



MODERN SIMPLICITY IN
THE HEART OF SEMINYAK

WELCOME
TO THE ONE
BOUTIQUE VILLA & SPA

Unleash your dream getaway, invest
in a villa, Your piece of heaven in Bali.

Owning a villa in Bali isn't just a
purchase, it's your passport to an
extraordinary lifestyle.





THE ONE CONCEPT

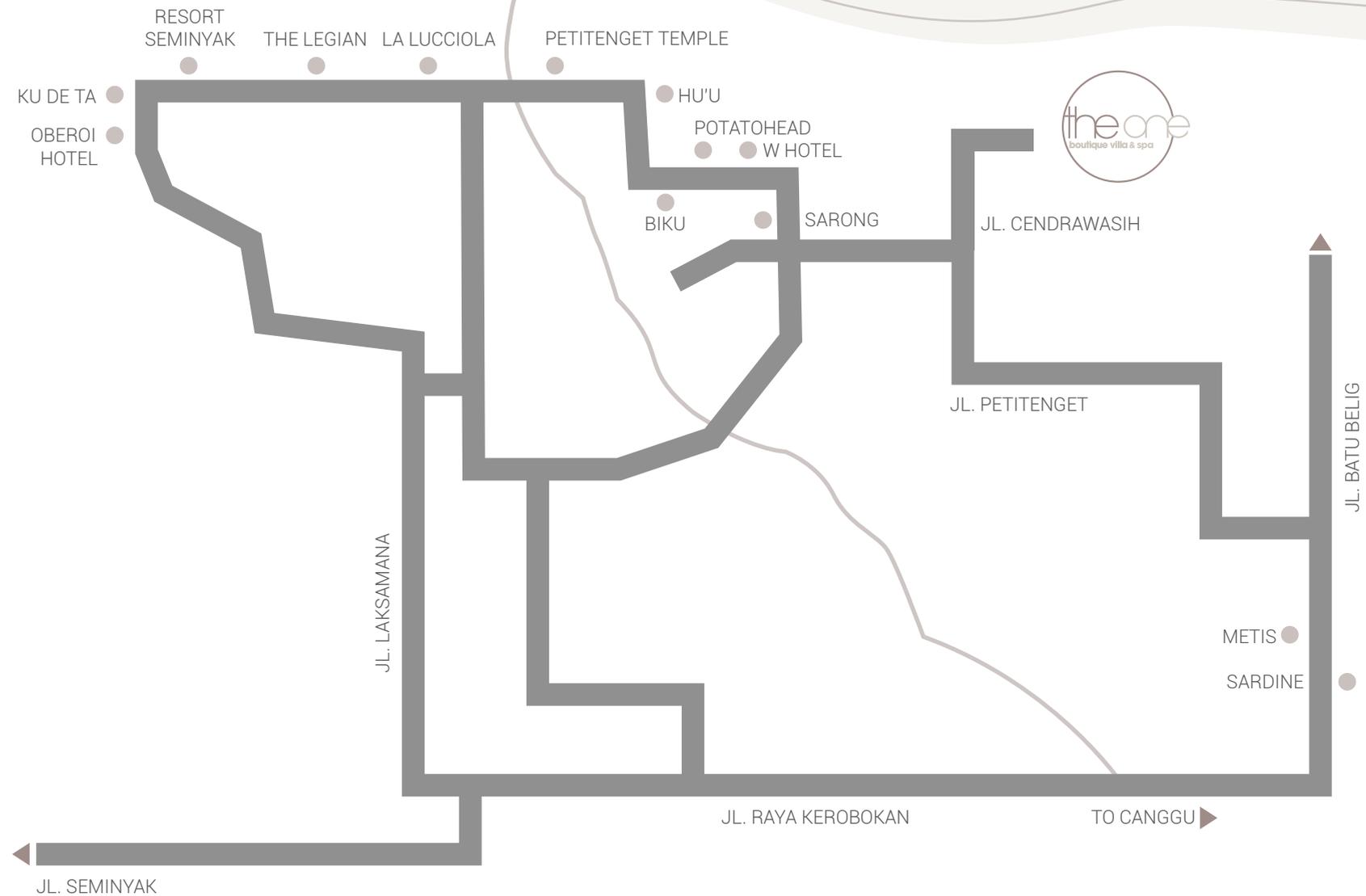
The One Boutique Villa & Spa have been designed by eminent Balinese architect Ketut Arthana in collaboration with Diego Klat a prominent French architect. They have mindfully preserved the island's unique character while remaining sensitive to the physical environment. Conceptually, The One Boutique Villa & Spa are an exclusive collection of contemporary Balinese homes encompassed within a secured hospitality enclave. Modern comforts and conveniences are very much part of the overall design aesthetic to ensure the lifestyle that you rightly deserve.



THE ONE FOR LOCATION

Nestled in the vibrant heart of Seminyak, The One Boutique Villa & Spa offers a perfect blend of convenience and tranquility. Just a leisurely five-minute stroll from the glistening beach, renowned dining establishments, chic bars, and unique art shops, this villa promises a truly unforgettable stay. Immerse yourself in the lush tropical surroundings and unwind in the serene ambiance of our exquisite gardens. Your ultimate sanctuary in Bali awaits at The One Boutique Villa & Spa.

SUNSET BEACH, PETITENGET





THE ONE FOR SPACE

Meticulously designed with spacious living areas, the villas are situated on expansive plots, offering generous spaces for dining, relaxation, and rest. Nestled in the ultra-trendy Seminyak, and just a short stroll from charming cafes and boutiques, this retreat exemplifies the quintessential getaway in Bali. Each villa, recently unveiled to the area, features a distinctive style that consistently surpasses expectations.

Embracing the tropical ambiance, the accommodations provide either large open-air or air-conditioned living spaces, private pools, luxurious amenities, oversized beds, and elegantly designed bathrooms. For those seeking a truly unique boutique experience, this destination stands out as the ideal choice



THE ONE FOR LUXURY

Each villa is sumptuously appointed, showcasing a unique style and character. Fresh combinations of decor, architecture, and ambiance ensure that your experience will be truly memorable.

You may choose from a One, Two, or Three Bedroom Villa, beautifully nestled within expansive, tropical landscaped gardens. Each villa features a spacious private pool, elegantly tiled in natural stone and surrounded by a profusion of fragrant frangipani trees



THE ONE FOR EXQUISITE WELLNESS & SPA

Discover a tranquil sanctuary in Seminyak Bali, where relaxation and healing converge for an unforgettable retreat. Our luxurious Wellness & Spa, operated by an internationally renowned Spa Operator, features highly trained therapists dedicated to addressing your unique needs. Immerse yourself in spacious, artfully designed treatment rooms equipped with ensuite bathrooms, ensuring your comfort and privacy. Enjoy our signature treatments that combine expert therapeutic techniques to promote both relaxation and optimal health.

Afterward, rejuvenate with our selection of healthful beverages crafted to uplift your spirit. At The One Boutique Villa & Spa, we believe wellness is essential, guiding you on a transformative journey that nourishes both body and mind. Step into your personal haven of serenity, where every moment enhances your health and happiness.



THE ONE FOR ROMANCE

The One Boutique Villa & Spa provides an unparalleled romantic escape, ideal for couples seeking a dreamy getaway in Bali. Every moment spent at this unique villas is thoughtfully curated to celebrate romance, making it an exquisite destination for honeymooners or anyone wishing to rekindle their love. With its breathtaking natural surroundings and meticulous attention to detail, The One Boutique Villa & Spa guarantees an unforgettable journey into a realm of romance and serenity





THE ONE FOR FAMILIES

Our Two and Three Bedroom Villas strike the perfect balance between luxury and convenience for families and small groups. These newly designed villas feature spacious, airconditioned living areas with double height ceilings, providing ample room to relax and enjoy a perfect day in paradise.

Additionally, the expansive swimming pool, surrounded by a stunning tropical garden, enhances the villa's allure, creating a serene oasis for guests to unwind. The lush greenery and vibrant flora not only add to the aesthetic beauty but also provide a serene backdrop for family gatherings and relaxation. With such exceptional amenities, these villas are an ideal destination for those seeking an unforgettable holiday experience in Bali.



THE ONE FOR SUSTAINABILITY

At The One Boutique Villas & Spa, we are dedicated to embodying the principles of Tri Hita Karana—representing the three causes of happiness in human life—by actively preserving the natural environment, fostering authentic connections with the rich local culture and spirituality, and nurturing positive relationships with the local community. Our holistic approach seamlessly integrates sustainable tourism practices, ensuring the protection of Bali's cultural and environmental heritage while promoting ecological, social, and spiritual balance. We exemplify how luxury and sustainability can coexist harmoniously, providing our distinguished guests and investors with an enriching experience that is both meaningful and elegant.

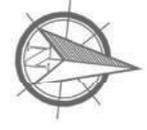


THE ONE FOR INVESTMENT

This exceptional investment opportunity, structured under a leasehold title, promises substantial returns with a high ROI. As an investor, you will enjoy attractive incentives, including complimentary stays of up to 90 days per year, while family and friends will benefit from a 50% discount on published rates for their visits. The Owners ID Card offers additional privileges, such as generous discounts on in-house dining and spa treatments.

Professionally managed by The One Hospitality Management, a company with a proven track record since 2011, your investment will benefit from impeccable service standards and optimal occupancy levels. Securing a stake in this venture means establishing a solid position within Bali's exclusive property market. This is your opportunity to own a slice of luxury in Seminyak, a region renowned as the island's premier lifestyle destination. Investing in our villas will undoubtedly be the perfect choice for you.





1 THE ONE SEMINYAK
MASTERPLAN -OVERALL
SCALE 1:500

LEASEHOLD OWNERSHIP

Experience Timeless Elegance & Secure Investment in Bali. Join us at The One Boutique Villa & Spa, where the allure of Bali meets unparalleled comfort and sophistication. Secure a twenty five year lease on your dream villa with an assured extension for an additional twenty five years. Whether you are a honeymooner, a couple, a family, or a group traveler, we offer a perfect blend of investment and leisure in the heart of Seminyak.





ONE BEDROOM VILLA INTIMATE

Discover an intimate haven of romance and comfort in our exquisitely designed one-bedroom villa, thoughtfully crafted for honeymooners and couples. This sanctuary promises luxury and convenience in every detail.

The suite-like design exudes elegance and charm, featuring a tranquil bedroom with a double shower in the ensuite bathroom to enhance your romantic experience. The living area, dining space, and pantry are compact yet sophisticated, providing everything you need for comfort and style.

Equipped with a smart lighting system, you can easily create the perfect ambiance—whether romantic, cozy, or bright.

Our advanced smart housekeeping ensures a pampered stay, while modern air conditioning promotes energy conservation without sacrificing comfort.

Step outside to your private pool and sundeck, ideal for soaking up the sun or enjoying a refreshing swim amidst the lush garden, which offers a serene retreat. Enjoy breathtaking rice field views from the back terrace, where enchanting sunsets create an unforgettable atmosphere.

Every aspect of this villa has been curated to provide a luxury experience, making it the perfect backdrop for creating lasting memories with your special someone.



ONE BEDROOM VILLA LUXE

Our luxurious one-bedroom villa is the perfect retreat for couples and honeymooners seeking privacy and intimacy. This stunning haven features a spacious bedroom with high ceilings, a King Koil mattress, and breathtaking views of your private swimming pool and lush tropical garden, ensuring ultimate relaxation.

The villa includes a generously-sized, air-conditioned ensuite bathroom with high-quality fittings and elegant teak wood with marble flooring, complemented by a serene garden view. Enjoy the comfort of a private living and dining area with adaptable sliding doors for your privacy preferences.

With smart lighting systems, guests can effortlessly create the desired ambiance—be it romantic, cozy, or bright—while a modern air conditioning system guarantees energy efficiency. Cooking is a delight in the fully equipped kitchen, and the spacious private pool and sun deck invite you to bask in the sun or unwind with a good book.

Every detail of this villa has been meticulously designed to offer an idyllic hideaway where luxury and intimacy converge. Experience unparalleled comfort and serenity in this beautifully appointed one-bedroom villa—your perfect escape awaits.



ONE BEDROOM VILLA HERITAGE

Discover an unforgettable escape in our one-bedroom heritage villa, designed for honeymooners and couples seeking serenity. Set on 300 m² of private land, this elegant retreat blends sophistication and comfort seamlessly. Step into the spacious living and dining area, featuring high ceilings that evoke grandeur. The fully equipped kitchenette offers convenience for delightful meals.

The luxurious bedroom boasts a King Koil bed for restful nights, complemented by an ensuite semiopen bathroom for an exotic bathing experience. A walk-in closet provides ample storage for your belongings. Outside, unwind in your private pool surrounded by a beautifully landscaped garden, perfect for relaxation. The along-along roof adds aesthetic charm while keeping the space cool and comfortable.

Designed for privacy, this villa is a true intimate escape. Enjoy smart lighting for the perfect mood, along with innovative smart housekeeping and energy-efficient air conditioning for a seamless stay. Whether celebrating love or seeking a picturesque sanctuary, our one-bedroom heritage villa is the ideal backdrop for cherished moments and unforgettable memories.





ONE BEDROOM VILLA ROYAL HERITAGE

Indulge in luxury and romance in our One Bedroom Villa Royal Heritage, where modern elegance seamlessly blends with timeless Balinese charm. Set on a generous 500 m² plot, the villa features two artfully crafted pavilions, including a spacious open living room that harmonizes indoor and outdoor beauty. The expansive bedroom serves as a tranquil haven, complete with a semi-outdoor bathroom featuring a rejuvenating shower for a spa-like experience

Traditional cogon grass ceilings, teak wood floors, and stunning marble finishes enhance the sophisticated ambiance. Immerse yourself in your private 45 m² pool, surrounded by a lush tropical landscape, creating an idyllic setting that makes you feel like royalty in your very own palace in Bali..

Our advanced smart lighting system allows you to effortlessly create the perfect atmosphere for romance, restful sleep, or vibrant brightness.

Additionally, smart housekeeping features and energy-saving climate control for the air conditioning ensure a seamless and eco-friendly experience throughout your stay. The fully equipped kitchen, with modern appliances including a refrigerator, electric stove, oven, and microwave, caters to all your culinary needs effortlessly, adding to the regal experience of Villa Royal Heritage.





TWO BEDROOM VILLA HERITAGE

Nestled in an expansive 400 square meter plot, our exquisite single-story, two-bedroom villa redefines luxury and comfort, ideal for memorable family holidays with a blend of modern tropical aesthetics and authentic Balinese charm.

Upon entering the villa, you'll be captivated by its serene ambiance and thoughtful layout. Each spacious bedroom features a semi-open en-suite bathroom for privacy and nature, along with an elegant walk-in closet for your convenience.

The separate pavilion boasts a beautifully designed open living and dining area, filled with natural light and ventilation—showcasing the best of Balinese architecture. It also includes a fully-equipped kitchen, perfect for creating culinary delights while staying connected with family.

The inviting private swimming pool and sun-deck offer a perfect retreat, surrounded by a lush tropical garden that enhances privacy and tranquility. Additionally, the villa features a smart lighting system for customizable ambiance—romance, relaxation, or brightness—along with a modern housekeeping system and energy-efficient air conditioning for a pampered stay.

From intricate Balinese elements to modern comforts, this villa exemplifies the splendor of luxurious living. Experience a getaway where every detail celebrates the rich allure of Balinese hospitality, making it the ideal backdrop for your unforgettable family retreat.





TWO BEDROOM VILLA LUXE

A luxurious two-bedroom villa retreat designed for ultimate comfort and privacy. This exquisite twostory building is meticulously crafted to meet your family's every need.

Upon entering, you're welcomed by spacious bedrooms with elegant wood flooring, each featuring a private en-suite bathroom complete with soaking bathtubs and double showers for a spa-like experience. Walk-in closets provide ample storage, while King Koil mattresses ensure restful nights.

The high-ceiling living and dining area exudes spaciousness and light, perfect for gatherings. The fully equipped kitchen caters to culinary enthusiasts with modern appliances for gourmet meal preparation.

Step outside to your private oasis, where a refreshing pool is surrounded by a lush tropical garden, enhancing the serene atmosphere. Luxury amenities elevate every moment—whether lounging by the pool or enjoying quiet evenings indoors. Smart lighting schemes allow guests to effortlessly set the mood—romantic, restful, or bright—while a modern housekeeping system and energy-efficient air conditioning pamper your stay.

Our two-bedroom villa transcends mere accommodation; it's a sanctuary of luxury and modern comforts in a stunning natural setting. Make this villa your home away from home and immerse yourself in unparalleled elegance and tranquility.



THREE BEDROOM VILLA LUXE

This stunning two-story villa is designed for comfort, privacy, and sophistication, ensuring every moment of your stay is memorable. As you step into the villa, you'll find two beautifully appointed bedrooms on the ground floor and on room upstairs. Each bedroom exudes elegance with its rich wood flooring and features a private en suite bathroom. Indulge in ultimate relaxation with soaking bathtubs and double showers, alongside the convenience of walk-in closets. Spacious bedrooms equipped with King Koil mattresses and pillows promise restful nights and rejuvenating mornings.

The high-ceiling living and dining area serves as the heart of the home, providing an expansive and airy space ideal for gathering with loved ones. The air-conditioned layout is perfect for sharing stories, laughter, and delicious meals. The fully equipped kitchen caters to all your culinary needs, featuring modern appliances and ample counter space for creating gourmet dishes.

Outside, discover your own private paradise. The sparkling pool invites you for a refreshing swim, while the tropical garden envelops you in serene beauty. Whether lounging by the pool or exploring the lush greenery, every moment feels like a retreat.

Smart lighting enhances the ambiance, allowing guests to set the mood for romance, relaxation, or brightness, while a modern housekeeping system ensures pampering and convenience. With energyefficient air conditioning, every detail is tailored for your comfort.

Our three-bedroom villa is more than just a place to stay—it's a luxurious escape where modern comforts meet serene natural beauty. Perfect for family or group holidays, this villa offers a blend of elegance, privacy, and convenience, making it the ideal setting for unforgettable experiences.





Don't miss out on this opportunity
to own a slice of Bali paradise.

Whether you're seeking a profitable investment or a personal
retreat, investing in our villa resort is the ultimate way to make Bali
your top-of-mind destination.

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