

THE ONE
BALI

REGISTRY
COLLECTION HOTELS



ASIA PACIFIC
PROPERTY
AWARDS

in association with

GROHE

AWARD
WINNER

2026-2027

THE ONE

DEVELOPED BY

ALMAL

LICENSED BY

WYNDHAM

HOTELS & RESORTS

BROCHURE

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.



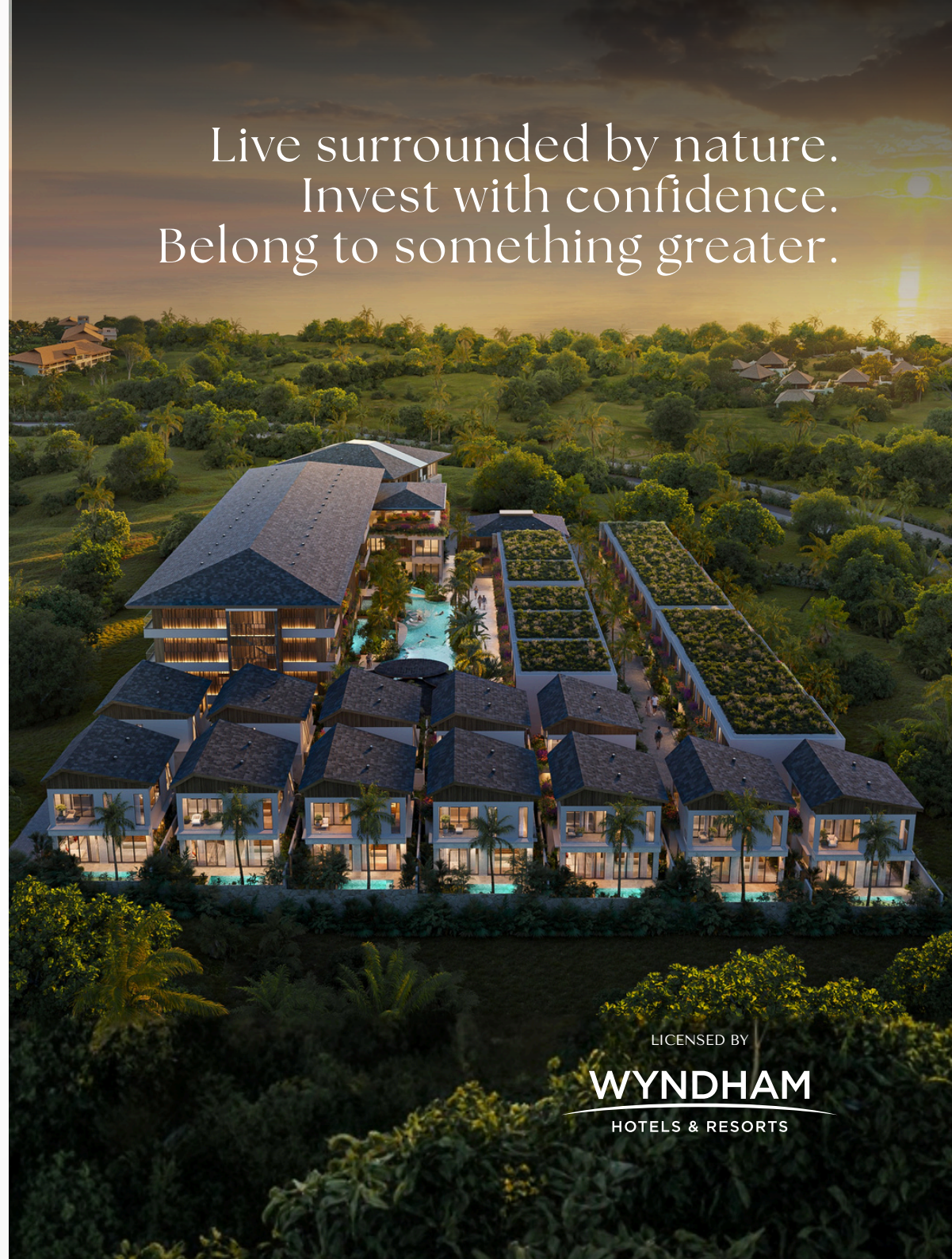
Watch Our
Brand Video

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*Disclaimer

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



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STRATEGIC BRAND FRAMEWORK



Developer

Dubai-based real estate developer delivering design-driven residential and hospitality projects with strong investment value.

Role: Developer and brand owner of The One.



Licenser

Global hotel company operating 9,000+ properties across 95+ countries, spanning economy to upscale segments.

Role: Licenser providing global brand standards and distribution.



Brand

Resort-style residential development in Nusa Dua, Bali, offering premium villas, townhouses, and apartments designed for lifestyle living and investment returns.

Role: Core proprietary brand developed and owned by Almal.



Collection

Upper-upscale soft brand by Wyndham, featuring distinctive luxury hotels and resorts with strong local character and global distribution power.

Role: Collection platform where The One operates under Wyndham's global network.

Global distribution, brand credibility, and premium positioning —
powered by Wyndham and Registry Collection.

WHY WYNDHAM ENHANCES ROI FOR OWNERS

This project is designed to outperform the market by leveraging Wyndham's global distribution network, a powerful loyalty program, and professional revenue management systems typically unavailable to independent properties.

ROI Driver	Description	Benefit
Global Distribution Network	Connected to Wyndham's SynXis reservation system, giving the property visibility across hundreds of travel platforms, travel agencies, and Wyndham's global booking channels.	Greater visibility, higher occupancy, and stronger daily rates.
Wyndham Rewards Loyalty Program	Access to a global community of over 100 million travelers through Wyndham's loyalty ecosystem.	Increased repeat bookings and stronger occupancy year-round.
International Brand Standards	The property follows strict international brand standards and quality assurance inspections.	Protects long-term property value and resale potential.
Professional Revenue Management	Advanced revenue management systems dynamically adjust pricing based on global demand trends.	Optimized nightly rates and improved overall returns for owners.



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.



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



PRESS & MEDIA

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

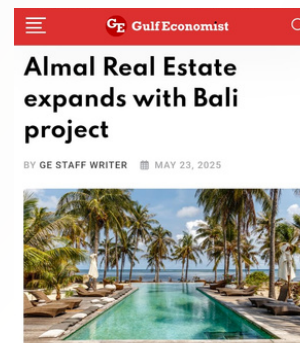
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Khaleej Times

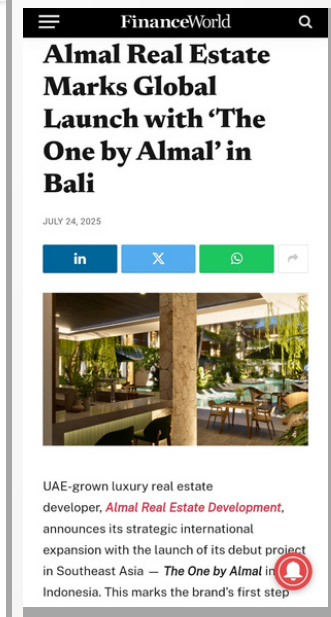
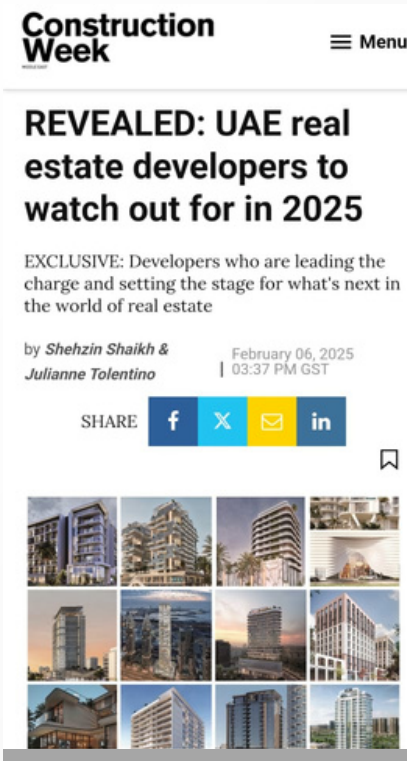
GULF NEWS

Forbes

WHAT'S ON



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.



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.



ATMOSPHERA GROUP

Construction Project Management

Atmosfera Bali is a Bali-based construction and project management company providing end-to-end solutions for residential and commercial developments, including design coordination, construction supervision, and property management, with strong local expertise and international standards.



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.

OUR PROJECTS



THE SMART SPACE



THE ONE BY ALMAL

HARRISONI LA MER

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

THE SMART SPACE

Premium business centers for innovation and growth across the 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 ONE BY ALMAL

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



PORTFOLIO

100K^{m²}

LAND
ACQUIRED

9

LOCATIONS
WORLDWIDE

4

SUCCESSFUL
BRANDS

18

AWARDS &
RECOGNITIONS

100+

STRATEGIC
PARTNERS

319

HOTEL ROOMS

194

APARTMENTS

2

5 BEDROOMS
LUXURY VILLAS

12

2 BEDROOMS
VILLAS

30

TOWNHOUSES



PORTFOLIO

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.





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
Phases	02
Handover Date	Q3 2027

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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



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](#)

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

[View in Google Maps](#)

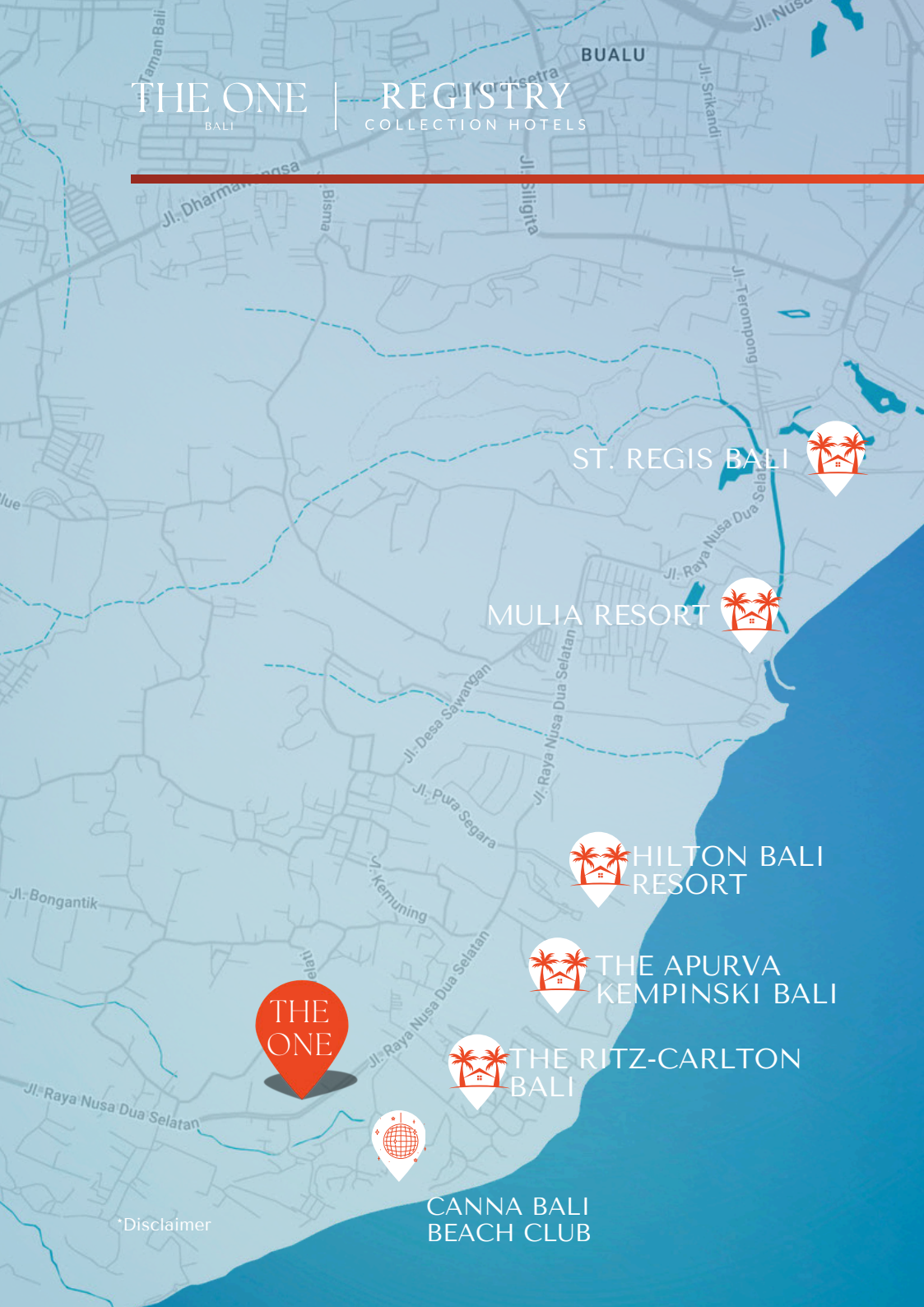
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LOCATION

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.



INDIAN OCEAN

HIGHLIGHTS



154

Residential Units:
Villas, Townhouses
& Apartments



8

Resident
Amenities



98K USD

Starting Price



18 Months

Installment
Payment Plan



Up To 22%

Return of Investment



25+15 Years

Leasehold Tenure



App-Based
Management



Ocean Views

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THE ONE PHASE 01



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MASTER SUMMARY

FACILITIES



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



112
Apartments

PLOT SPECIFICATIONS

Land Plot Size: 10.000 m²

Built-Up Area: 13.100 m²

No. of Floors: G+3

FACILITIES



*Disclaimer

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.

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You own it.
We take care of the rest.



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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

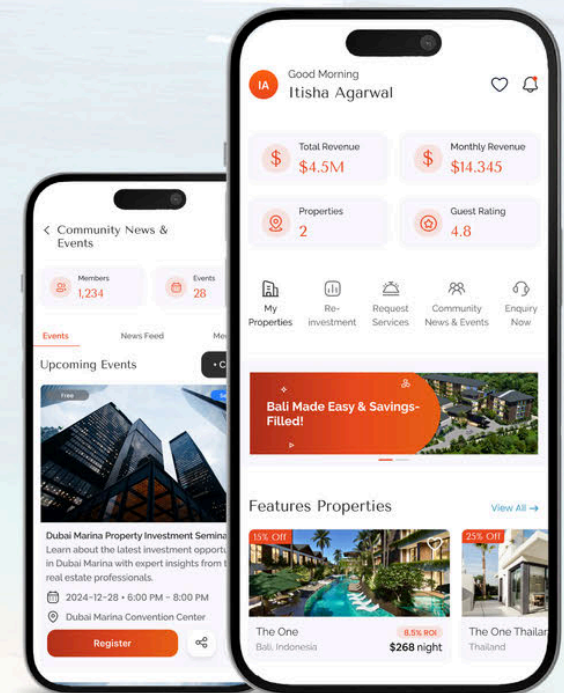
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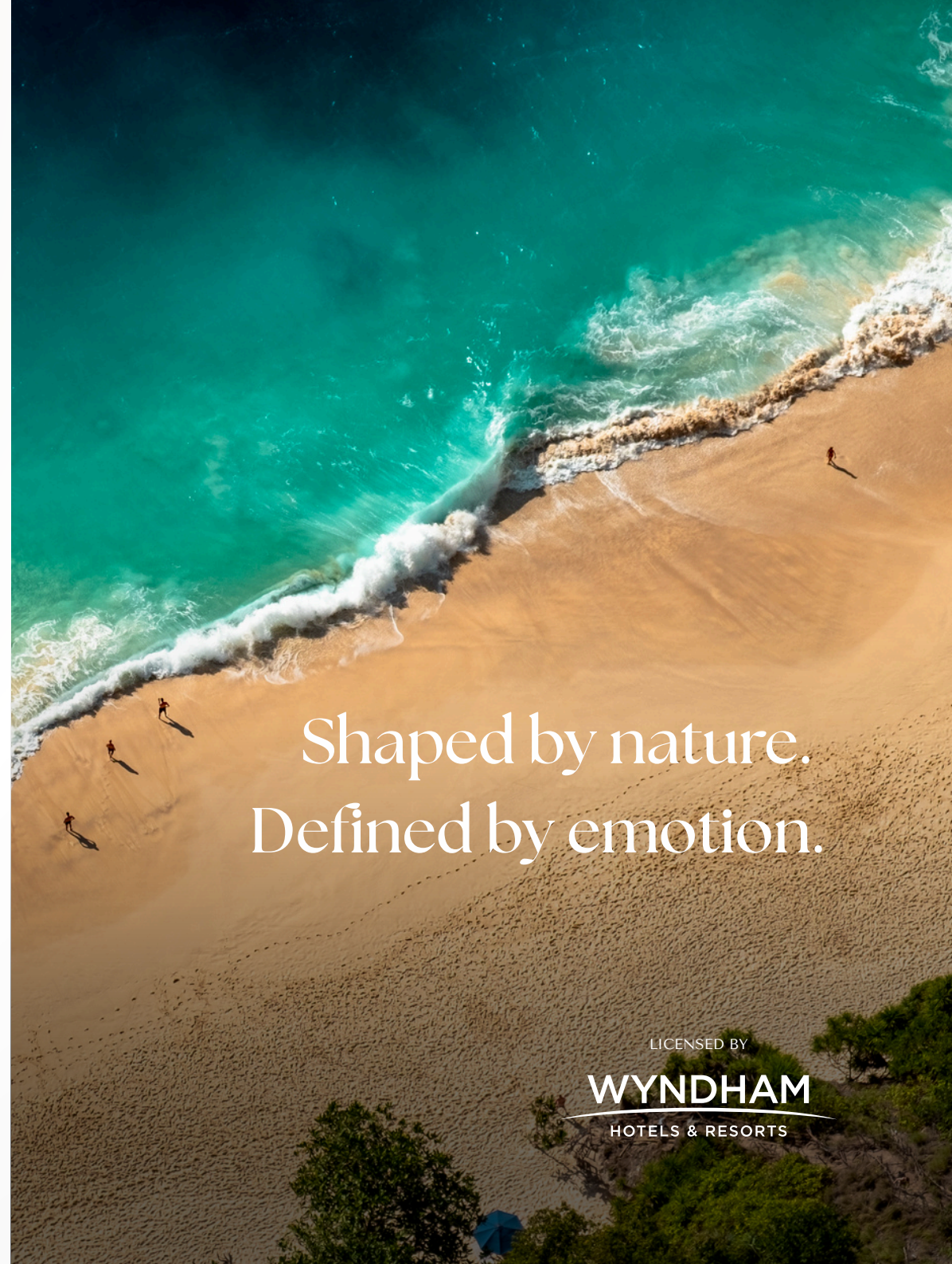
DESIGN CONCEPT

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.

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Shaped by nature.
Defined by emotion.

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VIRTUAL TOUR

[CLICK HERE TO VIEW](#)



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WHY BALI?



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

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Licensors



Brand



Collection



Developer



*DISCLAIMER

"The One by ALMAL Bali Nusa Dua, a Registry Collection Hotel" ("Project") is not owned, developed, managed or sold by Wyndham Hotels & Resorts Asia Pacific Pte. Ltd. or its affiliates ("Wyndham"). PT. Magical Bali Villas ("Developer"), is independently owned and operated from Wyndham and is solely responsible for the ownership, development, and operation of the Project.

Developer uses the Registry Collection Hotels and certain trademarks pursuant to a limited, non-exclusive, non-transferable and non-sublicensable license from Wyndham. Under certain circumstances, the license may be terminated or revoked according to its terms in which case the Project will no longer be identified as a Registry Collection Hotels branded hotel or have any rights to use the Registry Collection Hotels trademark. Wyndham does not make any representations or guarantees with respect to the Units for sale in the Project or the viability of the Project as a whole and is not responsible for the Developer's marketing practices, advertising, and sales representations."

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.

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