

THE ONE

BY ALMAL

SITE PLAN

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Dubai - Ras Al Khaimah - Bali - Samui - Limassol

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:	9000 sqm
Number of units:	130
Number of floors:	G + 3
Zoning information:	Mixed




SEA VIEW

UNIT NUMBERS

● 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

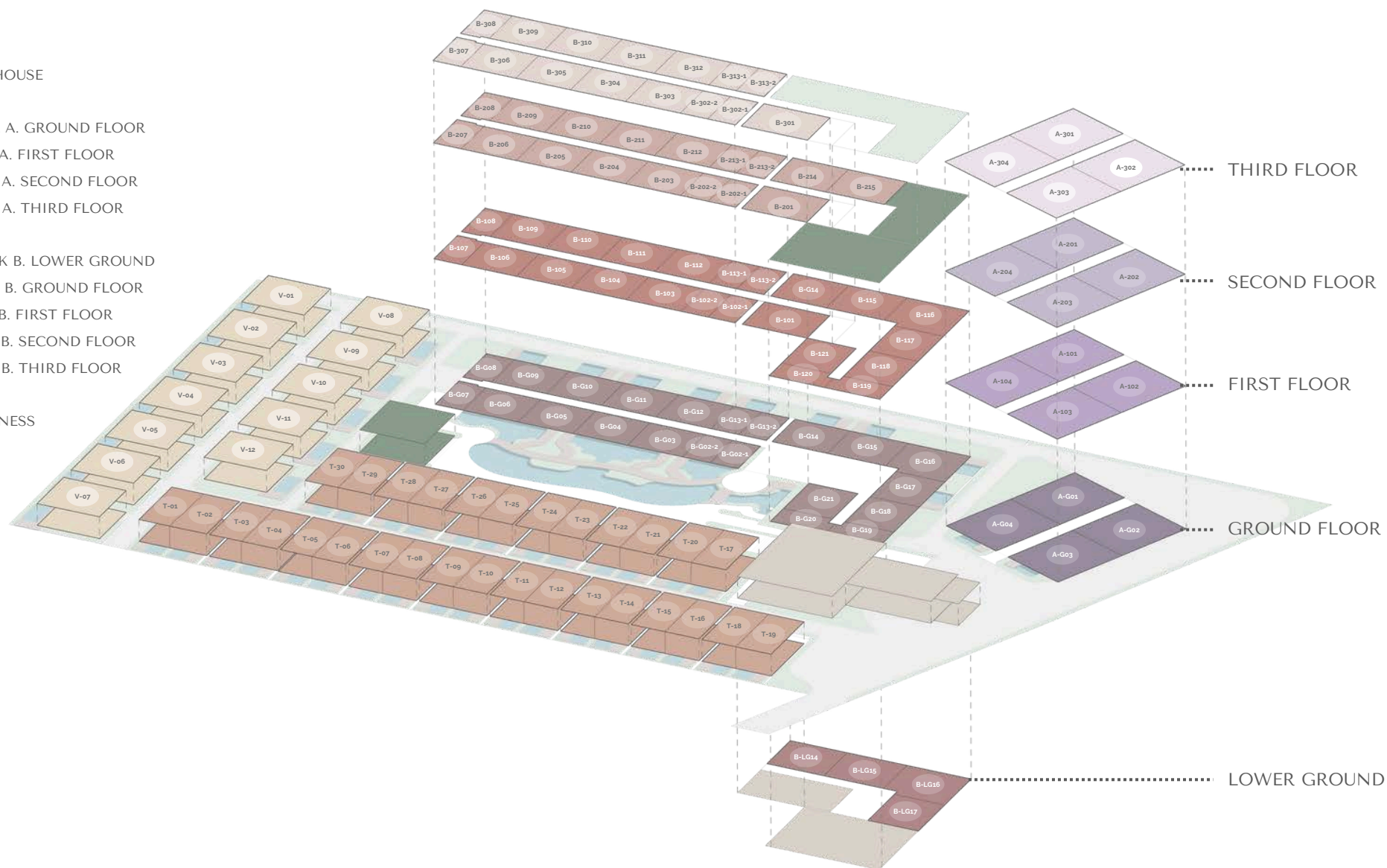
● B-G: BLOCK B. GROUND FLOOR

● B-1: BLOCK B. FIRST FLOOR

● B-2: BLOCK B. SECOND FLOOR

● B-3: BLOCK B. THIRD FLOOR

● F&B - WELLNESS



APARTMENTS BLOCK B

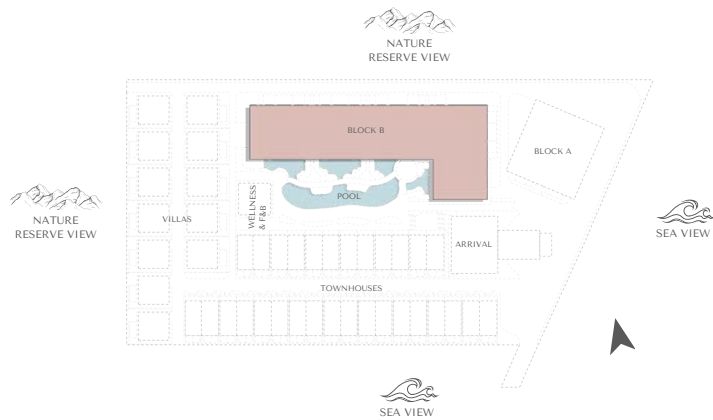
Apartment type	Counts
Studio	12
1-Bedroom Type A	51
1-Bedroom Type B	4
1-Bedroom Type C	3
1-Bedroom Type D	3

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.

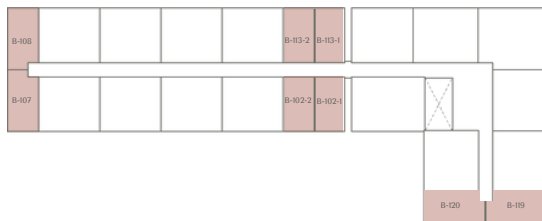
STUDIO APARTMENT

Apartment Area	264.25 SQ.FT.	24.55 SQ.M.
Balcony Area	64.58 SQ.FT.	06.00 SQ.M.
Total Area	328.83 SQ.FT.	30.55 SQ.M.

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TYPICAL FLOOR PLAN



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STUDIO APARTMENT

TERRACE WITH DECK POOL - STUDIO APARTMENT



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BEDROOM AREA - STUDIO APARTMENT



KITCHEN & DINING - STUDIO APARTMENT



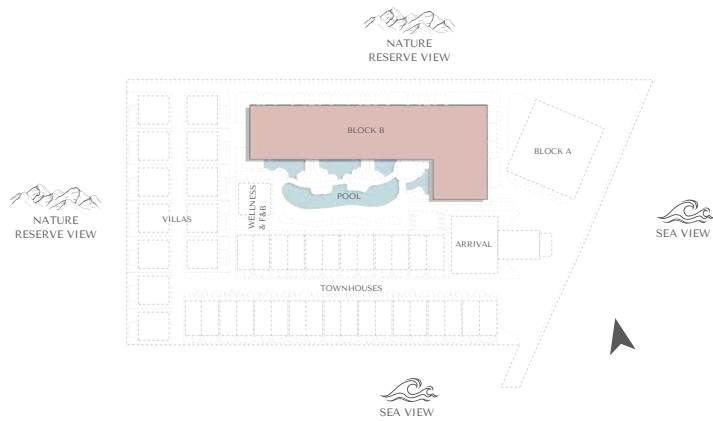
KITCHEN - STUDIO APARTMENT



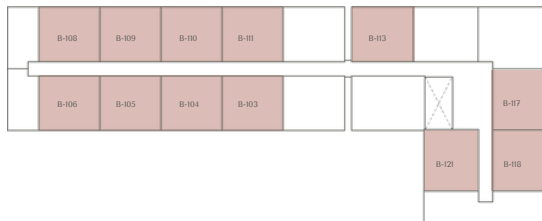
1 BEDROOM APARTMENT TYPE A

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.

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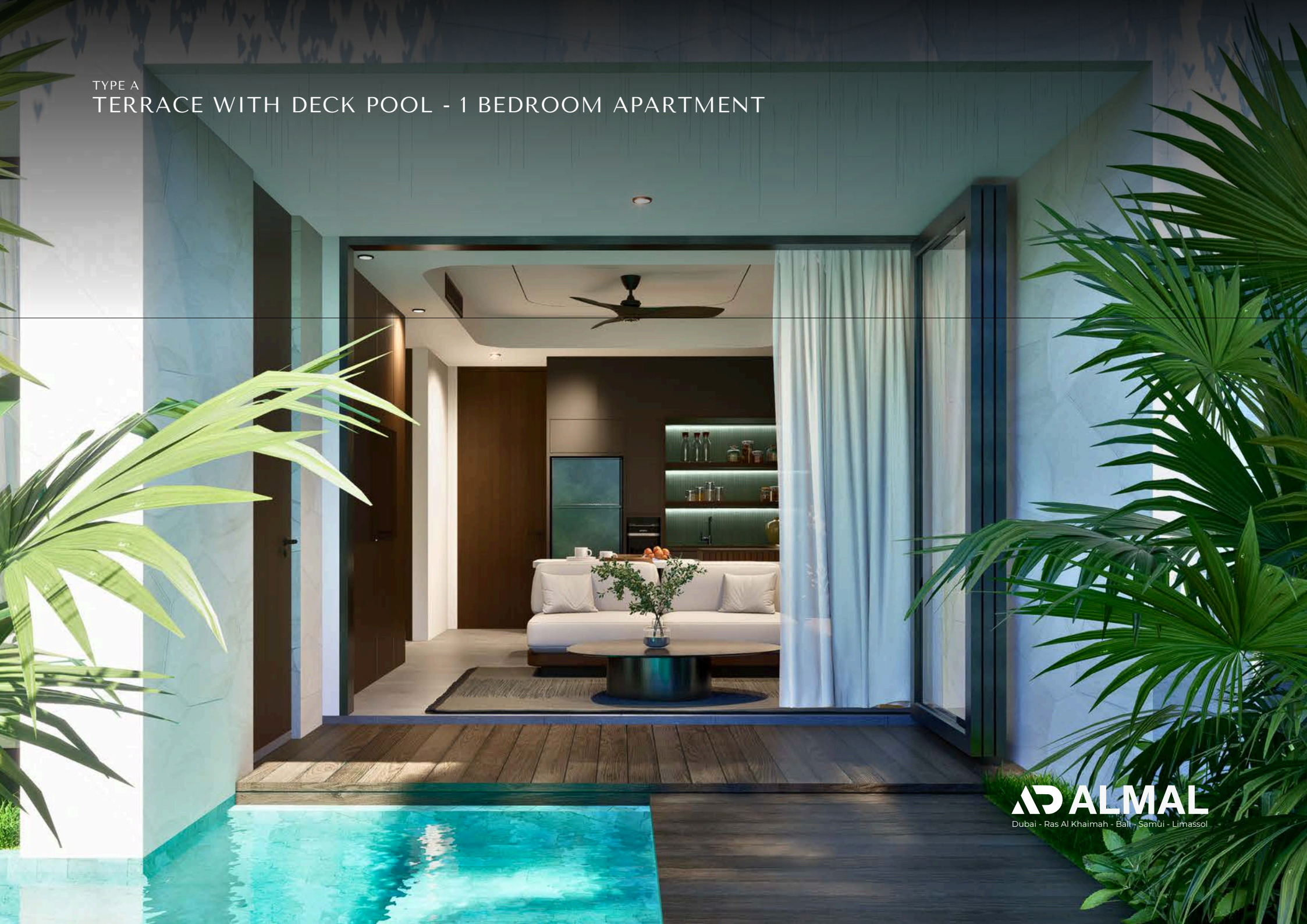
APARTMENT TYPE A

SWIMMING POOL - 1 BEDROOM APARTMENT



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TYPE A
TERRACE WITH DECK POOL - 1 BEDROOM APARTMENT



TYPE A
DINING & KITCHEN - 1 BEDROOM APARTMENT



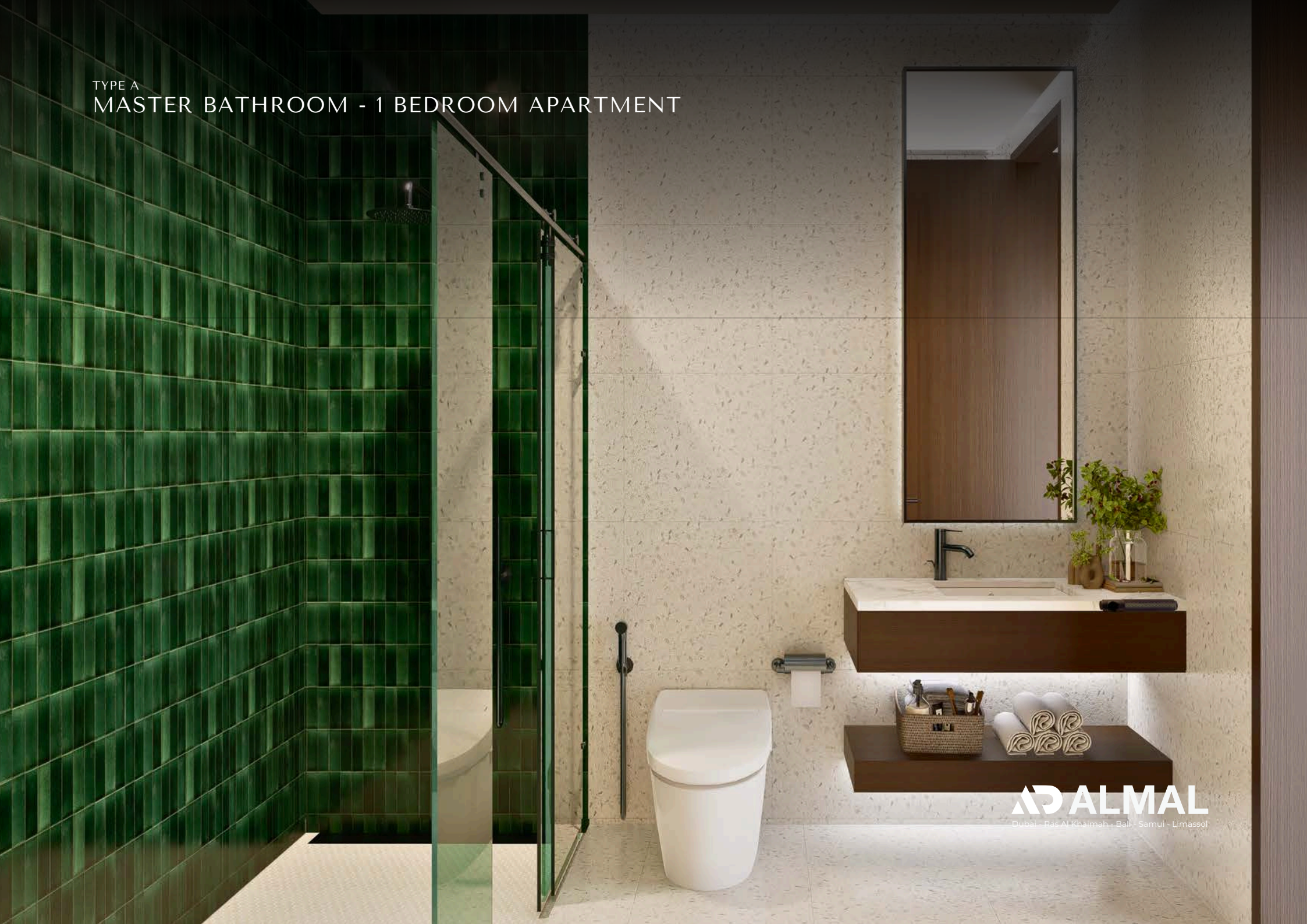
TYPE A
DINING & KITCHEN - 1 BEDROOM APARTMENT



TYPE A
MASTER BEDROOM - 1 BEDROOM APARTMENT



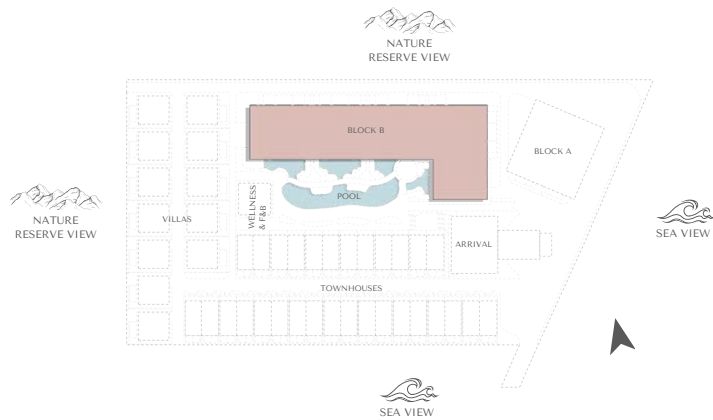
TYPE A
MASTER BATHROOM - 1 BEDROOM APARTMENT



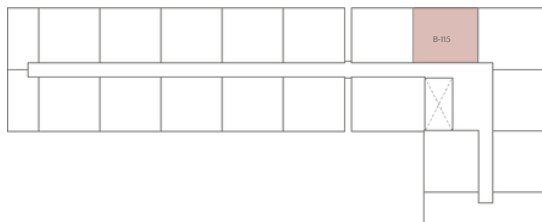
1 BEDROOM APARTMENT TYPE B

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.

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TYPICAL FLOOR PLAN



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APARTMENT TYPE B

DINING - 1 BEDROOM APARTMENT



TYPE B
DINING - 1 BEDROOM APARTMENT



TYPE B
TERRACE - 1 BEDROOM APARTMENT



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TYPE B
LIVING ROOM - 1 BEDROOM APARTMENT



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TYPE B
KITCHEN & DINING - 1 BEDROOM APARTMENT



TYPE B
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE B
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE B
LAUNDRY AREA - 1 BEDROOM APARTMENT



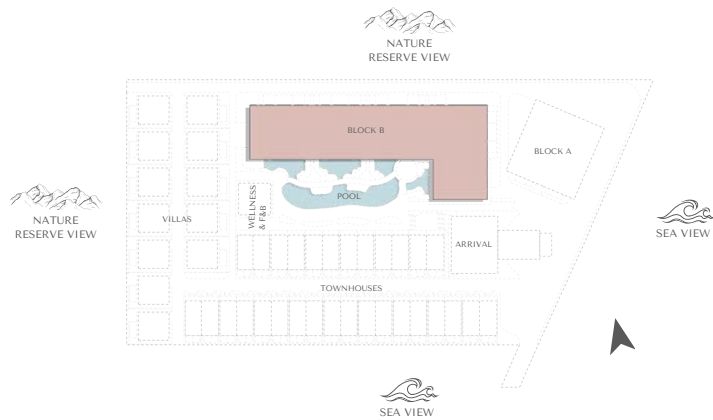
TYPE B
MASTER BATHROOM - 1 BEDROOM APARTMENT



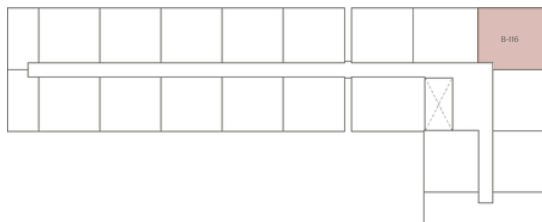
1 BEDROOM APARTMENT TYPE C

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.

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TYPICAL FLOOR PLAN



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APARTMENT TYPE C

TERRACE - 1 BEDROOM APARTMENT



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TYPE C
LIVING ROOM - 1 BEDROOM APARTMENT



TYPE C
DINING & LIVING ROOM - 1 BEDROOM APARTMENT



TYPE C
DINING & LIVING ROOM - 1 BEDROOM APARTMENT



TYPE C
DINING - 1 BEDROOM APARTMENT



TYPE C
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE C
MASTER BATHROOM - 1 BEDROOM APARTMENT



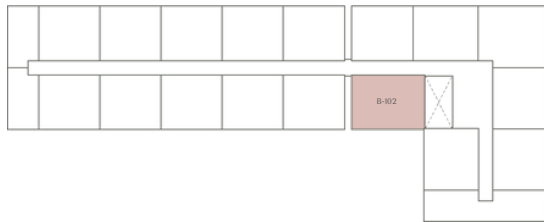
1 BEDROOM APARTMENT TYPE D

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.

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TYPICAL FLOOR PLAN



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APARTMENT TYPE D

TERRACE - 1 BEDROOM APARTMENT



TYPE D
DINING - 1 BEDROOM APARTMENT



TYPE D
MASTER BEDROOM - 1 BEDROOM APARTMENT



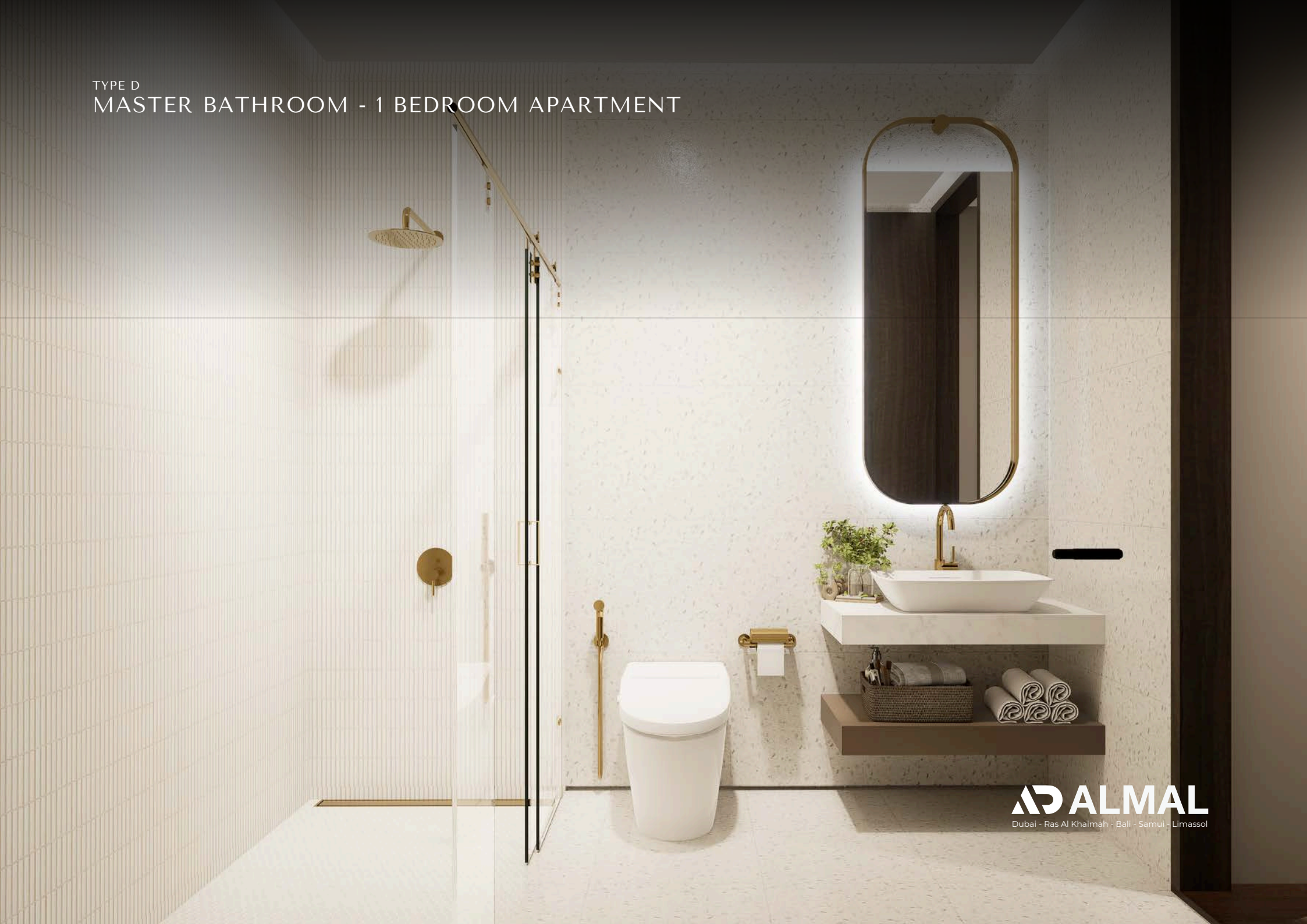
TYPE D
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE D
MASTER BEDROOM - 1 BEDROOM APARTMENT



TYPE D
MASTER BATHROOM - 1 BEDROOM APARTMENT



APARTMENTS BLOCK A

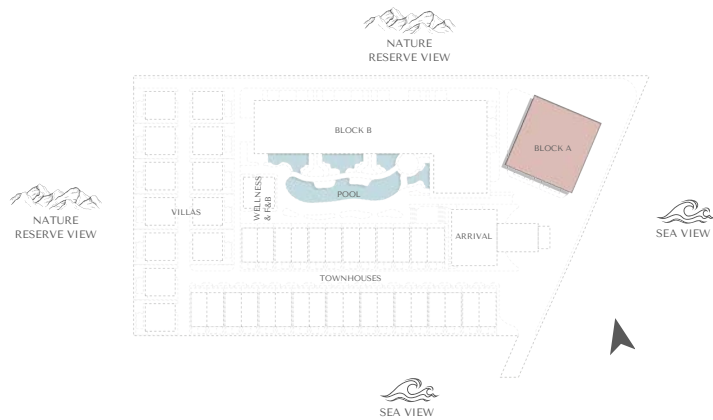
Apartment type	Area	Counts
Type 01	78.00m ²	16



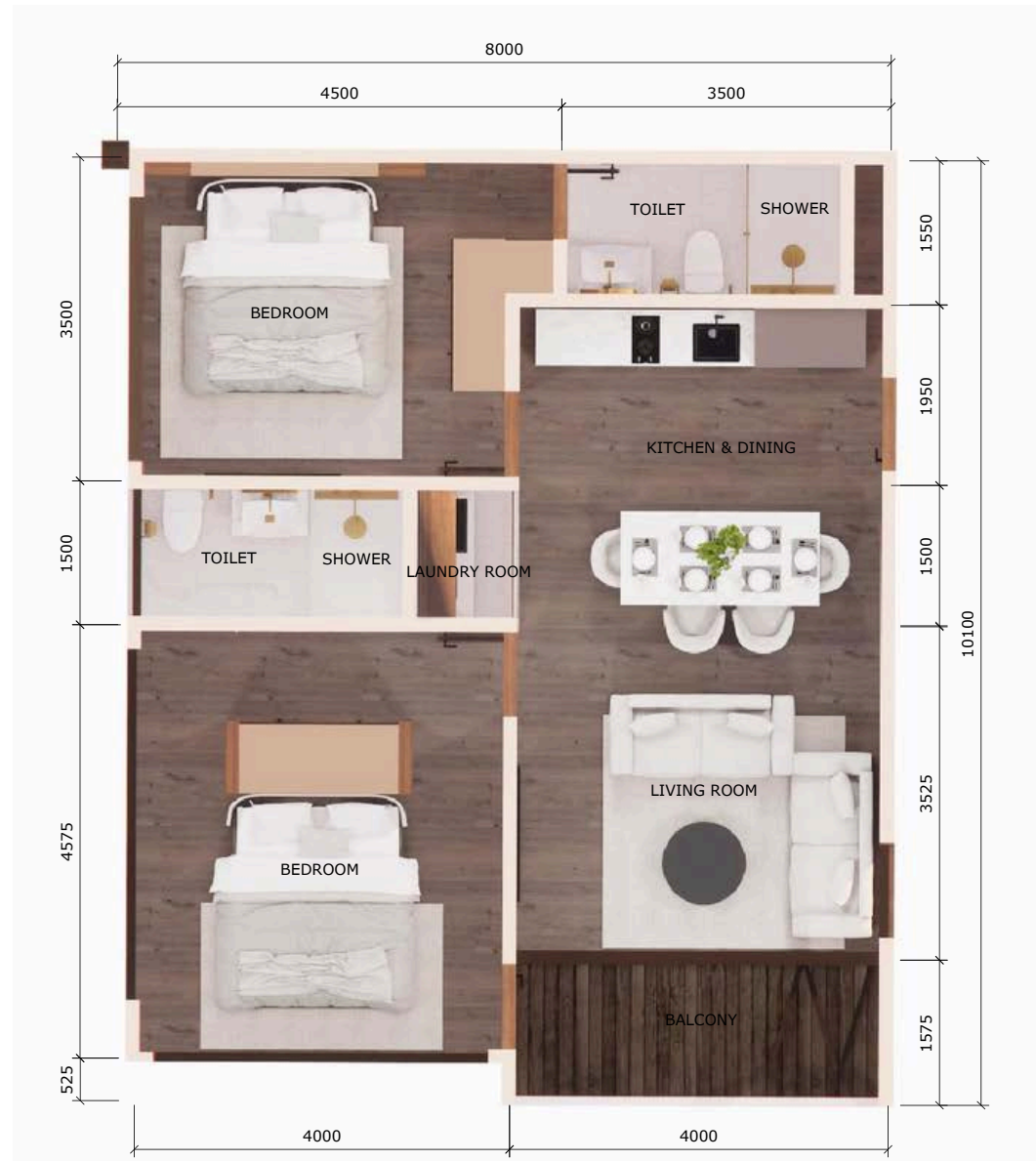
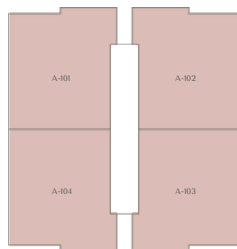
2 BEDROOM APARTMENT

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.

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TYPICAL FLOOR PLAN



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LIVING ROOM - 2 BEDROOMS APARTMENT



DINING - 2 BEDROOMS APARTMENT



DINING & KITCHEN - 2 BEDROOMS APARTMENT



DINING & KITCHEN - 2 BEDROOMS APARTMENT



BEDROOM 01 - 2 BEDROOMS APARTMENT



LIVING ROOM - 2 BEDROOMS APARTMENT



TERRACE DECK WITH POOL - 2 BEDROOMS APARTMENT



MASTER BEDROOM - 2 BEDROOMS APARTMENT



MASTER BEDROOM - 2 BEDROOMS APARTMENT



MASTER BATHROOM - 2 BEDROOMS APARTMENT



1-BEDROOM TOWNHOUSE

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



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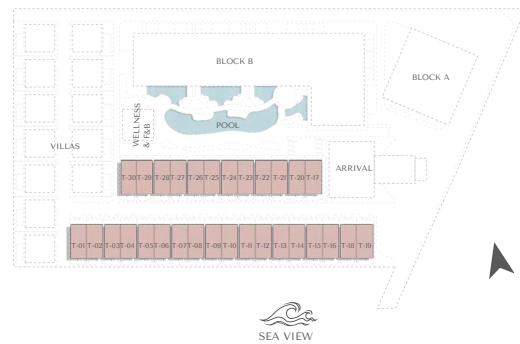
REAR FACADE



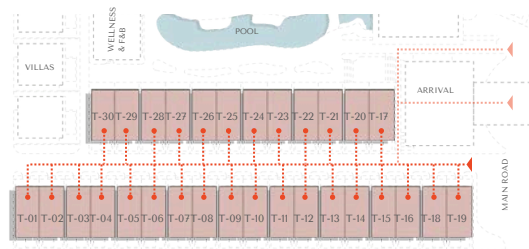
1 BEDROOM TOWNHOUSE

Land Area 733.56 SQ.FT. 68.15 SQ.M.
Built-up Area 753.47 SQ.FT. 70.00 SQ.M.

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GROUND FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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MASTER BEDROOM - 1 BEDROOM TOWNHOUSE



MASTER BEDROOM - 1 BEDROOM TOWNHOUSE



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LIVING ROOM - 1 BEDROOM TOWNHOUSE



DINING - 1 BEDROOM TOWNHOUSE



KITCHEN - 1 BEDROOM TOWNHOUSE



PRIVATE POOL - 1 BEDROOM TOWNHOUSE



MASTER BATHROOM - 1 BEDROOM TOWNHOUSE



2-BEDROOM VILLA

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

REAR FACADE



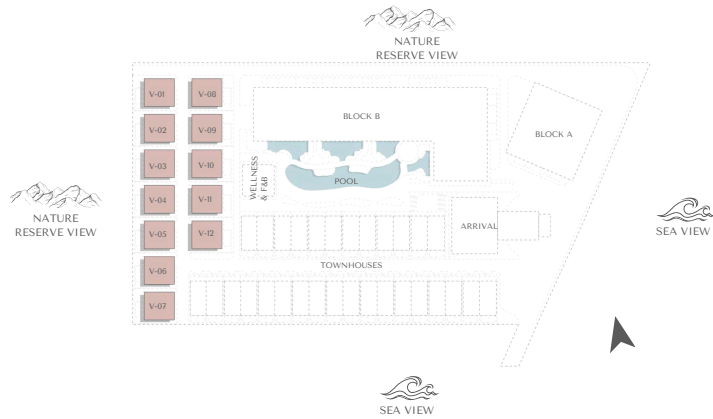
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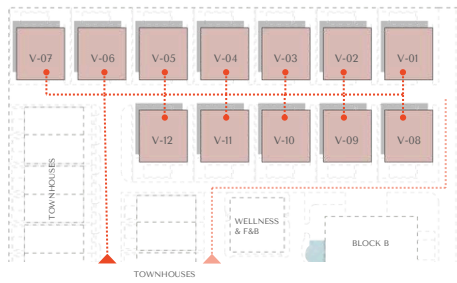
2 BEDROOMS VILLA

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

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GROUND FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

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KITCHEN - 2 BEDROOM VILLA



DINING - 2 BEDROOM VILLA



LIVING ROOM - 2 BEDROOM VILLA



LIVING ROOM - 2 BEDROOM VILLA



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PRIVATE POOL - 2 BEDROOM VILLA



PRIVATE POOL - 2 BEDROOM VILLA

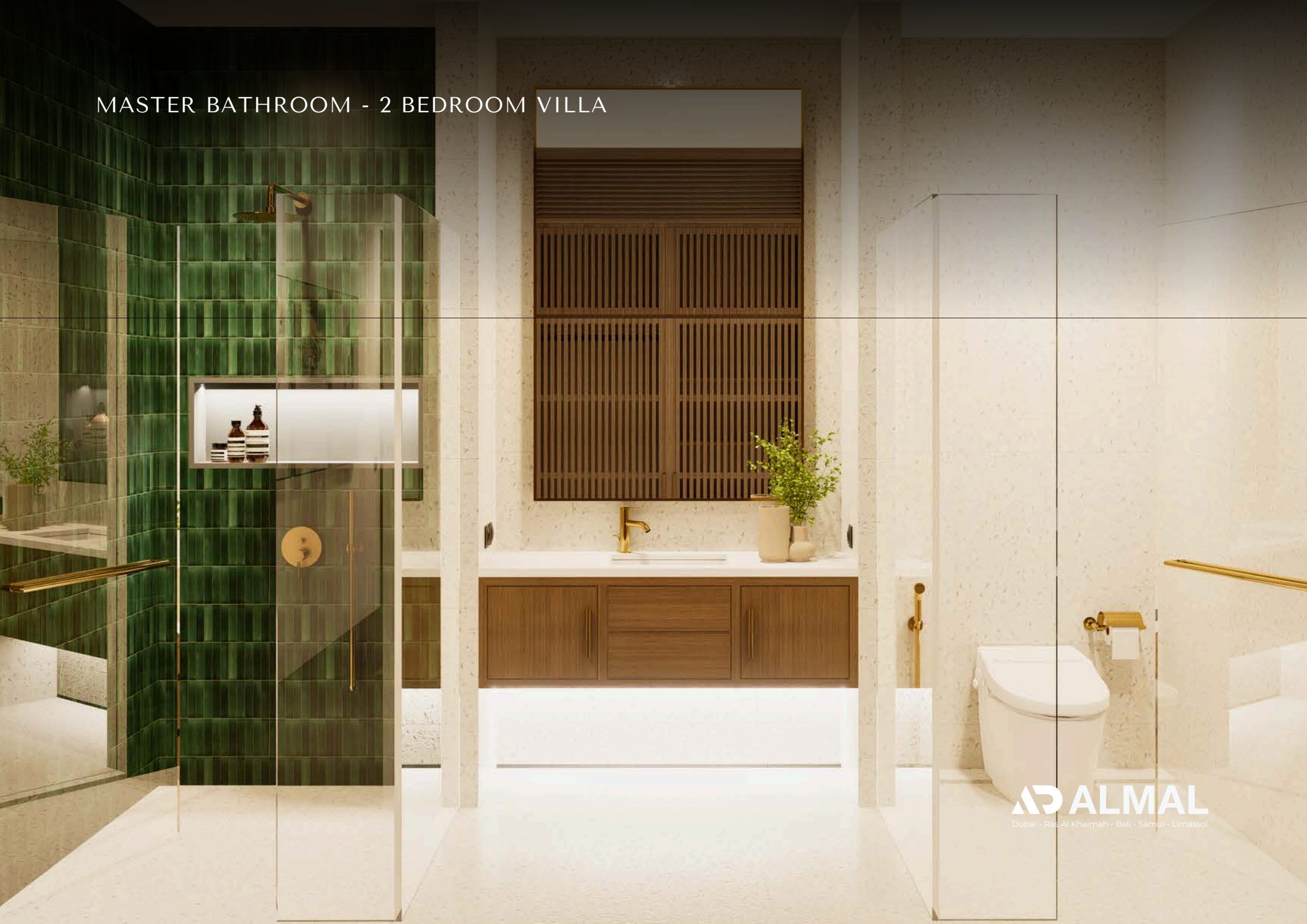
MASTER BEDROOM - 2 BEDROOM VILLA



MASTER BEDROOM - 2 BEDROOM VILLA



MASTER BATHROOM - 2 BEDROOM VILLA



BALCONY - 2 BEDROOM VILLA



BEDROOM 02 - 2 BEDROOM VILLA



BEDROOM 02 - 2 BEDROOM VILLA



THE ONE

BALI



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Where the ocean tells stories of time,
The One By Almal rise, romantic, timeless, and serenely beautiful.



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