

THE ONE  
BALI

REGISTRY  
COLLECTION HOTELS



ASIA PACIFIC  
PROPERTY  
AWARDS

in association with

GROHE

AWARD  
WINNER

2026-2027

DEVELOPED BY

ALMAL

LAYOUTS

LICENSED BY

WYNDHAM

HOTELS & RESORTS



# SITE PLAN

Nestled along the pristine shores of Nusa Dua, Benoa, The One 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:      | 13.100 sqm |
| Number of units:    | 154        |
| Number of floors:   | G + 3      |
| Zoning information: | Mixed      |





## 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.



### Licensor

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

Role: Licensor 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.

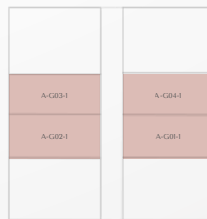
## STUDIO APARTMENT

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 340.14 SQ.FT. | 31.60 SQ.M. |
| Balcony Area   | 50.81 SQ.FT.  | 04.72 SQ.M. |
| Total Area     | 390.94 SQ.FT. | 36.32 SQ.M. |

### KEYPLAN



### TYPICAL FLOOR PLAN

















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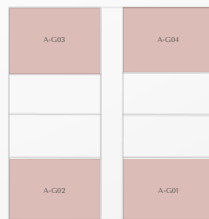
## 1 BEDROOM APARTMENT

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 559.51 SQ.FT. | 51.98 SQ.M. |
| Balcony Area   | 57.80 SQ.FT.  | 05.37 SQ.M. |
| Total Area     | 617.31 SQ.FT. | 57.35 SQ.M. |

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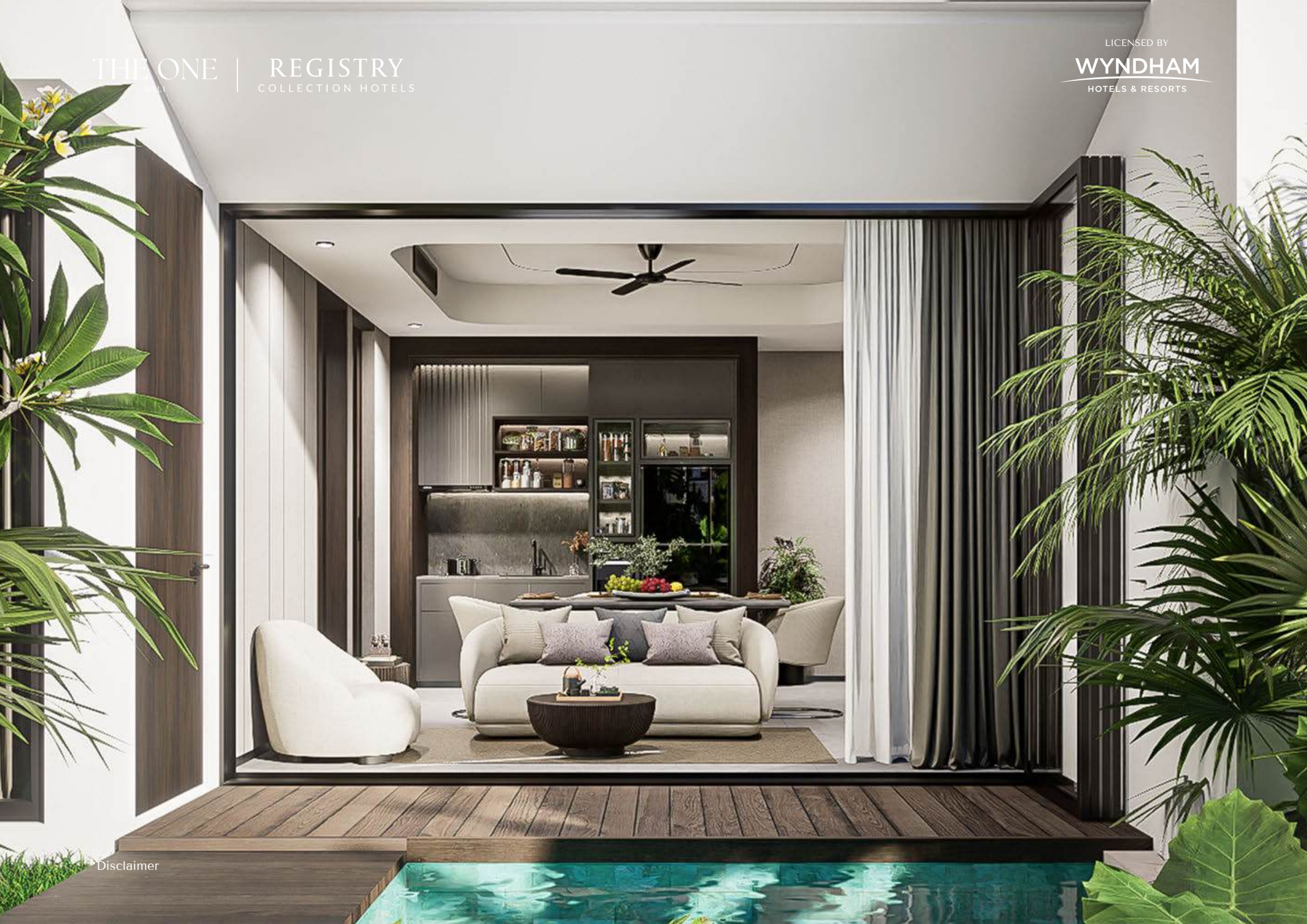
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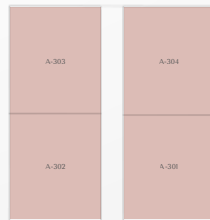
## 2 BEDROOM APARTMENT

|                |                |             |
|----------------|----------------|-------------|
| Apartment Area | 950.99 SQ.FT.  | 88.35 SQ.M. |
| Balcony Area   | 57.80 SQ.FT.   | 05.37 SQ.M. |
| Total Area     | 1008.79 SQ.FT. | 93.72 SQ.M. |

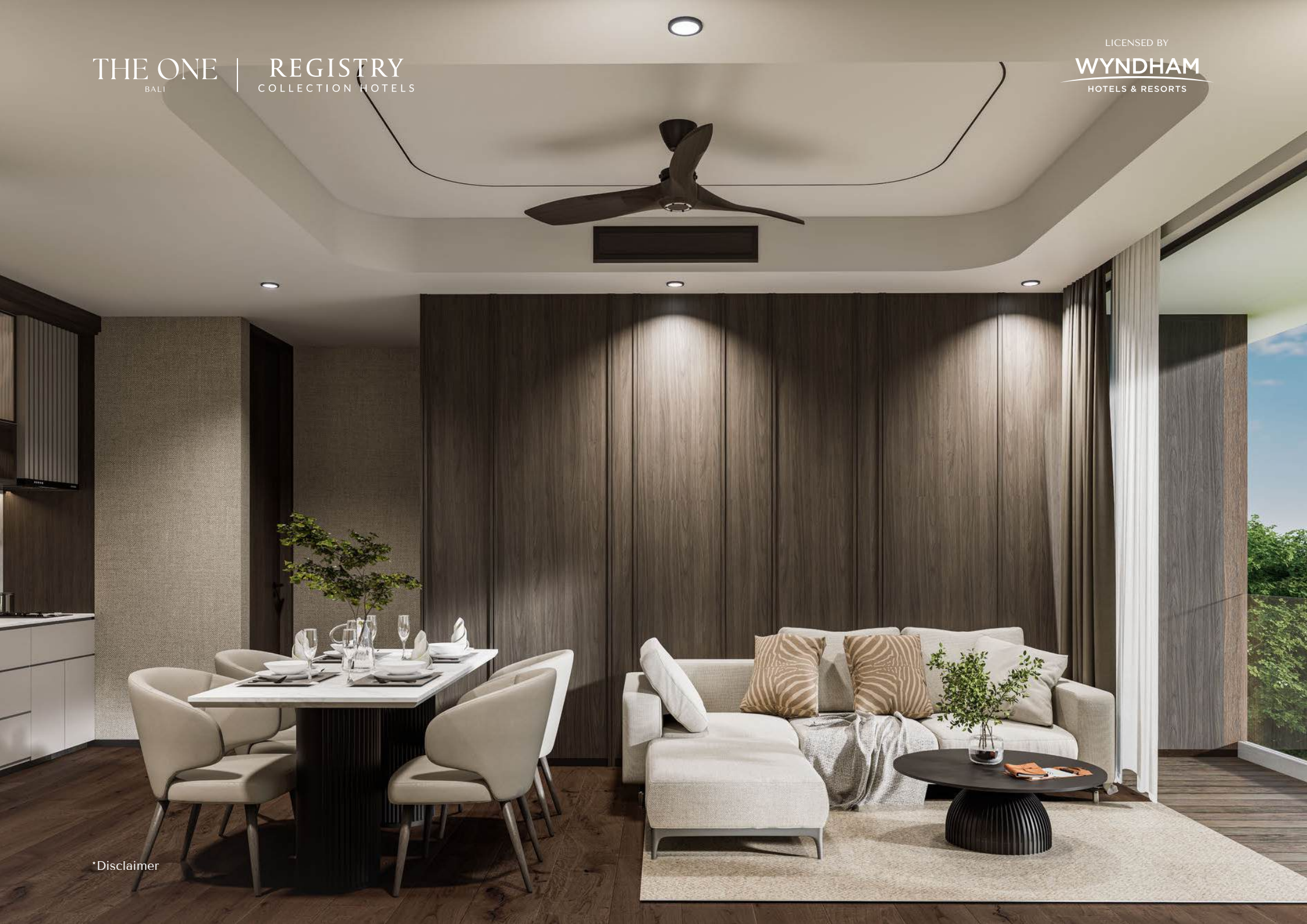
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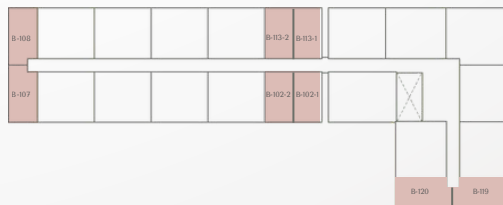
## STUDIO APARTMENT

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 264.25 SQ.FT. | 18.72 SQ.M. |
| Balcony Area   | 64.58 SQ.FT.  | 05.70 SQ.M. |
| Total Area     | 328.83 SQ.FT. | 28.00 SQ.M. |

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MODENA







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## 1 BEDROOM APARTMENT

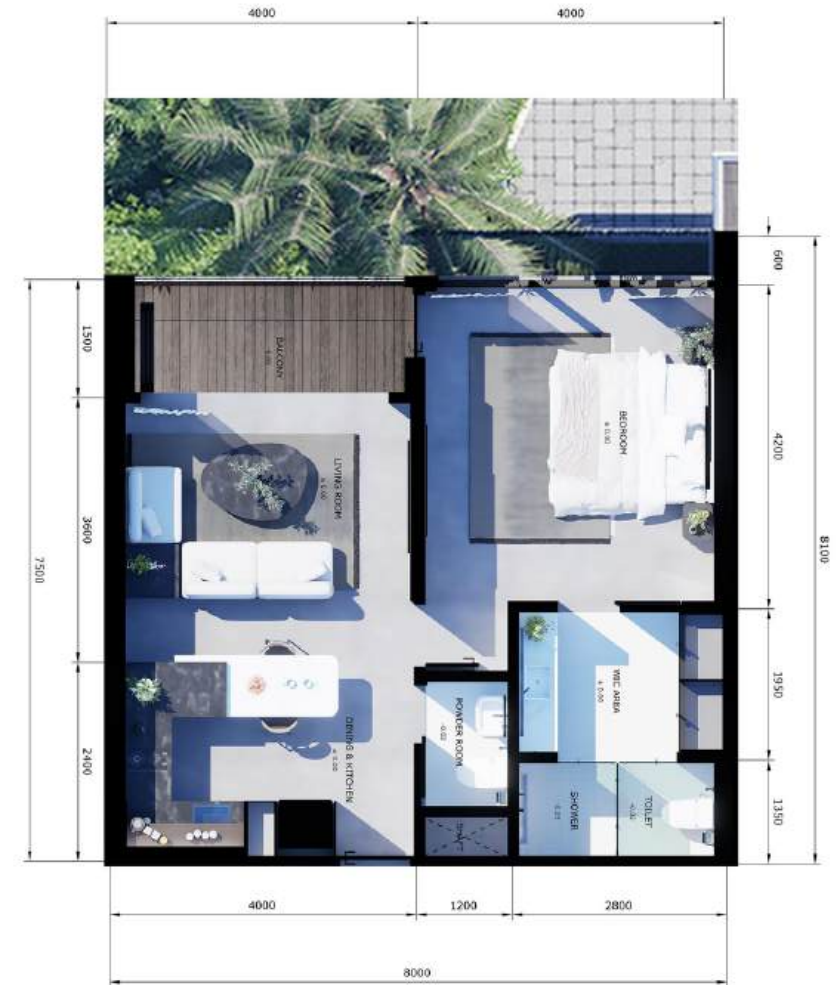
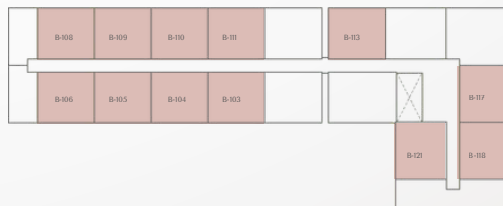
### TYPE A

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 538.19 SQ.FT. | 50.00 SQ.M. |
| Balcony Area   | 64.58 SQ.FT.  | 06.00 SQ.M. |
| Total Area     | 602.77 SQ.FT. | 56.00 SQ.M. |

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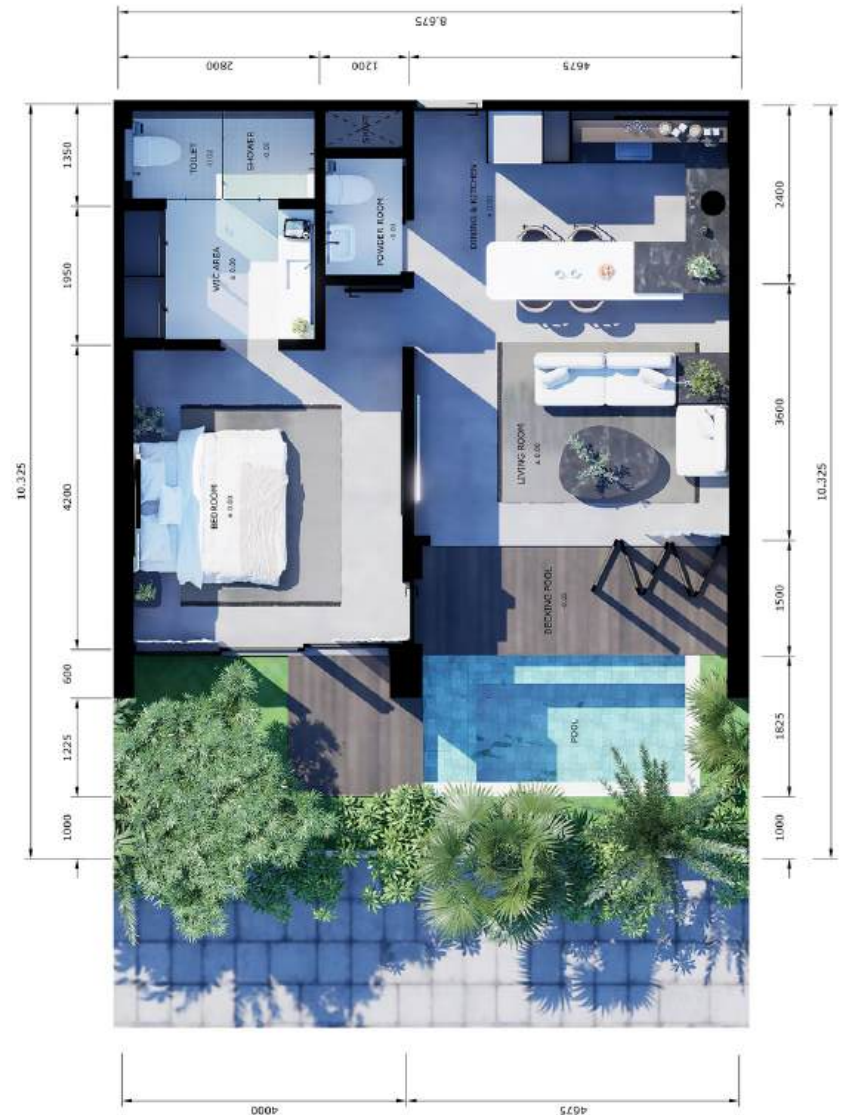
TYPE B

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 567.79 SQ.FT. | 52.75 SQ.M. |
| Balcony Area   | 72.65 SQ.FT.  | 06.75 SQ.M. |
| Total Area     | 640.45 SQ.FT. | 59.50 SQ.M. |

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### TYPICAL FLOOR PLAN



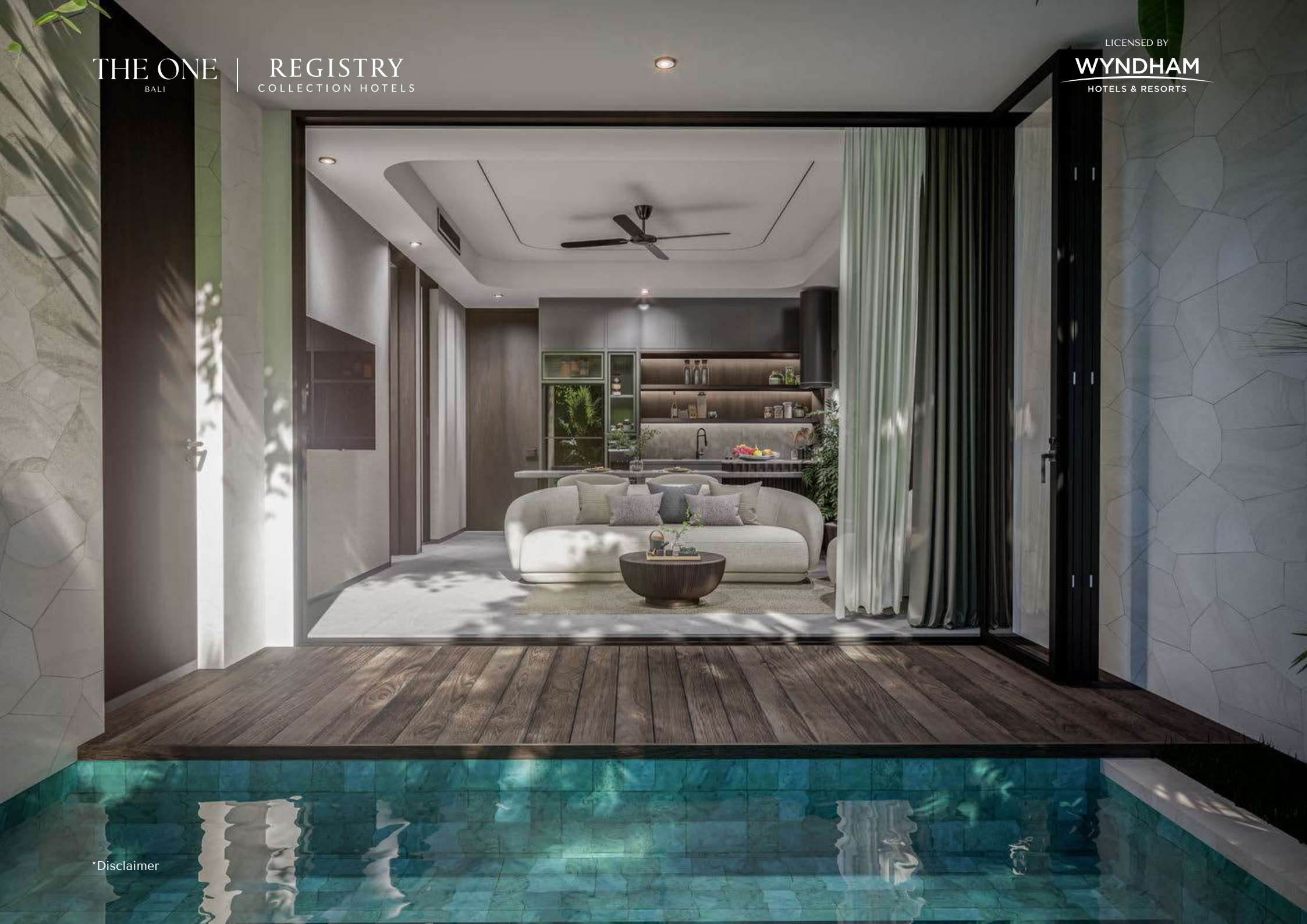


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## 1 BEDROOM APARTMENT

### TYPE C

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 688.89 SQ.FT. | 64.00 SQ.M. |
| Balcony Area   | 64.58 SQ.FT.  | 06.00 SQ.M. |
| Total Area     | 753.47 SQ.FT. | 70.00 SQ.M. |

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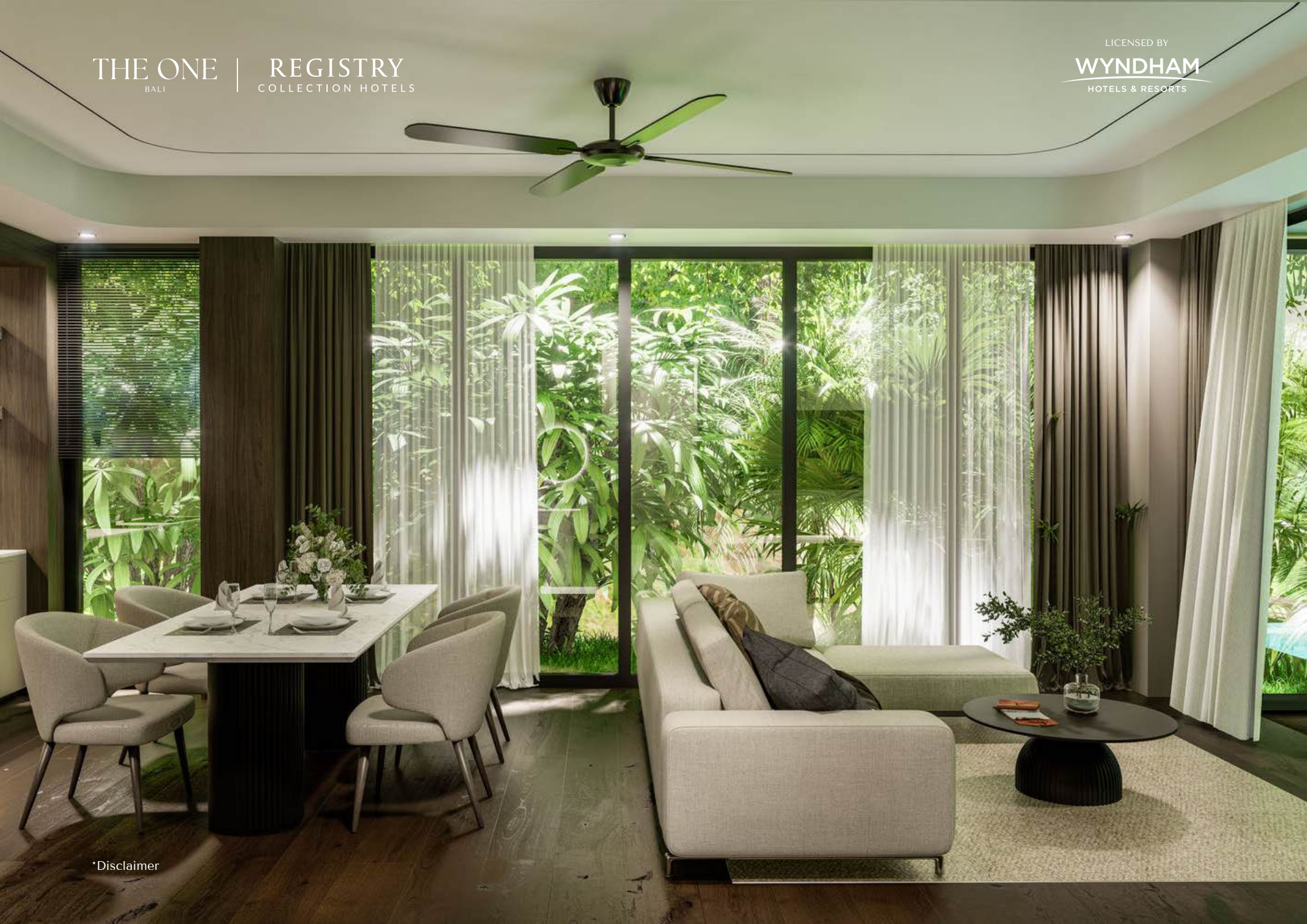


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## 1 BEDROOM APARTMENT

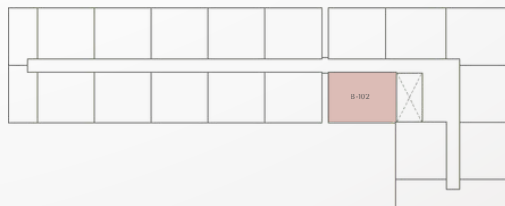
### TYPE D

|                |               |             |
|----------------|---------------|-------------|
| Apartment Area | 651.21 SQ.FT. | 60.50 SQ.M. |
| Balcony Area   | 64.58 SQ.FT.  | 06.00 SQ.M. |
| Total Area     | 715.80 SQ.FT. | 66.50 SQ.M. |

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# 1-BEDROOM TOWNHOUSE

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



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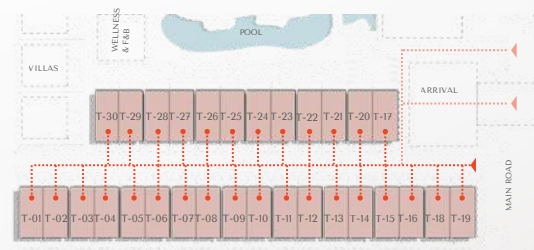
## 1 BEDROOM TOWNHOUSE

|               |               |             |
|---------------|---------------|-------------|
| Land Area     | 733.56 SQ.FT. | 68.15 SQ.M. |
| Built-up Area | 753.47 SQ.FT. | 70.00 SQ.M. |

### KEYPLAN



### TYPICAL FLOOR PLAN



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GROUND FLOOR



FIRST FLOOR







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# 2-BEDROOM VILLA

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

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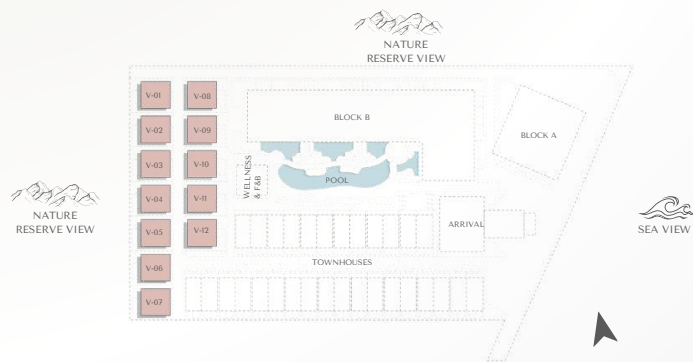
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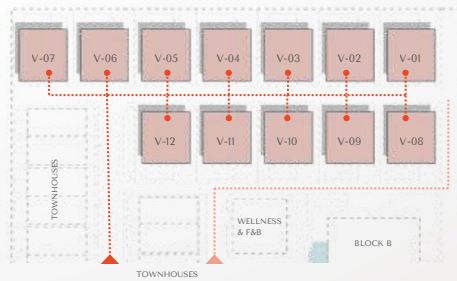
## 2 BEDROOM VILLA

|               |                |              |
|---------------|----------------|--------------|
| Land Area     | 1506.95 SQ.FT. | 140.00 SQ.M. |
| Built-up Area | 1184.03 SQ.FT. | 110.00 SQ.M. |

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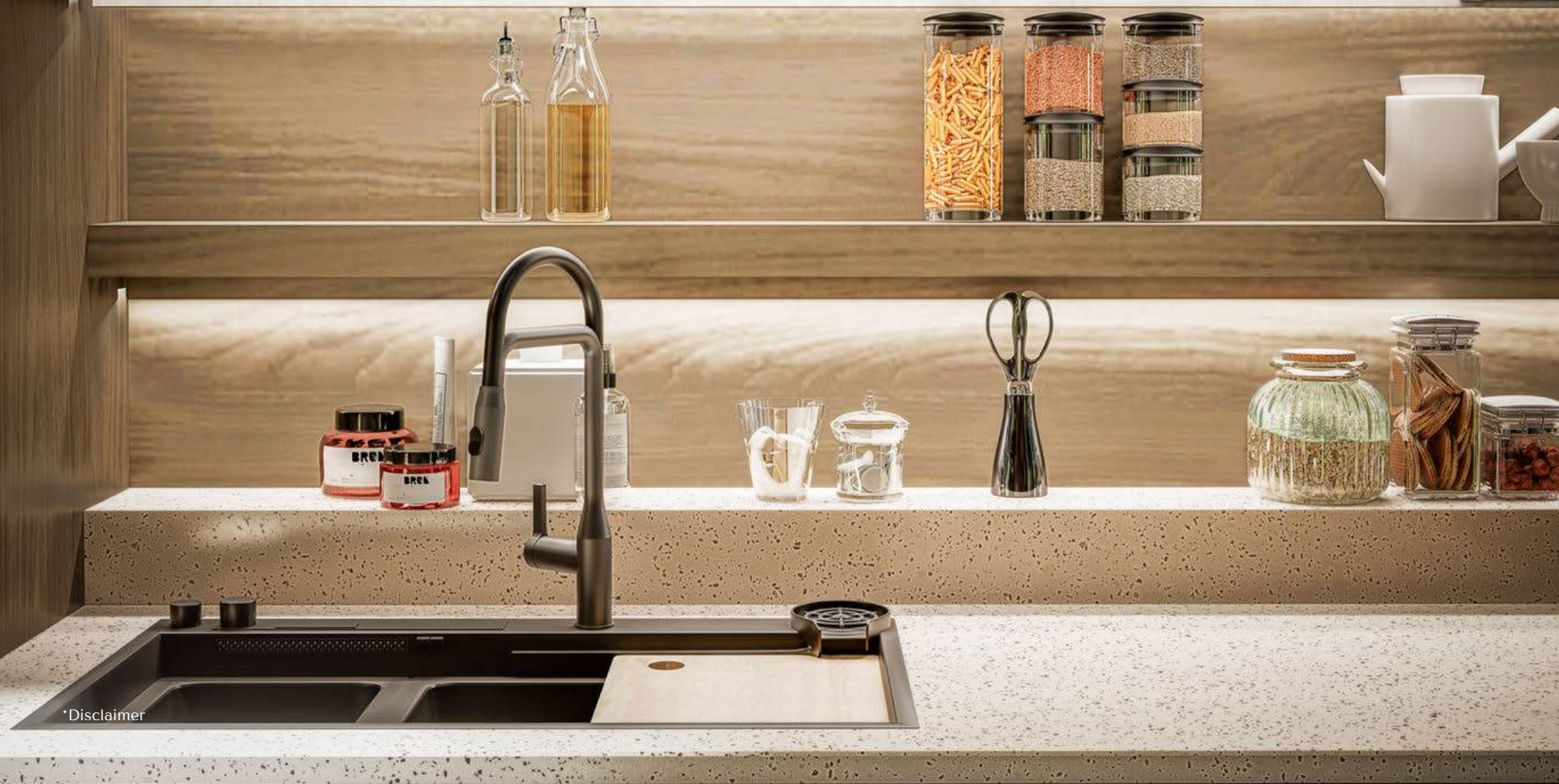
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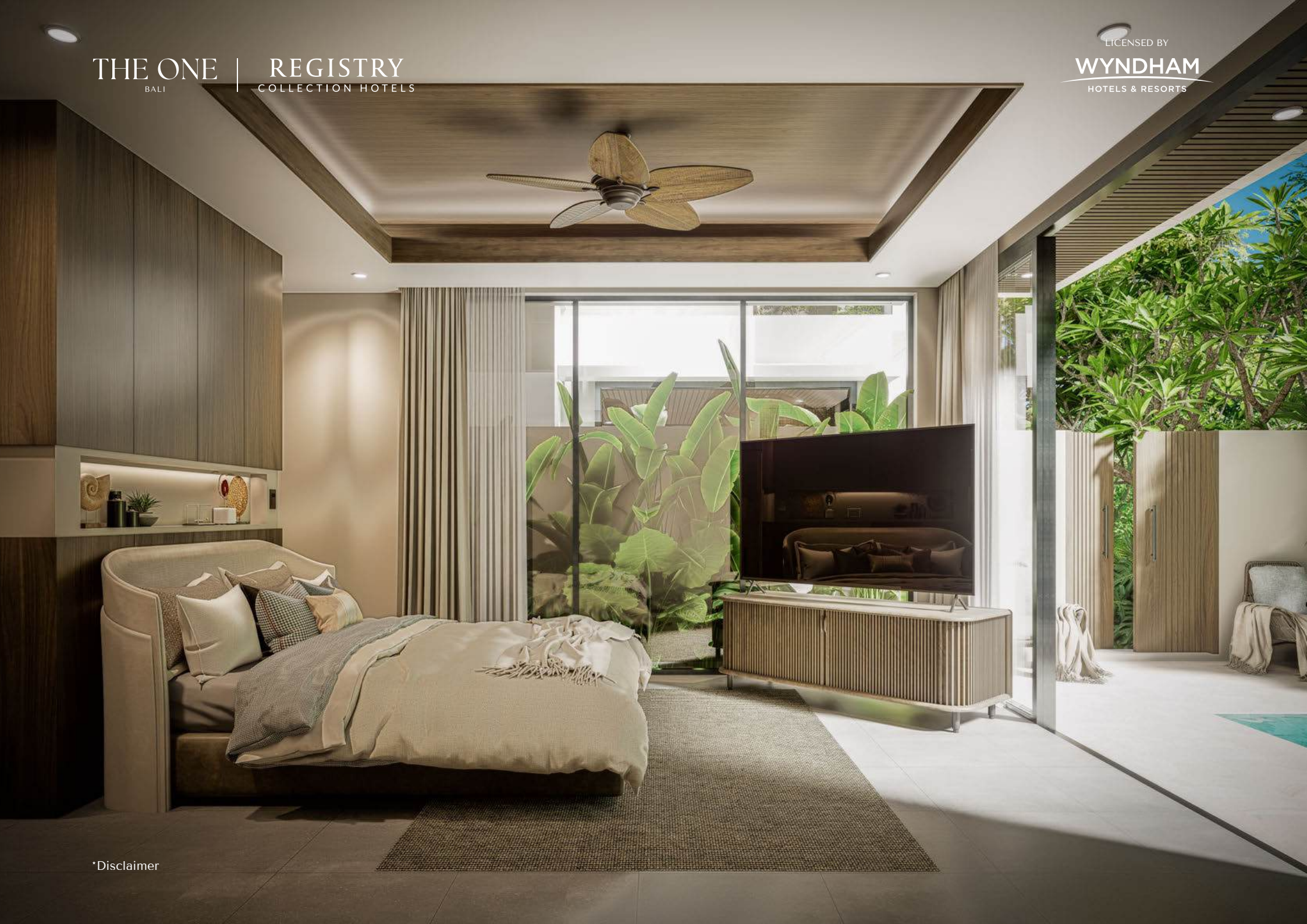


















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# VIRTUAL TOUR

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[Watch Our  
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Licensor



Brand



Collection



Developer



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