



the great escape 2

FACTSHEET

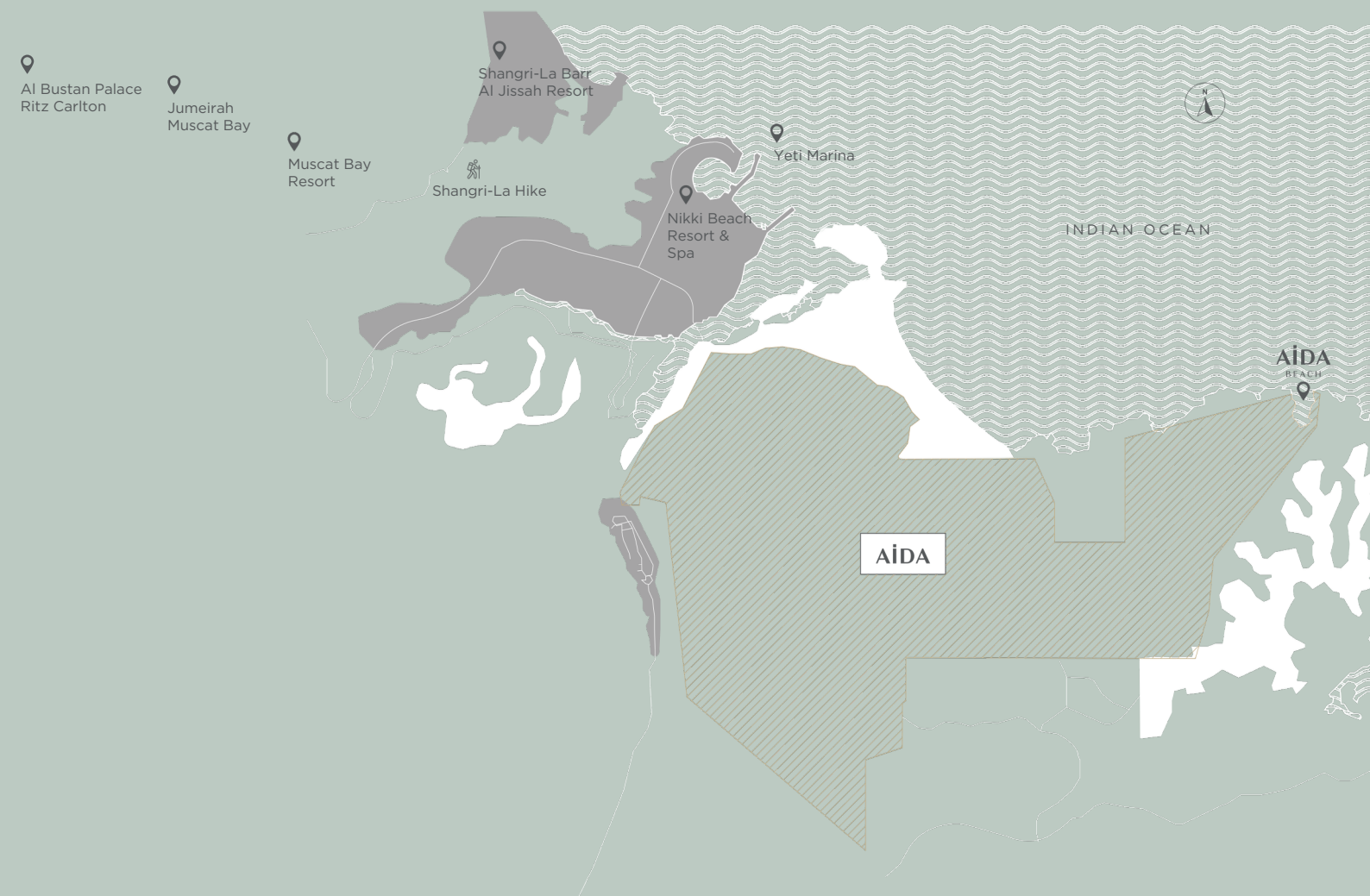
PROJECT
THE GREAT ESCAPE 2

LOCATION
AIDA, YITI AND YENKIT, MUSCAT, OMAN

PARTNER
OMRAN

Oman Tourism Development Company, A Government Company
under the Oman Investment Authority (OIA)

DEVELOPER AND SELLER
DARGLOBAL



Nikki Beach Resort & Spa
1 minute



Jumeirah Muscat
7 minutes



Yiti Beach
2 minutes



Shangri-La Resort
7 minutes



Yenkit Beach
5 minutes



Al Bustan Palace Ritz Carlton
8 minute



Marina Sustainable City
5 minutes



Mutrah / CBD
10 minutes



Shangri-La Hike
7 minutes



Muscat International Airport
25 minutes



Muscat Bay
7 minute

GENERAL INFORMATION

OWNERSHIP	100% foreign ownership
PROPERTY TYPE	Apartment
UNIT TYPE	Unfurnished
BUILDING CONFIGURATION	2 Towers: Ground Floor + 9 Floors
BEDROOM TYPE	1 to 3 Bedrooms
SIZE RANGE	1 Bedroom: 49 – 91 (SQM) / 527.43 – 979.51 (SQFT) 2 Bedrooms: 88 – 115 (SQM) / 947.22 – 1,237.85 (SQFT) 3 Bedrooms: 168 – 170 (SQM) / 1,808.34 – 1,829.86 (SQFT)
FLOOR TO CEILING HEIGHT	Minimum 2.7 metres in Living Rooms and Bedrooms
STARTING PRICE	1 Bedroom OMR 70,300 / USD 182,619 2 Bedrooms OMR 118,550 / USD 307,991 3 Bedrooms OMR 255,801 / USD 664,567
ANTICIPATED COMPLETION DATE	September 2028
ESTIMATED SERVICE CHARGES	9 OMR /Sqm on Built-up Area
FEEES AND TAXES BORNE BY CUSTOMERS	- VAT: 5% (of each instalment) - Registration fee: 3% (due on completion)
RESALE	40%

AMENITIES

- Infinity pool
- State-of-the-art gym
- Children swimming pool
- Kids play area
- Changing facilities
- Promenades
- Hiking Trail
- Mountain Bike Trail
- Outdoor Landscapes
- Running Trail
- Viewing Deck

PARKING

Parking spaces are on the Lower Ground Floor and Ground Floor:
1 Bedroom: 1 parking space
2 Bedrooms: 1 parking space
3 Bedrooms: 2 parking spaces

NO. OF ELEVATOR

3 elevators per building, inclusive of 1 service elevator

UTILITY PROVIDER

- Electricity – to be billed to owners via MEDC
- Telecom – Omantel (still under finalization)
- Water & Sewage – to be confirmed

RESIDENTIAL SERVICES & BENEFITS

SERVICES

- Pool and communal area maintenance
- 24/7 security
- Gated Community

BENEFITS

- Free Social membership to Trump International Golf Club Oman (with access to the swimming pool, fitness centre, restaurants and all other social amenities)
- Lifetime Omani Residency visa
- Bank account setup
- 0% personal income tax*
- 0% inheritance tax*

* For special economic zone/free zone

INTERIOR SPECIFICATIONS

FOYER / LIVING / DINING

- Porcelain flooring tiles or equivalent
- Porcelain skirting or equivalent
- Internal plastered walls with emulsion paint
- Suspended ceiling with emulsion paint

KITCHEN

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

BEDROOMS

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

BATHROOMS / POWDER ROOM

- Porcelain flooring tiles - marble look or equivalent
- Porcelain wall tiles - marble look or equivalent
- 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

The background is a dark teal color with two large, curved, lighter teal shapes that sweep across the frame from the top corners towards the center, creating a sense of depth and movement.

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