

THE ONE

BALI

 **ALMAL**

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 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.



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



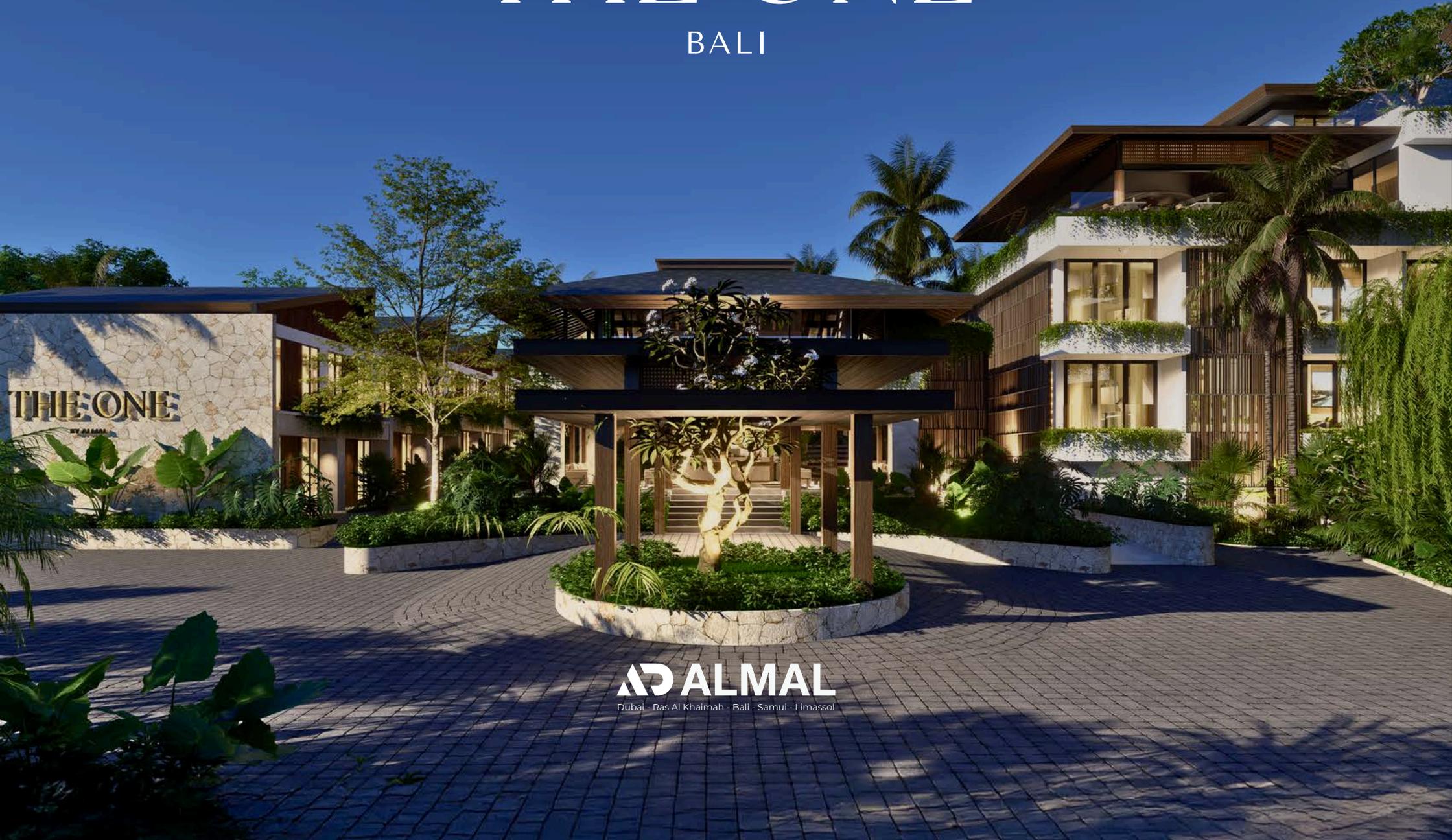
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PARTNERS



THE ONE

BALI



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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



ALMAL
Dubai - Ras Al Khaimah - Bali - Samui - Lima - Col

SWIMMING POOL



SWIMMING POOL



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TERRACE



TERRACE



DALMAL

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2-BEDROOM VILLA

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

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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

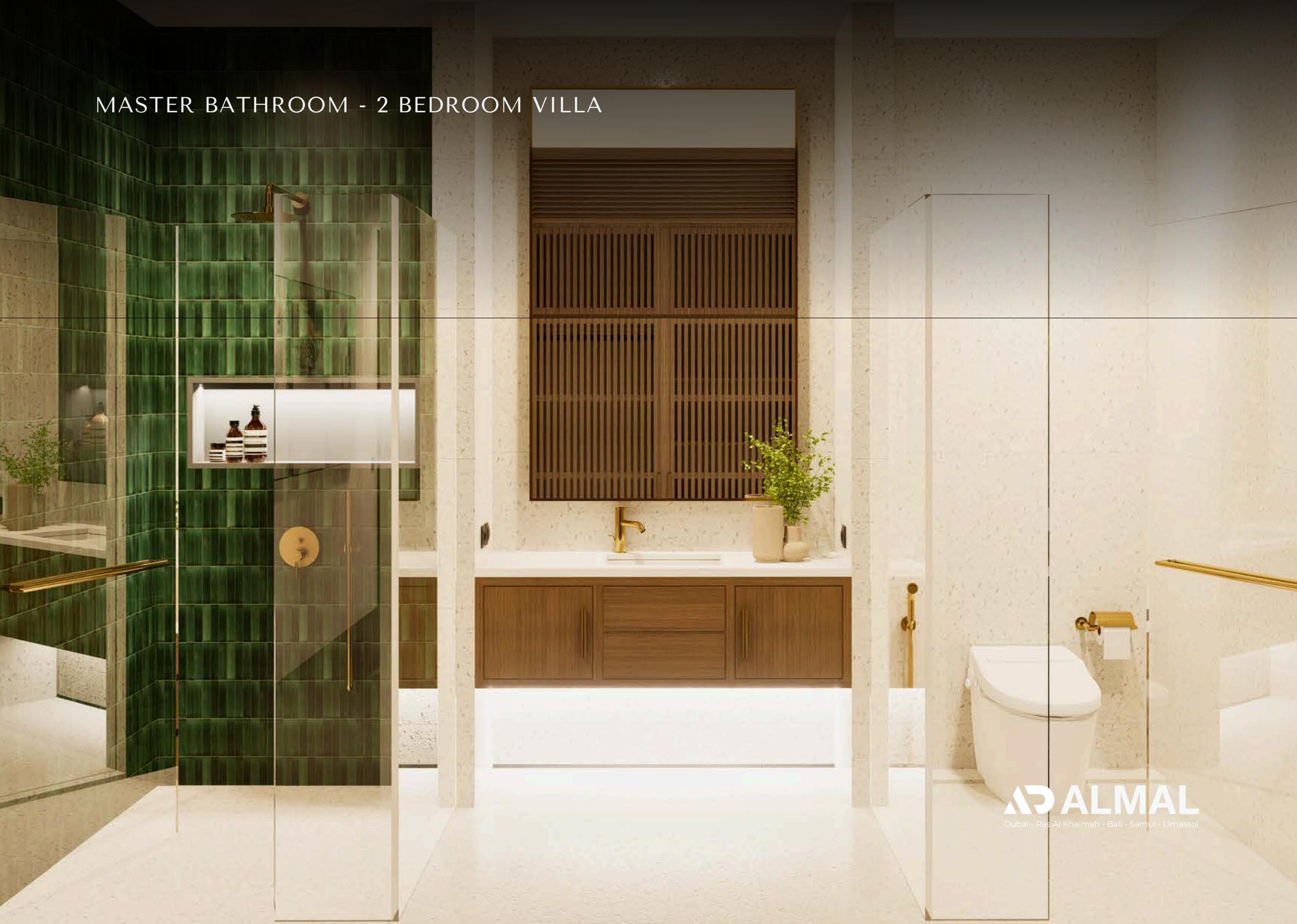
MASTER BEDROOM - 2 BEDROOM VILLA



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 ²	30	2,100m ²



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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 ²	16	1,248m ²



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LIVING ROOM - 2 BEDROOMS APARTMENT



DINING - 2 BEDROOMS APARTMENT



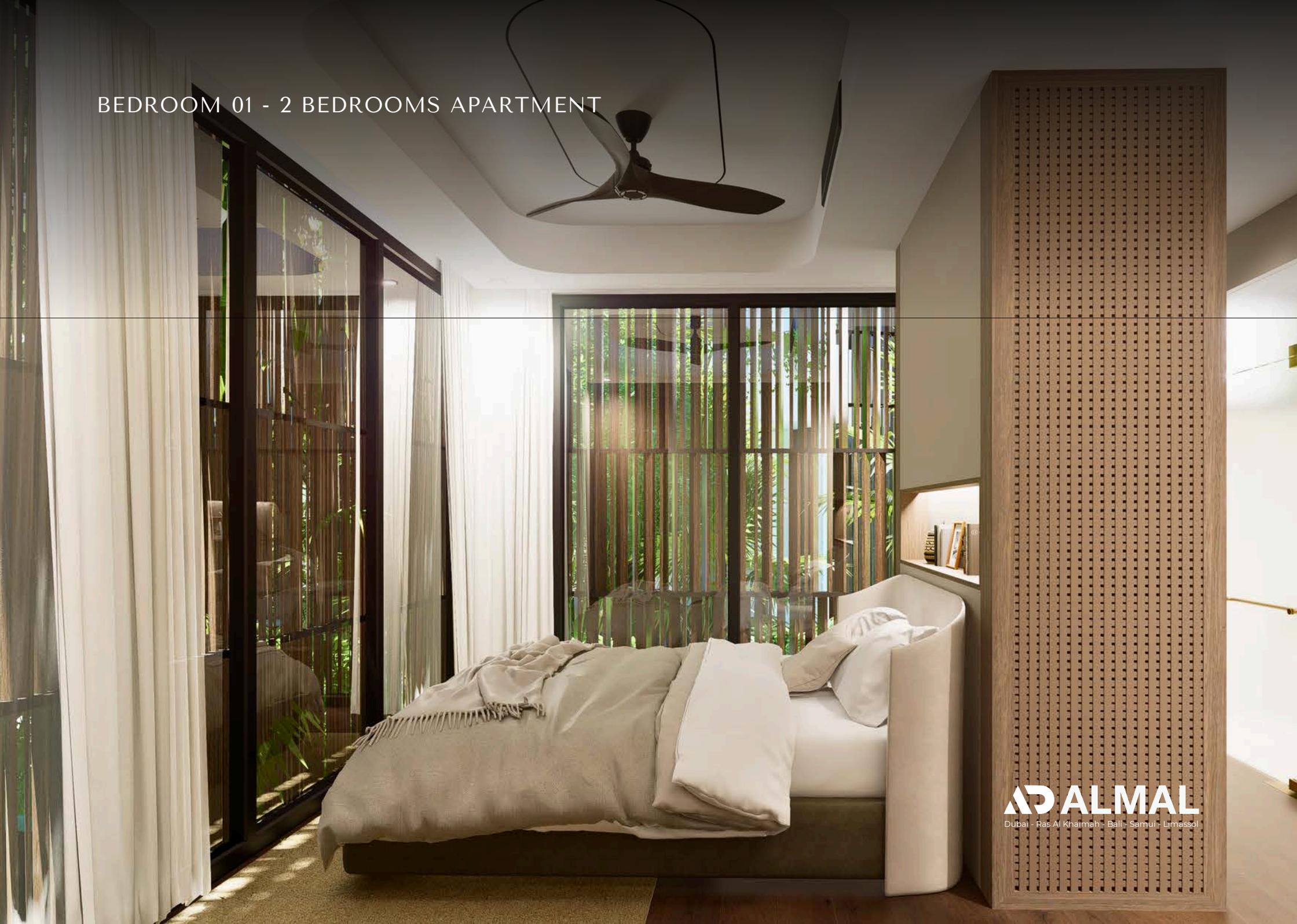
DINING & KITCHEN - 2 BEDROOMS APARTMENT



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



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



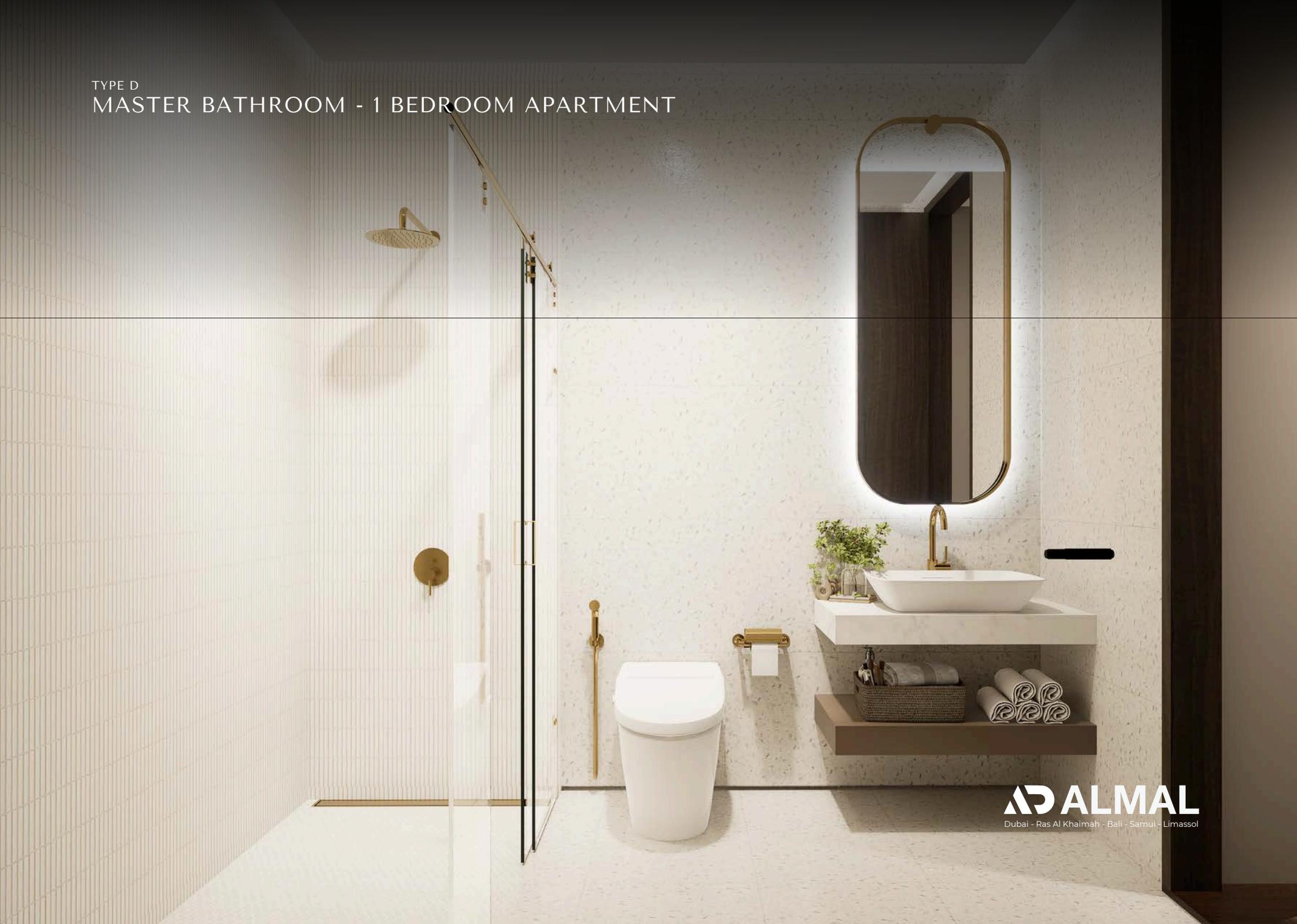
TYPE D
MASTER BEDROOM - 1 BEDROOM APARTMENT



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



An aerial photograph of a stunning coastal landscape. A large, rugged cliff face with sparse green vegetation dominates the left side, overlooking a crescent-shaped sandy beach. The water transitions from a deep blue to a vibrant turquoise near the shore, with white waves crashing onto the sand. The sky is clear and bright, suggesting a sunny day.

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

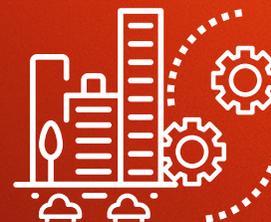
Bali's real estate market experienced a

↑ **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

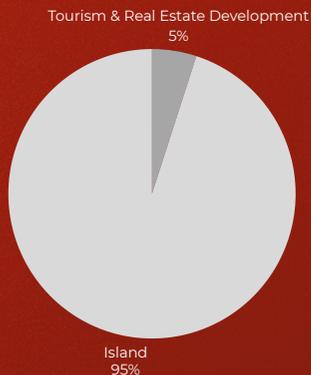
Bali offers affordable investment opportunities, with prices starting at:

- **\$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