THE ONE

BY ALMAL

NUSA DUA - BALI

ALMAL
Dubai - Ras Al Khaimah - Bali - Samui - Limassol

PROJECT LAYOUTS

PROJECT LAYOUTS

APARTMENTS BLOCK B

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:	4200 sqm
Number of units:	139
Number of floors:	G + 3
Zoning information:	Mixed



SEA VIEW

ABOUT THE PROJECT

MASTER PLAN

VILLAS
2 Stories Private Villa
2 Bedroom
Private Pool & Garden
110m² Total Area
TOTAL OF 12 UNITS

POOL BAR & RESTAURANT
Pool Area Service
Outdoor Seating
Bar Area
95.63m²

BLOCK B APARTMENTS
Studios & 1 Bedroom, 6 Types
Options with pool
Ocean or Forest view
From 28m² to 70m²
TOTAL OF 81 UNITS

MAIN LOBBY WITH
Concierge
Guest Service
Lounge
Meeting Areas

ROOFTOP RESTAURANT
3RD FLOOR
351.68 m²

GYM
4th FLOOR
Indoor & Outdoor Areas
266.02 m²



BLOCK A APARTMENTS
2 Bedroom
Options with pool
Ocean or Forest view
78m²
TOTAL OF 16 UNITS

SWIMMING POOL & COMMUNITY AREAS
Included in 1,078.18m² shared area with restaurant/bar

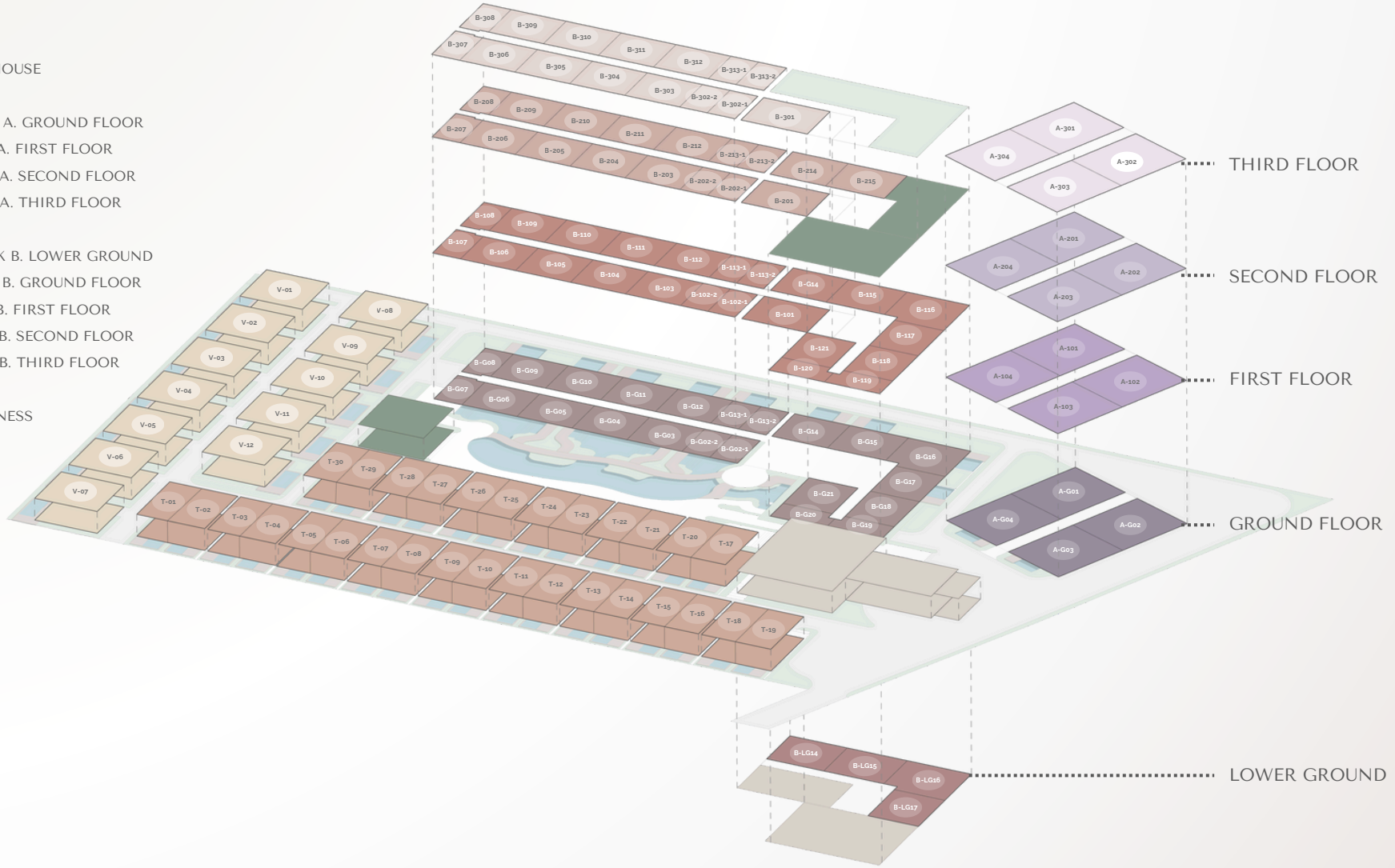
ARRIVAL LOBBY
Drop-off entrance
Lounge
289.40m²

CO-WORKING SPACE
2ND LEVEL FROM ENTRY
Meeting Areas
91.71m²

TOWNHOUSES
2 Stories Private Townhouse
1 Bedroom
Private Pool & Garden
72m² Total Area
TOTAL OF 30 UNITS

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



PROJECT LAYOUTS

APARTMENTS BLOCK B

Apartment type	Counts
Studio Type A	8
Studio Type B	16
Studio Type C	4
1-Bedroom Type A	43
1-Bedroom Type B	4
1-Bedroom Type C	3
1-Bedroom Type D	3



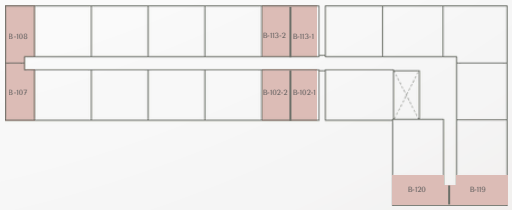
STUDIO APARTMENT

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.

KEYPLAN



TYPICAL FLOOR PLAN



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.
















MODENA







1 BEDROOM APARTMENT

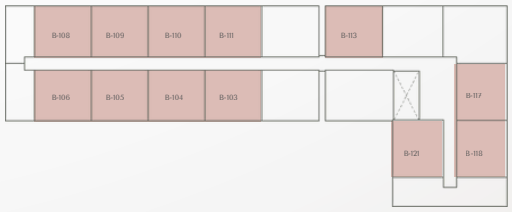
TYPE A

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.

KEYPLAN



TYPICAL FLOOR PLAN



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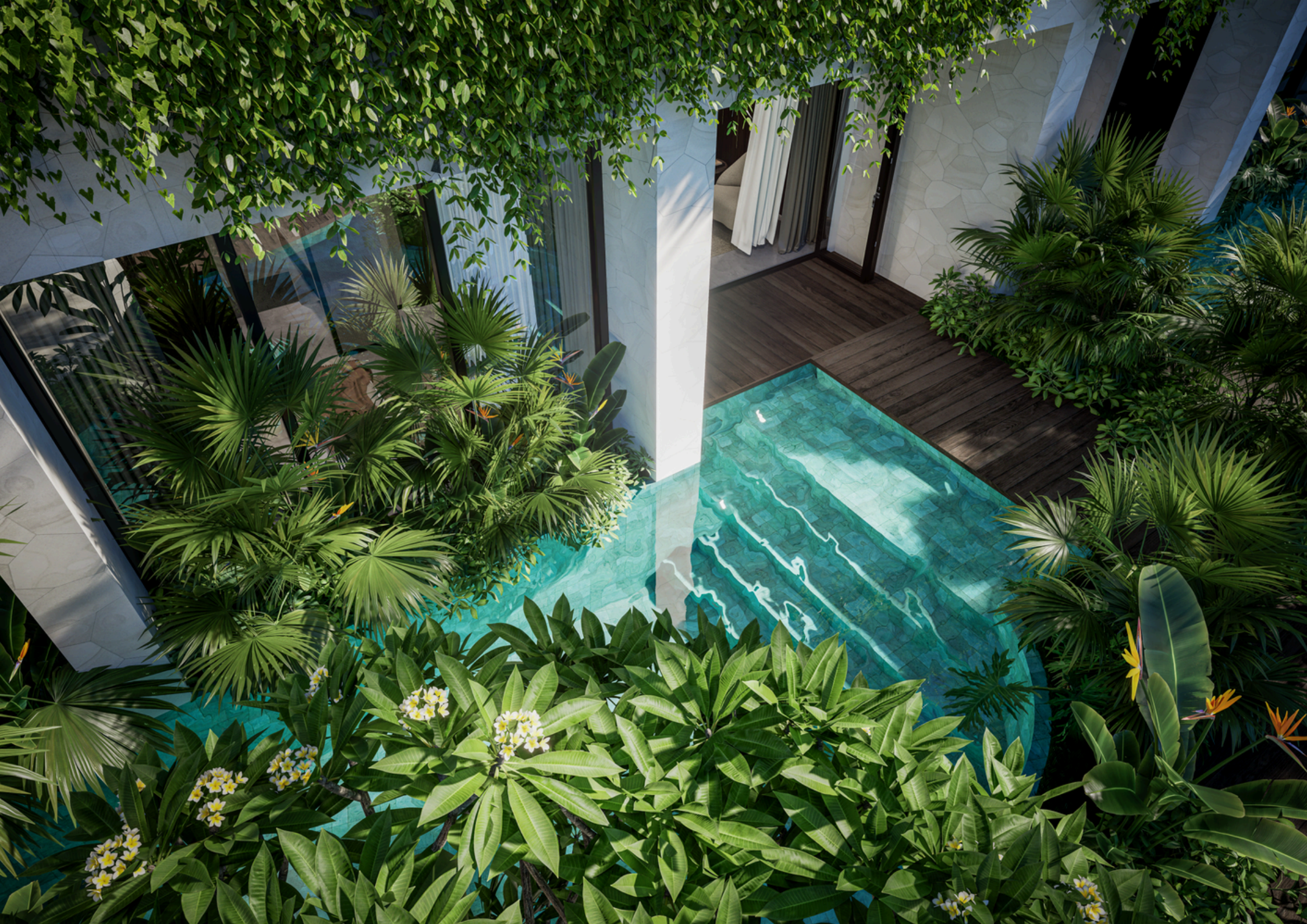










MODENA


MODENA
MODENA


OLIVE
TEA





1 BEDROOM APARTMENT

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.

KEYPLAN



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.

KEYPLAN



TYPICAL FLOOR PLAN



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1 BEDROOM APARTMENT

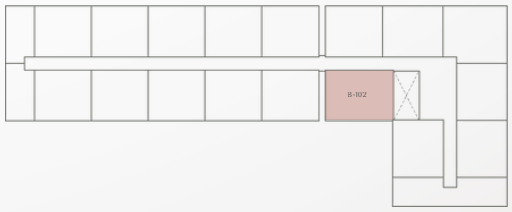
TYPE D

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.

KEYPLAN



TYPICAL FLOOR PLAN



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APARTMENTS BLOCK A

Apartment type	Area	Counts
Type 01	78.00m²	16



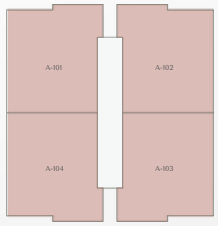
2 BEDROOM APARTMENT

Apartment Area	775.00 SQ.FT.	72.00 SQ.M.
Balcony Area	64.58 SQ.FT.	06.00 SQ.M.
Total Area	839.58 SQ.FT.	78.00 SQ.M.

KEYPLAN



TYPICAL FLOOR PLAN



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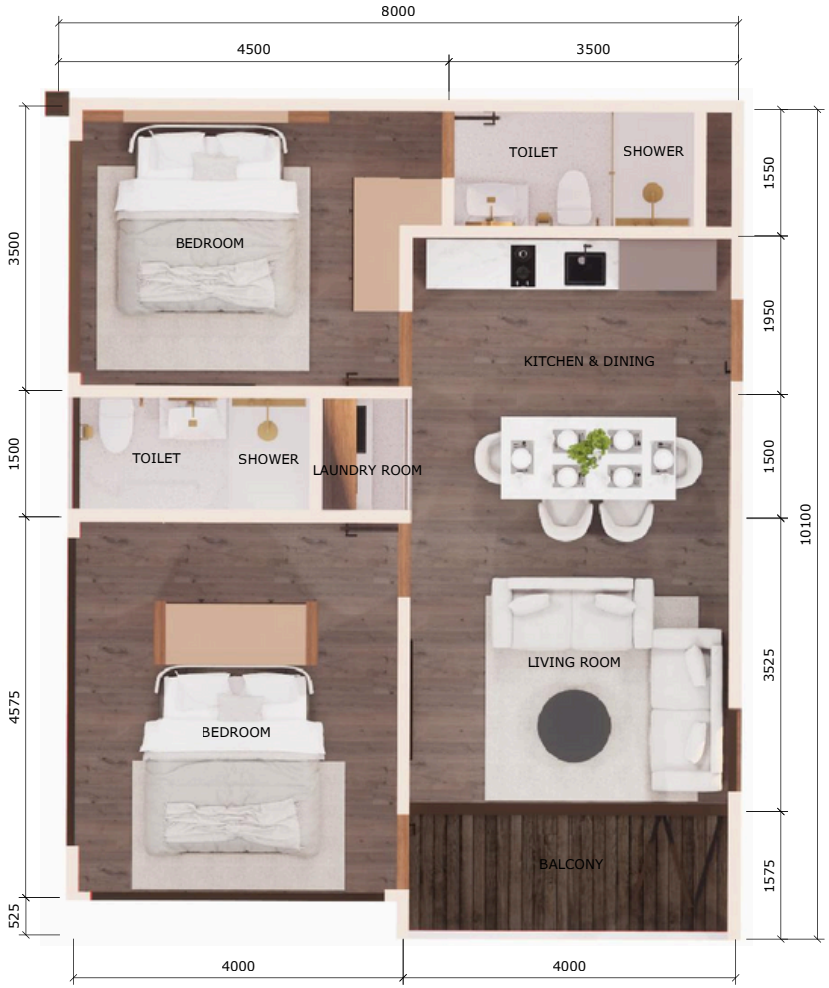










1-BEDROOM TOWNHOUSE

Building type	Area	Counts	Grand Total
1-Bedroom Townhouse	70.00m²	30	2,100m²

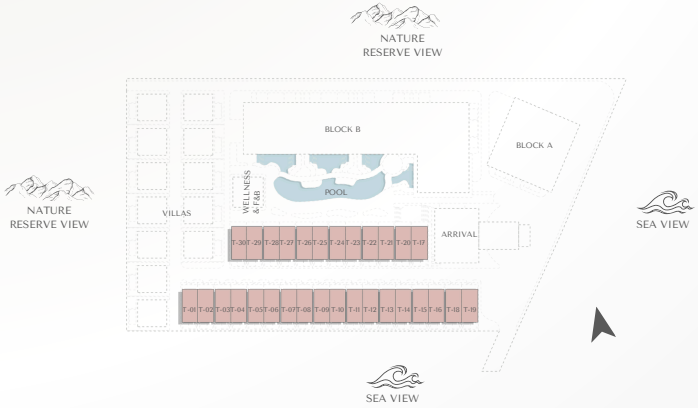



REAR FACADE

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



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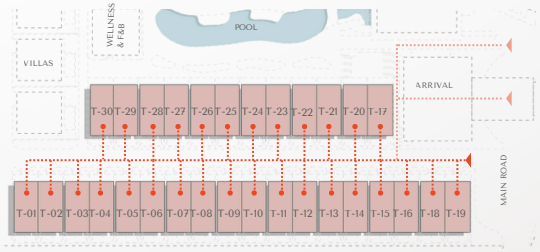

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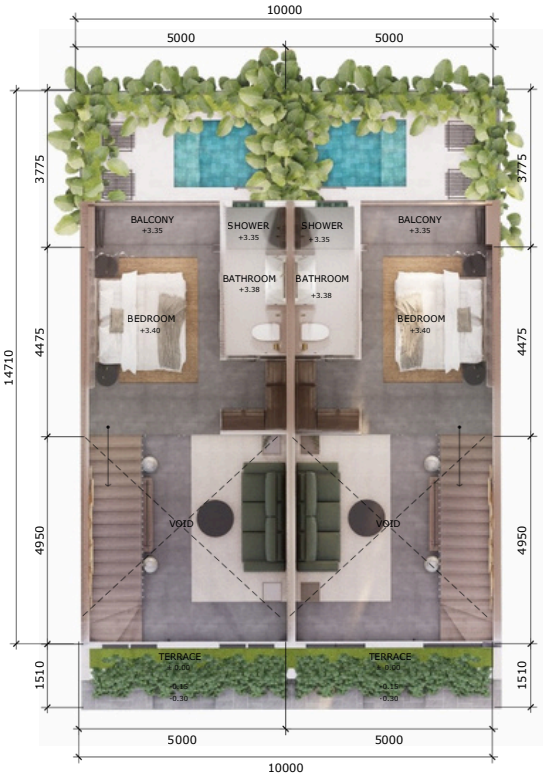
GROUND FLOOR



FIRST FLOOR













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MODENA












DAVID I. SMITH
the big



2-BEDROOM VILLA

Building Type	Area	Counts	Grand Total
2-Bedroom Villa	110.00m²	12	1,320m²



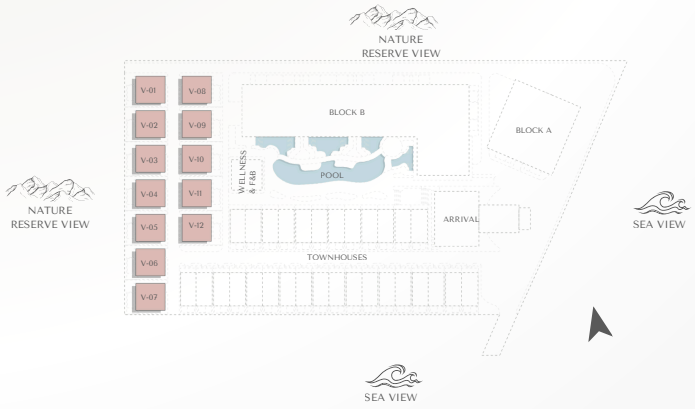
REAR FACADE



2 BEDROOM VILLA

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

KEYPLAN



TYPICAL FLOOR PLAN



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GROUND FLOOR



FIRST FLOOR












MODENA




























THE ONE
BALI
VIRTUAL TOUR
CLICK HERE TO VIEW
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Project Video

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Dubai - Ras Al Khaimah - Bali - Samui - Limassol

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