







RESORT APARTMENT FOR SALE IN NUSA DUA BALI – RAMADA ENCORE BY WYNDHAM

RESORT INVESTMENT NEAR PANDAWA BEACH

For buyers searching for an apartment for sale in Nusa Dua Bali, Ramada Encore by Wyndham Bali Anta offers an opportunity to own within a professionally operated resort development on Bali's southern Bukit Peninsula.

The project is located minutes from Pandawa Beach and combines private accommodation with the facilities and services of an internationally branded hospitality development.

Developed across approximately 15,000m² with 182 units, the project offers a selection of accommodation types ranging from compact studios through to larger one, two and three-bedroom residences.

Owners and guests are planned to have access to extensive resort facilities including a large lagoon pool, rooftop and infinity pools, restaurants, spa

1 1 31m2

Price	$138K USD
Property Type	Residential
Property ID	1544
Land Area	31 m2
Floor Area	30 m2

AGENT DETAILS

Brennan Hill - 0424 133 622

OFFICE DETAILS

Local Property Team - Bali
0424133622

LOCAL PROPERTY TEAM

and wellness facilities, fitness centre and coworking spaces.

For international buyers, the property provides a different alternative to purchasing and independently operating a private Bali villa, with the development structured around a professionally managed resort and hospitality environment.

For buyers considering a Nusa Dua property investment, the combination of international Wyndham branding, professional hospitality management and proximity to Pandawa Beach creates a distinctive property offering within southern Bali.

Ramada Encore by Wyndham Bali Anta Features

- Large lagoon swimming pool
- Rooftop infinity pool
- Two pools described as having ocean views
- Rooftop restaurant
- Restaurant
- Two restaurants and a bar
- Spa and wellness treatments
- Gym, described as a “Smart Gym”
- Coworking space for up to 50 people
- Event hall
- Walking areas
- Full concierge service, including chef and driver arrangements
- Children’s educational camp called “360”
- Private beach access, mentioned in the project concept
- Surf spots, mentioned in the project concept

Accommodation types

- Superior suite — 31 m²
- Deluxe room — 42 m²
- One-bedroom villa — 80.49 m²
- Two-bedroom villa — 133 m²
- Three-bedroom villa — 259.42 m²

Location and access

- Pandawa Beach is three minutes away
- 18-hole golf club is described as five minutes away
- Melasti Beach is highlighted for clear water and snorkelling
- The airport is listed as approximately 30 minutes away
- The site notes wide roads and car access
- A helipad is described as five minutes from the complex for air-taxi services

Design concept

The project’s stated theme is water, reflected in the lagoon pool, rooftop infinity pool, spa and beach and surf access.

Operator and management features

- Operated under the Ramada Encore by Wyndham brand
- Wyndham’s loyalty programme
- Turnkey rental management, from attracting guests through to distributing rental income
- Property upkeep to a 4+ star hotel standard
- Branded apartments can achieve rental rates 20% higher

Purchase and project information shown on the page

- The listed land lease is 51 years: 26 years with a guaranteed right to extend for a further 25 years
- Payment options listed: instalments until Q4 2027 with a 30% down payment, or 100% with a discount

Construction timeline shown

Completion for Q3 2027, with concrete works, pool construction, utility networks, roofing, MEP, finishing, landscaping and improvement works scheduled across 2025–2027.

Click here to view pricelist

Click here to view full information memorandum

RAMADA ENCORE PANDAWA HILLS BY WYNDHAM AND ANTA GROUP

The development will operate under Ramada Encore by Wyndham, bringing an internationally recognised hospitality brand to this part of southern Bali.

For property buyers, branded resort accommodation offers a different proposition from purchasing a standalone apartment or villa. The property forms part of a professionally managed hospitality environment, with guest services, resort facilities and day-to-day operations integrated into the wider development.

The project includes 182 units, creating a substantial resort environment with accommodation options designed for different guest profiles, from individual travellers and couples through to families and larger groups.

Owners and guests will also benefit from access to the development's

planned swimming pools, restaurants, fitness and wellness facilities, coworking areas and shared resort spaces.

For buyers considering a hotel apartment for sale in Nusa Dua, the combination of Wyndham branding, professional resort management and proximity to Pandawa Beach provides an alternative to independently owning and operating a private Bali property.

APARTMENT OPTIONS FOR DIFFERENT BUYER

Ramada Encore by Wyndham Bali Anta offers a range of accommodation configurations, giving buyers the flexibility to choose a property that suits their budget, intended use and investment strategy.

The development includes compact studio and one-bedroom options, providing an accessible entry point for buyers seeking a professionally managed property within an international resort environment.

Larger two and three-bedroom residences provide additional space for families and groups, broadening the range of accommodation available within the development.

Each unit forms part of the wider resort, allowing owners and guests to benefit from the property's shared pools, restaurants, wellness facilities, fitness areas and hospitality services rather than relying solely on the facilities within their individual apartment.

For buyers searching for an apartment for sale in Nusa Dua Bali, the range of unit sizes provides different ownership options while retaining the same Wyndham branding, professional management and access to the resort's facilities.

RESORT-STYLE FACILITIES IN NUSA DUA

A major feature of Ramada Encore by Wyndham Bali Anta is the range of resort-style facilities planned for owners and guests, creating an experience that extends well beyond the individual apartment.

The development includes multiple swimming and relaxation areas, including a large lagoon-style pool, rooftop pool and infinity pool, providing different spaces for guests to enjoy throughout their stay.

The resort is also planned to include restaurants, spa and wellness facilities, a fitness centre and coworking areas, reflecting the way many visitors now combine holidays with wellness, fitness and remote work.

These shared amenities provide an important point of difference from purchasing a conventional apartment, where owners may have limited facilities and need to arrange many services independently.

For buyers considering a serviced apartment in Nusa Dua, the combination of extensive resort facilities, Wyndham branding and professional hospitality management provides a more complete accommodation offering for both owners and guests.

RESORT CLOSE TO PANDAWA BEACH & SOUTHERN BALI ATTRACTIONS

The development is positioned approximately 1.7 kilometres from Pandawa Beach, providing convenient access to one of southern Bali's best-known coastal destinations.

Pandawa Beach is known for its dramatic limestone cliffs, long stretch of coastline and clear water, while the surrounding area provides access to a growing selection of beach clubs, restaurants, cafes, wellness facilities and leisure destinations.

The location also provides convenient access to the wider Nusa Dua, Kutuh and southern Bukit Peninsula, giving owners and guests a strong base for exploring beaches and attractions throughout this part of Bali.

Nearby destinations include Melasti Beach, Green Bowl Beach and the wider Uluwatu area, while Nusa Dua provides additional dining, shopping, golf and resort facilities.

For buyers searching for an apartment for sale near Pandawa Beach or Nusa Dua, the development combines coastal access with the facilities and professional management of an internationally branded resort.

Located in the highly sought-after Bukit area of South Bali, Ramada Encore by Wyndham Bali Anta offers a different way to invest in Bali a leasehold resort property operated under an internationally recognised hotel brand.

Just minutes from Pandawa Beach, the development combines the appeal of a Bali holiday destination with professional resort facilities and hospitality management.

With a selection of suites and larger units, investors can enter the Bali property market without taking on the size and responsibilities of a standalone villa.

Think resort pools, restaurants, wellness facilities, fitness, coworking

spaces and a hospitality-focused environment designed for both guests and investors.

WHY BUY AN APARTMENT IN NUSA DUA?

Nusa Dua is one of Bali's most established resort destinations, known for its beaches, international hotels, golf, dining and tourism infrastructure.

For buyers looking to buy an apartment in Nusa Dua, a professionally managed resort property can provide a different ownership proposition from a standalone villa, particularly for international buyers who do not intend to manage the property themselves.

Ramada Encore by Wyndham Bali Anta combines this model with international hotel branding, extensive resort facilities and professional hospitality management, while remaining close to Pandawa Beach and the wider southern Bali coastline.

The range of apartment configurations also provides buyers with different entry points, from compact accommodation through to larger residences suited to families and groups.

For buyers comparing apartments for sale in Nusa Dua Bali, the combination of Wyndham branding, resort amenities, professional management and access to southern Bali's beaches makes this development a distinctive option within the local property market.

LEASEHOLD APARTMENT FOR SALE IN NUSA

The apartments are offered on a leasehold ownership structure, providing buyers with an opportunity to secure property within an internationally branded resort development in southern Bali.

For buyers searching for a leasehold apartment for sale in Nusa Dua, the lease agreement is an important part of the purchase and should be considered alongside the unit type, purchase price, management arrangements and intended use.

Any provisions relating to a future lease extension should be carefully reviewed, including the extension period, pricing mechanism and conditions contained within the underlying agreement.

The professionally managed resort structure also means buyers should understand any management agreements, owner usage provisions, operating costs and revenue arrangements associated with their chosen

apartment.

As with any Bali property purchase, buyers should independently review the lease documentation, land rights, development permits, building approvals and applicable hospitality licensing before proceeding.

For international buyers considering a Nusa Dua apartment for sale, completing thorough legal and commercial due diligence is particularly important when purchasing within a branded hotel or resort development.

BUYING A NUSA DUA APARTMENT FOR INVESTMENT

For buyers considering a Nusa Dua property investment, this development combines international hotel branding, professional management and extensive resort facilities within one hospitality-focused property.

Rather than independently operating a private villa, owners are purchasing within a development designed around a professionally managed resort model, potentially reducing the day-to-day involvement required from overseas property owners.

The project's range of accommodation types, from compact units through to larger residences, is designed to cater to different guest profiles including couples, families and groups visiting southern Bali.

Its location approximately 1.7 kilometres from Pandawa Beach, together with access to Nusa Dua and the wider Bukit Peninsula, places the development close to beaches, resorts, dining, wellness and other tourism attractions.

For buyers assessing an apartment investment in Nusa Dua Bali, potential returns should be evaluated against the actual management agreement, owner usage restrictions, operating expenses, management fees, taxes and revenue-sharing arrangements.

Any projected occupancy, rental income or investment returns should be independently assessed using realistic assumptions and the final contractual documentation before purchasing.

LOOKING TO BUY AN APARTMENT IN NUSA DUA?

If you're searching for an apartment for sale in Nusa Dua Bali, Ramada Encore by Wyndham Bali Anta offers an opportunity to own within an internationally branded resort development close to Pandawa Beach.

Our local team can also help you compare this development with other apartments and properties for sale in Nusa Dua and southern Bali and assist with the buying and due-diligence process.

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