



Nusa Dua



RESORT APARTMENTS AND VILLAS IN NUSA DUA, BALI – THE ONE BY ALMAL PARTNERED WITH WYNDHAM RESORTS

LUXURY RESORT APARTMENTS AND VILLAS IN NUSA DUA

The One by ALMAL is a luxury serviced apartment and villa development in Nusa Dua, offering a contemporary Bali residence or a professionally managed investment. Developed by ALMAL, the project is set to operate as part of Registry Collection Hotels by Wyndham, combining private ownership with the support of an international hospitality brand and professional property management.

Residences range from 36 m² hotel suites to 110 m² two-bedroom luxury villas. The One's design takes inspiration from Bali's tropical setting and cultural character, pairing contemporary architecture with natural stone and timber. Resort-style facilities are planned throughout the development, including a welcoming arrival lobby, coworking space, a fully equipped

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Price	\$102K USD
Property Type	Residential
Property ID	1504
Floor Area	36 m ²

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

gym, private pools, a pool bar and restaurant, a rooftop restaurant and underground parking. The project has secured its building permit, with construction moving into its next phase.

The development is surrounded by established hospitality destinations, including The Ritz-Carlton Bali, The Apurva Kempinski, St. Regis and Mandarin Oriental. Pandawa, Green Bowl and Geger beaches are within easy reach, and Ngurah Rai International Airport is accessible from Nusa Dua.

Studio apartments start from USD \$102,000, offering an unmatched entry point into the Nusa Dua resort property market. With contemporary design, managed stays and an established southern Bali setting, The One suits buyers seeking a holiday residence or an investment property in Nusa Dua.

Resort Highlights

- Variety of different sized apartments and villas to suit all budgets
- Contemporary Tropical Architecture
- Fully Managed Lifestyle Resort and Residences
- Fully equipped gym, pool bar and restaurant, rooftop restaurant and underground parking.
- Golf course - Bukit Pandawa Golf & Country Club only 2 km away
- Minutes from Bali's Best Beaches including Nusa Dua Beach, Geger Beach and Pandawa Beach
- Strong Rental Demand Potential back by Wyndham Resorts
- Prime Nusa Dua Location surrounded by International Luxury Resorts
- Suitable for Lifestyle and Investment Buyers
- Leasehold: 33 years + 15-year extension
- Building Permit Secured - (PBG): SK-PBG-510305-14102026-001
- Display suite open for viewing
- Interest free purchase terms: 25% down payment followed by quarterly instalments

With prices starting from \$102K USD, The One by Almal partnered with Wyndham Resorts represents a rare opportunity to secure ownership within a professionally managed residential resort in one of Bali's most established luxury destinations, where elevated living and investment performance come together.

[Click to view information memorandum](#)

[Click to view the floor plan and apartment configurations](#)

[Click to view pricelist](#)

THE ONE BY ALMAL

PARTNERED WITH WYNDHAM IN NUSA DUA, BALI

The One by Almal brings resort-style property ownership to Nusa Dua, Bali, combining contemporary residences with planned hospitality and lifestyle facilities. The development includes apartments, townhouses and villas, with proposed amenities including a gym, coworking space, pool bar, restaurant and rooftop dining. Its Nusa Dua setting offers convenient access to beaches, golf courses and established luxury resorts.

Behind the project is Almal Real Estate Development, a Dubai-headquartered developer with a portfolio spanning residential and hospitality projects. Its UAE developments include Harrisoni luxury villas in Dubai's La Mer and The Unexpected Al Marjan Island Hotel & Residences in Ras Al Khaimah, bringing an established Dubai connection to its expansion into Bali.

The One is also affiliated with Wyndham's Registry Collection Hotels, connecting the resort to international reservation systems, marketing platforms and Wyndham Rewards.

1 BEDROOM APARTMENTS FOR SALE IN NUSA DUA

The 1 bedroom apartment configuration offers a contemporary residence within The One, combining modern design with professional property management.

Starting from USD \$187,000, the 1 bedroom designs provides an accessible option for purchasers comparing one-bedroom apartments for sale in Nusa Dua Bali.

With approximately 50–56m² of space, the apartment provides considerably more room than a conventional hotel room while retaining a practical, low-maintenance one-bedroom configuration.

The interior incorporates floor-to-ceiling glazing, natural materials and modern tropical design, creating bright living spaces suited to both shorter visits and extended stays in Bali.

Residents also benefit from shared facilities including coworking and meeting spaces, making the development particularly relevant to professionals, remote workers and longer-stay residents.

The Nusa Dua location provides convenient access to Pandawa Beach, Geger Beach and the wider southern Bali resort precinct, while remaining within reach of Ngurah Rai International Airport.

FULLY MANAGED APARTMENT IN NUSA DUA BALI

This fully managed apartment in Nusa Dua Bali provides a more hands-off ownership option within The One, with professional property management available to support the ongoing operation of the residence.

Professional management can reduce the day-to-day responsibilities associated with owning a Bali property, particularly for international purchasers who spend only part of the year in Indonesia.

The development also includes coworking and meeting facilities, adding functionality for longer stays, remote professionals and guests combining work with time in Bali.

Its location provides convenient access to Nusa Dua, Geger Beach, Pandawa Beach and the wider Bukit Peninsula, placing several of southern Bali's major lifestyle and tourism areas within reach.

Any rental or investment performance should be assessed using realistic assumptions for occupancy, nightly rates, management fees and operating expenses, with commercial accommodation use subject to the property's applicable licensing and approvals.

APARTMENT FOR SALE NEAR PANDAWA BEACH BALI

This apartment for sale near Pandawa Beach Bali provides a modern one-bedroom residence with convenient access to one of southern Bali's best-known coastal destinations.

Pandawa Beach is known for its long stretch of coastline and dramatic limestone surroundings, while the wider area provides access to many of the beaches and lifestyle destinations across the Bukit Peninsula.

Contemporary tropical architecture, floor-to-ceiling glazing and natural materials create a modern interior, while coworking and meeting facilities add functionality for residents working remotely.

The location also provides access to Geger Beach, Nusa Dua's established resort precinct and other destinations across southern Bali, offering a useful base for exploring the wider area.

Combined with professional property management, the location makes The One an option for purchasers seeking a modern apartment close to Pandawa Beach and Nusa Dua.

WHY BUY AN APARTMENT IN NUSA DUA?

Nusa Dua is one of Bali's most established coastal and resort destinations, making an apartment for sale in Nusa Dua an attractive option for purchasers seeking a property in southern Bali.

The area is known for its beaches, international resorts, restaurants, golf, shopping and tourism infrastructure, while still providing convenient access to the wider Bukit Peninsula.

Compared with maintaining a standalone villa, an apartment can provide a lower-maintenance ownership option, particularly when professional property management is already available within the development.

At The One Nusa Dua, the residences combine contemporary tropical architecture with floor-to-ceiling glazing, modern interiors and access to coworking and meeting facilities.

The location also provides convenient access to Pandawa Beach, Geger Beach and Nusa Dua's main resort precinct, making it suitable for both personal stays and potential professionally managed accommodation.

LEASEHOLD APARTMENT FOR SALE IN NUSA DUA BALI

This leasehold apartment for sale in Nusa Dua Bali provides a contemporary property within the professionally managed The One development.

Professional property management provides additional convenience for owners who live overseas or only intend to spend part of the year in Bali.

Residents also have access to coworking and meeting facilities, while the location provides convenient access to Pandawa Beach, Geger Beach and the wider Nusa Dua resort precinct.

Before purchasing, the underlying lease documentation should be independently reviewed to confirm the lease commencement and expiry dates, remaining tenure, extension rights, extension pricing and transfer conditions.

Purchasers should also verify the property's land title, zoning, PBG/SLF, accommodation licensing and permitted commercial use as part of their legal due diligence.

NUSA DUA APARTMENT

INVESTMENT OPPORTUNITY

This Nusa Dua apartment investment opportunity combines a one-bedroom configuration with professional property management and a location close to some of southern Bali's major tourism areas.

Its position provides convenient access to Pandawa Beach, Geger Beach, Nusa Dua's resort precinct and the wider Bukit Peninsula, creating appeal for visitors wanting to explore southern Bali.

Professional property management can provide a more hands-off ownership structure, particularly for international purchasers who do not intend to manage bookings and day-to-day operations themselves.

The development's coworking and meeting facilities may also broaden its appeal to remote professionals and longer-stay guests looking for accommodation that supports both work and leisure.

Potential returns should be assessed using realistic assumptions for occupancy, average nightly rates, management fees, maintenance, utilities, taxes and other operating expenses, with any short-term accommodation use subject to the appropriate licensing and approvals.

LOOKING TO BUY AN APARTMENT IN NUSA DUA?

This resort development in Nusa Dua Bali provides a modern, professionally managed property within The One development in southern Bali.

Residents also have access to coworking and meeting facilities, providing additional functionality for longer stays and people working remotely from Bali.

The location provides convenient access to Pandawa Beach, Geger Beach, Nusa Dua's established resort precinct and the wider Bukit Peninsula.

With studio's currently starting from USD \$102,000, The One provides an alternative to larger villas for purchasers seeking a lower entry priced property in the Nusa Dua area.

Contact Local Property Team Bali for current availability, pricing, leasehold information, property documentation or to arrange a private inspection.

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