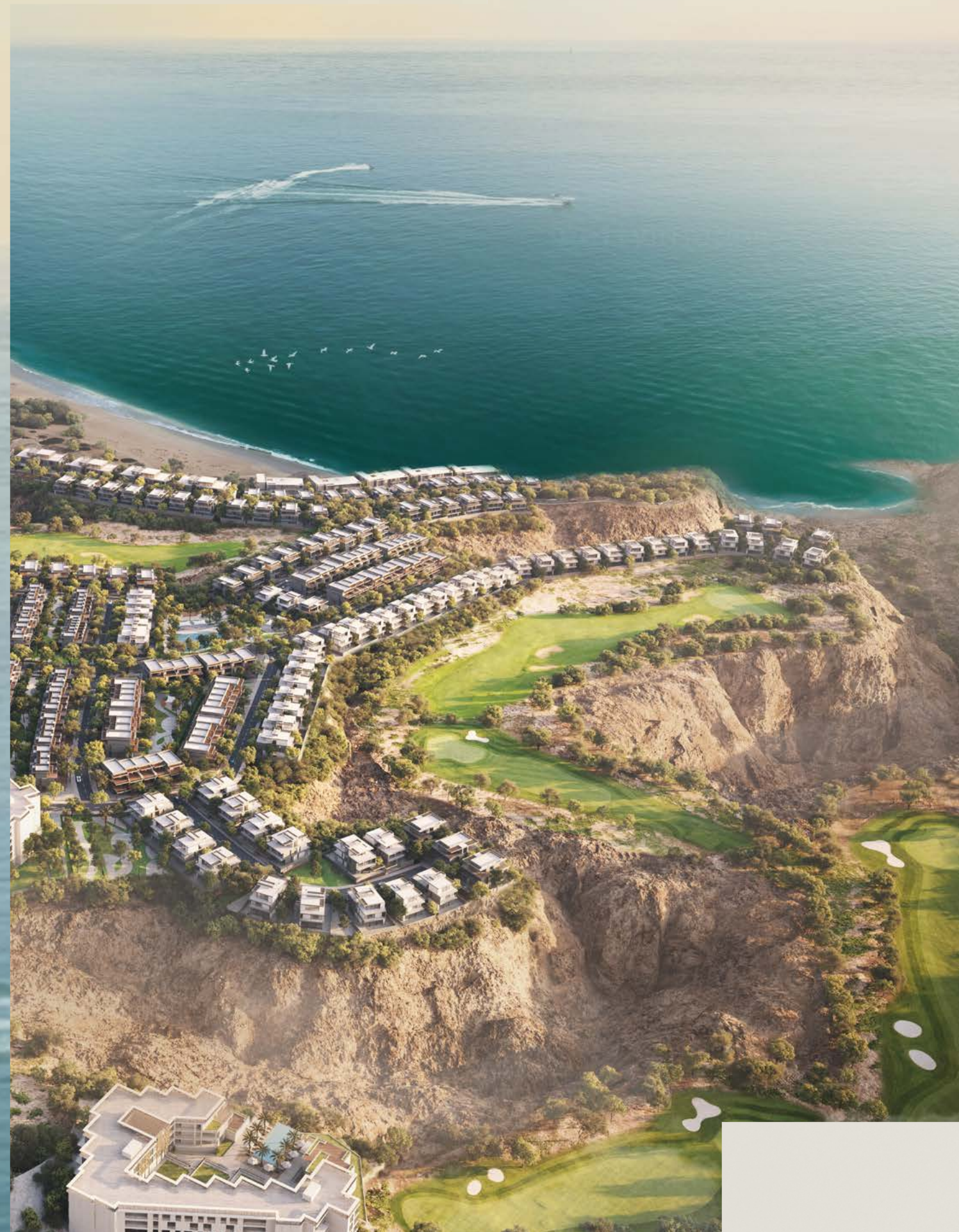
RESIDENCE	SQM	SQFT
Internal Area	131	1410
Balcony Area	37 - 38	398 - 409
Total Built up Area	168 - 169	1808 - 1819
Parking Space	2	

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HOME TO THE GREAT
ESCAPE, AIDA RISES 130
METERS ABOVE THE GULF
OF OMAN AND EXTENDS
NEARLY 3.5 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

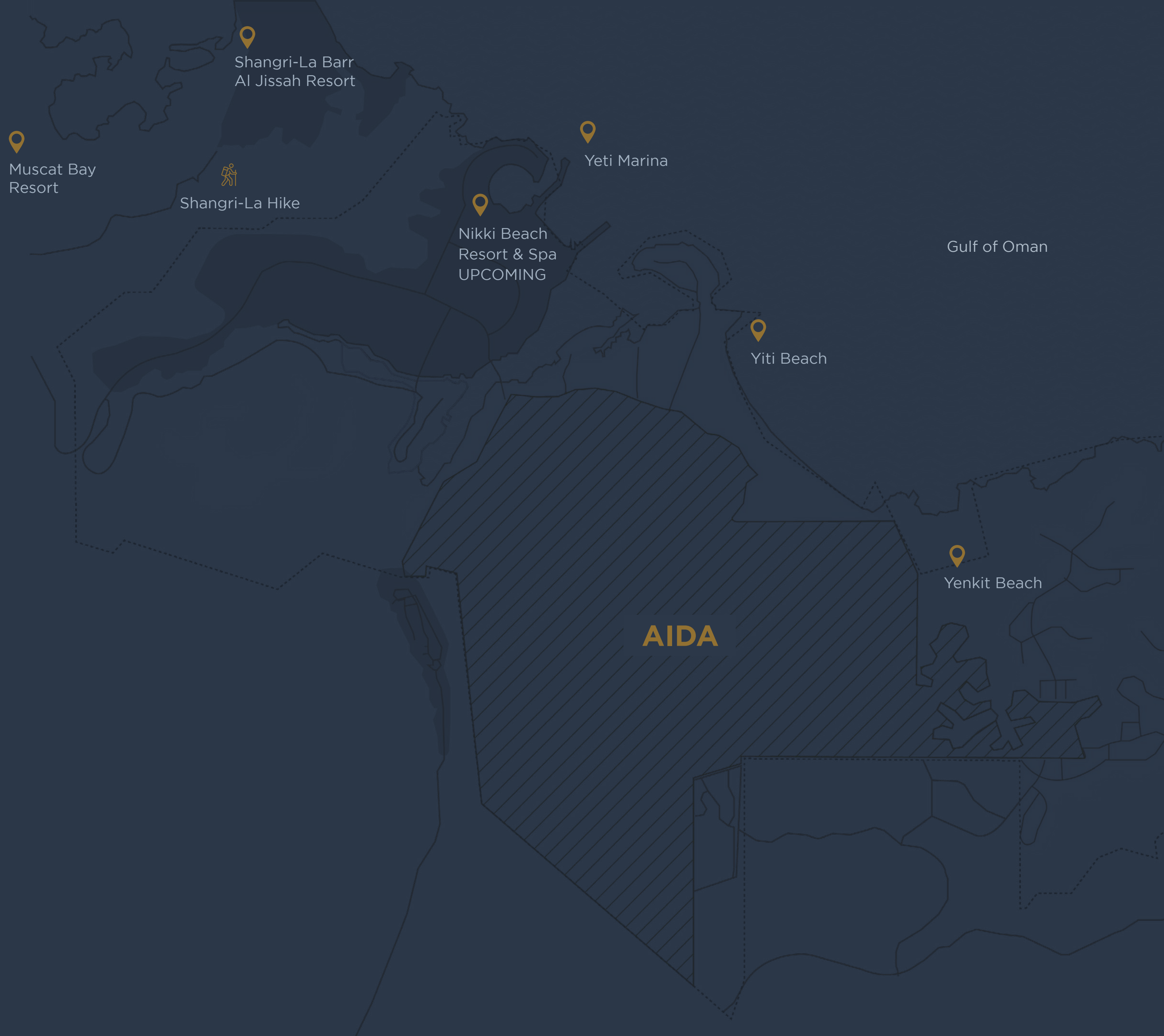


COMMUNITY
FACILITIES

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

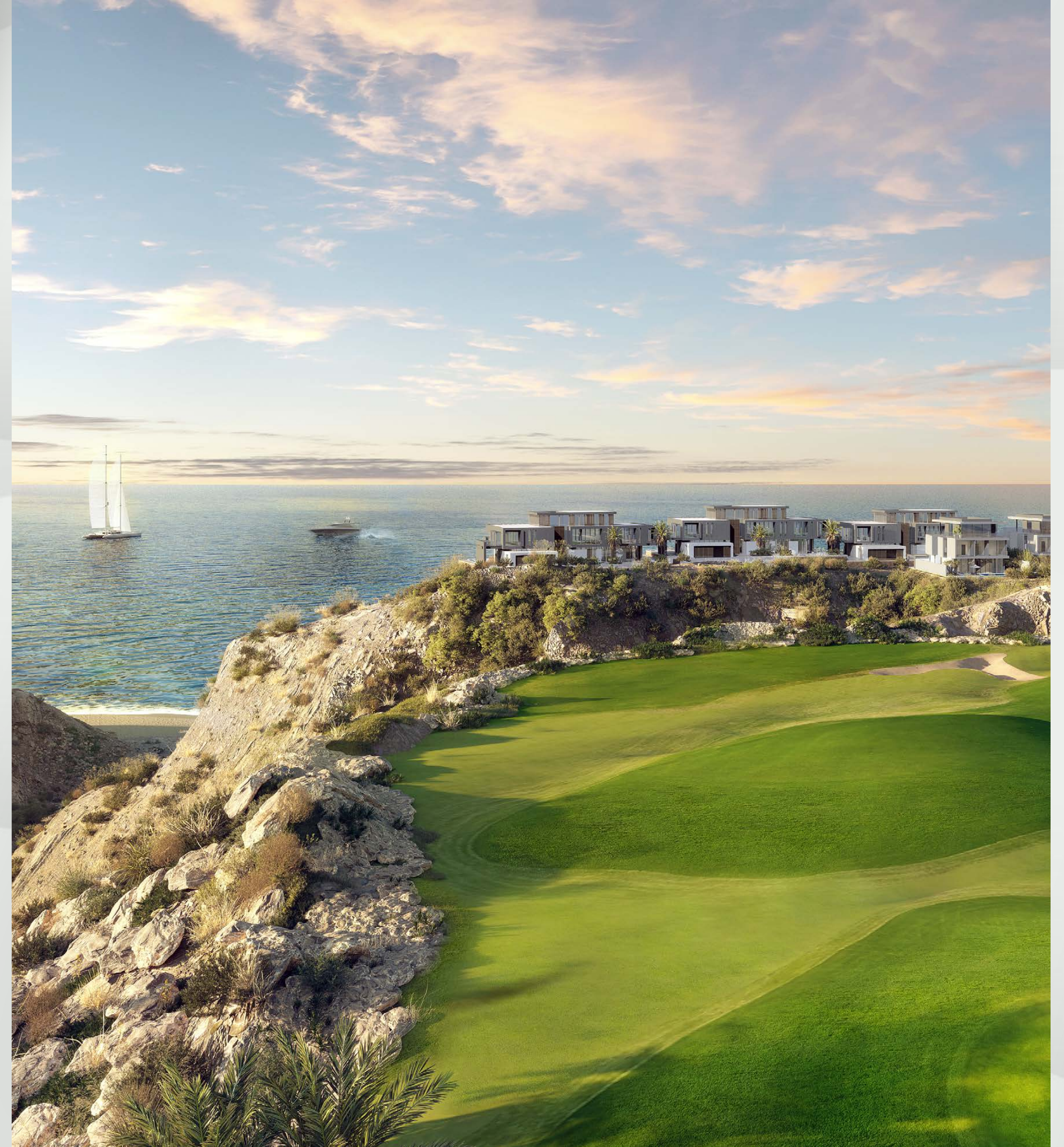




Trump International Golf Club

OMAN

Host to the region's most esteemed golfing destination, AIDA offers every resident a social membership, granting exclusive access to the premier Trump clubhouse — affording them the pleasures of exquisite dining choices, top-tier services, and a vibrant social calendar.



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*

12 REASONS TO *INVEST* IN (AIDA).

1 —
100% FOREIGN
OWNERSHIP*

2 —
0% PERSONAL
INCOME TAX*

3 —
0% INHERITANCE
TAX*

4 —
OMANI
RESIDENCE VISA

5 —
HASSLE-FREE
BANK ACCOUNT
SETUP

6 —
A GATED
COMMUNITY

7 —
130 METERS
ABOVE THE SHORES

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 - THE HANGING SUITES

11 —
OPEN GREEN SPACES

12 —
5-STAR RECREATIONAL
AND DINING OPTIONS

A PARTNERSHIP BETWEEN



DARGLOBAL

DARGLOBAL

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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 in different
cities worldwide

—
29
years of
experience

—
15,300+
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, 2023.

OUR OFFICES

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