



# THE ONE

BY ALMAL

NUSA DUA - BALI

PROJECT BROCHURE

# THE ONE

BALI



Dubai - Ras Al Khaimah - Bali - Samui - Limassol

UAE

THAILAND

INDONESIA

# FROM DUBAI'S SKYLINE TO BALI'S SHORELINE

From the heights of Dubai's luxury to the shores of Bali, Almal brings its expertise to redefine high-end living in a breathtaking new destination.



# OUR PROJECTS UAE



## THE UNEXPECTED AL MARJAN

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



## THE SMART SPACE

A network of business centers located in 15 districts across the UAE curated under one brand.



## HARRISONI LA MER

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



# OUR PROJECTS BALI

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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.

# CONSTRUCTION UPDATES

MAGIC BALI VILLAS - APRIL 2025





# ARABIAN HOTEL AWARDS



BEST NEW HOTEL CONSTRUCTION & DESIGN RAS AL KHAIMAH

The Unexpected Al Marjan Island Hotel and Residences by Almal Real Estate Development LLC

2024-2025



# ARABIAN PROPERTY AWARDS ARCHITECTURE

AWARD WINNER

MIXED USE ARCHITECTURE RAS AL KHAIMAH

The Unexpected Al Marjan Island Hotel and Residences by Almal Real Estate Development LLC

2024-2025



# ARABIAN PROPERTY AWARDS DEVELOPMENT



BEST MIXED USE DEVELOPMENT RAS AL KHAIMAH

The Unexpected Al Marjan Island Hotel and Residences by Almal Real Estate Development LLC

2024-2025

# AWARDS

AWARD-WINNING VISIONARIES IN LUXURY DEVELOPMENT FROM UAE



LUXURY LIFESTYLE AWARDS 2024 *16th Annual*

PIONEER



PILLARS OF REAL ESTATE AWARDS 2024



UAE REALTY AWARDS 2024  
INSPIRING SPACES. RECOGNIZING FACES

CONSTRUCTION Innovation Awards | 2024

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# PARTNERS



# THE ONE

BALI

THE ONE

 **ALMAL**

Dubai - Ras Al Khaimah - Bali - Samui - Limassol

# 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

[View in Google Maps](#)

INDIAN OCEAN



# LOCATION



ST. REGIS BALI 

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.

MULIA RESORT 

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.

HILTON BALI RESORT 



THE APURVA KEMPINSKI BALI 

THE RITZ-CARLTON BALI 

THE ONE 



CANNA BALI BEACH CLUB

INDIAN OCEAN

**Kempinski**  
5MIN AWAY

**THE RITZ-CARLTON**  
3MIN AWAY

**CANNA**  
BALI  
3MIN AWAY

**SAMABE**  
BALI SUITES & VILLAS  
3MIN AWAY

**THE ONE**  
PHASE 01

**THE ONE**  
PHASE 02

**THE ONE**  
PHASE 03



# PROGRAM

## UNITS PHASE 01

Apartments	88
Townhouses	30
Villas	12
Total Units	130

## AMENITIES PHASE 01

Dining

Fitness Facility

Swimming pool with  
Private Cabanas

Coworking &  
Meeting Space

## PHASE 02/03

Apartments

Townhouses

Villas

Retail Shops

Padel Court

Tennis Court

Kids Playground

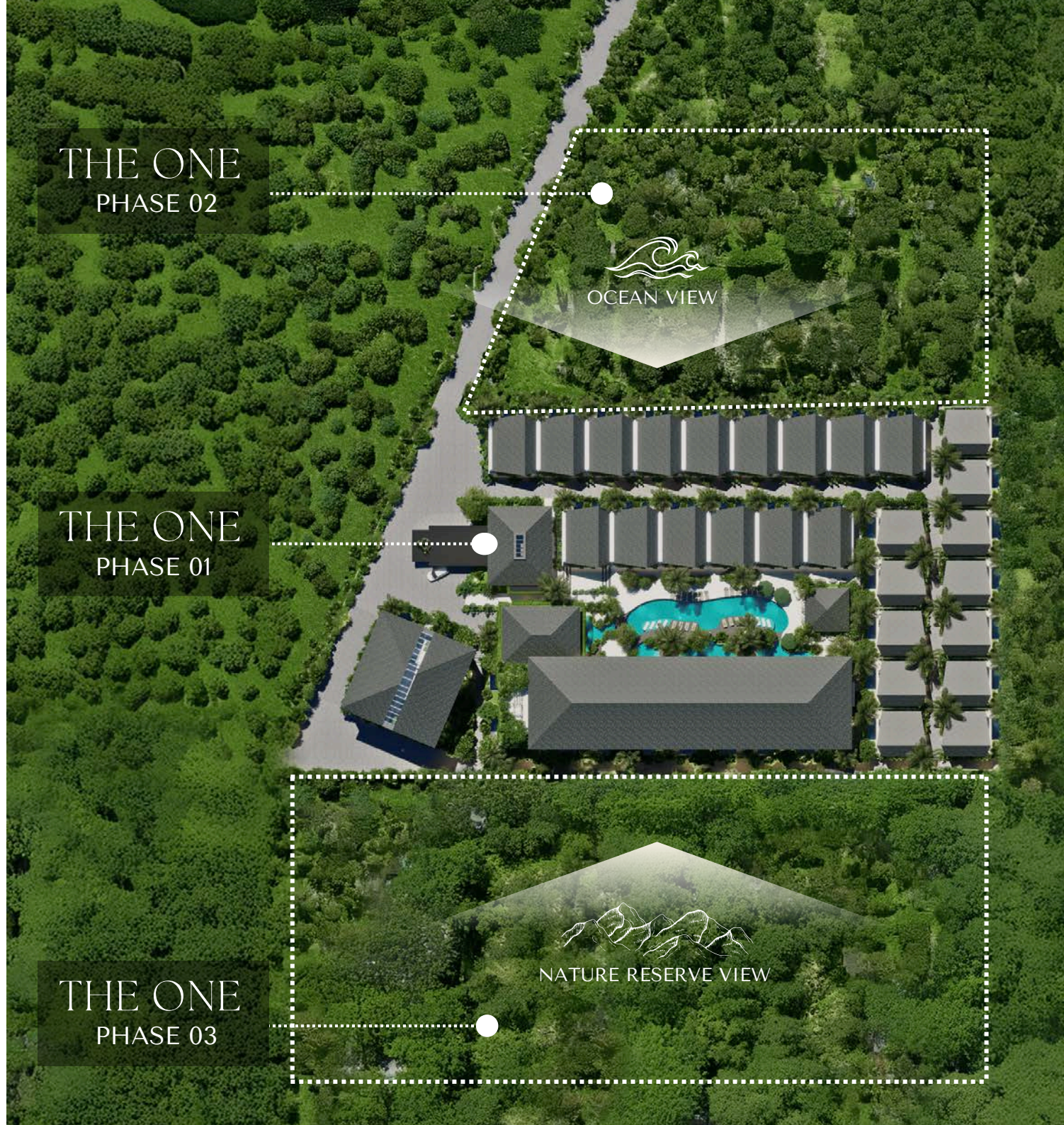
THE ONE  
PHASE 02

OCEAN VIEW

THE ONE  
PHASE 01

NATURE RESERVE VIEW

THE ONE  
PHASE 03



# SITE PLAN

Nestled along the pristine shores of Nusa Dua, Benoa, Ophelia resort offers a tranquil retreat while remaining connected to Bali's finest offerings. Benoa is known for its calm turquoise waters, luxury resorts, and an effortless blend of culture and leisure.

Total land area:	10000 sqm
Built-up area:	9000 sqm
Number of units:	130
Number of floors:	G + 3
Zoning information:	Mixed



# EXTERIORS



ARRIVAL



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# SWIMMING POOL



SWIMMING POOL



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SWIMMING POOL



SWIMMING POOL



**ALMAL**

Dubai - Ras Al Khaimah - Bali - Samui - Limassol

TERRACE



TERRACE



**DALMAL**

Dubai - Ras Al Khaimah - Bali - Samui - Limassol

# 2-BEDROOM VILLA

Building Type	Area	Counts	Grand Total
2-Bedroom Villa	110.00m <sup>2</sup>	12	1,320m <sup>2</sup>

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REAR FACADE - 2 BEDROOM VILLA



KITCHEN - 2 BEDROOM VILLA



DINING - 2 BEDROOM VILLA



LIVING ROOM - 2 BEDROOM VILLA



LIVING ROOM - 2 BEDROOM VILLA



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PRIVATE POOL - 2 BEDROOM VILLA



PRIVATE POOL - 2 BEDROOM VILLA

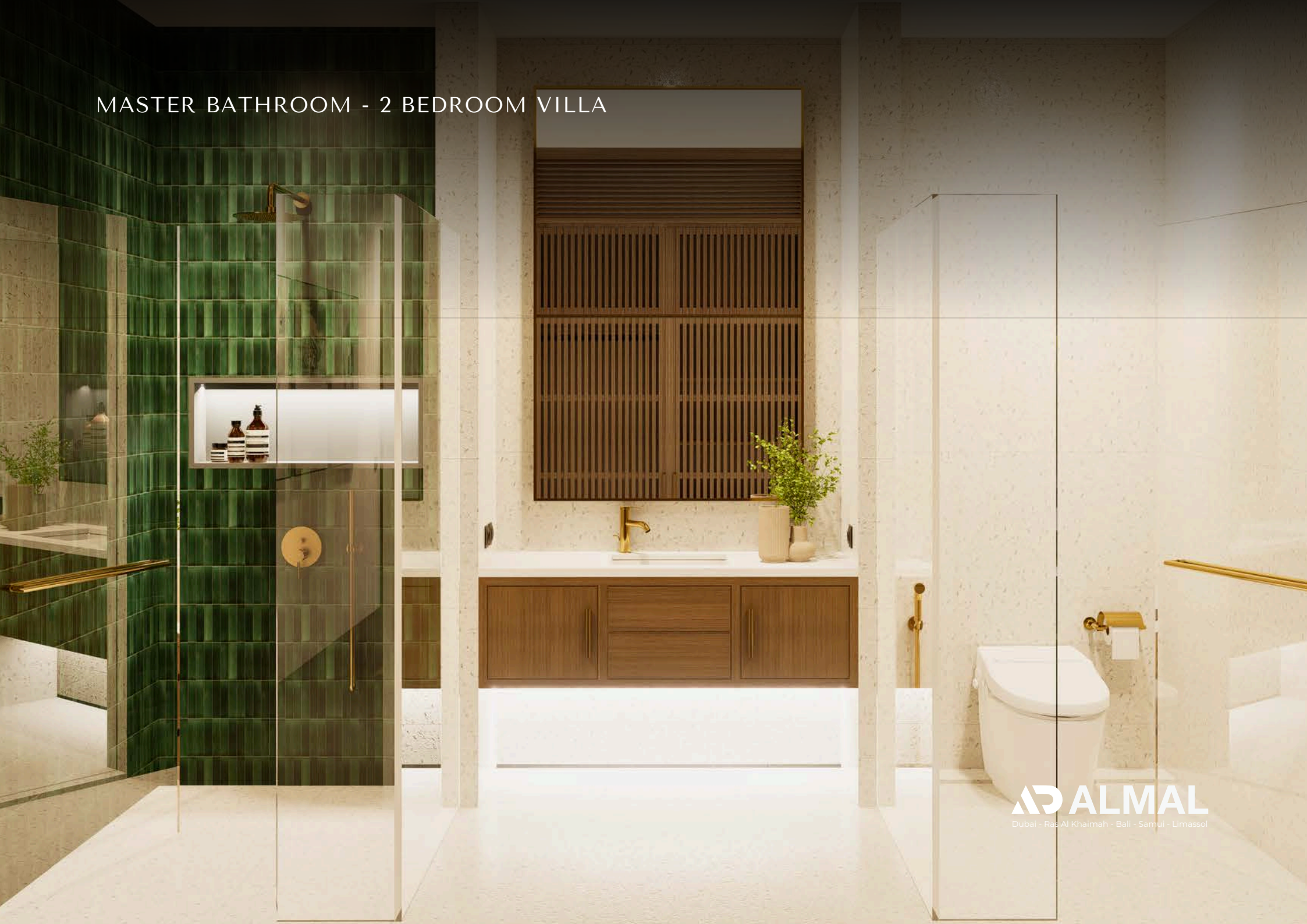
MASTER BEDROOM - 2 BEDROOM VILLA



MASTER BEDROOM - 2 BEDROOM VILLA



MASTER BATHROOM - 2 BEDROOM VILLA



BALCONY - 2 BEDROOM VILLA



BEDROOM 02 - 2 BEDROOM VILLA



BEDROOM 02 - 2 BEDROOM VILLA



# 1-BEDROOM TOWNHOUSE

Building type	Area	Counts	Grand Total
1-Bedroom Townhouse	70.00m <sup>2</sup>	30	2,100m <sup>2</sup>



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REAR FACADE - 1 BEDROOM TOWNHOUSE



MASTER BEDROOM - 1 BEDROOM TOWNHOUSE



MASTER BEDROOM - 1 BEDROOM TOWNHOUSE



# LIVING ROOM - 1 BEDROOM TOWNHOUSE



DINING - 1 BEDROOM TOWNHOUSE



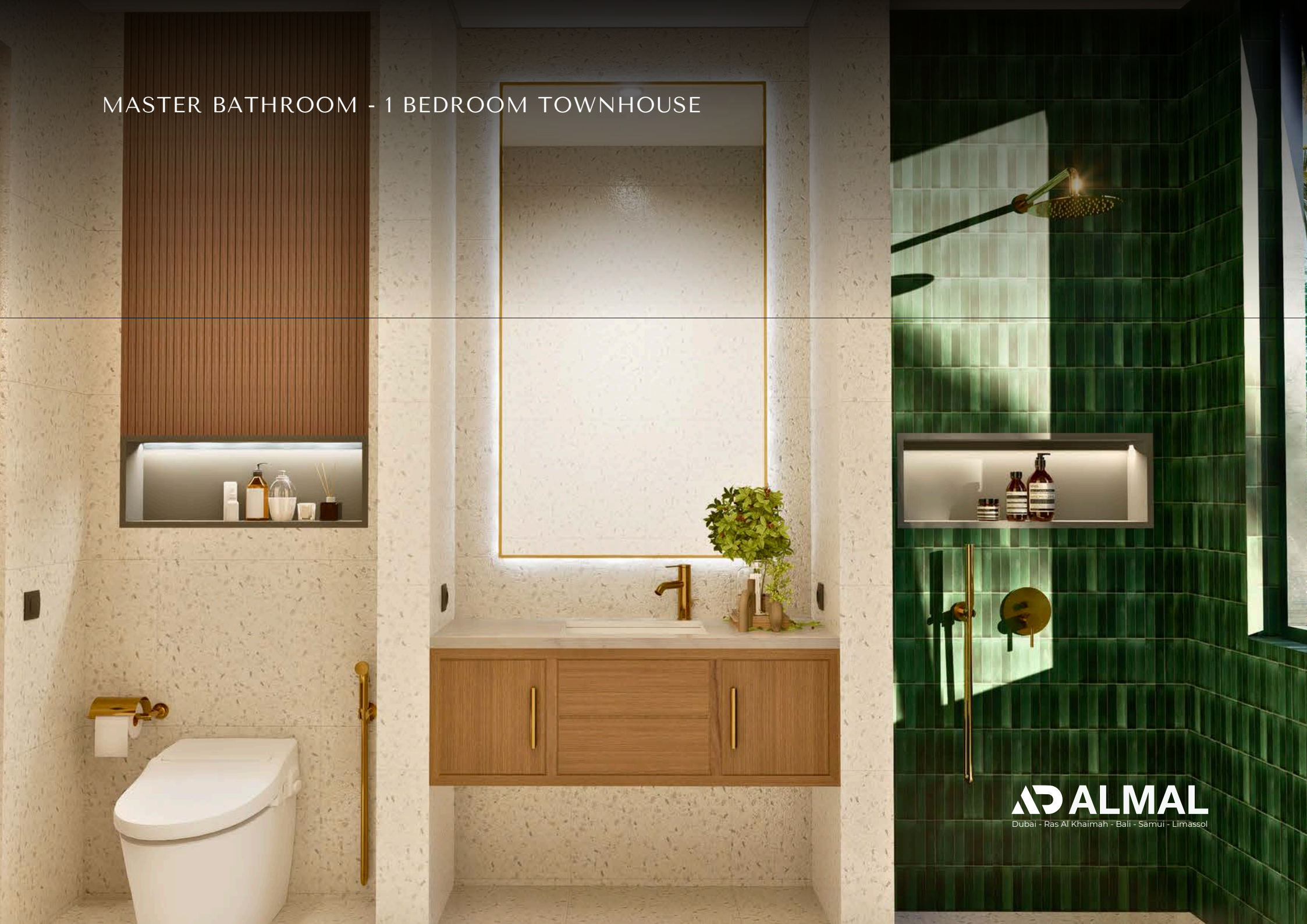
# KITCHEN - 1 BEDROOM TOWNHOUSE



PRIVATE POOL - 1 BEDROOM TOWNHOUSE



MASTER BATHROOM - 1 BEDROOM TOWNHOUSE



# APARTMENTS BLOCK A

Apartment type	Area	Counts	Grand Total
Type 01	78.00m <sup>2</sup>	16	1,248m <sup>2</sup>



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LIVING ROOM - 2 BEDROOMS APARTMENT



DINING - 2 BEDROOMS APARTMENT



DINING & KITCHEN - 2 BEDROOMS APARTMENT



DINING & KITCHEN - 2 BEDROOMS APARTMENT



BEDROOM 01 - 2 BEDROOMS APARTMENT



LIVING ROOM - 2 BEDROOMS APARTMENT



TERRACE DECK WITH POOL - 2 BEDROOMS APARTMENT



MASTER BEDROOM - 2 BEDROOMS APARTMENT



MASTER BEDROOM - 2 BEDROOMS APARTMENT



MASTER BATHROOM - 2 BEDROOMS APARTMENT





# APARTMENT TYPE A

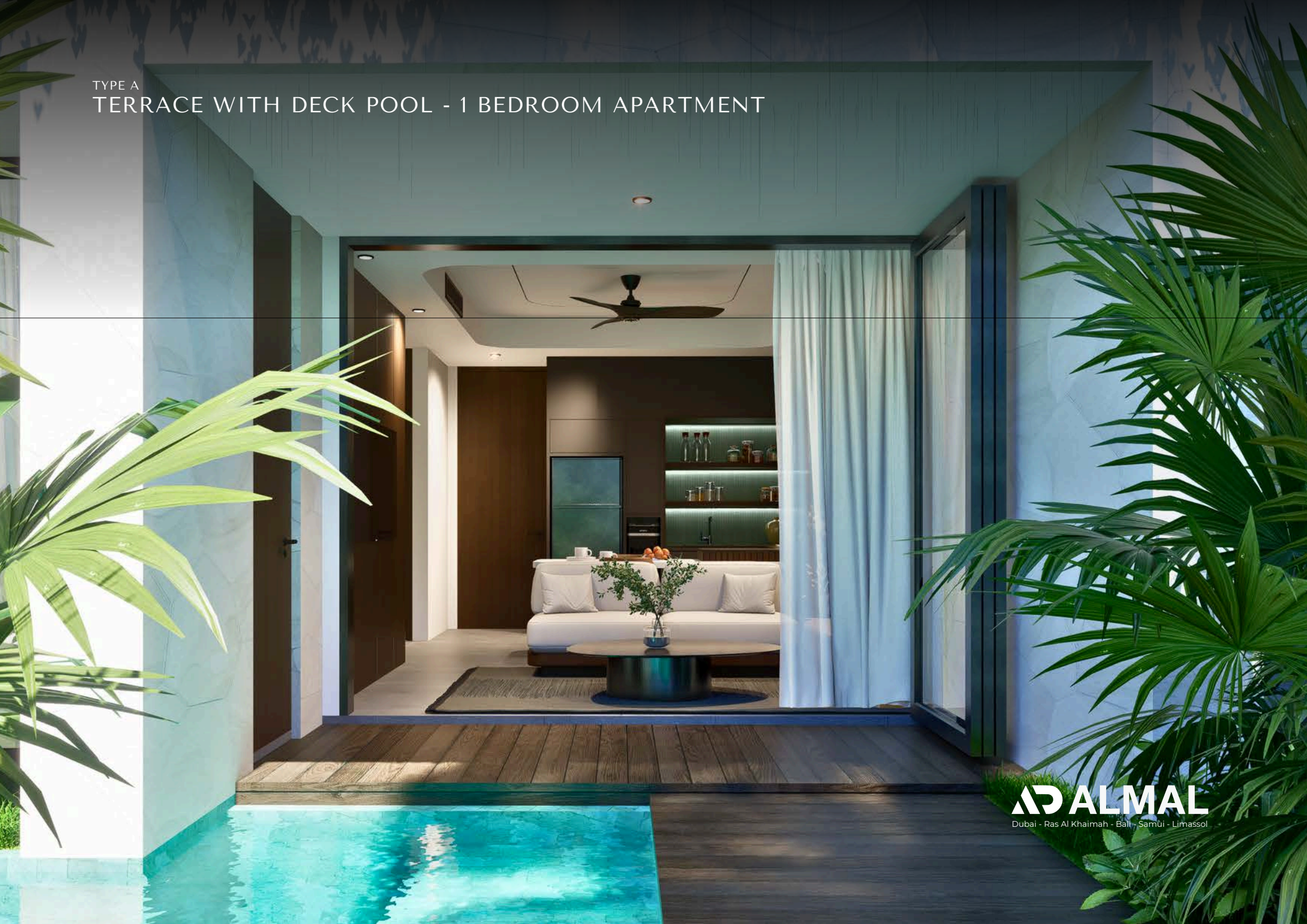
SWIMMING POOL - 1 BEDROOM APARTMENT



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TYPE A  
TERRACE WITH DECK POOL - 1 BEDROOM APARTMENT



TYPE A  
DINING & KITCHEN - 1 BEDROOM APARTMENT



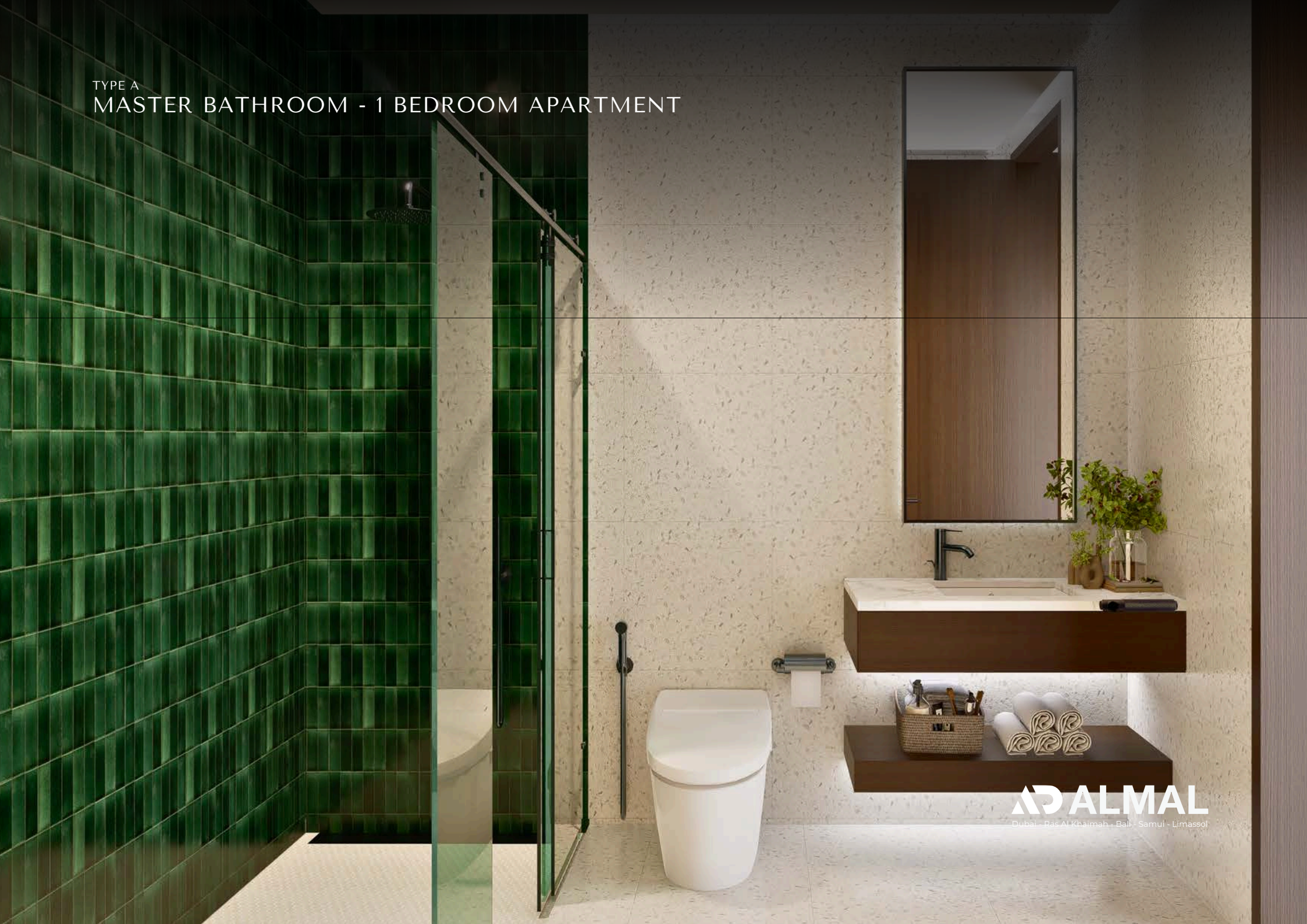
TYPE A  
DINING & KITCHEN - 1 BEDROOM APARTMENT



TYPE A  
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE A  
MASTER BATHROOM - 1 BEDROOM APARTMENT



# APARTMENT TYPE B

DINING - 1 BEDROOM APARTMENT



TYPE B  
DINING - 1 BEDROOM APARTMENT



TYPE B  
TERRACE - 1 BEDROOM APARTMENT



TYPE B  
LIVING ROOM - 1 BEDROOM APARTMENT



TYPE B  
KITCHEN & DINING - 1 BEDROOM APARTMENT



TYPE B  
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE B  
MASTER BEDROOM - 1 BEDROOM APARTMENT



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TYPE B  
LAUNDRY AREA - 1 BEDROOM APARTMENT

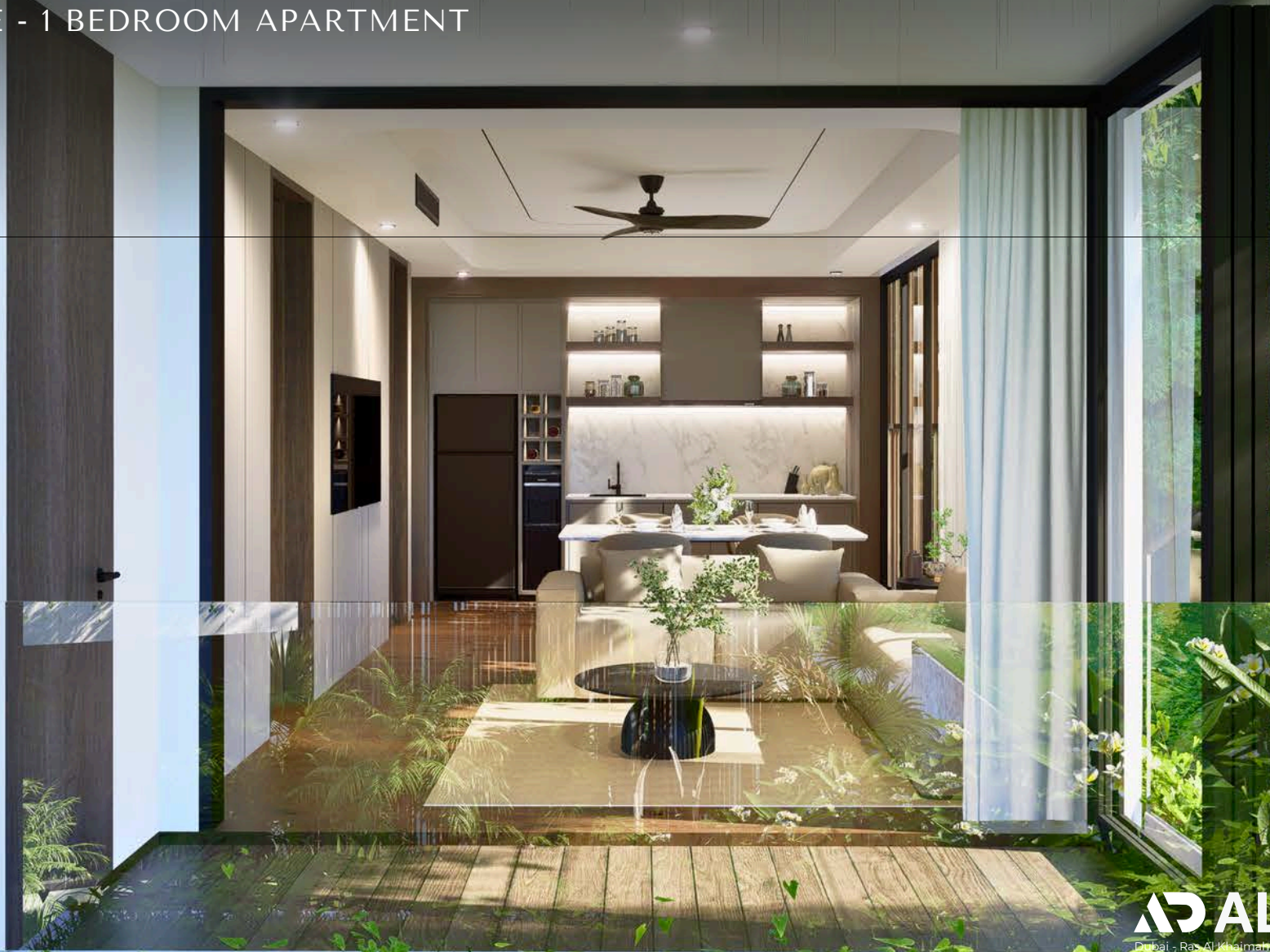


TYPE B  
MASTER BATHROOM - 1 BEDROOM APARTMENT



# APARTMENT TYPE C

TERRACE - 1 BEDROOM APARTMENT



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TYPE C  
LIVING ROOM - 1 BEDROOM APARTMENT



TYPE C  
DINING & LIVING ROOM - 1 BEDROOM APARTMENT



TYPE C  
DINING & LIVING ROOM - 1 BEDROOM APARTMENT



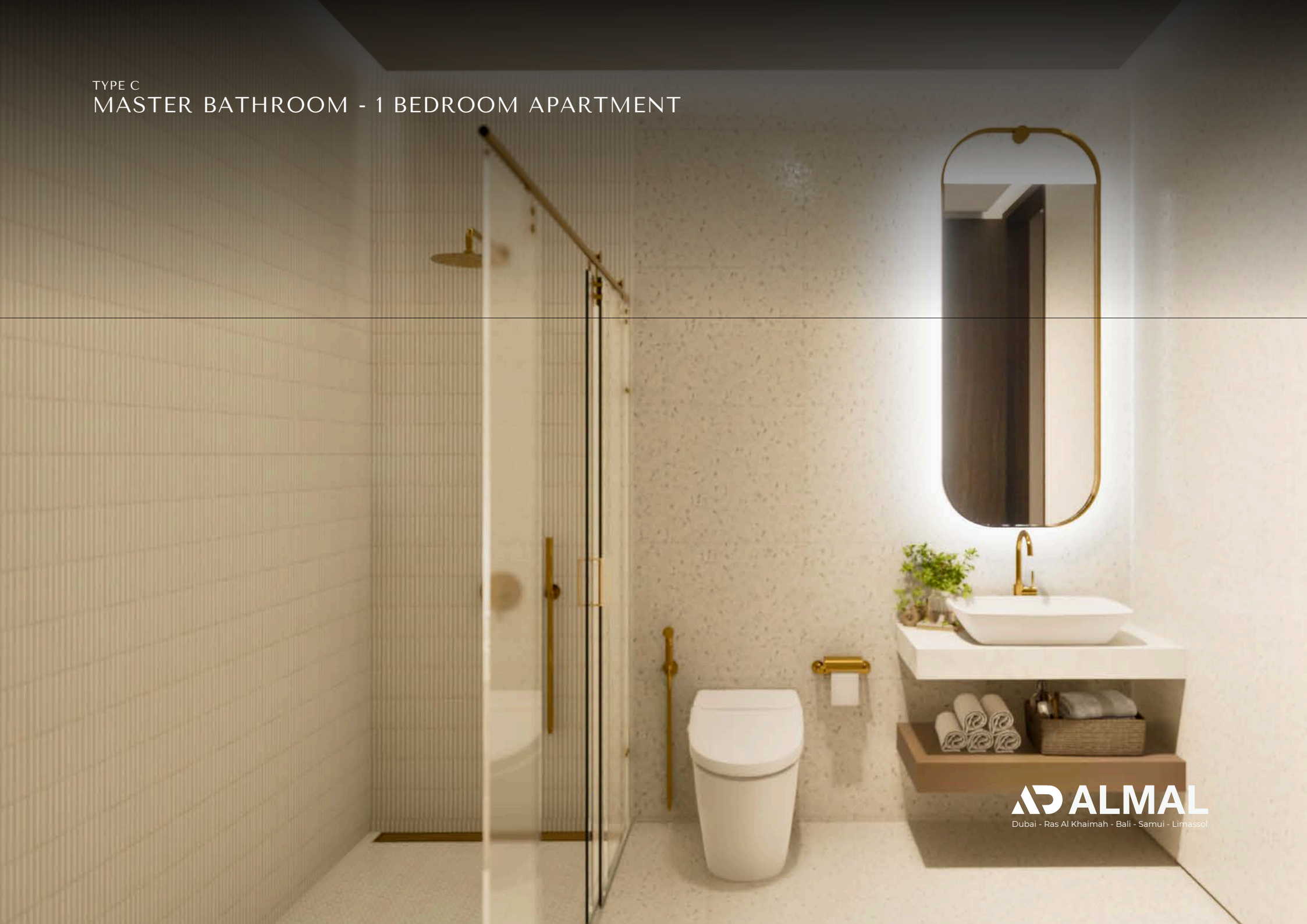
TYPE C  
DINING - 1 BEDROOM APARTMENT



TYPE C  
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE C  
MASTER BATHROOM - 1 BEDROOM APARTMENT



# APARTMENT TYPE D

TERRACE - 1 BEDROOM APARTMENT



TYPE D  
DINING - 1 BEDROOM APARTMENT



TYPE D  
MASTER BEDROOM - 1 BEDROOM APARTMENT



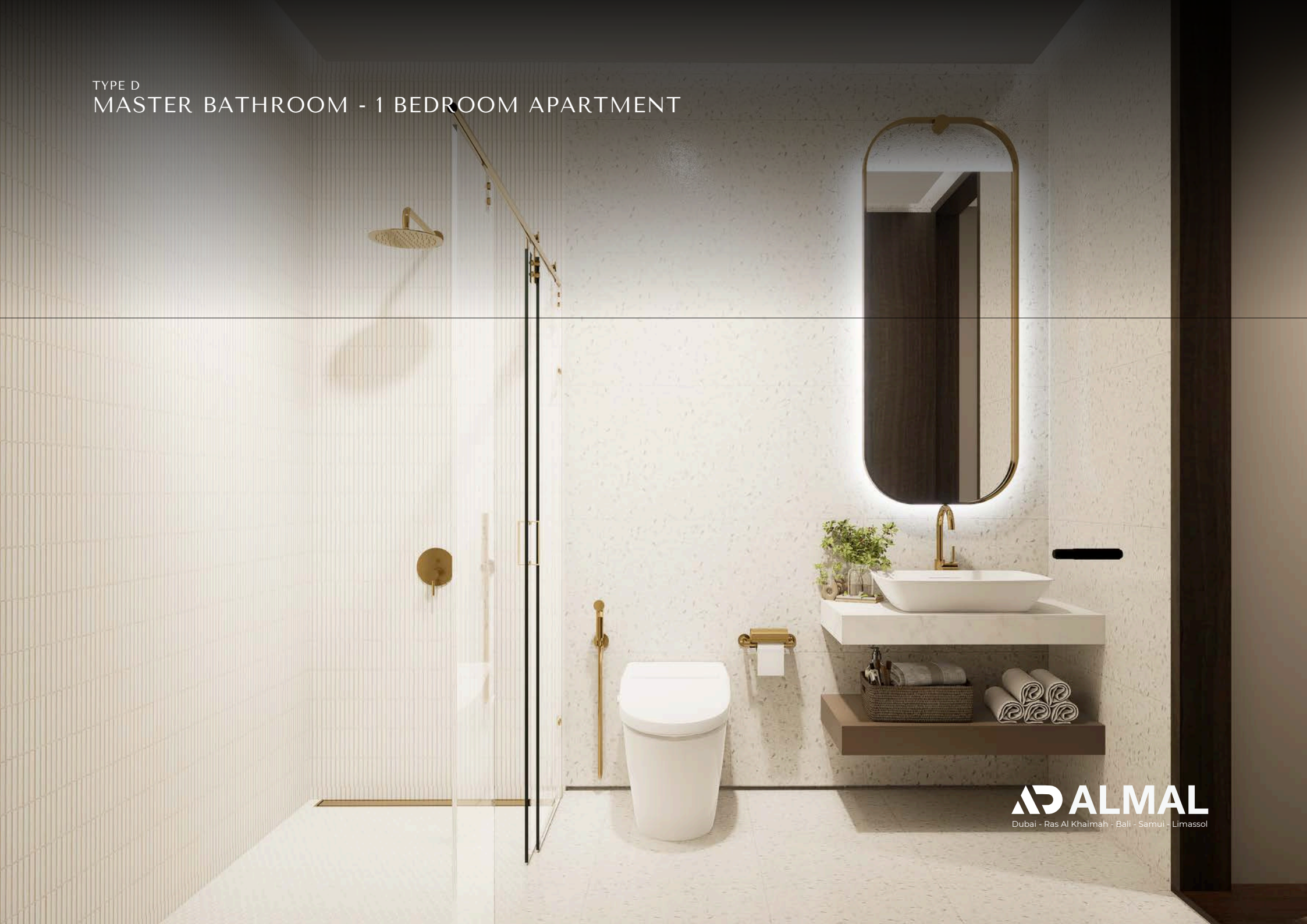
TYPE D  
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE D  
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE D  
MASTER BATHROOM - 1 BEDROOM APARTMENT



# STUDIO APARTMENT

TERRACE WITH DECK POOL - STUDIO APARTMENT



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BEDROOM AREA - STUDIO APARTMENT



# KITCHEN & DINING - STUDIO APARTMENT



KITCHEN - STUDIO APARTMENT



# THE ONE

BALI



SCAN HERE TO VIEW

## VIRTUAL TOUR

[CLICK HERE TO VIEW](#)



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An aerial photograph of a dramatic coastline. A large, craggy cliffside with sparse green vegetation descends to a narrow, crescent-shaped sandy beach. The water is a vibrant turquoise near the shore, transitioning to a deep blue further out. Waves are breaking gently on the beach. The sky is clear and bright.

# ABOUT BALI

Bali, an Indonesian island in Southeast Asia, lies between Java and Lombok in the Indian Ocean. A global luxury real estate destination, it attracts investors and homeowners seeking a rare blend of natural beauty and high-end living. With world-class beaches, lush landscapes, and a thriving hospitality scene, Bali offers exclusivity, investment potential, and a seamless balance of tranquility and global connectivity.

# REASONS TO INVEST IN BALI

## STRONG TOURIST DEMAND

Bali remains a **top global tourist destination**, attracting:  
**6.3 million foreign tourists in 2024**

UP ↑ **19.5%** FROM **2023**

TARGETING → **6.5M**  
**Visitors in 2025**

**6.3M**  
TOURIST 2024

↑ **6.5M**  
TOURIST 2025



This continuous influx of tourists drives high demand for real estate, particularly rental properties, keeping occupancy rates high year-round.

## HIGH RETURN ON INVESTMENT (ROI)

Bali's average annual net return on real estate investments remains strong at

**18% TO 20%**

significantly higher than other global markets like Dubai or Spain. This solid ROI is supported by the island's growing tourist appeal and booming rental market.

## ALL-YEAR-ROUND DEMAND

Bali's consistent year-round tourist season ensures property occupancy rates stay above

→ **90%**  
With rental prices growing by  
**15-20% annually.**

The tropical climate and wide range of tourist attractions ensure **steady demand throughout the year.**

## RISING PROPERTY PRICES

Bali's real estate market experienced a

↑ **28.5% growth in the first quarter of 2023**

and this upward trend has **continued through 2024.**

This surge in property values is driven by **limited land availability and increasing demand from both tourists and investors.**

## MAJOR INFRASTRUCTURE PROJECTS



Significant developments such as a new international airport, the largest theme park in Southeast Asia (by Paramount Pictures), a Formula One track, and a new port for cruise ships will further boost Bali's property values and investment appeal in the coming years.

## STABLE ECONOMIC OUTLOOK

Indonesia's economy continues to grow steadily, with GDP growth of **5.3% in 2022** and forecasts of **4.5-5.5% growth in 2024**. McKinsey predicts Indonesia will become one of the

## World's top economies by 2030

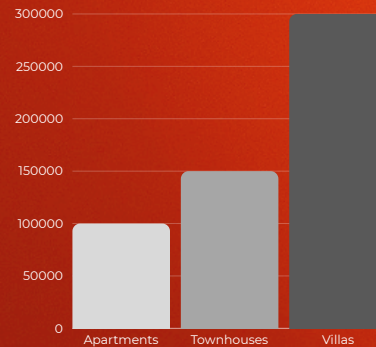
*further enhancing Bali's investment potential.*

### AFFORDABLE ENTRY PRICES

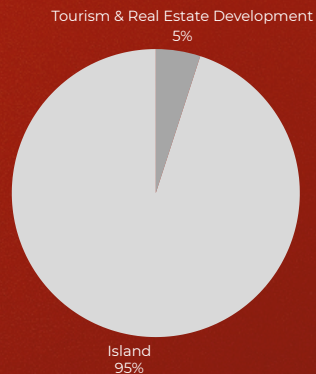
Bali offers affordable investment opportunities, with prices starting at:

- **\$100,000 for apartments**
- **\$150,000 for townhouses**
- **\$300,000 for ready villas**

in **tourist areas**, making it accessible to a broad range of investors.



### LIMITED DEVELOPMENT SPACE



Only **5%** of Bali's total land area is designated for tourism and real estate development, making properties scarce and

**increasing their long-term value.**



### LOW VOLATILITY CURRENCY

The Indonesian rupiah has shown low volatility over the past five years, ensuring stable returns for international investors, even in a fluctuating global market.



### GROWING WEALTH

By 2030, the number of millionaires in Indonesia is expected to increase

**BY 60%**

indicating a growing pool of affluent local investors, further fueling demand for luxury properties and upscale developments.

### POLITICAL STABILITY

Indonesia's history of neutrality and peace in global conflicts continues to make the country an attractive and secure investment destination.



### DIVERSE INTERNATIONAL INVESTMENT

Foreign investments in Bali are significant, with countries like Singapore, China, Australia, and the U.S. being major contributors. This highlights Bali's status as a global real estate and investment hub.

# ABOUT NUSA DUA

Nusa Dua is Bali's premier enclave for luxury real estate, renowned for its pristine beaches, world-class resorts, and exclusive gated communities. Home to high-end villas and oceanfront estates, the area attracts elite investors seeking privacy, security, and unparalleled coastal living. With its upscale amenities and prime location, Nusa Dua continues to be a top destination for premium property investment in Bali.

A woman with long brown hair, wearing a vibrant red, long-sleeved, wrap-style dress with a black choker, stands amidst a dense, lush green jungle. She is looking off to the side with a thoughtful expression. The background is filled with various tropical plants and trees, creating a sense of a secluded, natural environment.

# REASONS TO INVEST IN NUSA DUA

## Prime Luxury Destination

Home to Bali's most exclusive resorts and high-end residences, ensuring strong demand for premium real estate.



## Stable & Secure Environment

Gated communities, world-class infrastructure, and government-backed tourism developments enhance long-term value.



## Unparalleled Coastal Living

Pristine beaches, championship golf courses, and five-star amenities make it an elite investment choice.



## Growing Market Potential

Continued tourism growth and luxury developments position Nusa Dua as a premier real estate hotspot in Bali.



# FAQS

## How much work does managing my villa take?

You can be as involved or as little as you wish. Several great-quality rental management companies can take care of everything for an 18-20% fee. The full-service packages generally include:



Marketing



Booking Management



Check-ins & check-outs



Guest communication



Paying bills



Essential supplies



Staff coordination



Cleaning & laundry



Inventory checks & maintenance

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# THE ONE APP



## Guest Experience & Concierge

- Guest communication
- Personalized services
- Special requests



## Locations & Properties

- View available properties
- Interactive map with all locations
- Property details & amenities



## Marketing & Promotions

- Exclusive deals & offers
- Referral program
- Events & experiences



## Booking & Reservations

- Book a stay
- Manage reservations
- Check-in & check-out



## Services & Housekeeping

- Cleaning & laundry
- Staff coordination
- Inventory checks & maintenance
- Essential supplies request



## Payments & Billing

- Pay bills
- Track expenses
- Payment history

# FAQS

## **Can I sign notary papers without being in Bali?**

Most investors sign their agreements overseas. Notaries can take care of this process without having to come to Bali.

## **Is it possible to re-sell my villa?**

Absolutely! You have the full right to decide what to do with your villa, including selling it at any point. The average capital appreciation from off-plan purchase to completion is between 15-20%.

## **Is it possible to obtain insurance for my villa?**

Yes, options are available through several insurance companies providing coverage against natural events such as earthquakes or flooding.



# 2030 EXPANSION PLAN



THE ONE  
BALI

- ..... NUSA DUA
- ..... ULUWATU
- ..... CHANGGU
- ..... UBUD

THE ONE  
PHILIPPINES

THE ONE  
THAILAND

- ..... PHUKET
- ..... SAMUI

THE ONE  
VIETNAM

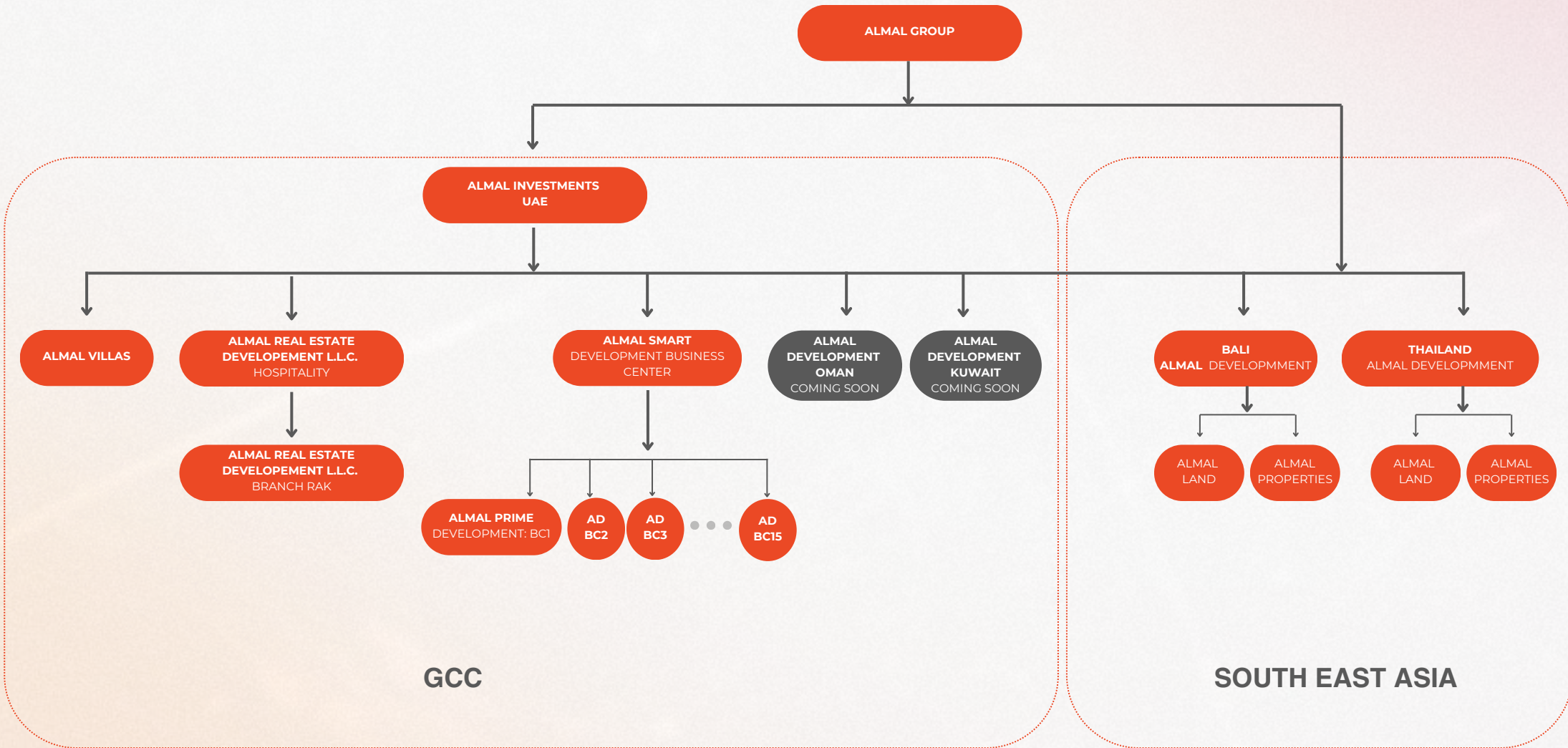
THE ONE  
SEYCHELLES

THE ONE  
MAURITIUS

# THE ONE

BY ALMAL

# ALMAL GROUP STRUCTURE



Where the ocean tells stories of time,  
The One By Almal rise, romantic, timeless, and serenely beautiful.



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.