



*the*  
great  
escape 2

SIGNATURE  
RESIDENCES

A I D A  
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





# *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

# 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

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





360° VIEWS

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





360° VIEWS

# Muscat coastline & its pristine natural surroundings









# *A Heightened Perspective*

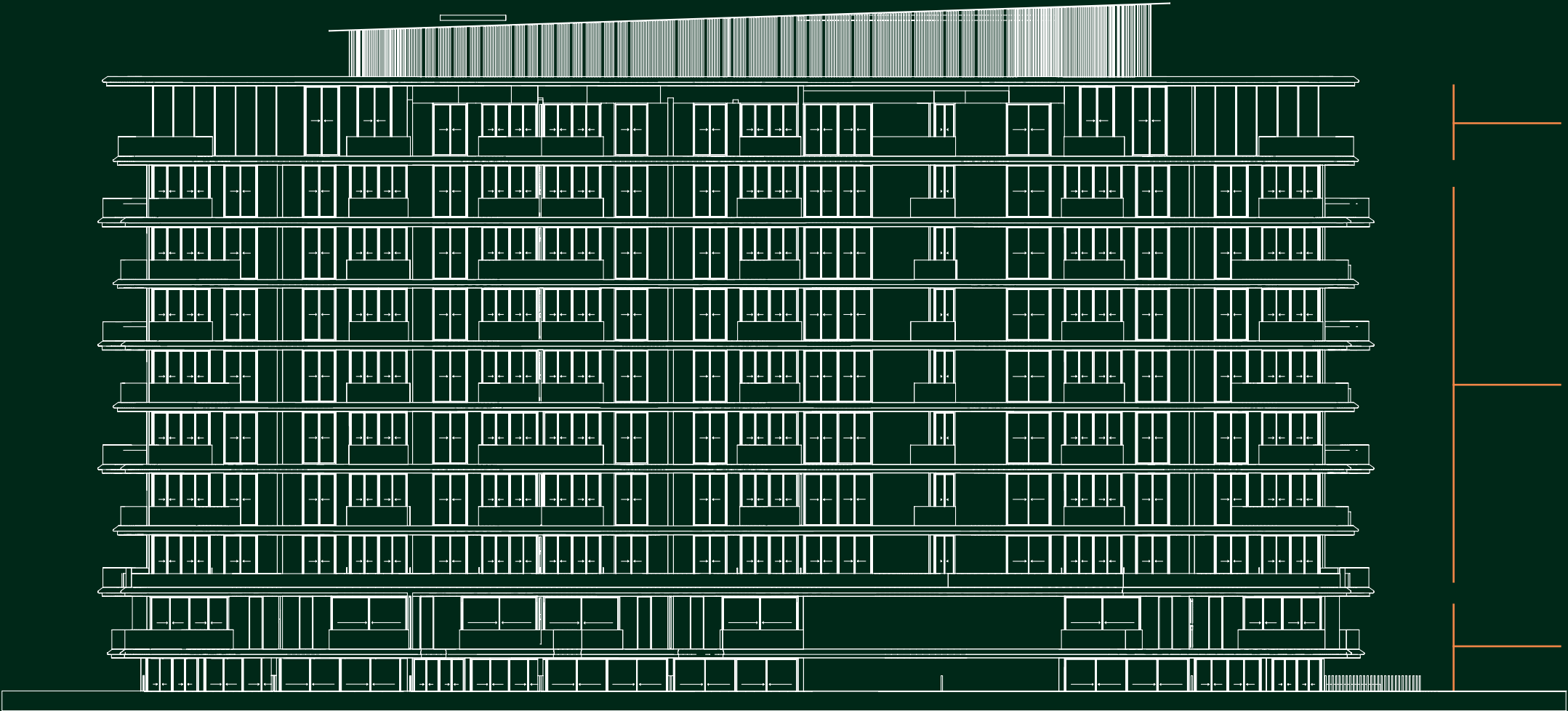
EXPERIENCE THE GREAT ESCAPE 2 SIGNATURE RESIDENCES, WHERE ABUNDANT NATURAL LIGHT FILLS STYLISH INTERIORS. EVERY DETAIL, FROM THE GRAND DOUBLE-HEIGHT ENTRANCE LOBBY TO PREMIUM FINISHES, IS METICULOUSLY CURATED. ENJOY A WEALTH OF AMENITIES, INDOORS AND OUT, DESIGNED FOR RESIDENTS TO INDULGE AND THRIVE.





# 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

5

HASSLE-FREE BANK  
ACCOUNT SETUP

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

SOCIAL MEMBERSHIP TO  
TRUMP INTERNATIONAL  
GOLF CLUB, OMAN

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



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
- 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

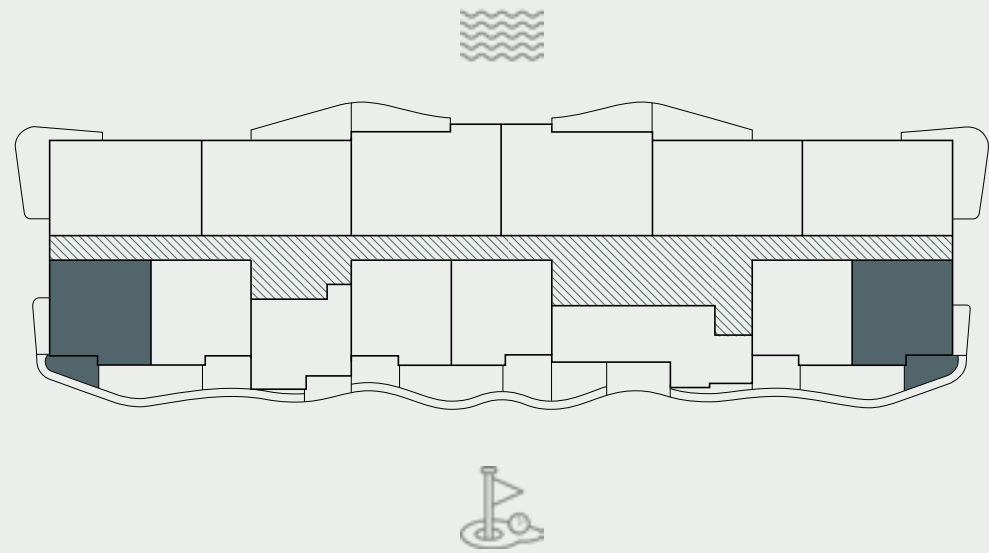
## BEDROOMS

- 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

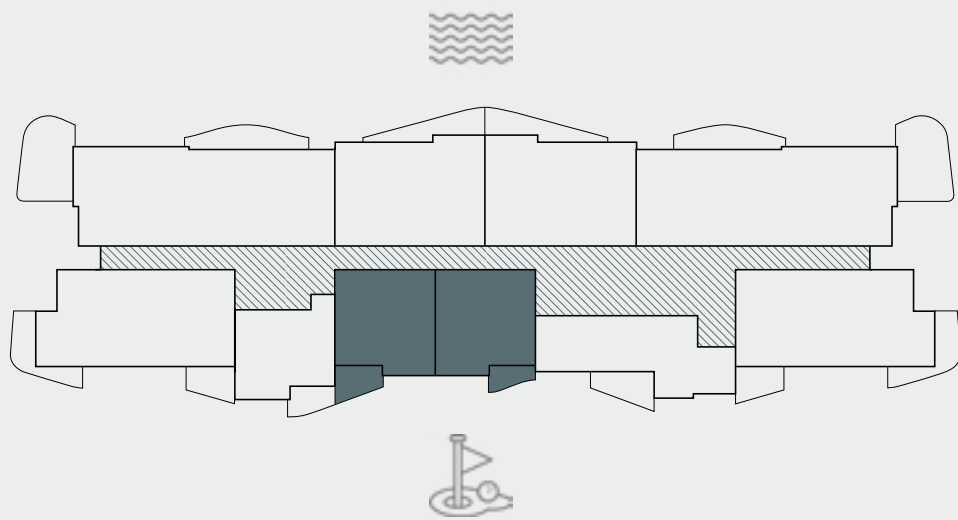
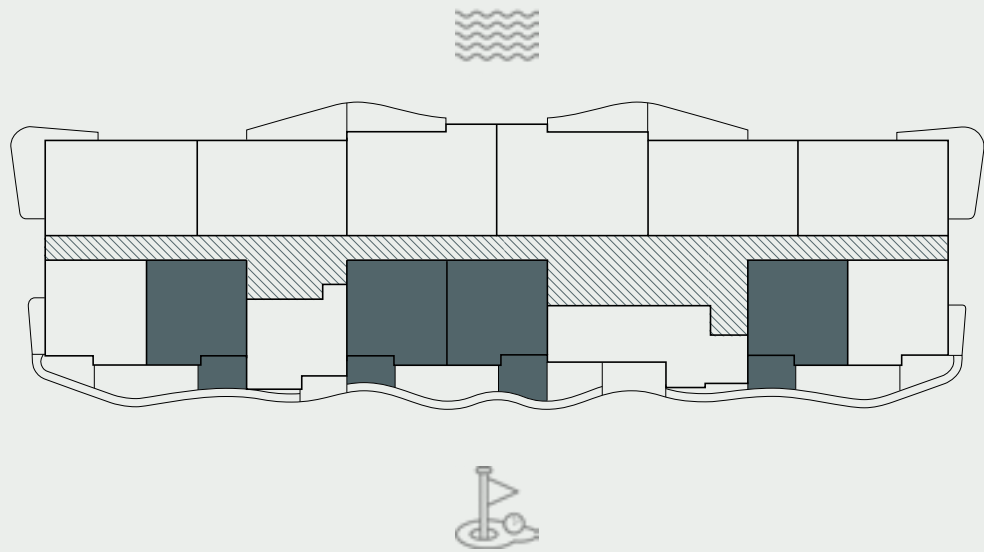


RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	6 - 15	65 - 162
<b>Total Built up Area</b>	<b>59 - 68</b>	<b>635 - 732</b>
Parking Space	1	

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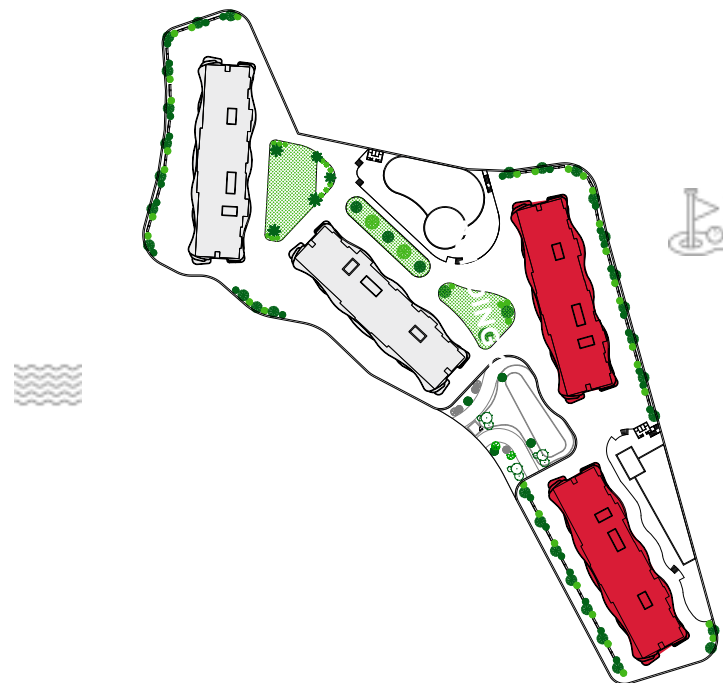




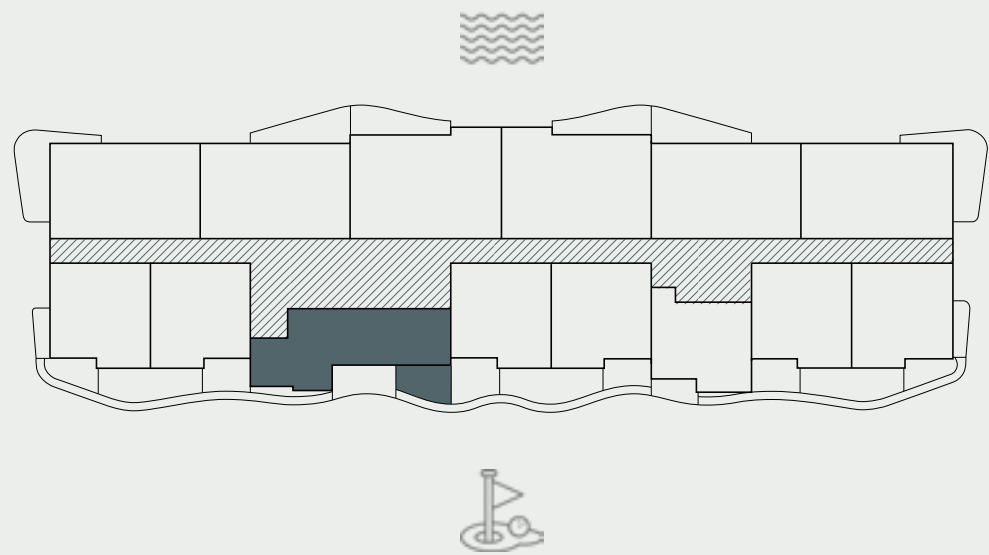
RESIDENCE	SQM	SQFT
Internal Area	53	570
Balcony Area	5 - 13	54 - 140
<b>Total Built up Area</b>	<b>58 - 66</b>	<b>624 - 710</b>
Parking Space	1	

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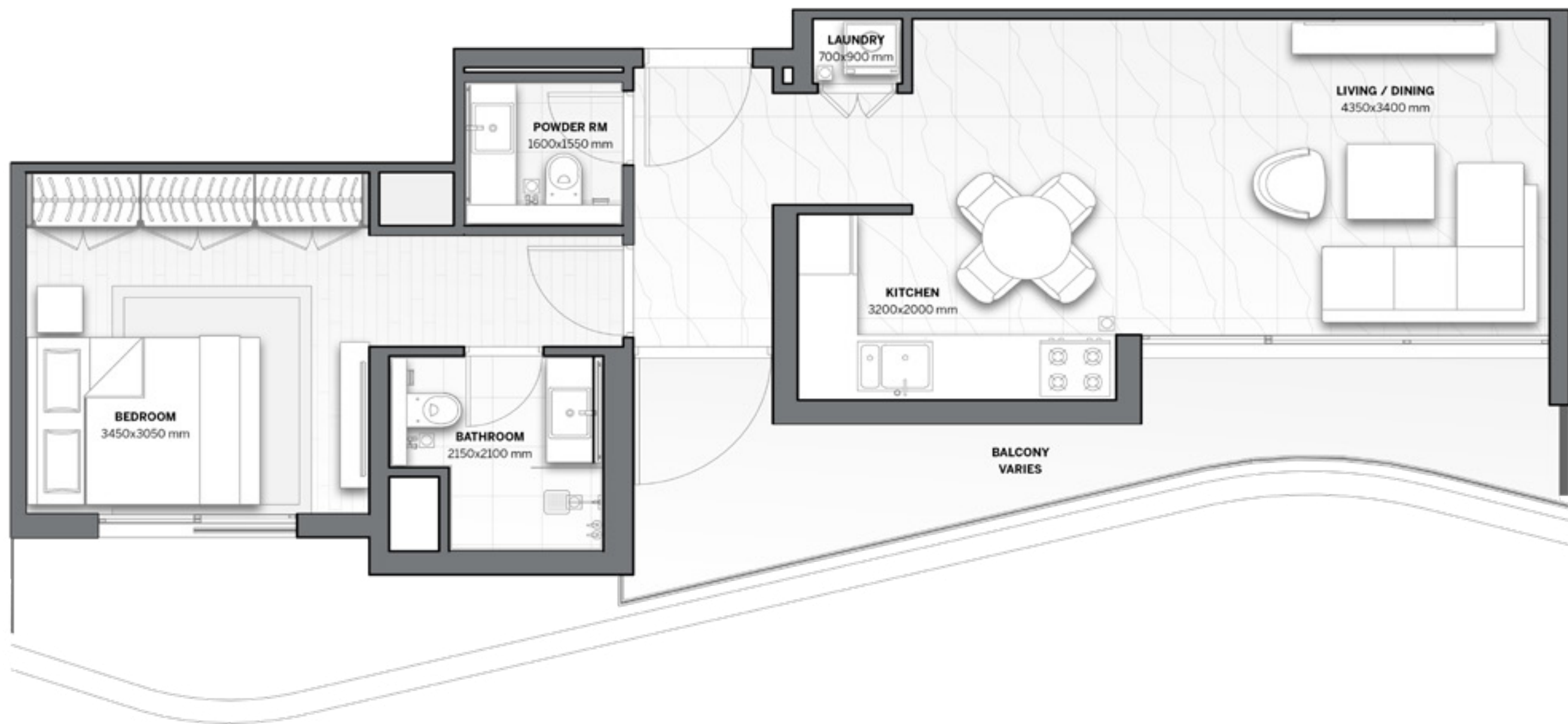
# 1-BED/ TYPE 1B





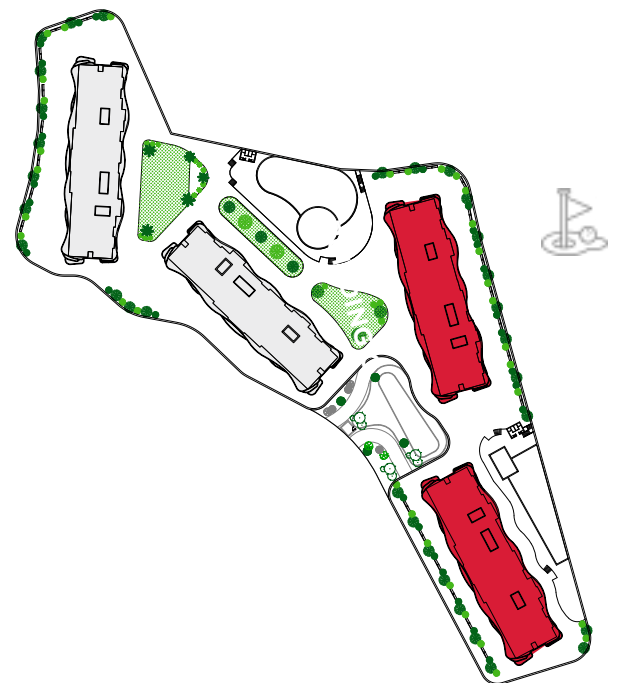


# 1-BED/ TYPE 1C

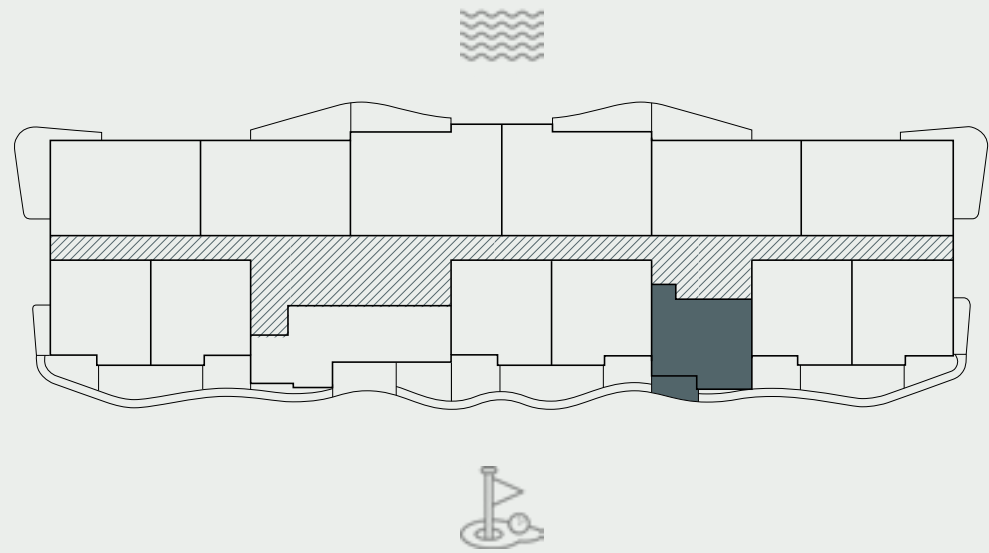


RESIDENCE	SQM	SQFT
Internal Area	59	635
Balcony Area	5 - 12	54 - 129
<b>Total Built up Area</b>	<b>64 - 71</b>	<b>689 - 764</b>
Parking Space	1	

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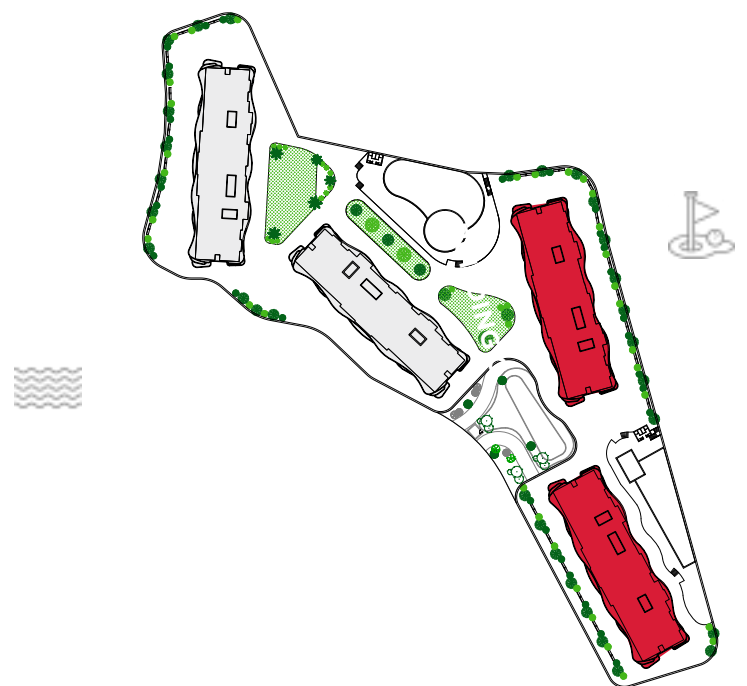


# 1-BED/ TYPE 1D

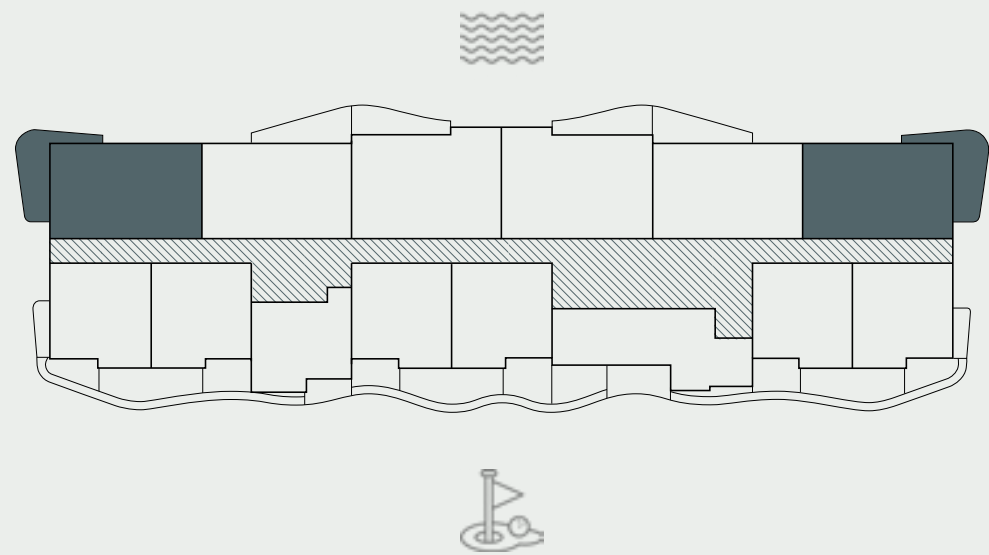


RESIDENCE	SQM	SQFT
Internal Area	44	474
Balcony Area	5 - 7	54 - 75
<b>Total Built up Area</b>	<b>49 - 51</b>	<b>528 - 549</b>
Parking Space	1	

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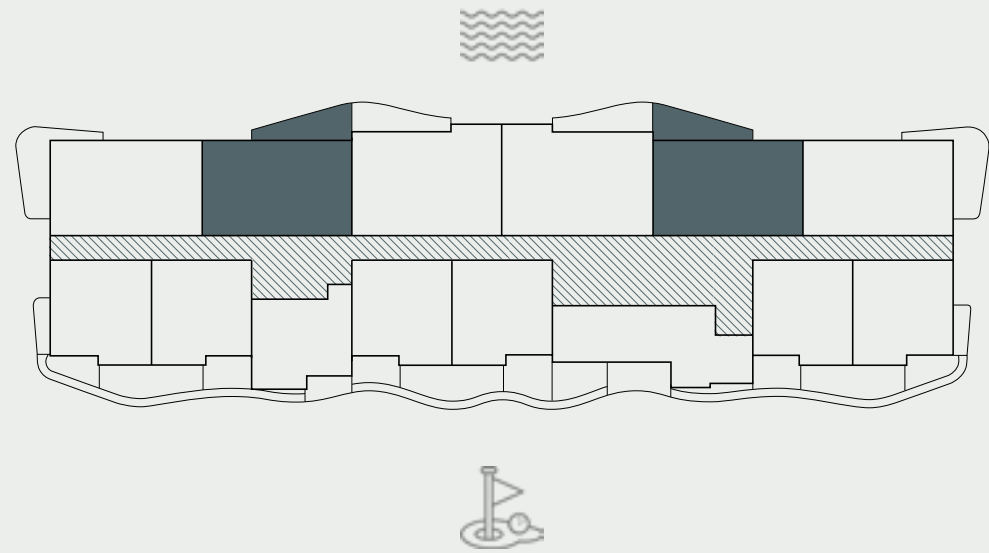
# 2-BEDS/ TYPE 2A

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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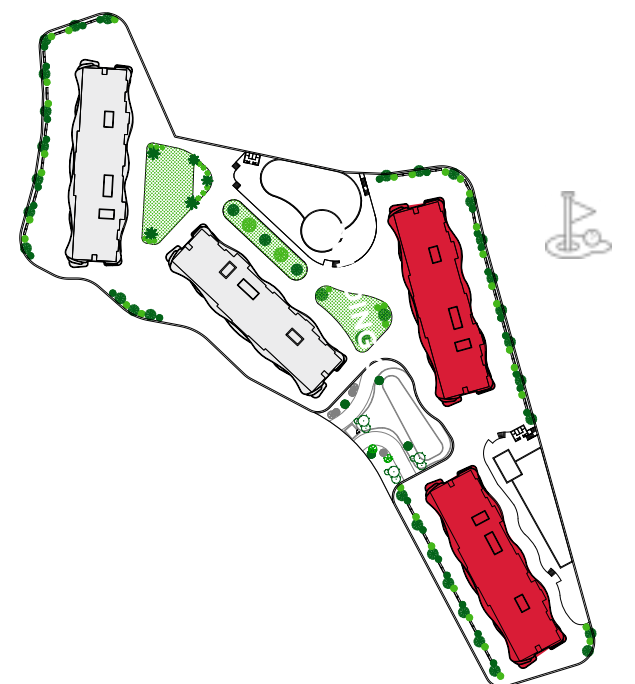
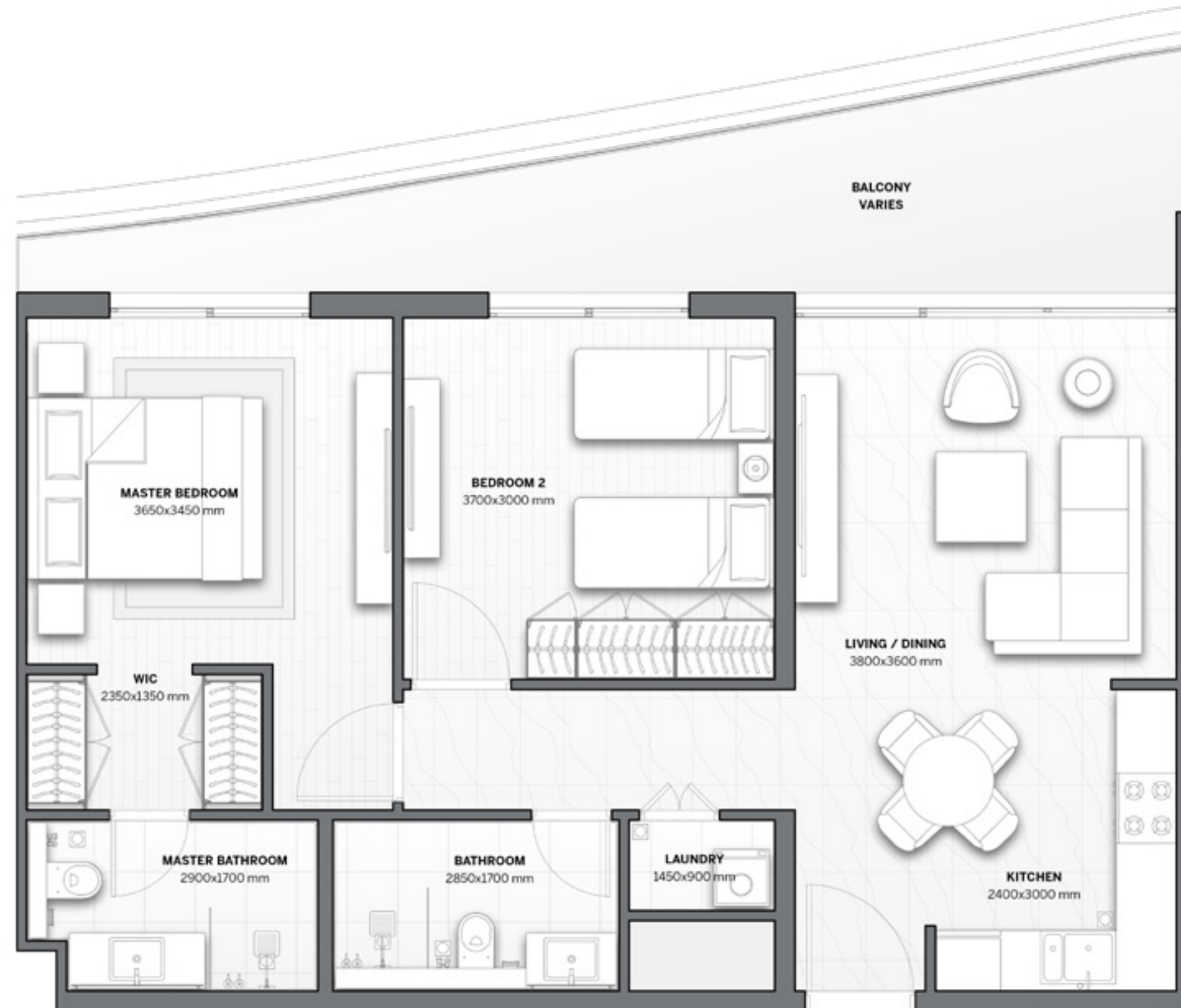




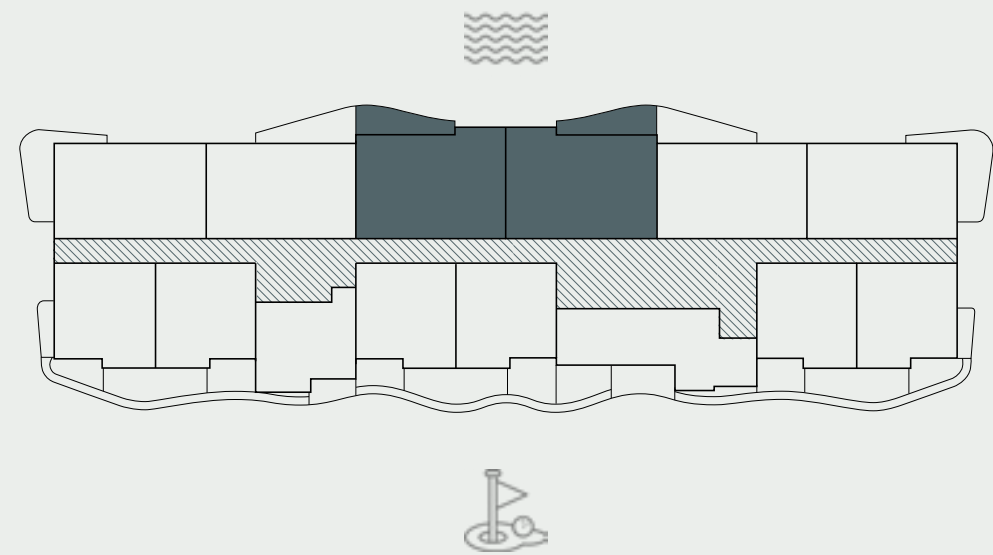
# 2-BEDS/ TYPE 2B

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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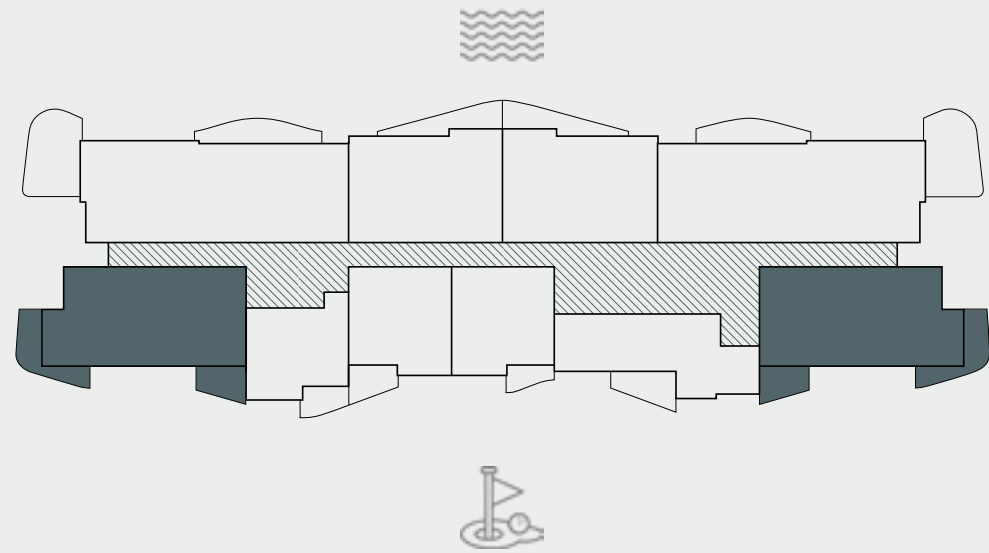
# 2-BEDS/ TYPE 2C

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	

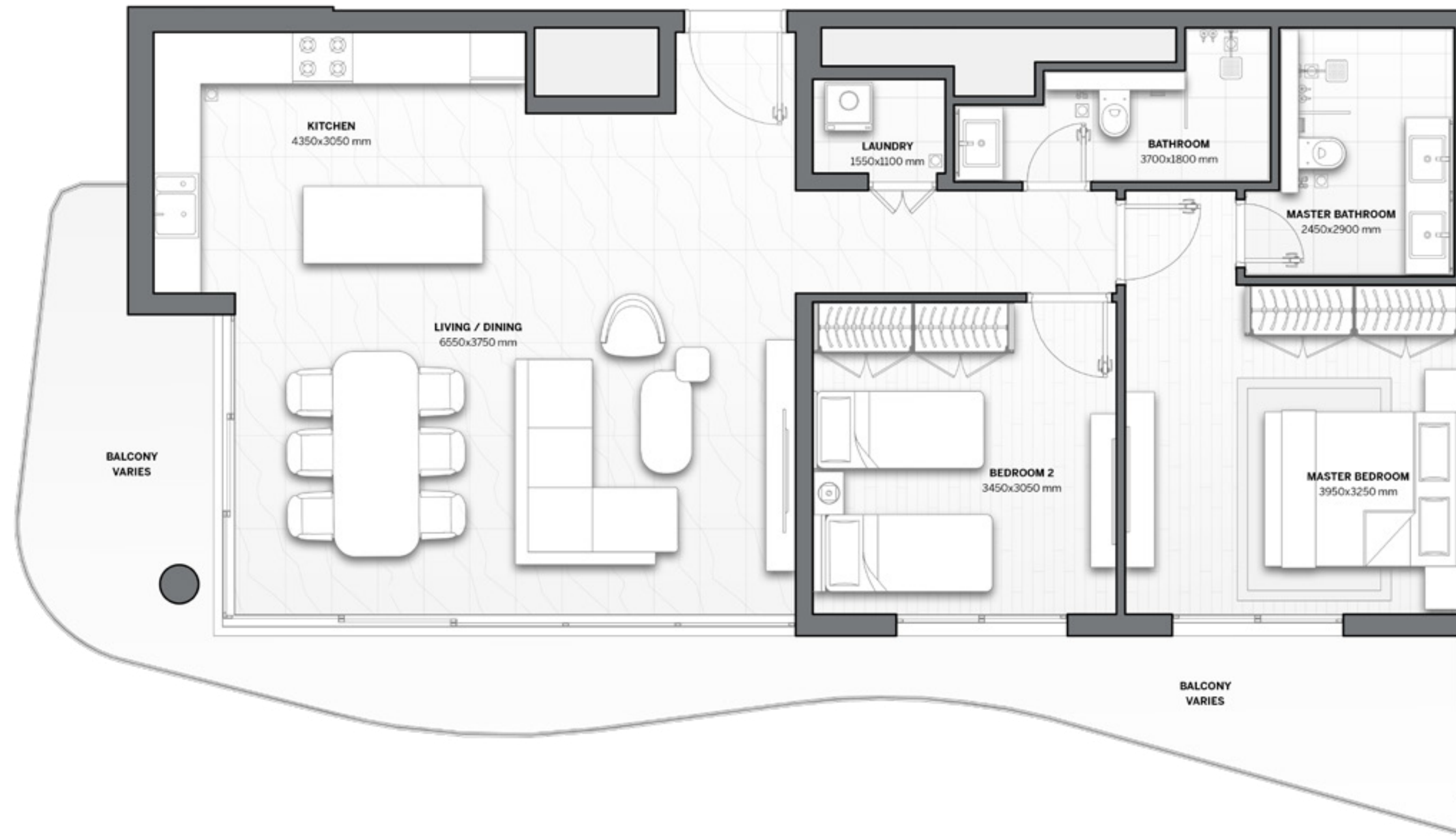
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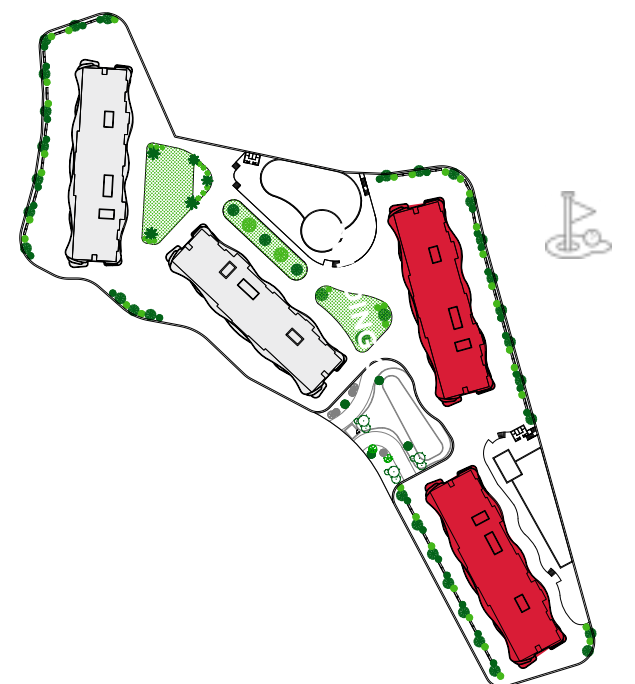


# 2-BEDS/ TYPE 2D

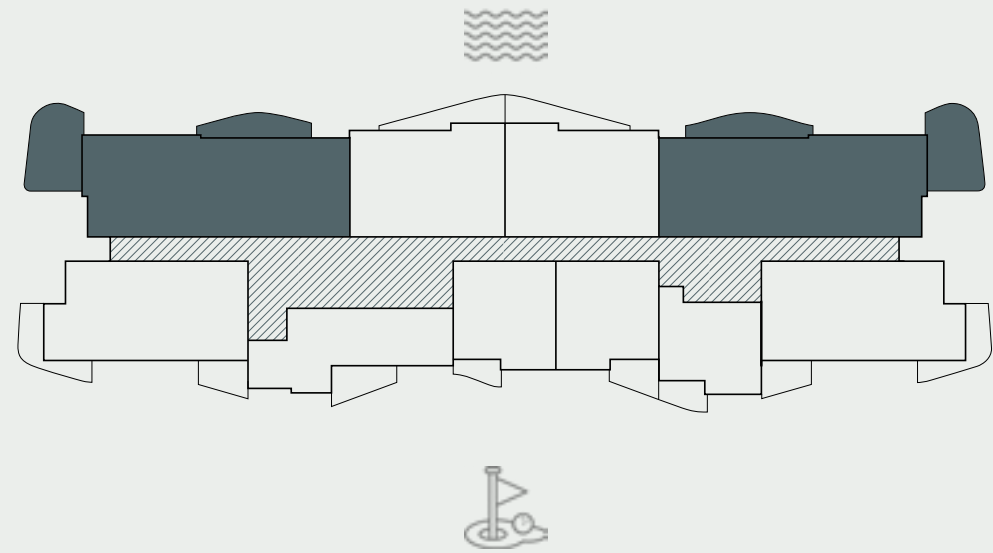


RESIDENCE	SQM	SQFT
Internal Area	94	1012
Balcony Area	21	226
<b>Total Built up Area</b>	<b>115</b>	<b>1238</b>
Parking Space	1	

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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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