

# THE ONE

BY ALMAL

NUSA DUA - BALI



PROJECT BROCHURE

# THE ONE

BALI

LIVE. INVEST. BELONG.

OUR CONCEPT

# ABOUT THE BRAND

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

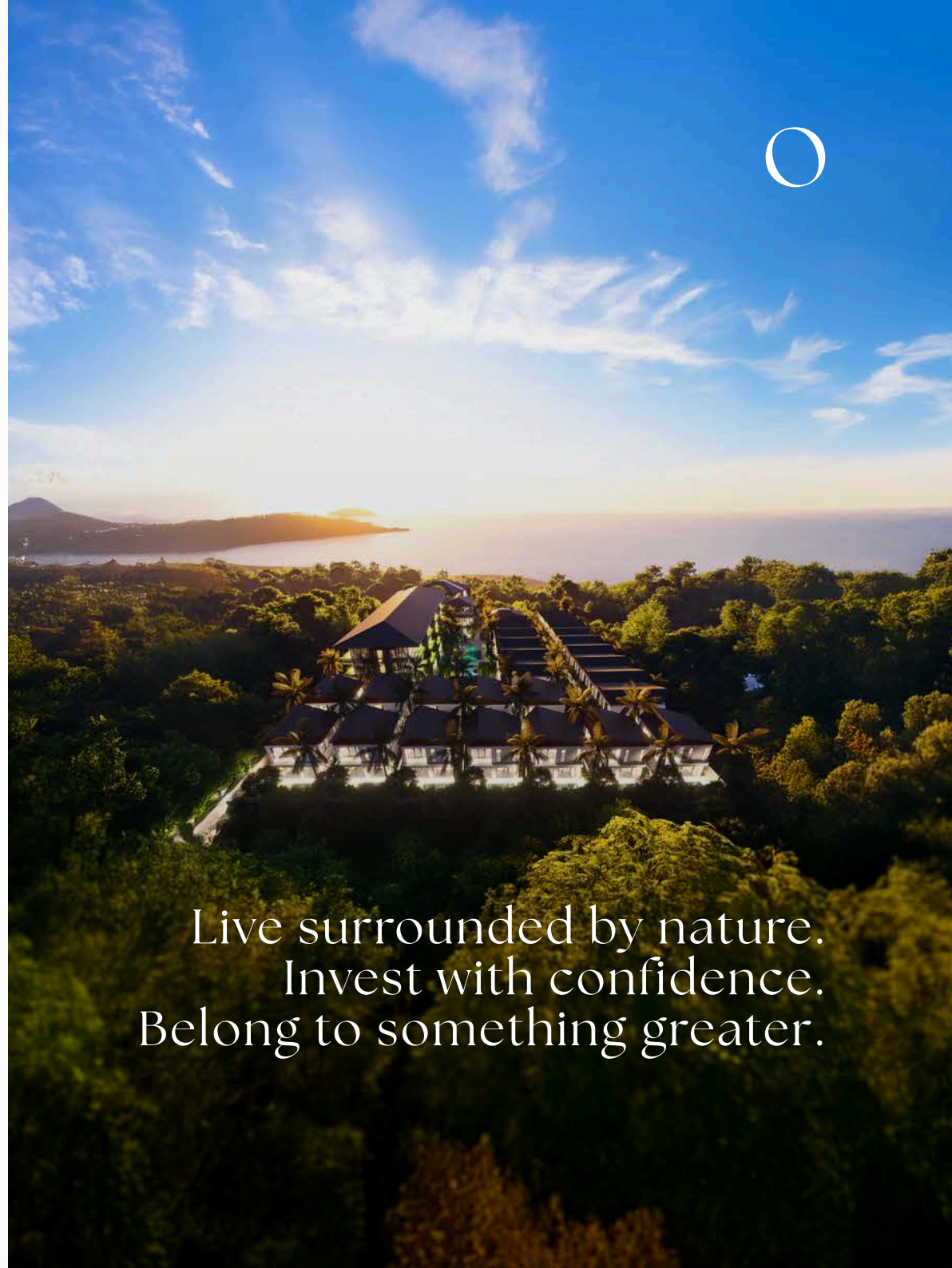
It's for those who want a home that feels like it was always meant to be theirs, where natural beauty, thoughtful design, and long-term value come together.

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



Watch Our  
Brand Video

[theonebyalmal.com](https://theonebyalmal.com)



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

PRIME LOCATIONS



# 2030 BRAND EXPANSION PLAN

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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





# 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

**Almal Real Estate expands with Bali project**  
BY GE STAFF WRITER | MAY 23, 2025

UAE-based Almal Real Estate Development has announced its international debut with the launch of The One by Almal in Bali, Indonesia. This marks the first step in the company's 2030 global expansion strategy, with upcoming projects planned in Thailand, Vietnam, the Philippines, Seychelles, and Mauritius.

**REVEALED: UAE real estate developers to watch out for in 2025**  
EXCLUSIVE: Developers who are leading the charge and setting the stage for what's next in the world of real estate  
by Shehzin Shaikh & Julianne Tolentino | February 06, 2025 | 03:37 PM GST

SHARE [Facebook] [Twitter] [Email] [LinkedIn]

**Almal Real Estate Marks Global Launch with 'The One by Almal' in Bali**  
JULY 24, 2025

UAE-grown luxury real estate developer, *Almal Real Estate Development*, announces its strategic international expansion with the launch of its debut project in Southeast Asia — *The One by Almal* in Indonesia. This marks the brand's first step

# 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 m<sup>2</sup> 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

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52.000<sup>m<sup>2</sup></sup>

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 the Magic Bali Villas resort, showcasing a series of modern, low-rise buildings with grey roofs and large glass windows. The resort is nestled in a lush tropical environment with numerous palm trees and greenery. Several swimming pools are visible, along with outdoor seating areas and covered walkways. The overall atmosphere is one of a refined and luxurious tropical retreat.

ABOUT THE DEVELOPER

# PORTFOLIO

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## MAGIC BALI VILLAS

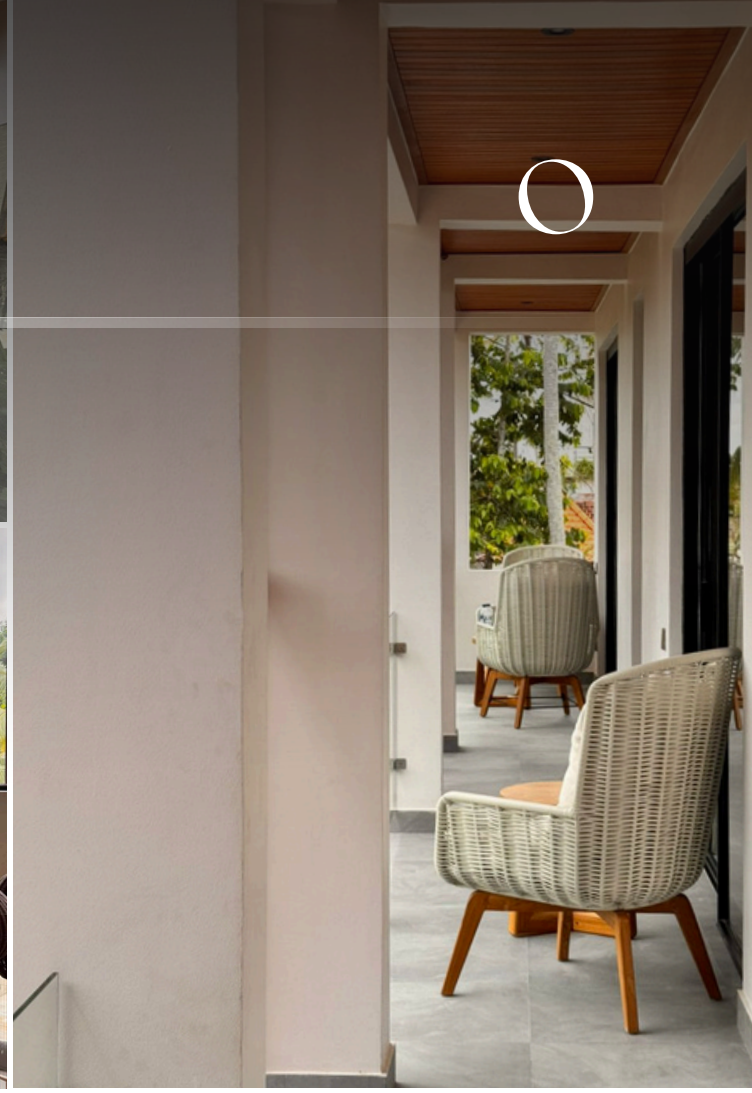
14 exclusive villas hotel (2BR - 6BR) nestled in the heart of Ubud, Bali, set to welcome guests by Q3 2025. Introducing Magic Bali Villas—a refined fusion of private retreats and hotel-style indulgence.



ABOUT THE DEVELOPER

# PORTFOLIO

MAGIC BALI VILLAS - JULY 2025 CONSTRUCTION UPDATES



# THE ONE

BALI



THE ONE

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	01
Handover Date	Q1 2027



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

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**

from 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

THE ONE

SAMABE BALI SUITES & VILLAS

MANDARIN ORIENTAL

PANTAI GUNUNG PAYUNG

PANDAWA BEACH

BVLGARI RESORT

ALILA VILLAS ULUWATU

SAVAYA

GREEN BOWL BEACH

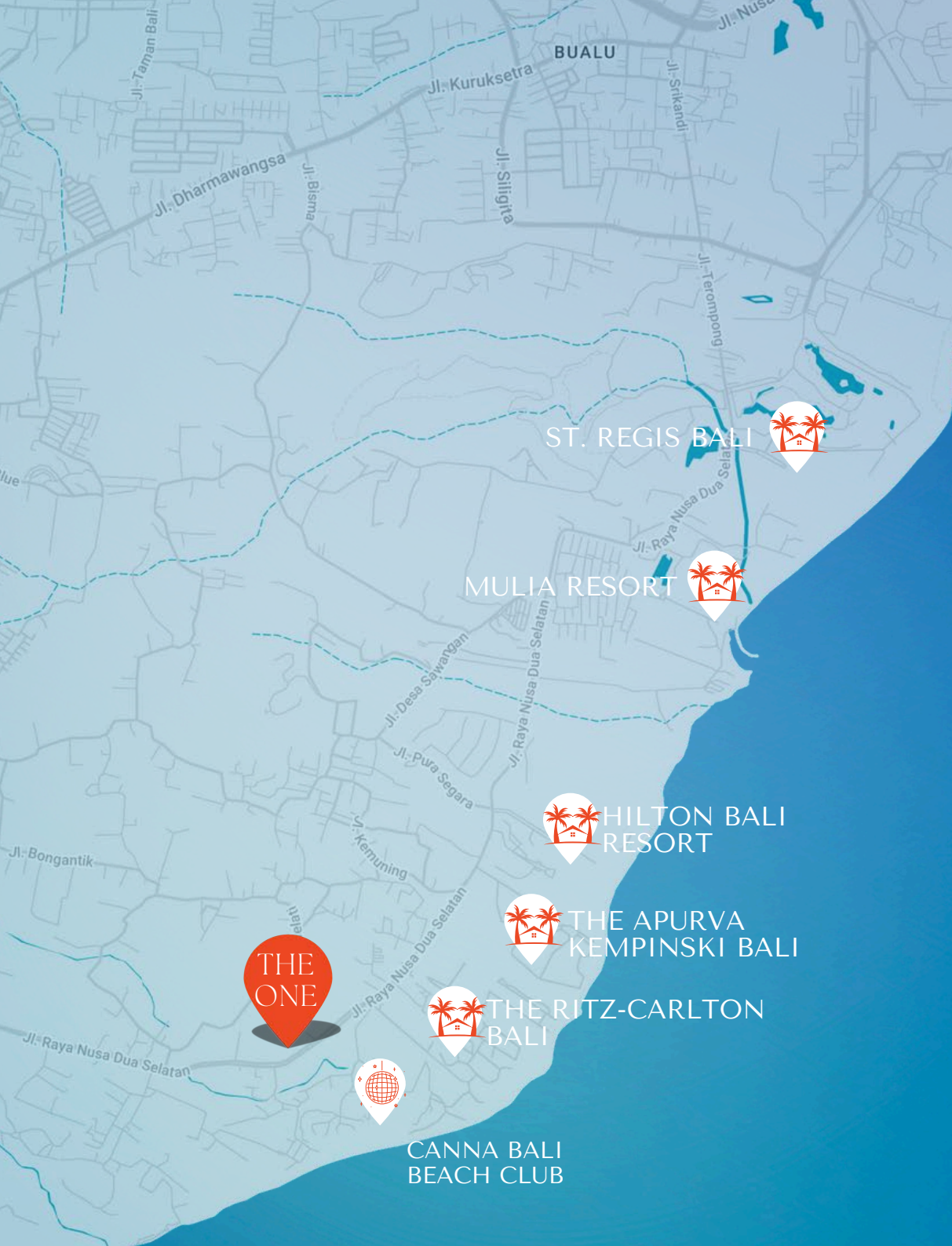
ABOUT THE PROJECT

# 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



INDIAN OCEAN

ABOUT THE PROJECT

# PROJECT HIGHLIGHTS



139

Residential Units:  
Villas, Townhouses  
& Apartments



8

Resident  
Amenities



90K USD

Starting Price



24 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




# MASTER SUMMARY

## AMENITIES

 **290m<sup>2</sup>**  
Main Arrival  
Lobby


 **92m<sup>2</sup>**  
Co-Working  
Space

 **96m<sup>2</sup>**  
Pool Bar &  
Restaurant


 **352m<sup>2</sup>**  
Rooftop  
Restaurant

 **266m<sup>2</sup>**  
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 m<sup>2</sup>

Built-Up Area: 9.000 m<sup>2</sup>

No. of Floors: G+3



ABOUT THE PROJECT

# MASTER PLAN

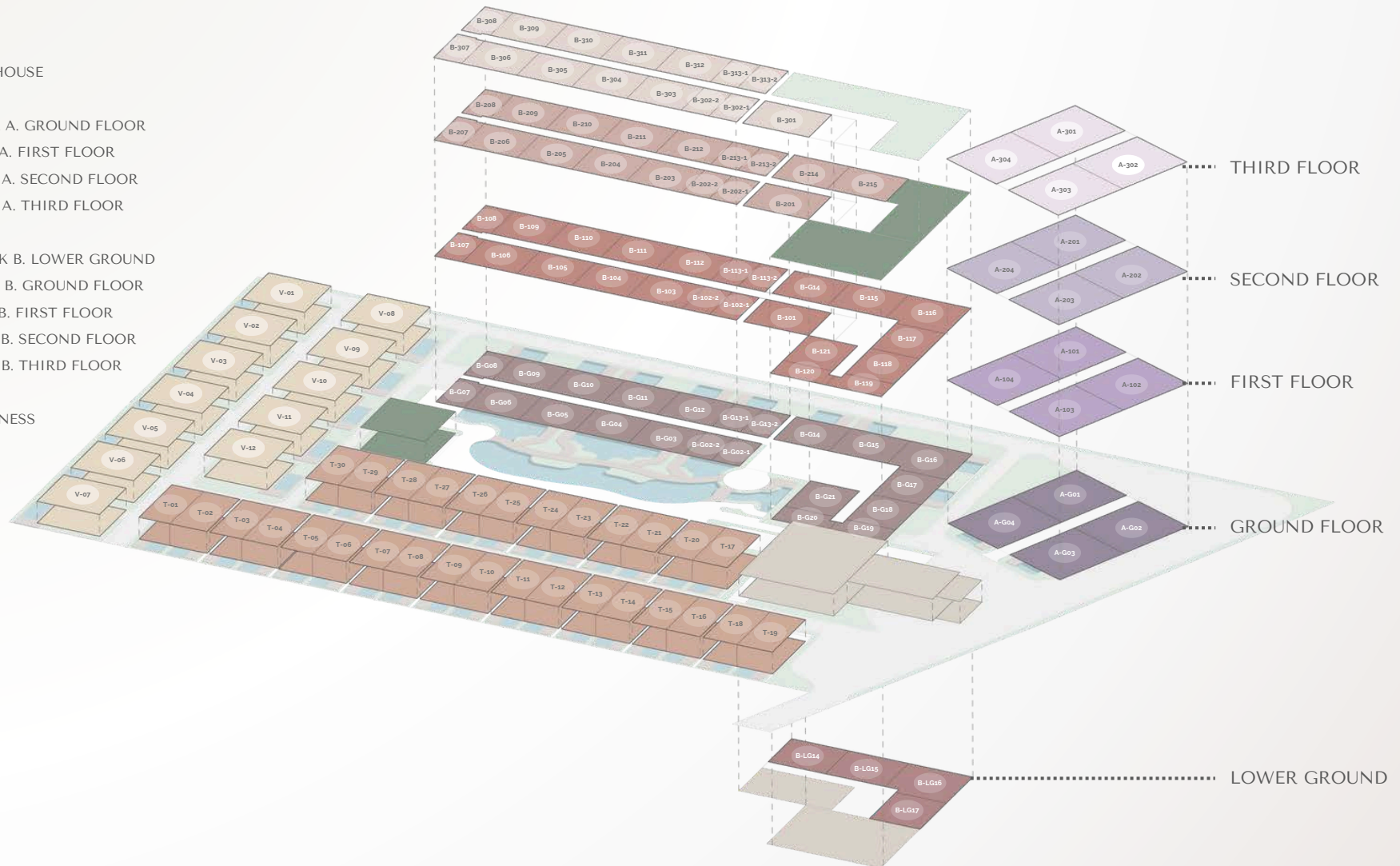


ABOUT THE PROJECT

# PROGRAM



- V: VILLA
- TH: TOWNHOUSE
- A-G: BLOCK A. GROUND FLOOR
- A-1: BLOCK A. FIRST FLOOR
- A-2: BLOCK A. SECOND FLOOR
- A-3: BLOCK A. THIRD FLOOR
- B-LG: BLOCK B. LOWER GROUND
- B-G: BLOCK B. GROUND FLOOR
- B-1: BLOCK B. FIRST FLOOR
- B-2: BLOCK B. SECOND FLOOR
- B-3: BLOCK B. THIRD FLOOR
- F&B - WELLNESS



ABOUT THE PROJECT

# AMENITIES

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ARRIVAL



ABOUT THE PROJECT

# AMENITIES

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ARRIVAL LOUNGE



ABOUT THE PROJECT

# AMENITIES

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MAIN LOBBY



ABOUT THE PROJECT

# AMENITIES

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CO-WORKING SPACE



ABOUT THE PROJECT

# AMENITIES

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MAIN SWIMMING POOL



ABOUT THE PROJECT

# AMENITIES

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POOL BAR & RESTAURANT



ABOUT THE PROJECT

# AMENITIES

ROOFTOP RESTAURANT



ABOUT THE PROJECT

# AMENITIES

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GYM



ABOUT THE PROJECT

# PROPERTY MANAGEMENT

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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

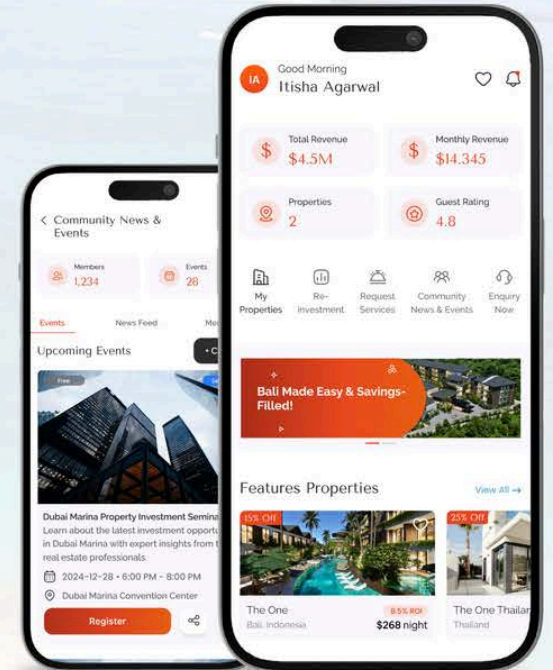
Available on



Scan the QR code



[Watch Our App Video](#)



O

139

Curated Residences  
The beginning of something greater

# RESIDENCE TYPES



2 Bedroom Villa



2 Bedroom Apartment



1 Bedroom Apartment



1 Bedroom Townhouse



Studio Apartment

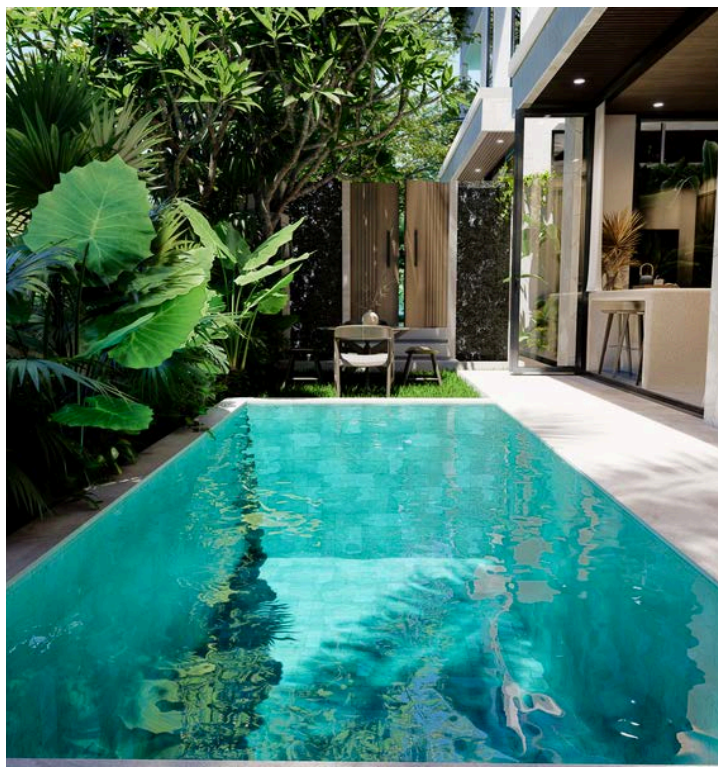
PROJECT UNITS

# 2 BEDROOM VILLA



Building Type	Area	Counts
2-Bedroom Villa	110.00m <sup>2</sup>	12





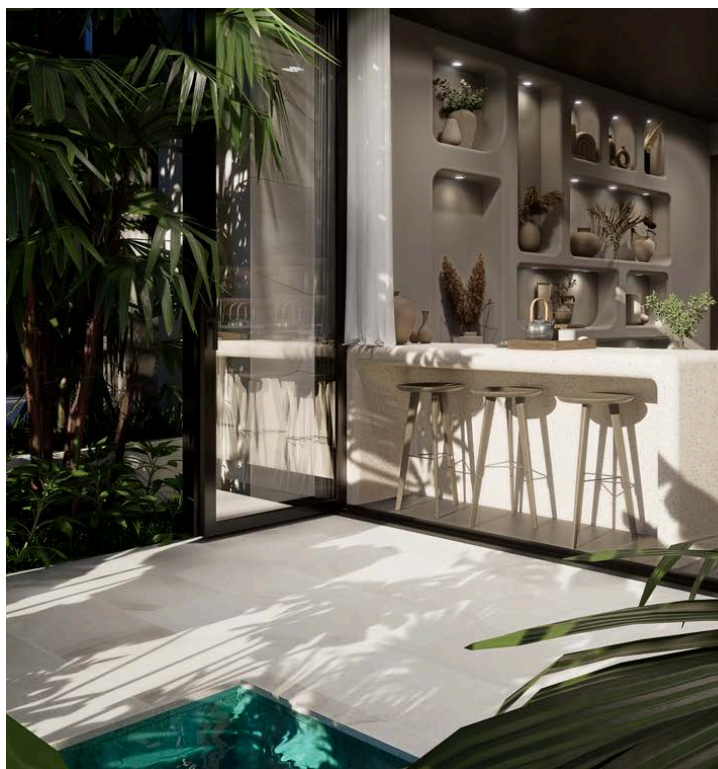
PROJECT UNITS

# 1 BEDROOM TOWNHOUSE



Building type	Area	Counts
1-Bedroom Townhouse	70.00m <sup>2</sup>	30





PROJECT UNITS

# BLOCK A



Apartment type	Area	Counts
Type 01	78.00m <sup>2</sup>	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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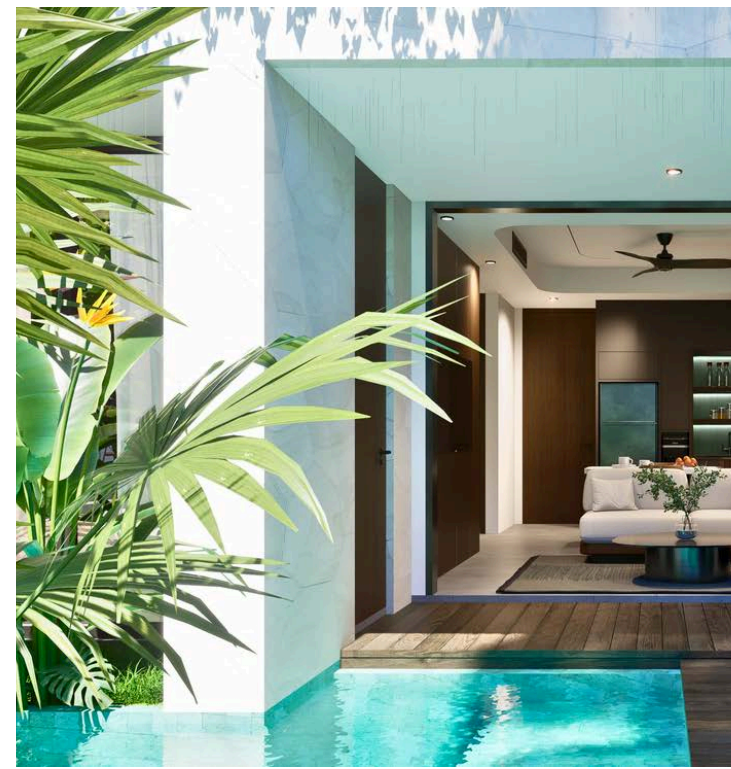
PROJECT UNITS

# 1 BEDROOM APARTMENT TYPE A

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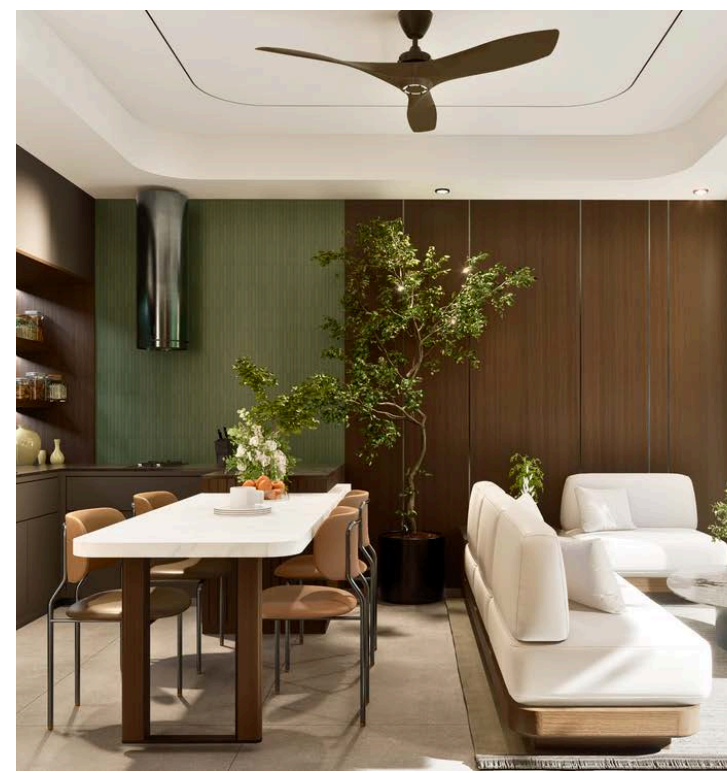


PROJECT UNITS

# 1 BEDROOM APARTMENT TYPE B

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PROJECT UNITS

# 1 BEDROOM APARTMENT TYPE C

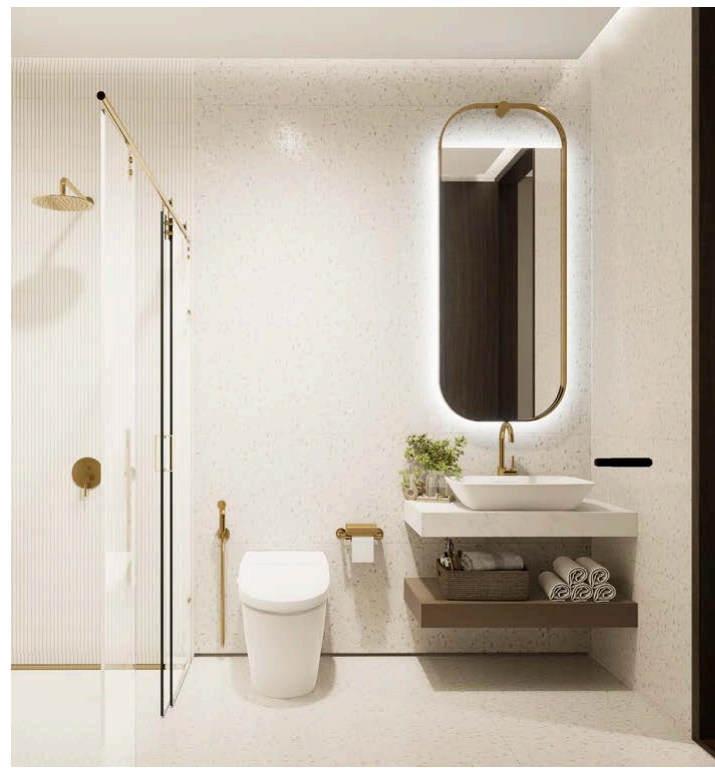




PROJECT UNITS

# 1 BEDROOM APARTMENT TYPE D





PROJECT UNITS

# STUDIO APARTMENT





ABOUT THE PROJECT

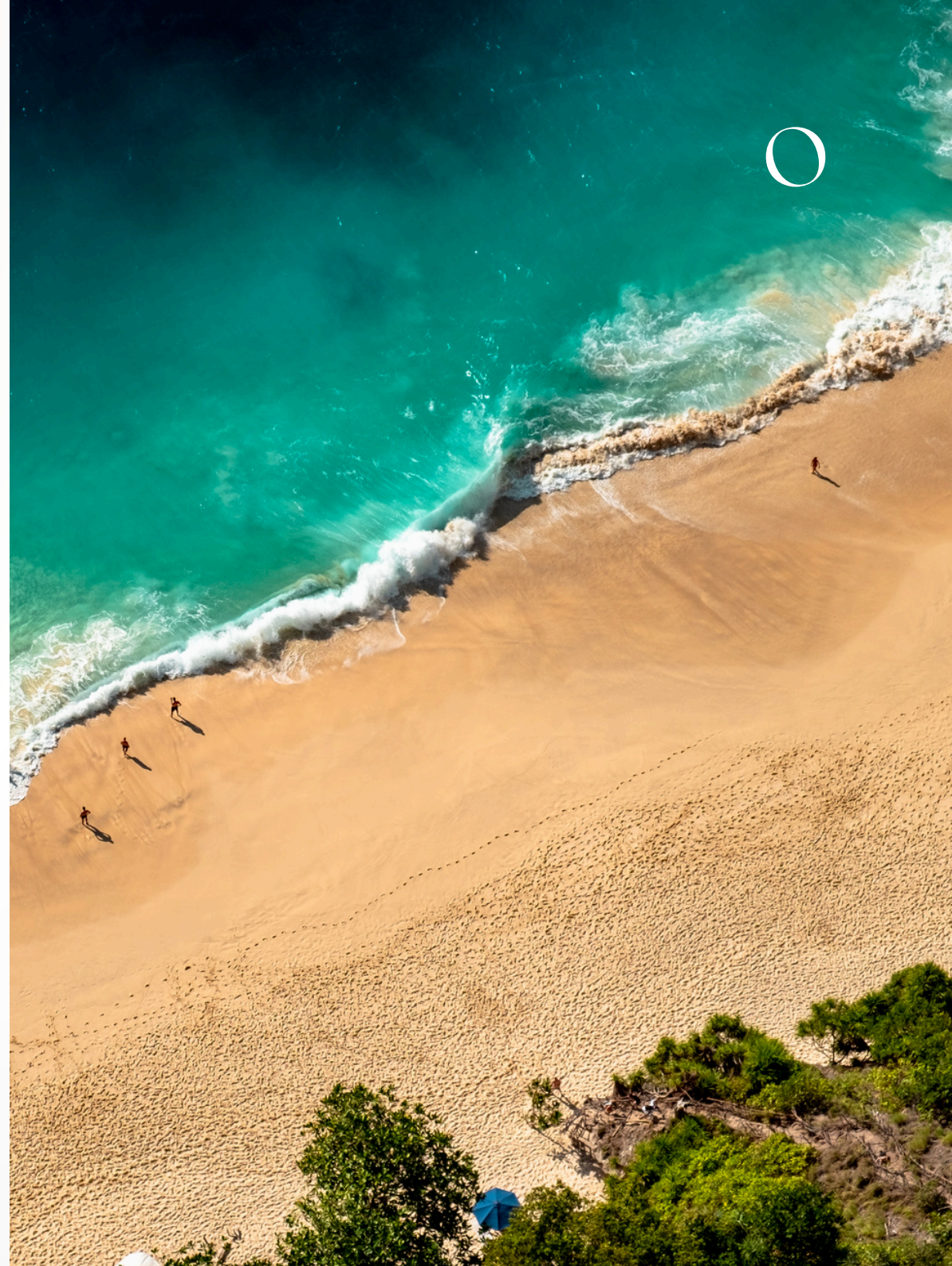
# DESIGN CONCEPT

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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



# WHY INVEST IN BALI NOW?

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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



# RETURN OF INVESTMENT

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## Annual Rental Yields

Investors in Bali enjoy  
**10–25% Net Returns**  
Depending on unit type  
and location.  
[Click here to enter the portal.](#)

## Luxury segment

High-end villas routinely achieve  
**AV 12% Net Yield with  
80–85% Occupancy**  
[Click here to enter the portal.](#)

## Property Appreciation

Nusa Dua property prices are  
**~9% Annually**  
Nusa Dua — one of the more  
established areas and secure stable  
growth in comparison with other areas  
On Bali  
[Click here to enter the portal.](#)

## Payback Period

Strong tourism and limited  
zoned land lead to typical  
**Payback in 5–7 years**  
[Click here to enter the portal.](#)

## ROI up to 21% - projections by unit type:

STUDIOS	—————	UP TO 19% ROI
APARTMENTS	—————	UP TO 19% ROI
TOWNHOUSES	—————	UP TO 20% ROI
VILLAS	—————	UP TO 21% ROI

## Example: 1BR The One Apartment

- Stabilized Net Profit: \$36,724
- Payback period: ~6 years

## Flexible Use:

- Owners can live with no occupancy restrictions.
- Or turn it into an income-generating property, fully managed via The One App.

Appreciation potential: Historical property prices in Nusa Dua **grew 28.5%** in 2023 alone and expected up to **9%** annually moving forward with up to **45%** in 5 years.



Dubai - Ras Al Khaimah - Bali - Samui - Limassol

# THE ONE

BY ALMAL

[WWW.ALMAL-INVESTMENTS.COM](http://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.