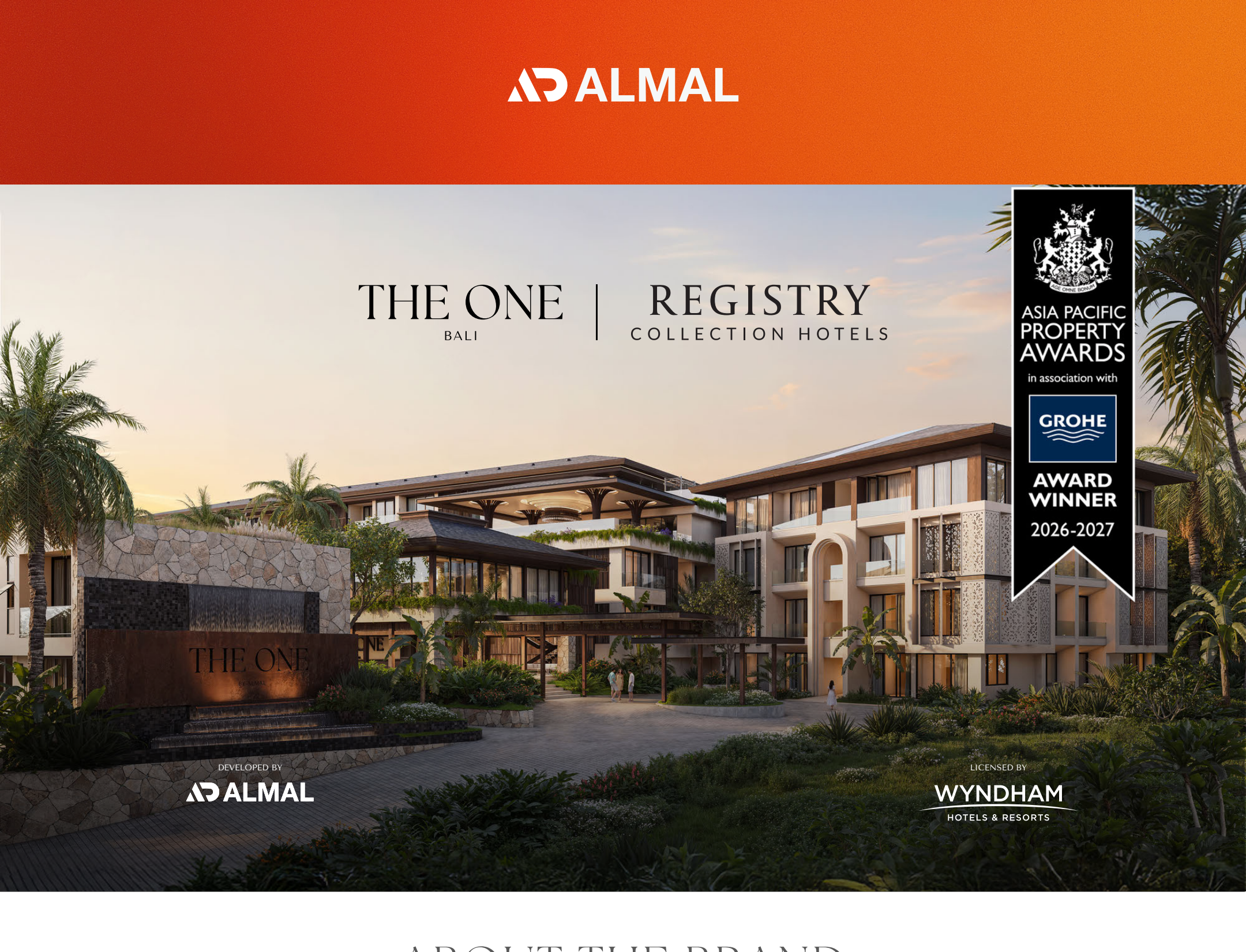




ABOUT THE BRAND

The One is a private collection of serviced residences in Bali, designed for elevated tropical living and meaningful ownership, where lifestyle and long-term value align. The One is Almal's proprietary residential brand in Bali, developed in-house and positioned within Wyndham's Registry Collection, combining full ownership control with global hospitality distribution and premium international credibility.



DEVELOPER



LICENSOR



BRAND



COLLECTION

BALI, NUSA DUA

The One is set in Nusa Dua, Bali's most exclusive coastal enclave, where world-class hospitality meets breathtaking natural beauty. Surrounded by iconic luxury resorts, pristine beaches, and seamless access to the island's top attractions, it offers a sophisticated retreat for modern global citizens. Designed to blend seamlessly with its prestigious surroundings, The One creates a new standard of contemporary living—where connection, culture, and luxury come together in an effortlessly vibrant lifestyle.



LIVE. CONNECT. BELONG.

At The One, every place feels like a destination. It offers a lifestyle where effortless luxury meets a globally connected community. With pristine beaches, five-star hospitality, and a pulse of culture all around, this is more than a residence—it's a way of living, anywhere in the world.



ELEVATED LIFESTYLE

The One offers a range of 1- to 2-bedroom apartments, 1 bedroom townhouses, and 2 bedrooms villas, designed for modern, sophisticated living. Each residence combines style and comfort, providing a refined sanctuary in a vibrant, connected community.



RESIDENTIAL UNITS

UNIT TYPE	NUMBER OF UNITS	MIN BUA (sq.m.)	STARTING PRICE (IN USD)
Studio Apartment	42	28	98,371.00
1-Bedroom Apartment	66	56	180,320.00
2-Bedroom Apartment	4	78	313,950.00
1-Bedroom Townhouse	30	72	281,750.00
2-Bedroom Villa	12	110	476,675.00

PAYMENT PLAN

INSTALMENT	TIMING	PERCENTAGE DUE
Downpayment	At Signing	25%
1st Instalment	3 Months After Signing	12.5%
2nd Instalment	6 Months After Signing	12.5%
3rd Instalment	9 Months After Signing	12.5%
4th Instalment	12 Months After Signing	12.5%
5th Instalment	15 Months After Signing	12.5%
6th Instalment	18 Months After Signing	12.5%
TOTAL		100%

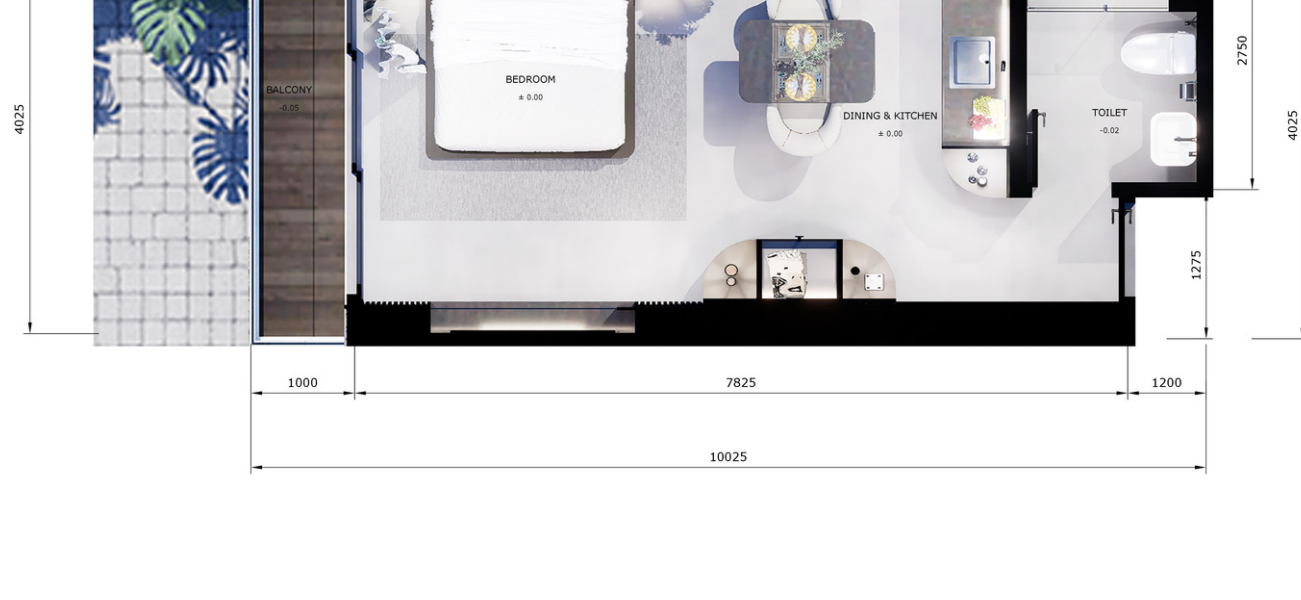
AMENITIES



FLOOR PLANS



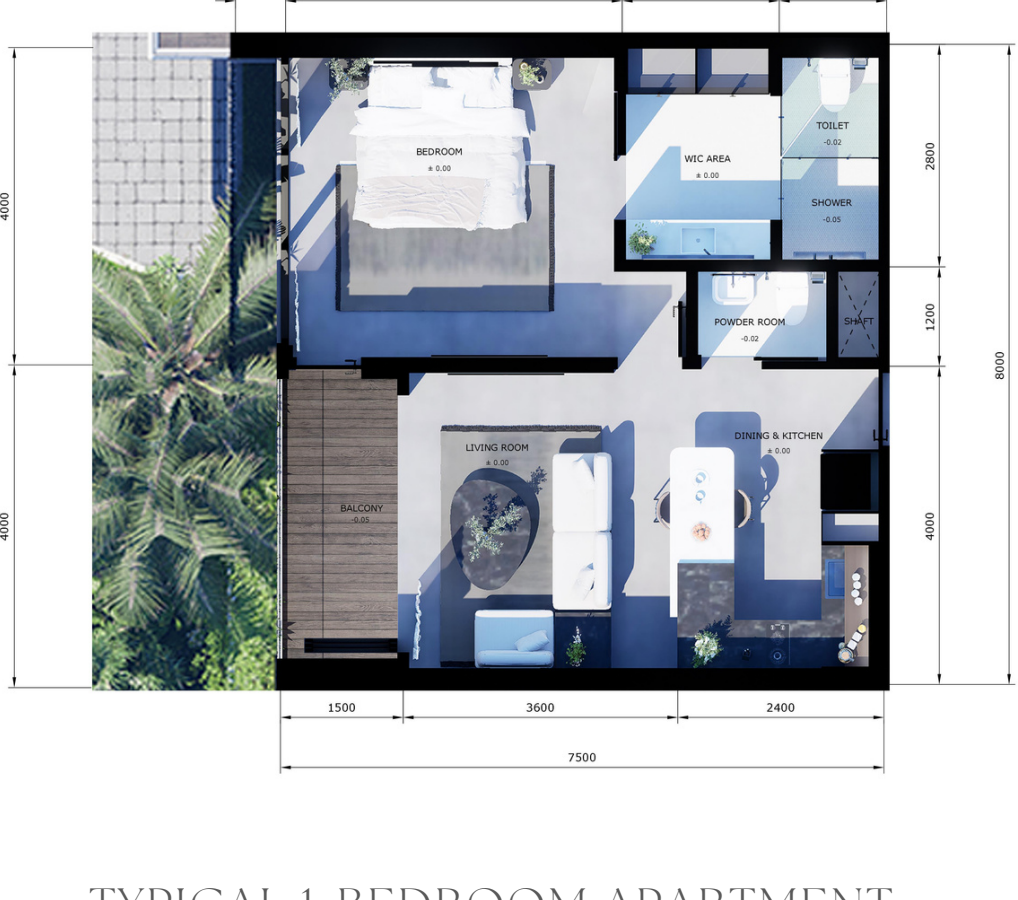
TYPICAL STUDIO APARTMENT BLOCK A



TYPICAL STUDIO APARTMENT BLOCK B



TYPICAL 1 BEDROOM APARTMENT BLOCK A



TYPICAL 1-BEDROOM APARTMENT TYPE A



TYPICAL 1-BEDROOM APARTMENT TYPE B



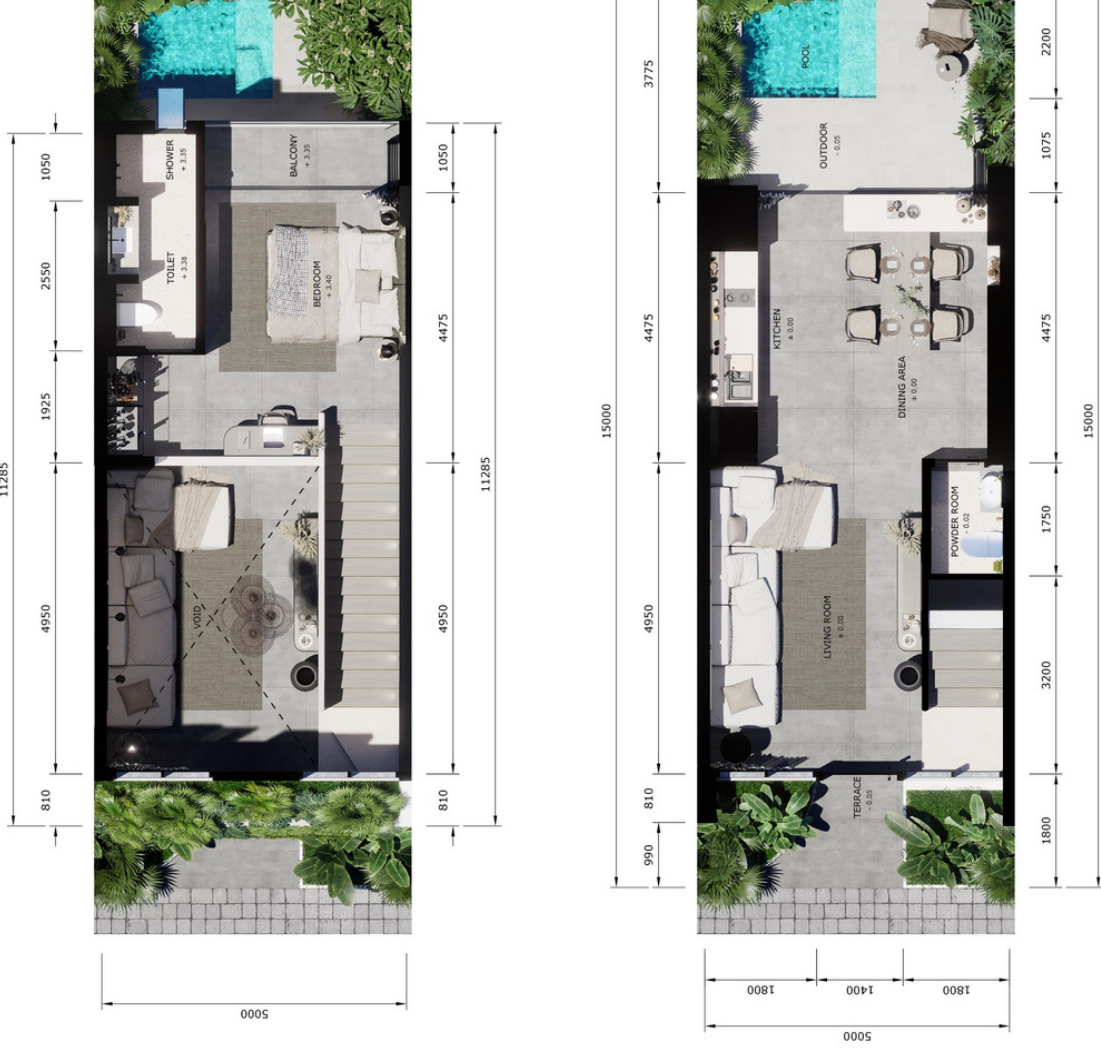
TYPICAL 1-BEDROOM APARTMENT TYPE C



TYPICAL 1-BEDROOM APARTMENT TYPE D



TYPICAL 2-BEDROOM APARTMENT



TYPICAL 1-BEDROOM TOWNHOUSE LAYOUT



TYPICAL 2-BEDROOM VILLA LAYOUT