



PHASE 01

THE ONE  
BY ALMAL

Location: Nusa Dua, Bali, Indonesia.  
Property type: Residential Mixed-Use  
Land Zone: Tourism  
Handover Date: Q3 2027

Starting Price: 90K USD  
Installment Payment Plan: 18 Months  
ROI: Up to 15%  
Leasehold Tenure: 25+15 Years





#### VILLAS

2 Stories Private Villa  
2 Bedroom  
Private Pool & Garden  
110m<sup>2</sup> Total Area  
**TOTAL OF 12 UNITS**

#### POOL BAR & RESTAURANT

Pool Area Service  
Outdoor Seating  
Bar Area  
95.63m<sup>2</sup>

#### BLOCK B

**APARTMENTS**  
Studios & 1 Bedroom, 6 Types  
Options with pool  
Ocean or Forest view  
From 28m<sup>2</sup> to 70m<sup>2</sup>  
**TOTAL OF 81 UNITS**

#### MAIN LOBBY WITH

Concierge  
Guest Service  
Lounge

#### ROOFTOP RESTAURANT

**3<sup>RD</sup> FLOOR**  
351.68 m<sup>2</sup>

#### GYM

**4<sup>TH</sup> FLOOR**  
Indoor & Outdoor Areas  
266.02 m<sup>2</sup>

#### BLOCK A

**APARTMENTS**  
2 Bedroom  
Options with pool  
Ocean or Forest view  
78m<sup>2</sup>  
**TOTAL OF 16 UNITS**

**SWIMMING POOL & COMMUNITY AREAS**  
Included in 1,078.18m<sup>2</sup> shared area with restaurant/bar

#### ARRIVAL LOBBY

Drop-off entrance  
Lounge  
289.40m<sup>2</sup>

**CO-WORKING SPACE**  
**2<sup>ND</sup> LEVEL FROM ENTRY**  
Meeting Areas  
91.71m<sup>2</sup>

#### TOWNHOUSES

2 Stories Private Townhouse  
1 Bedroom  
Private Pool & Garden  
72m<sup>2</sup> Total Area  
**TOTAL OF 30 UNITS**

**THE ONE**  
BY ALMAL

Land Area: 10.000m<sup>2</sup>  
Built-Up Area: 4.200m<sup>2</sup>  
Total Units: 139  
No. of Floors: G+3

#### Amenities:

F&B  
Fitness Facilities  
Swimming Pools

Co-Working Space  
Landscaping  
Parking Areas

