

THE ONE

BY ALMAL

NUSA DUA - BALI



PROJECT BROCHURE

THE ONE

BALI

LIVE. INVEST. BELONG.

OUR CONCEPT

ABOUT THE BRAND

The One is a private collection of serviced residences in Bali, crafted for elevated tropical living and meaningful ownership.

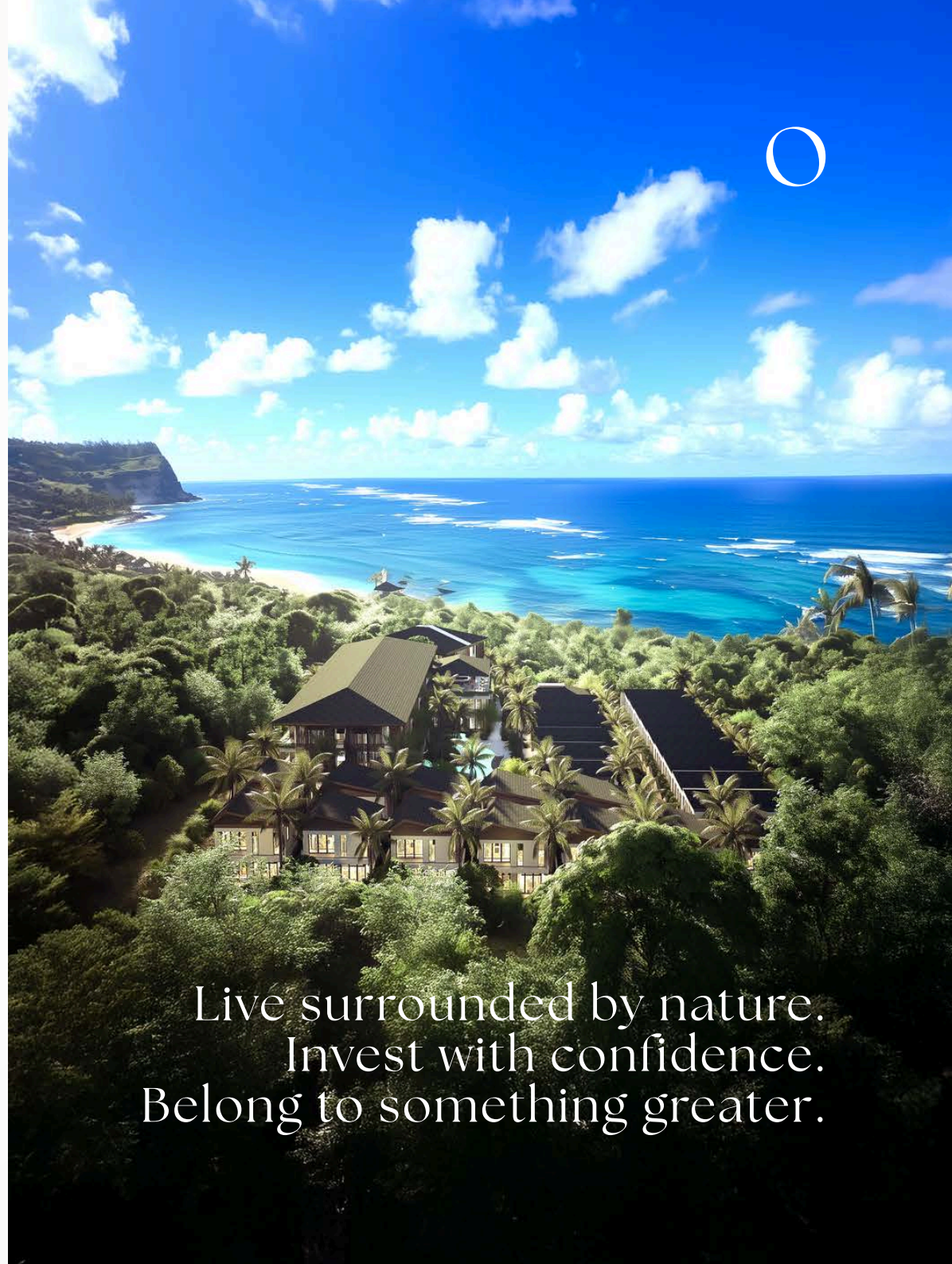
It's for those who want a home that feels like it was always meant to be theirs, where natural beauty, thoughtful design, and long-term value come together.

Each space is open, refined, and built for balance between personal escape and passive return.



Watch Our
Brand Video

theonebyalmal.com



Live surrounded by nature.
Invest with confidence.
Belong to something greater.

PRIME LOCATIONS

2030 BRAND EXPANSION PLAN

O

From the beaches of Bali to the islands of Seychelles and Mauritius, each destination is uniquely curated, but part of one collective experience.

- INDONESIA, BALI



- THAILAND



- VIETNAM



- PHILIPPINES



- SEYCHELLES



- MAURITIUS



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FROM DUBAI'S SKYLINE TO BALI'S SHORELINE

Almal is a Dubai-based real estate developer shaping iconic destinations through bold design and lifestyle-led projects like The Unexpected Hotel and Harrisoni Villas.

Now, Almal brings its innovation and global mindset to Bali.



ABOUT THE DEVELOPER

AWARDS & RECOGNITIONS

2024-2025



Private Villa Project of the Year
Harrisoni Villa - Jumeirah Road
The Pillars of Real Estate Awards 2024
Construction Business News ME



Best Luxury Villa Development
Harrisoni Villa - Jumeirah Road
Luxury Lifestyle Awards 2024



Best Project of The Year
The Unexpected Al Marjan Island Hotel and Residence
Construction Innovation Awards 2024



Iconic Design of the Year
The Unexpected Al Marjan Island Hotel and Residence
UAE Realty Awards 2024
Finance World Magazine



Architectural Excellence in Real Estate
The Unexpected Al Marjan Island Hotel and Residence
The RealTek Awards 2024



Real Estate Investment Firm of the Year
Almal Real Estate Development
The RealTek Awards 2024



New Hotel Construction and Design
The Unexpected Al Marjan Island Hotel and Residence
Arabia Property Awards 2024 (RAK)



Mixed Use Development
The Unexpected Al Marjan Island Hotel and Residence
Arabia Property Awards 2024 (RAK)



Mixed Use Architecture
The Unexpected Al Marjan Island Hotel and Residence
Arabia Property Awards 2024 (RAK)



Pioneer 50 2024 of UAE Realty Industry
Dmitriy Starovoitov
Finance World Magazine



Luxury Villa Project of the Year
Harrisoni Villa - Jumeirah Road
UAE Realty Awards 2025

ABOUT THE DEVELOPER

PUBLICATIONS



PRESS & MEDIA

Almal has been spotlighted by the UAE's most influential and respected media platforms.

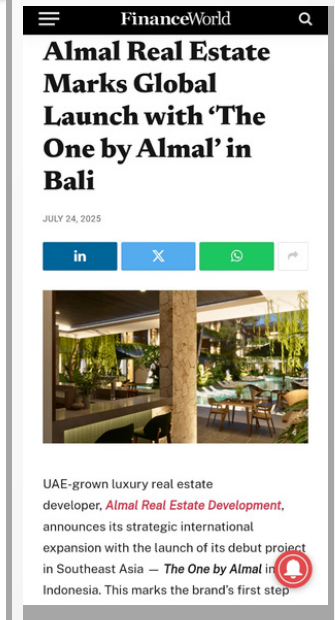
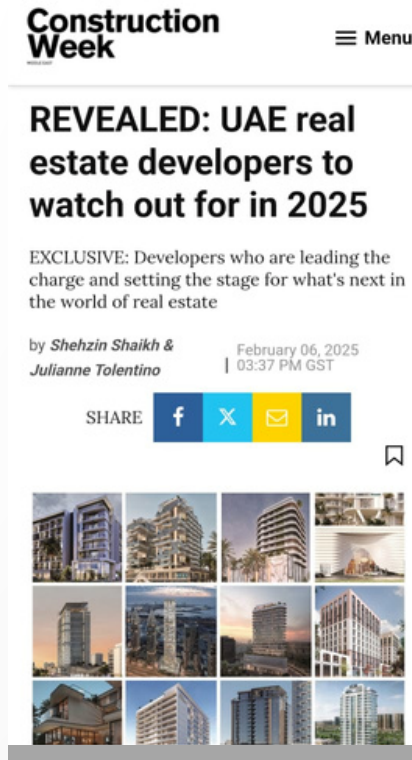
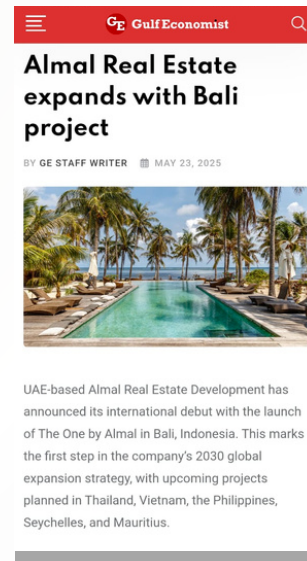
Open in Google

Khaleej Times

GULF NEWS

Forbes

WHAT'S ON



PARTNERS



888 DESIGN & BUILD

Luxury Architecture | Precision Construction | Integrated Delivery

888 Design & Build is a full-service firm specializing in high-end residential and hospitality projects across Bali, Lombok, and beyond. Known for quality, transparency, and functional design, they offer seamless, end-to-end project execution.



SURYA NEGARA GROUP

Permitting & Compliance Partner

Surya Negara Group (Suryanegara Consultant) provides expert legal consulting for land affairs, permits, and corporate compliance in Indonesia. They ensure a smooth, regulation-compliant process for certifications, licensing, and legal formalities.



D-GROUP

International Development & Construction

Founded in 2017, D-Group is a global real estate developer with over 1.5 million m² delivered across five continents. With in-house production facilities and a strong focus on sustainability and innovation, the group brings together expertise in architecture, finance, and project management to deliver large-scale residential, commercial, and hospitality projects.



G-PLUS SOLUTIONS

Real Estate CRM & Digital Sales Tools

G-PLUS Solutions is a leading Ukrainian tech provider offering CRM systems and digital sales tools tailored for real estate developers. Their all-in-one platform includes unit chessboards, sales dashboards, client communication tools, and automation features—streamlining project management from lead to handover.



HI-HUMAN AGENCY

Creative & Digital Branding

Hi-Human is a global creative marketing agency with offices in Dubai, Bali, and London. They blend strategic brand design, web development, events, and AI-powered campaigns to bring unique narratives to life—especially for real estate, tech, and wellness clients.



BREASY DXB

Wellness & Breathwork Experiences

Breasy helps bring the Bali vibe to Dubai through yoga, breathwork, and ice bath sessions in iconic outdoor locations—curating mindful moments that elevate everyday living.

ABOUT THE DEVELOPER

PORTFOLIO



THE UNEXPECTED AL MARJAN

422 hotel and residential units located a minutes away from the Vegas-famed Wynn on Al Marjan Island, UAE.



THE ONE BY ALMAL

Resort-style villas and apartments in the heart of Bali — made for living, investing, and belonging.



HARRISONI LA MER

Award-winning collection of 5-bedroom villas located on La Mer Island, Dubai, UAE.



ABOUT THE DEVELOPER

PORTFOLIO



52.000^{m²}

LAND
ACQUIRED

5

LOCATIONS
WORLDWIDE

4

SUCCESSFUL
BRANDS

11

AWARDS &
RECOGNITIONS

100+

STRATEGIC
PARTNERS

319

HOTEL ROOMS

191

APARTMENTS

2

5 BEDROOMS
LUXURY VILLAS

12

2 BEDROOMS
VILLAS

30

TOWNHOUSES

An aerial photograph of a luxurious resort complex nestled in a dense tropical forest of palm trees. The resort features several long, low-rise buildings with grey tiled roofs and large glass windows. Each building has an attached infinity pool and a covered outdoor lounge area with wooden decking and furniture. The architecture is modern with traditional Balinese influences. The surrounding landscape is lush green, with a small patch of rice fields visible in the bottom left corner.

ABOUT THE DEVELOPER

PORTFOLIO

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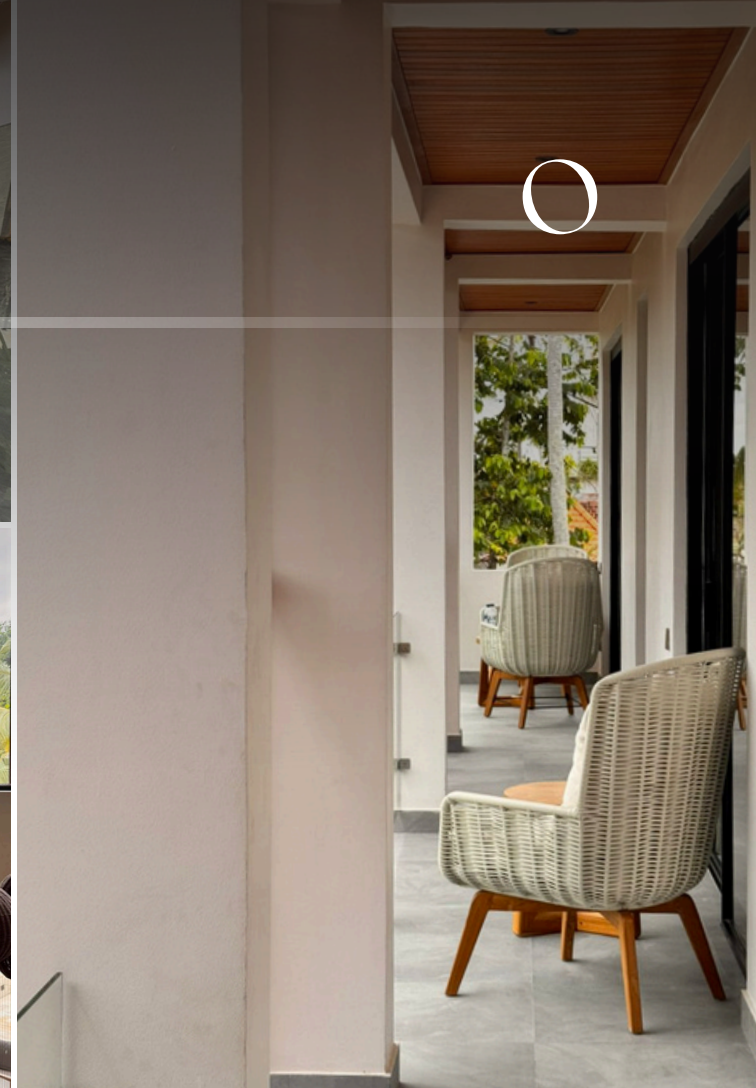
MAGICAL VILLAS

14 exclusive villas hotel (2BR - 6BR) nestled in the heart of Ubud, Bali. Introducing Magic Bali Villas—a refined fusion of private retreats and hotel-style indulgence.

ABOUT THE DEVELOPER

PORTFOLIO

MAGIC BALI VILLAS - JULY 2025 CONSTRUCTION UPDATES



THE ONE

BALI





Resort-Style Living by Dubai's Award-Winning Developer

ABOUT THE PROJECT

GENERAL INFORMATION

Project Name	The One by Almal
Location	Nusa Dua, Bali
Developer Name	Almal Real Estate Development
Land Zone	Tourism
Phase	02
Handover Date	Q3 2027

theonebyalmal.com

ABOUT THE PROJECT

LOCATION

Located on the pristine shores of Nusa Dua, The One is surrounded by Bali's most captivating seascapes.



30 MIN. TO AIRPORT



5 - 15 MIN TO PREMIUM BEACH CLUBS

from Sawanga, Pantai Gunung Payung, Geger, Pandawa, Green Bowl, and Nusa Dua Beach and water sport



5 - 10 MIN TO LUXURY HOTELS

from 5 stars resorts and hotels: Hilton Bali Resort, The Ritz-Carlton Bali, The Apurva Kempinski Bali, ST. Regis Bali, Bvlgari Resort, 4 Seasons Resort, Jumeirah Hotel, Mandarin Oriental, Alila Villas Uluwatu. Offer world-class spas, fine dining restaurants, and exclusive experiences.



5 - 20 MIN FAMOUS NIGHTLIFE

from Canna Bali entertainment complex and Savaya, voted #1 Club in Asia in 2024



20 MIN TO HARBOUR

from Benoa Harbour and yacht clubs



35 MIN TO TEMPLE

from Uluwatu temple



[Watch Our Location Video](#)

[View in Google Maps](#)

ULUWATU TEMPLE

NGURAH RAI INTERNATIONAL AIRPORT

BENOA MARINA

FOUR SEASONS RESORT

JUMEIRAH HOTEL

NUSA DUA BEACH

ST. REGIS BALI

GEGER BEACH

SAWANGA BEACH

HILTON BALI RESORT

THE APURVA KEMPINSKI BALI

THE RITZ-CARLTON BALI

CANNA BALI

SAMABE BALI SUITES & VILLAS

MANDARIN ORIENTAL

PANTAI GUNUNG PAYUNG

PANDAWA BEACH

GREEN BOWL BEACH

BVLGARI RESORT

ALILA VILLAS ULUWATU

SAVAYA

THE ONE

ABOUT THE PROJECT

LOCATION

Nusa Dua stands as one of Bali's most exclusive and sought-after locations, perfectly suited for the high-end residential and hospitality sector.

This area blends breathtaking natural scenery, world-class infrastructure, and seamless access to the island's key landmarks.

Leading luxury hospitality brands such as St. Regis, Kempinski, Mulia, Mandarin Oriental, Ritz-Carlton, and Hilton have already made Nusa Dua their home, further cementing its position as a premier lifestyle destination.



THE RITZ-CARLTON



The Apurva
Kempinski

BALI

Hilton
FOR THE STAY™



INDIAN OCEAN

ABOUT THE PROJECT

PROJECT HIGHLIGHTS



139

Residential Units:
Villas, Townhouses
& Apartments



8

Resident
Amenities



90K USD

Starting Price



18 Months

Installment
Payment Plan



Up To 15%

Return of Investment



25+15 Years

Leasehold Tenure



App-Based
Management



Ocean Views



THE ONE
PHASE 01

NATURE RESERVE VIEW

OCEAN VIEW



ABOUT THE PROJECT

MASTER SUMMARY



AMENITIES



290m²
Main Arrival
Lobby



92m²
Co-Working
Space



96m²
Pool Bar &
Restaurant



352m²
Rooftop
Restaurant



266m²
Fully
Equipped Gym



01
General
Swimming Pool



04
Shared pools with
private access



63
Private
Pools



70+
Underground Parking
for Motor Vehicles

UNIT BREAKDOWN



12
Villas



30
Townhouses



97
Apartments

PLOT SPECIFICATIONS

Land Plot Size: 10.000 m²

Built-Up Area: 4200 m²

No. of Floors: G+3

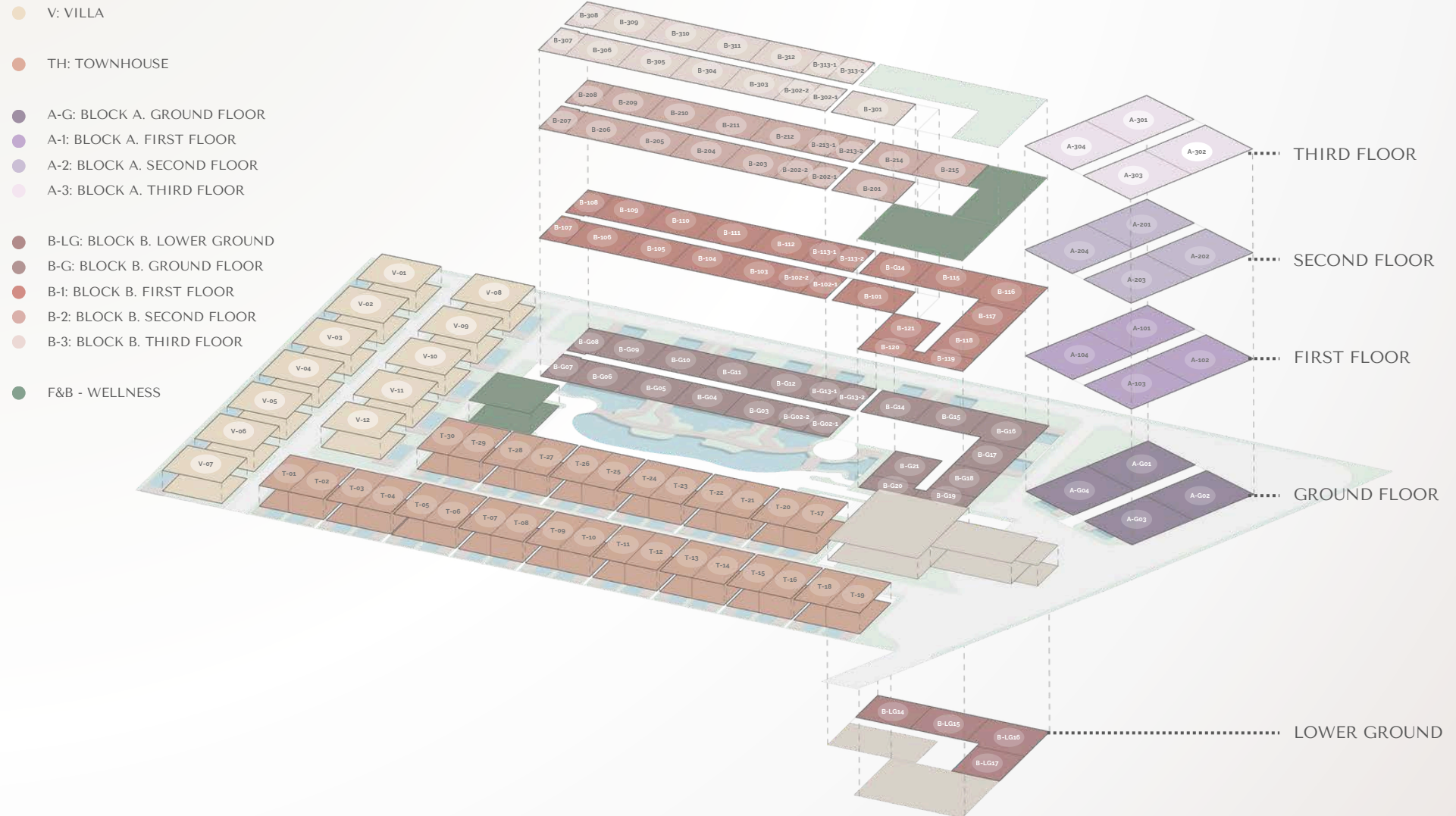
ABOUT THE PROJECT

MASTER PLAN



ABOUT THE PROJECT

PROGRAM



ABOUT THE PROJECT

AMENITIES

ARRIVAL



ABOUT THE PROJECT

AMENITIES

ARRIVAL LOUNGE

O



ABOUT THE PROJECT

AMENITIES

MAIN LOBBY



ABOUT THE PROJECT

AMENITIES

CO-WORKING SPACE



ABOUT THE PROJECT

AMENITIES

MAIN SWIMMING POOL



ABOUT THE PROJECT

AMENITIES

POOL BAR & RESTAURANT

O



ABOUT THE PROJECT

AMENITIES

ROOFTOP RESTAURANT



ABOUT THE PROJECT

AMENITIES

GYM

O



ABOUT THE PROJECT

PROPERTY MANAGEMENT

Let your property work for you.

Whether you're living in, renting out, or visiting occasionally—The One offers a fully managed experience tailored to your needs:

- Housekeeping, laundry, and maintenance
- Check-in/out and guest support
- Marketing and listing management on Airbnb, Booking, and more.

You own it.
We take care of the rest.



ABOUT THE PROJECT

THE ONE APP



Own the Property. Manage It From Anywhere

A smart living platform that elevates guest satisfaction, streamlines property care, and strengthens long-term asset value. Introducing the One App By ALMAL, your digital gateway to seamless ownership and smart living at The One Bali.

What You Can Do



Book experiences & manage your stay



Invest in 6 global destinations



Access resort amenities & services



Reinvest or redeem earnings effortlessly

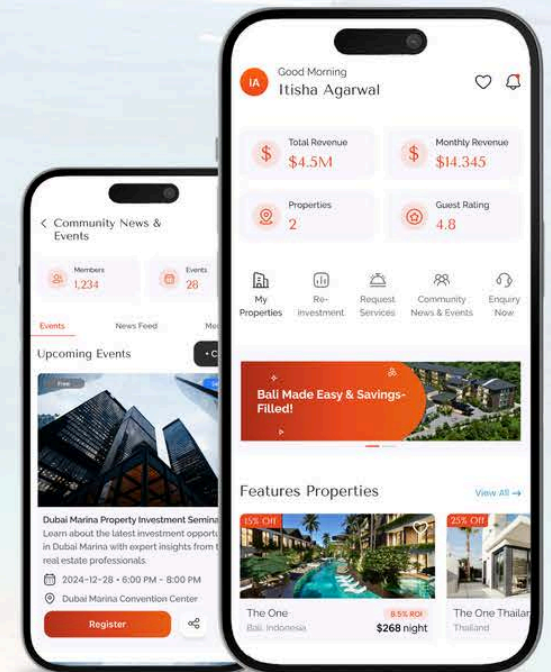
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Scan the QR code



[Watch Our App Video](#)



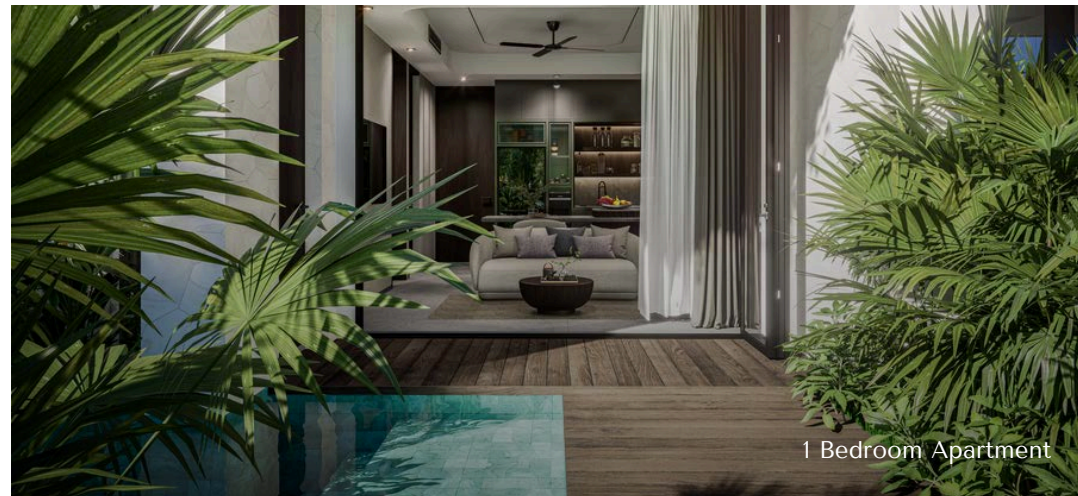


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139

Curated Residences
The beginning of something greater

RESIDENCE TYPES



PROJECT UNITS

2 BEDROOM VILLA

Building Type	Area	Counts
2-Bedroom Villa	110.00m ²	12



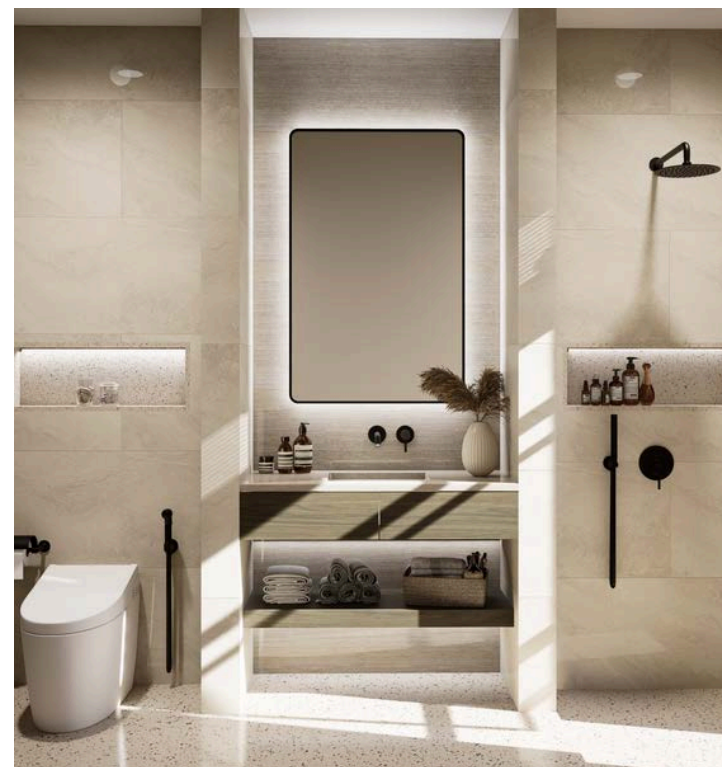
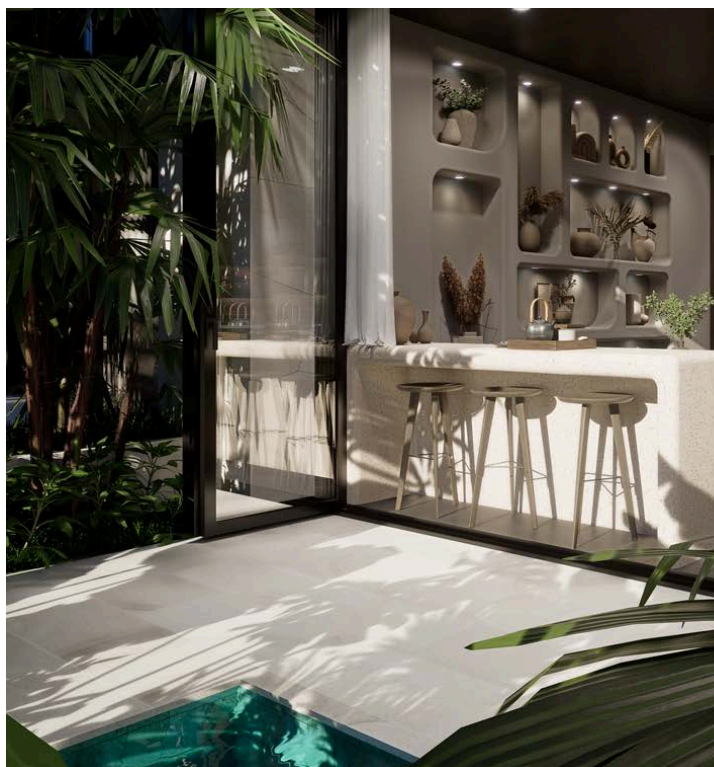


PROJECT UNITS

1 BEDROOM TOWNHOUSE

Building type	Area	Counts
1-Bedroom Townhouse	70.00m ²	30





PROJECT UNITS

BLOCK A



Apartment type	Area	Counts
Type 01	78.00m ²	16





PROJECT UNITS

BLOCK B



Apartment type	Counts
1-Bedroom Type A-B-C-D	53
Studio Type A-B-C	28



PROJECT UNITS

BLOCK B

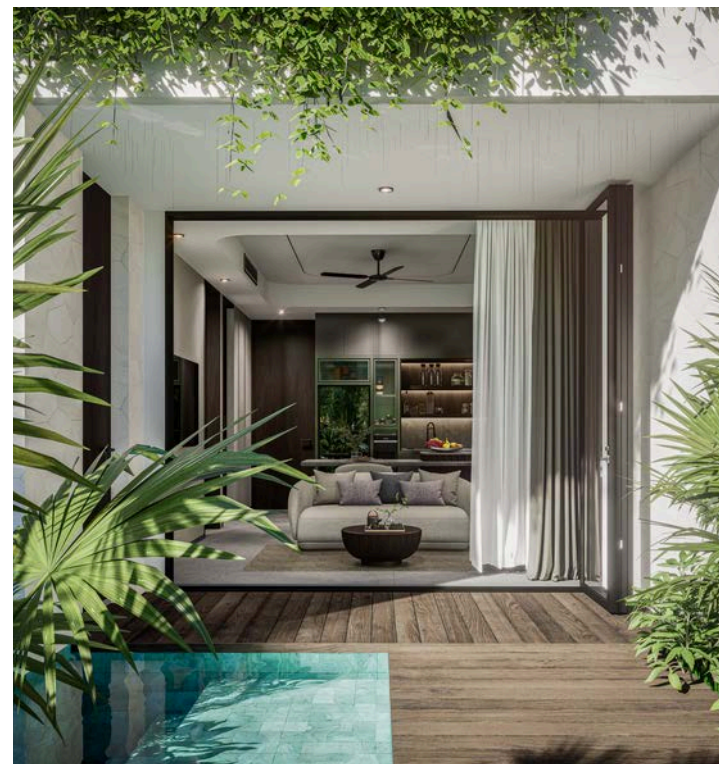
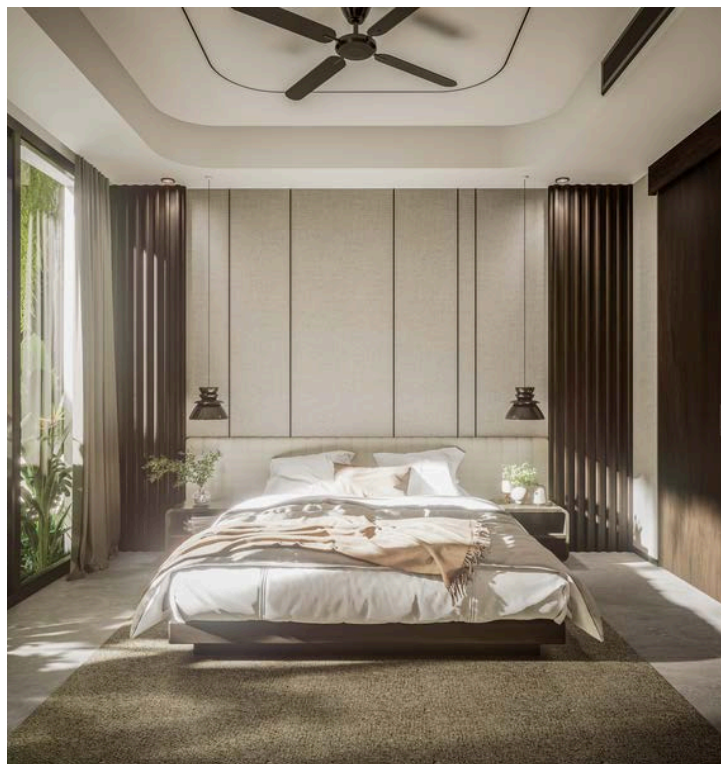
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PROJECT UNITS

1 BEDROOM APARTMENT TYPE A



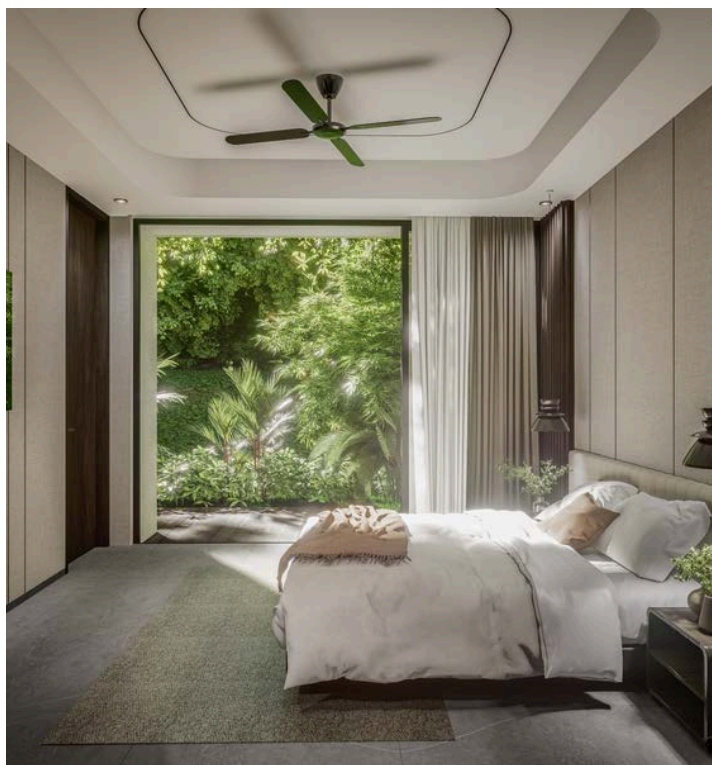
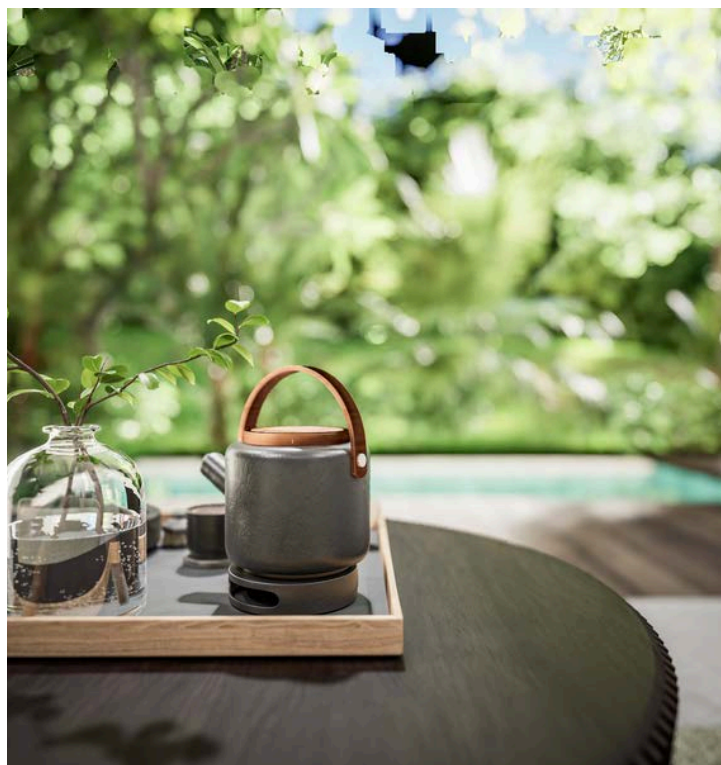


PROJECT UNITS

1 BEDROOM APARTMENT TYPE B

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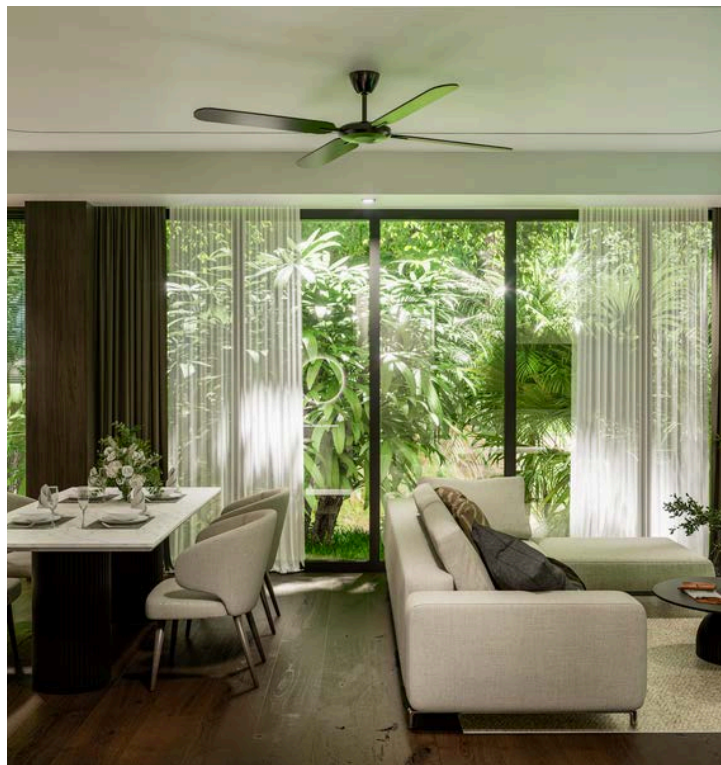


PROJECT UNITS

1 BEDROOM APARTMENT TYPE C

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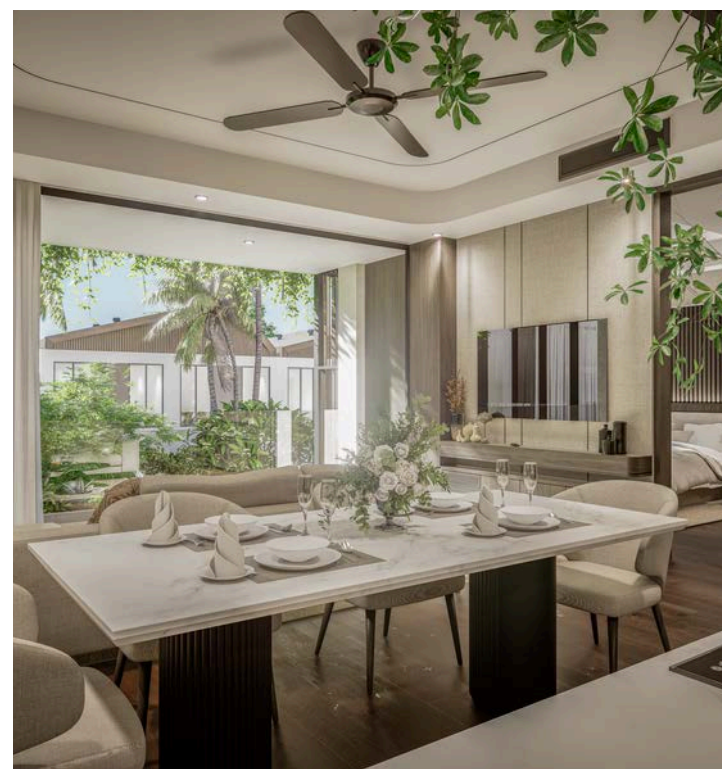
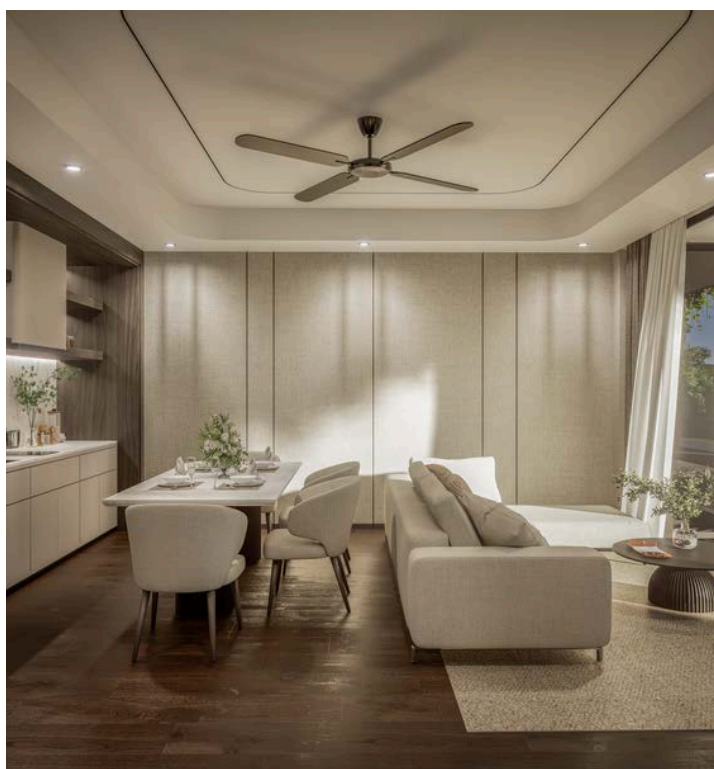
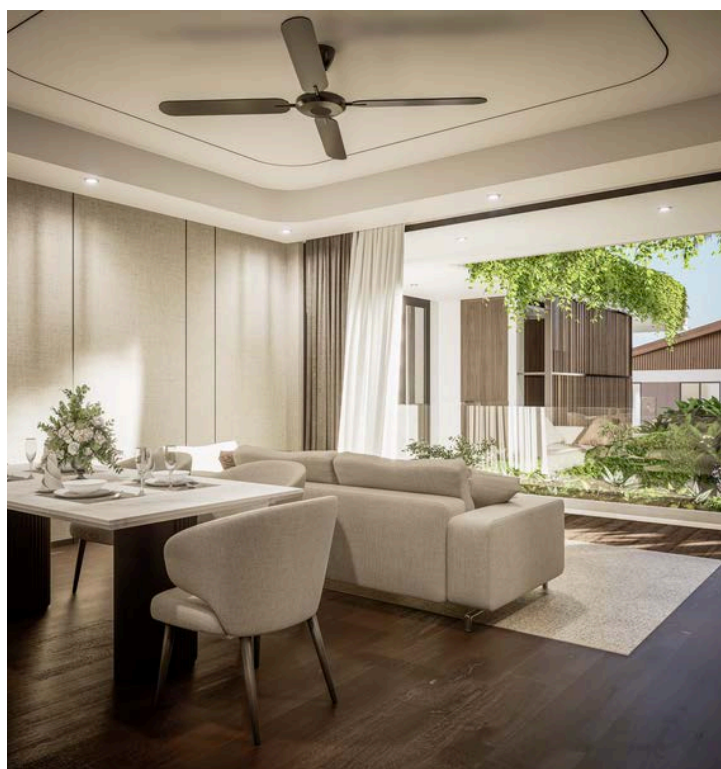


PROJECT UNITS

1 BEDROOM APARTMENT TYPE D

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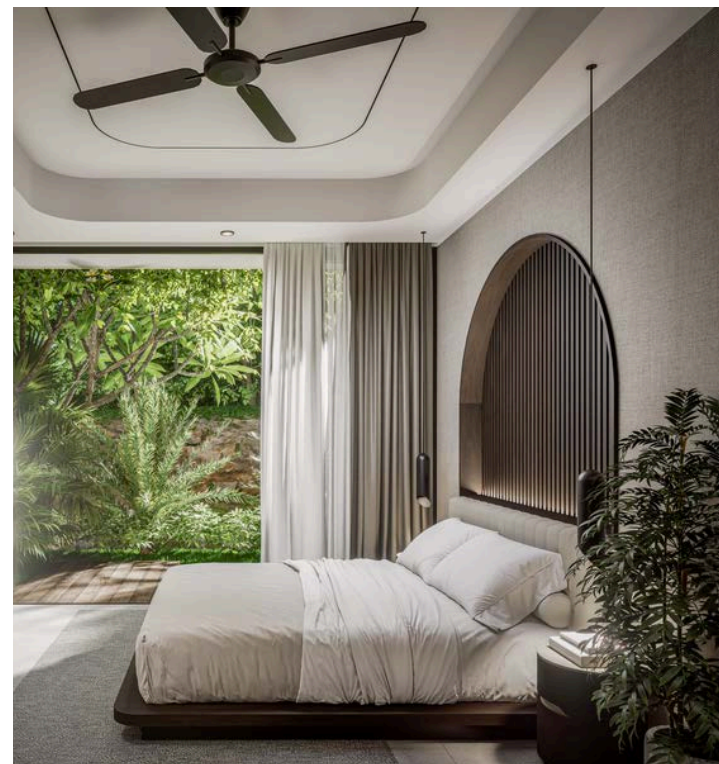
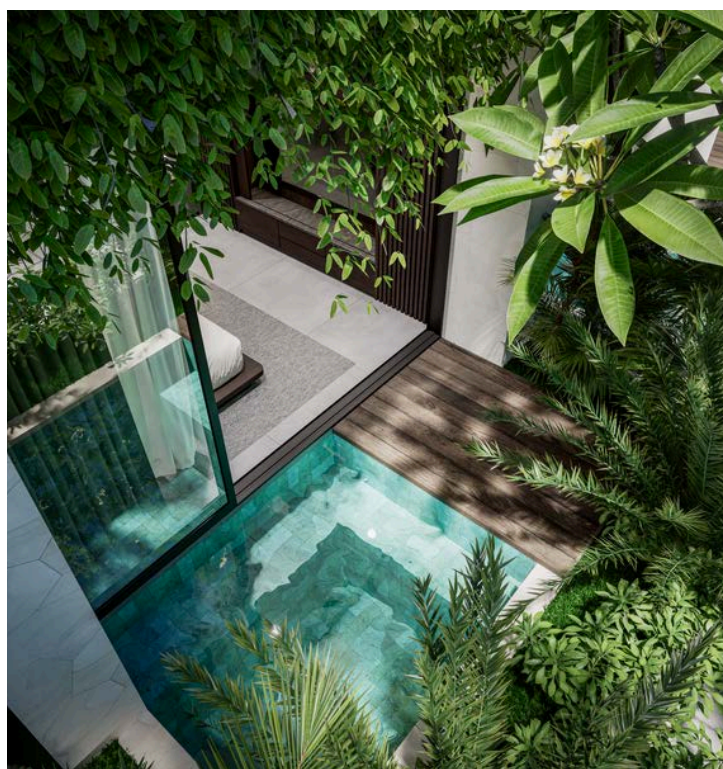


PROJECT UNITS

STUDIO APARTMENT

O





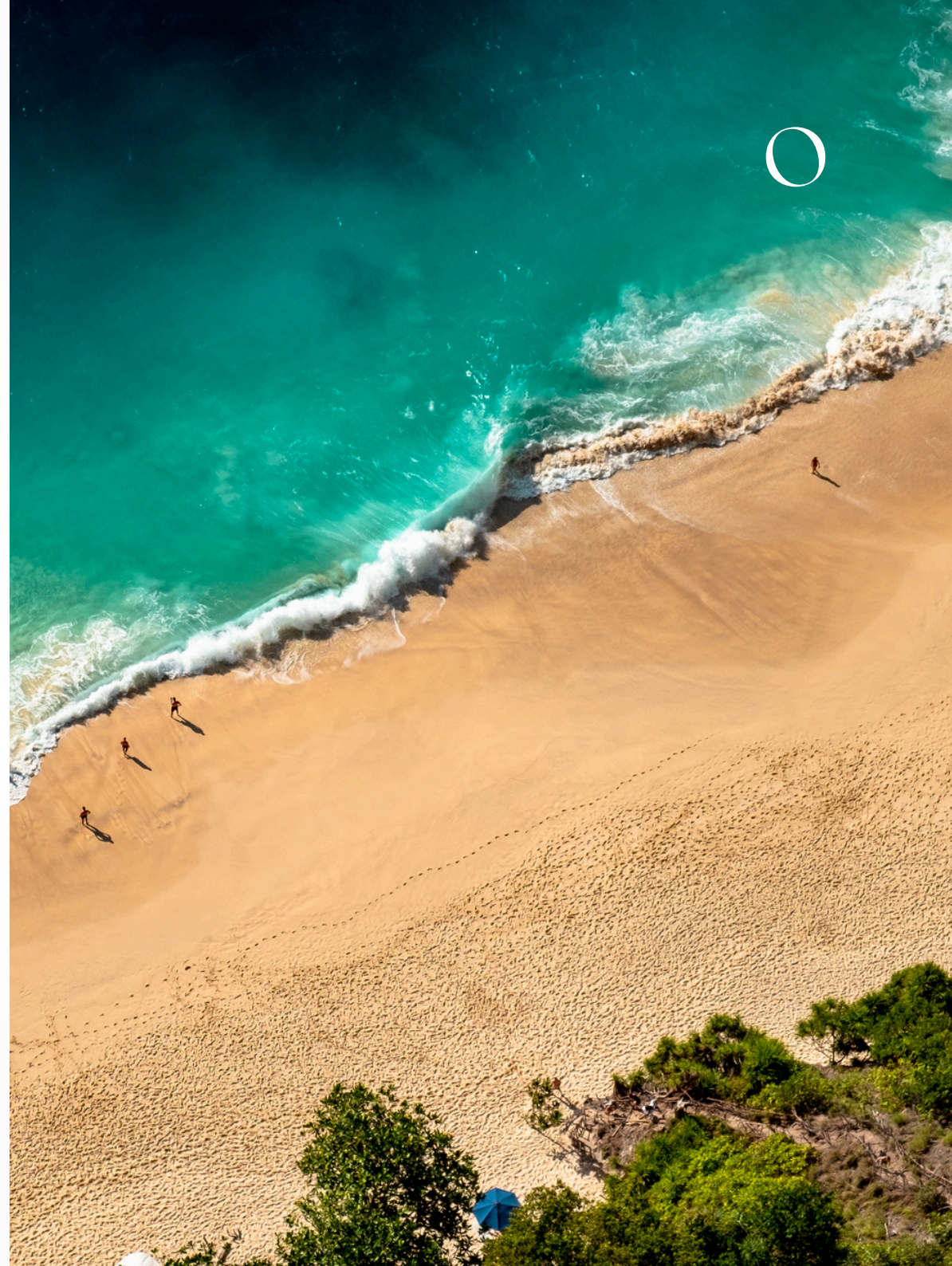
ABOUT THE PROJECT

DESIGN CONCEPT

The One Bali blends tropical-modern design with Balinese soul across a low-rise, thoughtfully planned site in Nusa Dua.

Architecture embraces seamless indoor-outdoor living, with full-height glass doors, private gardens, and plunge pools. Inspired by traditional spatial rhythms, each residence is layered with natural textures—wood, stone, and brass—creating a timeless, elevated atmosphere where privacy and nature coexist effortlessly.

Shaped by nature.
Defined by emotion.



THE ONE

BALI

VIRTUAL TOUR

[CLICK HERE TO VIEW](#)



SCAN HERE TO VIEW



[Watch Our
Project Video](#)





INVESTMENT INSIGHTS

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WHY INVEST IN BALI NOW?



Strong rental demand
Occupancy rates >90% year-round



Real Estate Transaction Growth

~40% transactions and ~9% in prices
~30% transactions and ~9% in prices

[Click here to enter the portal.](#)



Bali remains a top global destination
6.3 million +tourists in 2024 (+19.5% vs 2023)



Limited land
Only 5% of Bali zoned for tourism & real estate,
driving scarcity

Major growth catalysts:

- New international airport
- Paramount theme park
- Formula 1 circuit & new cruise port



Dubai - Ras Al Khaimah - Bali - Samui - Limassol

THE ONE

BY ALMAL

WWW.ALMAL-INVESTMENTS.COM

Disclaimer: All materials, dimensions, prices and drawings are approximate only. Information is subject to change without notice, at the developer's absolute discretion. Actual area may vary from the stated area.