ARMELLA™

INVESTMENT PROPOSAL · AUGUST 2026

Dream Catcher Village

A Whimsical Escape, Made for Dreamers

Two-bedroom private pool villas in Lovina, North Bali — ten units, one boutique estate, operated by PT Armella Management Indonesia.

UNIT A A-Frame · USD 226,787

UNIT B Mediterranean · USD 252,788

WWW.DREAMCATCHERVILLAGE.COM
30-YEAR LEASEHOLD · 10 UNITS ONLY · TURN-KEY

INVESTMENT OVERVIEW

Own a Lovina Pool Villa — and Let It Pay for Itself

This opportunity is designed for private investors seeking steady cash flow, capital preservation and early entry into one of Bali's most promising emerging destinations: the North Coast.

Located in Lovina, Buleleng, the project delivers boutique, income-generating villas built for the growth in long-stay tourism, wellness retreats and experiential travel. Unlike the high-density tourist belt of South Bali, this concept is positioned for a more sustainable hospitality model with far less exposure to mass-tourism cycles.

Each villa is delivered turn-key — furnished, with its own private pool and landscaping — and enters the PT Armella Management Indonesia programme from month one, so income starts immediately.

A Whimsical Escape, Made for Dreamers

10.6–10.8%
NET CASH ROI PER YEAR
UNIT A / UNIT B

9.5 yrs
CAPITAL PAYBACK
EXCL. APPRECIATION

10
UNITS IN THE ESTATE
4 A-FRAME + 6 MEDITERRANEAN

WHY IT WORKS

Turn-key — furnished, private pool and landscaping included

Operated — by PT Armella Management Indonesia

Notarised — 30-year leasehold, extension negotiable

Owner stays — 30 complimentary nights every lease year

Club house — free for every owner and their guests

See it first — inspect the finished A-Frame at Dream Catcher Villas

WHO WE ARE

Two Companies, One Accountable Team

Armella Bali is a Bali-based boutique hospitality group. Two companies stand behind Dream Catcher Village — one to sell it, one to run it — so responsibility for the sale and for the income that follows never sits with a third party.

APPOINTED PROPERTY AGENT

PT Griya Armella Sejahtera (GAS)

Marketing and sale of every unit at Dream Catcher Village — enquiry, viewing, reservation and notarised leasehold.

OPERATOR & MANAGEMENT COMPANY

PT Armella Management Indonesia (ARMI)

Runs and operates the villas — bookings, guests, revenue management, staffing, cost control and owner reporting.

CURRENT MANAGEMENT PORTFOLIO

Bukit Ancak Lembongan Resort
Nusa Lembongan

Mahadinusa Nusa Lembongan
Nusa Lembongan

Sama Villa Amed
Amed, East Bali

Nusadir Lembongan Resort
Coming Soon

OUR CORE SERVICES

- Full property & villa management
- Sales, marketing & OTA distribution
- Revenue management & owner reporting
- Cost control and procurement
- F&B and guest-experience operations
- Hospitality training & development

SYSTEMS WE RUN ON

GuestPro · STAAH · Owner Business Insight

www.armellabali.com

THE APPOINTMENT

Who Sells It, Who Runs It

THE MANDATE

The developer, PT Kayla Purnama International, has appointed PT Griya Armella Sejahtera (GAS) as the property agent responsible for marketing and selling every unit at Dream Catcher Village.

Once your villa is handed over, PT Armella Management Indonesia takes it on as operator — running the villa day to day, driving the revenue and controlling the cost base.

One group, one published price, one point of contact from first viewing to monthly income.

WHAT THIS MEANS FOR YOU

01 **One published price** — the price on this page is the price you pay

02 **No mark-ups, no hidden fees** — nothing is added to the published unit price

03 **Full due-diligence pack** — master plan, drawings, specifications & leasehold draft

04 **Guided purchase** — reservation through to notarised 30-year leasehold

05 **Aligned operator** — our fee rises only when your profit does

TRANSPARENCY NOTE Investors pay the published unit price only — USD 226,787 for Unit A and USD 252,788 for Unit B. No agency fees, mark-ups or hidden charges are added to the price you see.

PROPERTY SALES

www.dreamcatchervillage.com

PROPERTY MANAGEMENT

www.armellabali.com

ALREADY OPERATING — SEE IT FIRST

www.dreamcatchervillas.com

THE DESTINATION

Lovina — North Bali's Quiet Riviera

Lovina stretches across 8 km of volcanic black-sand coastline in Buleleng — famous for sunrise dolphin watching, calm year-round seas, coral reefs, hot springs and waterfalls just inland.

While South Bali saturates, Lovina is where the island's tourism grows next: quieter, more authentic and significantly more affordable per key — which is exactly why yields here can outperform.

A Whimsical Escape, Made for Dreamers

- **~2.5 – 3 hrs —** from Bali's international airport, via scenic mountain and rice-terrace roads
- **Signature experiences —** sunrise dolphins, reefs and hot springs drive year-round bookings
- **Lower entry prices —** than the south — leaving real headroom for rental yield and value growth
- **Slow luxury demand —** couples, families and long-stay travellers seeking calm

Everything a Guest Comes North For

WHAT'S AROUND YOU

WATERFALLS

Sekumpul · Aling Aling · Gitgit · Banyumala · Banyu Wana Amertha · Munduk · Fiji Waterfall Lemukih

BEACH & SEA

Lovina Beach — sunrise dolphin watching · Pantai Kalanganyar Turtle Hatchery

COUNTRY & CULTURE

Banjar Hot Spring · Brahma Vihara Arama Temples · Wanagiri Hidden Hill · Bali Farmhouse

Illustrated map — points of interest around Dream Catcher Villas, the completed estate in Lovina. Positions and distances are indicative.

8 km
VOLCANIC BLACK-SAND COASTLINE

2.5 – 3 hrs
FROM DENPASAR INTERNATIONAL AIRPORT

Dolphins
AT SUNRISE, YEAR-ROUND

Sunrise, Dolphins, Black Sand.

▶ CLICK THE FILM TO PLAY · 28 SEC

Filmed on the eight-kilometre black-sand coast the estate looks down on: calm water year-round, jukung boats at first light, and the spinner dolphins Lovina is known for. This is what a guest wakes up to — and what fills the nights your villa is booked.

LOVINA BEACH, BULELENG · SUNRISE

An Early-Stage Market With Infrastructure Behind It

North Bali offers a rare early-stage entry into one of Bali's most promising emerging regions: lower entry costs, far less competition, strong natural appeal and rising demand for wellness and long-stay tourism. Compared with South Bali there are very few high-quality boutique villas here — which is precisely the gap a well-designed estate can fill.

DEMAND DRIVERS

- Wellness retreats and slow travel
- Long-stay and digital-nomad accommodation
- Nature-based and experiential tourism
- Retirement and lifestyle living
- Families and multi-generational groups

THE NEW NORTH BALI AIRPORT

85,000

FLIGHTS PER YEAR ONCE FULLY OPERATIONAL

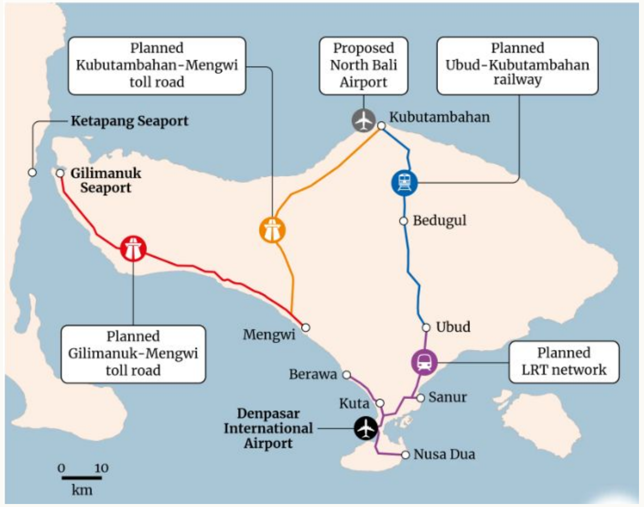
+10 mn

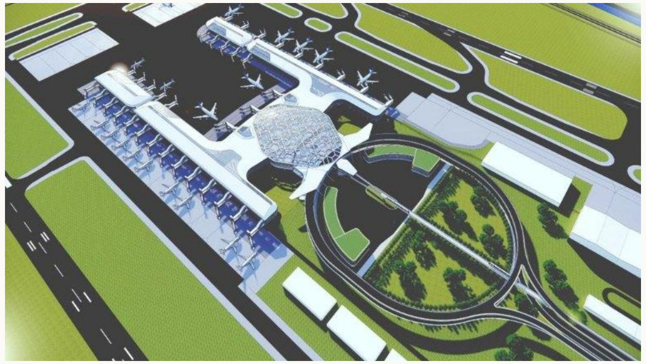
ADDITIONAL VISITORS PROJECTED FOR BALI

Target operation from 2028 — close to the property.

KEY POSITIONING Early-market advantage on Bali's emerging North Coast · income-producing assets under professional management · reduced exposure to mass-tourism cycles · cash flow today, capital appreciation as the region develops.

Source: Bali Development Planning Agency / CNA, "Indonesia's north Bali airport & infrastructure projects".





Planned North Bali airport, toll roads and rail links · artist impression

THE DEVELOPMENT

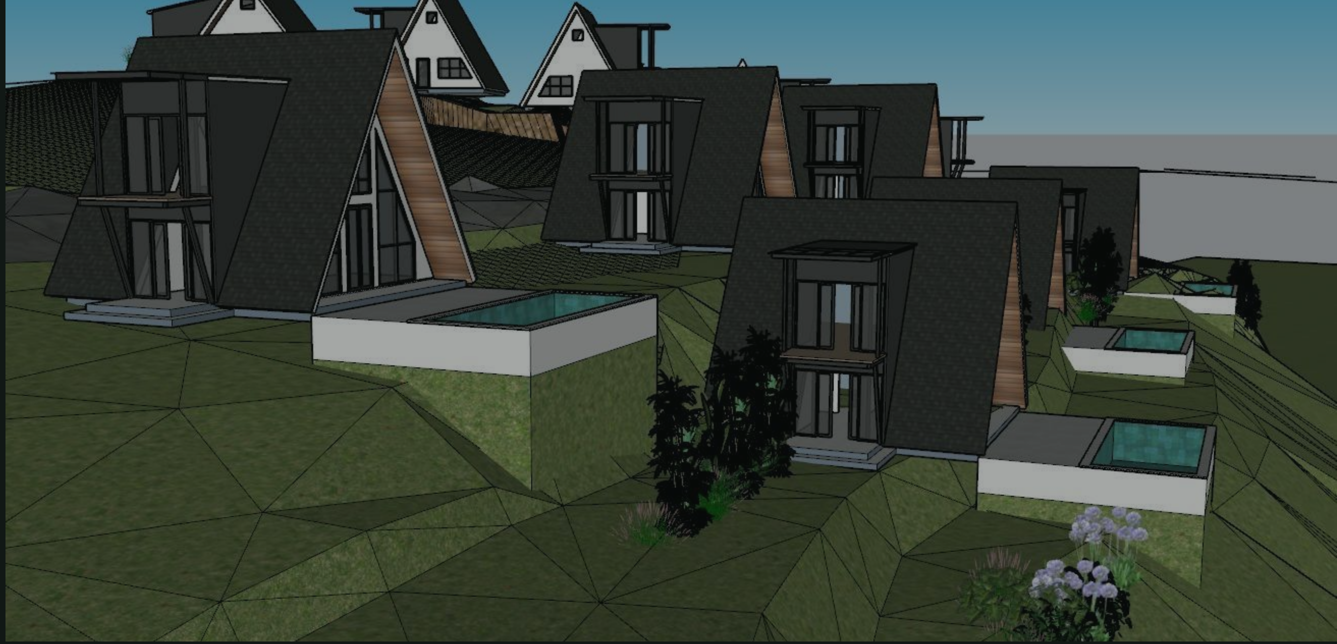
Ten Villas.
One Private Estate.

Dream Catcher Village is a boutique villa estate of only ten units — four two-storey A-Frame villas and six single-storey Modern Mediterranean villas for families with children and older guests who prefer no stairs. Every unit is a two-bedroom, two-bathroom villa with its own private pool, arranged across terraced tropical landscaping.

At the heart of the estate sits a residents' club house — café, pool, gym, sauna, spa, tennis and basketball courts — free for every villa owner and their guests.

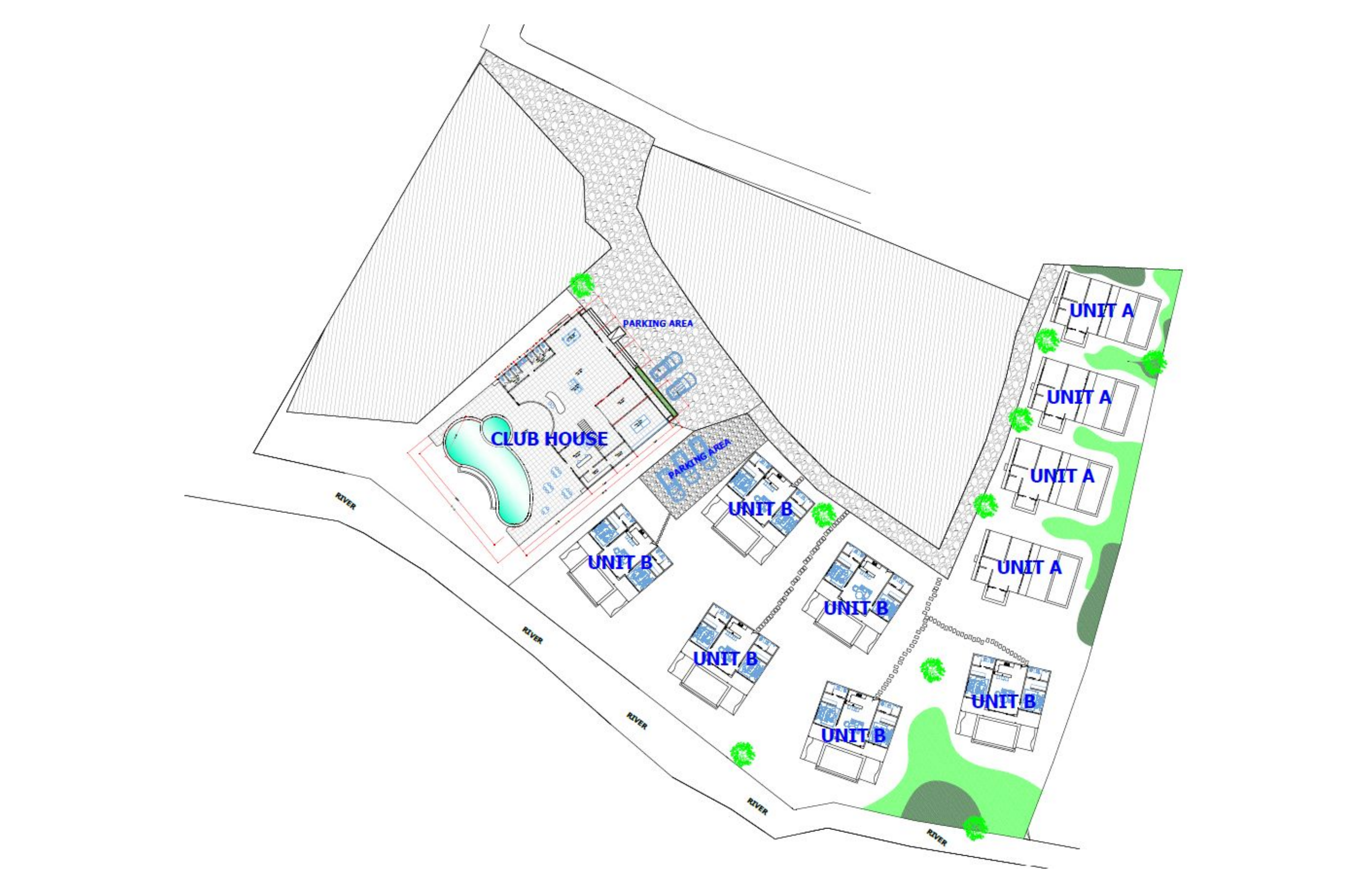
A Whimsical Escape, Made for Dreamers

10	2 BR	1
UNITS TOTAL 4 A-FRAME + 6 MEDITERRANEAN	PER VILLA, 2 BATHROOMS + PRIVATE POOL	CLUB HOUSE FREE FOR OWNERS & GUESTS



Artist's impressions — estate massing above, the A-Frame villa row below

Master Plan — Ten Villas Around a Club House



ESTATE COMPOSITION

UNIT A · A-FRAME

4 units · two-storey · 100 sqm · USD 226,787

UNIT B · MEDITERRANEAN

6 units · single-storey · 150 sqm · USD 252,788

CLUB HOUSE

Two-storey facilities building — free access for owners & guests (except café & spa)

LANDSCAPING

Stone pathways, courtyards, tropical planting

Each villa sits on its own plot of approximately 100 m² and 150 m² with a private pool, terrace and landscaped garden, connected to the club house by estate pathways.

UNIT A · A-FRAME · 4 UNITS ONLY

Two-Level A-Frame Villa · 100 sqm

Unit A — external view, private pool and sun deck · artist's impression

PRICE PER VILLA · TURN-KEY

USD 226,787

Rp 4.04 bn · 30-year leasehold

DESIGN & SPECIFICATION

- Two-storey A-Frame on approx. 100 m² of land
- 2 bedrooms and 2 bathrooms · one private pool
- Level 1 — living, kitchen, dining, workspace, guest bedroom suite
- Level 2 — master suite with lounge, bathroom and terrace
- Open plan, high ceilings, full-height glazing
- Quartz countertops, farmhouse sink, built-in cabinetry
- The one-bedroom villa for this design can be viewed at Dream Catcher Villas

PROJECTED NIGHTLY RATE

USD 250 per night · 10.6% net cash ROI

Level 1 & Level 2 — Layout Plan

Footprint 7.50 m × 7.50 m per level · terrace decks additional

LEVEL 1

- Living & dining area
- Open kitchen with island
- Workstation
- Guest bedroom
- Full bathroom & shower
- Front terrace deck

LEVEL 2

- Master bedroom suite
- Private lounge area
- En-suite bathroom
- Wardrobe & storage
- Outdoor balcony terrace

Single-Level Mediterranean Villa · 150 sqm

Unit B — external view, private pool and sun terrace · artist's impression

PRICE PER VILLA · TURN-KEY

USD 252,788

Rp 4.51 bn · 30-year leasehold

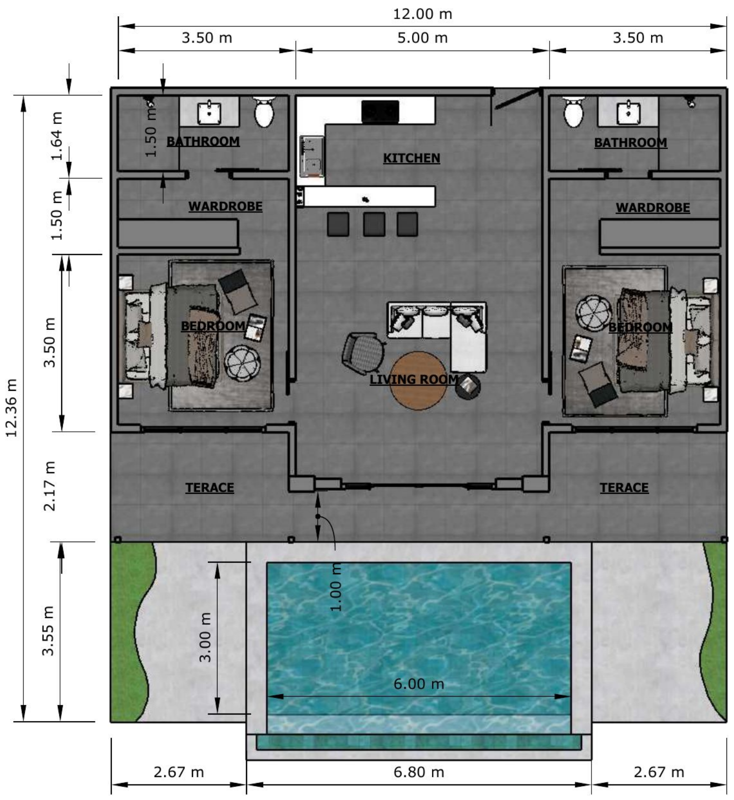
DESIGN & SPECIFICATION

- Single-storey Mediterranean on approx. 150 m² of land
- 2 bedrooms and 2 en-suite bathrooms · one private pool
- No stairs anywhere — ideal for children and older guests
- Central living room flowing to front and rear terraces
- Open kitchen with dining zone and quartz countertops
- Twin walk-in wardrobes and built-in cabinetry
- 6.00 m × 3.00 m private pool with wide sun deck

PROJECTED NIGHTLY RATE

USD 280 per night · 10.8% net cash ROI

Single-Level Layout Plan



LAYOUT PLAN DRAWING

ROOM SCHEDULE

Bedroom 1
3.50 m × 3.50 m

Bedroom 2
3.50 m × 3.50 m

Bathrooms
2 × en-suite, 1.64 m depth

Wardrobes
2 × walk-in, 1.50 m

Living room
5.00 m central span

Kitchen
Open plan with island

Terraces
2 × 2.17 m deep

Pool
6.00 m × 3.00 m × 1.00 m

Building footprint 12.00 m × 12.36 m including terraces · pool 6.00 m × 3.00 m

Free for Every Villa Owner and Their Guests

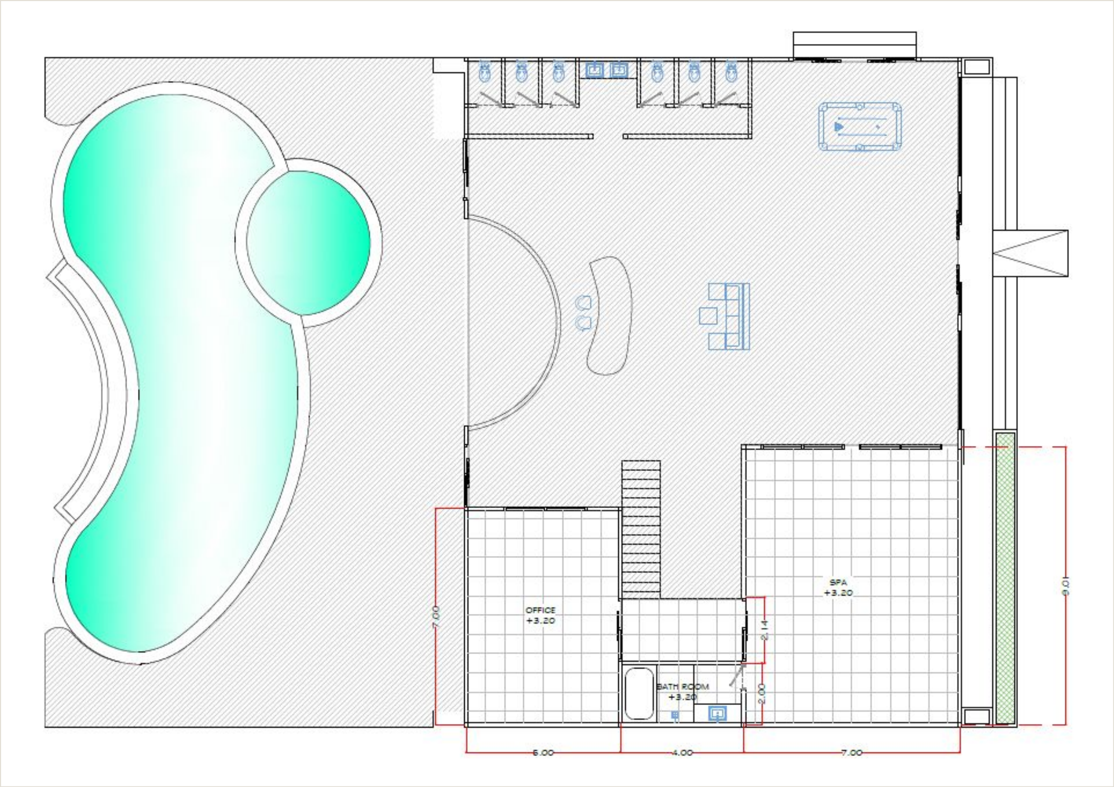
Two-storey club house — external views · artist's impression

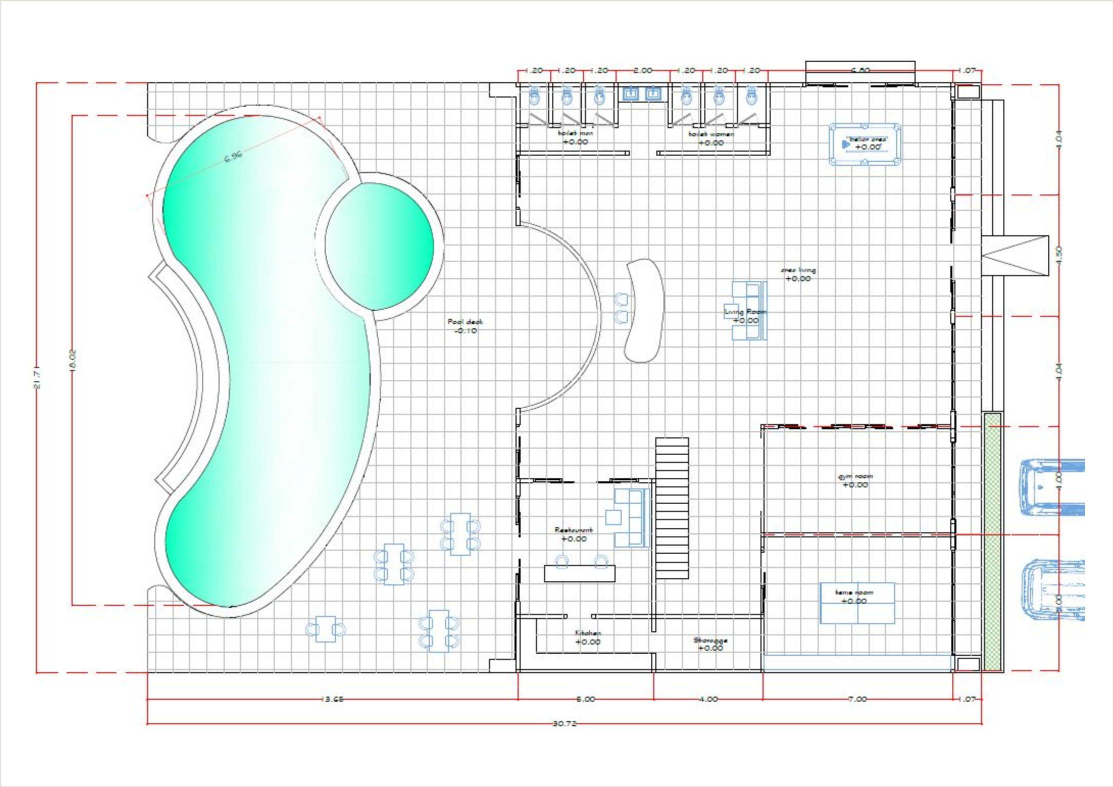
FREE USE OF THE CLUB HOUSE — OWNERS AND THEIR GUESTS

- Café
- Gym
- Ice bath / cold plunge
- Billiard lounge
- Indoor playground
- Basketball court
- Yoga & class studio
- Public swimming pool
- Sauna
- Spa treatment rooms
- Coin-operated laundry
- Tennis court
- Meditation corner
- Garden, terraces & firepit

Facilities of this standard lift nightly rates, lengthen stays and strengthen reviews — direct drivers of your ROI. Owners and their guests use the club house free of charge (except Café & Spa); the estate charges each villa Rp 5 mn per month towards club operations and maintenance, and that charge is already deducted in every projection in this deck.

Club House — Level 1 & Level 2 Floor Plans





LEVEL 1 — living room, restaurant, gym, billiard area & pool deck

LEVEL 2 — spa rooms, activities venue, management office & bathroom

The upper level adds spa treatment rooms, an activities venue for yoga and events, and the on-site management office — wellness on site, and an PT Armella Management Indonesia team always present.

What You Own — Clear, Simple, Secure

ASSET TYPE	UNIT A — A-FRAME	UNIT B — MODERN MEDITERRANEAN
Price per unit (turn-key)	USD 226,787	USD 252,788
Rupiah equivalent	Rp 4.04 bn	Rp 4.51 bn
Number of units	4 units	6 units
Configuration	Two-storey · 7.5 m × 7.5 m · 2 BR / 2 BA	Single-storey · 12 m × 12 m · 2 BR / 2 BA
Land	± 100 m² with private pool	± 150 m² with private pool
Projected nightly rate	USD 250 per night	USD 280 per night
Operational expenses	28% of gross revenue	28% of gross revenue
Management fee	10% of net revenue + 15% of GOP	10% of net revenue + 15% of GOP
Club operations charge	Rp 5 mn per month	Rp 5 mn per month
Tenure	30-year leasehold, extension negotiable	30-year leasehold, extension negotiable
Operator	PT Armella Management Indonesia	PT Armella Management Indonesia
Owner nights	30 free nights per year — no carry-forward	30 free nights per year — no carry-forward
Club house	Free for the owner and their guests (except rest and café)	Free for the owner and their guests (except rest and café)
Delivery	Turn-key — furnished, pool & landscaping	Turn-key — furnished, pool & landscaping

EXCHANGE RATE Rupiah figures use the Bank Indonesia middle rate of USD 1 = Rp 17,836 (18 August 2026); indicative only — the contract price is in US dollars. 30 years is the single leasehold tenure offered.

HOW THE RETURN IS CALCULATED

An Operator Paid to Grow Revenue and Hold Down Cost

The management fee is deliberately split. Ten per cent (10%) of net revenue rewards filling the villa; fifteen per cent (15%) of gross operating profit rewards running it efficiently. PT Armella Management Indonesia therefore earns more only when the owner earns more — the operator carries the cost base, not just the top line.

01 — GROSS REVENUE

Nights sold × nightly rate — 273.75 nights per year at 75% occupancy

02 — LESS COMMISSION

Blended OTA and booking commission, 15% of gross → net revenue

03 — LESS OPERATIONAL EXPENSES

28% of gross revenue — staffing, housekeeping, utilities, supplies, upkeep

04 — GROSS OPERATING PROFIT

Net revenue less operational expenses — the profit the operator is measured on

05 — LESS MANAGEMENT FEE

10% of net revenue + 15% of GOP, plus Rp 5 mn/month club charge

06 — NET TO OWNER

ROI = net ÷ purchase price · Payback = purchase price ÷ net

STANDING ASSUMPTIONS

Occupancy
75% — conservative for Lovina

Nightly rate
USD 250 · Unit A | USD 280 · Unit B

Booking commission
15% of gross revenue

Operational expenses
28% of gross revenue (OPEX only)

Management fee
10% of net revenue + 15% of GOP

Club operations charge
Rp 5 mn per villa per month

Owner nights
30 free nights, no carry-forward

Tenure & FX
30-year leasehold · USD 1 = Rp 17,836

The 28% covers day-to-day operations only. Capital expenditure and FF&E replacement are funded separately; we recommend owners reserve a further 3% of gross revenue for it (USD 2,053 a year on Unit A), which would put the net cash ROI at 9.7% and 9.9%.

Unit A — A-Frame

PURCHASE PRICE · TURN-KEY

USD 226,787 Rp 4.04 bn

NET CASH ROI

10.6%

of purchase price

ANNUAL NET INCOME

$23,977

after every cost · gross $68,438

MONTHLY NET

$1,998

Rp 35.6 mn per month

PAYBACK PERIOD

9.5 yrs

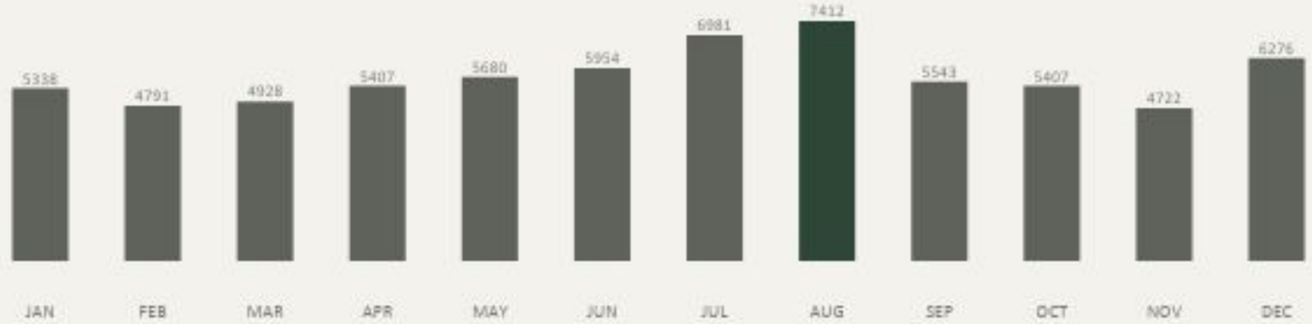
excl. appreciation

MONTHLY GROSS REVENUE

PEAK MONTH

Forecast adjusted to Bali’s tourism seasonality

AUG · $7,412



ANNUAL CASH FLOW

Gross revenue	$68,438
Less commission (15%)	– $10,266
Net revenue	**$58,172**
Less OPEX (28% of gross)	– $19,163
GROSS OPERATING PROFIT	**$39,009**
Less management fee	– $11,669
Less club charge	– $3,364
NET TO OWNER	$23,977

Owner keeps Rp 427.7 mn per year · Rp 35.6 mn per month

Assumptions: 75% occupancy (273.75 nights per year) · nightly rate USD 250 · blended booking commission 15% of gross · operational expenses 28% of gross · management fee 10% of net revenue plus 15% of gross operating profit · club operations and maintenance Rp 5 mn per villa per month · 30 complimentary owner nights absorbed by the 25% vacancy allowance, no carry-forward · CAPEX and FF&E funded separately · 30-year leasehold · USD 1 = Rp 17,836 (Bank Indonesia, 18 Aug 2026).

Unit B — Mediterranean

PURCHASE PRICE · TURN-KEY

USD 252,788 Rp 4.51 bn

NET CASH ROI

10.8%

of purchase price

ANNUAL NET INCOME

$27,258

after every cost · gross $76,650

MONTHLY NET

$2,271

Rp 40.5 mn per month

PAYBACK PERIOD

9.3 yrs

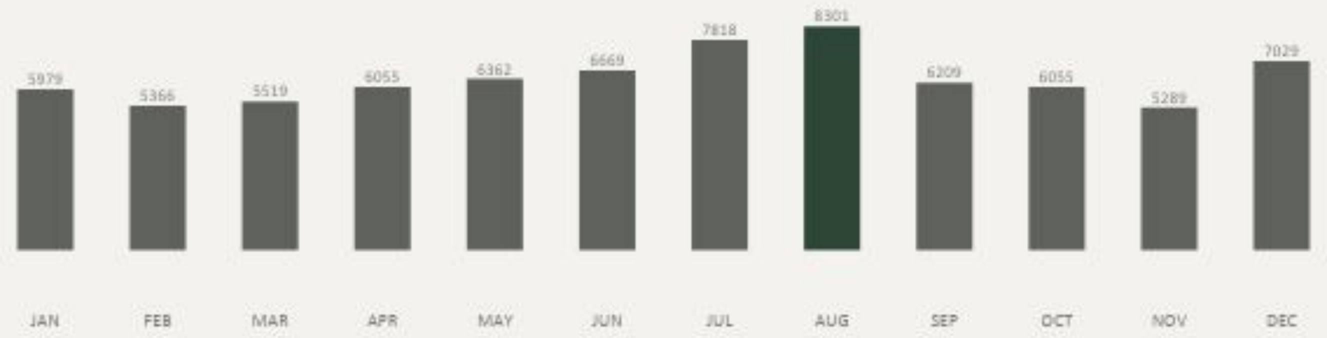
excl. appreciation

MONTHLY GROSS REVENUE

Forecast adjusted to Bali’s tourism seasonality

PEAK MONTH

AUG · $8,301



ANNUAL CASH FLOW

Gross revenue	$76,650
Less commission (15%)	– $11,498
Net revenue	**$65,153**
Less OPEX (28% of gross)	– $21,462
GROSS OPERATING PROFIT	**$43,691**
Less management fee	– $13,069
Less club charge	– $3,364
NET TO OWNER	$27,258

Owner keeps Rp 486.2 mn per year · Rp 40.5 mn per month

Assumptions: 75% occupancy (273.75 nights per year) · nightly rate USD 280 · blended booking commission 15% of gross · operational expenses 28% of gross · management fee 10% of net revenue plus 15% of gross operating profit · club operations and maintenance Rp 5 mn per villa per month · 30 complimentary owner nights absorbed by the 25% vacancy allowance, no carry-forward · CAPEX and FF&E funded separately · 30-year leasehold · USD 1 = Rp 17,836 (Bank Indonesia, 18 Aug 2026).

What Happens If the Villa Runs Fuller — or Emptier

Every projection in this deck uses 75% occupancy. The table below holds the nightly rate and the whole cost structure constant and moves only occupancy, so you can see the floor and the upside. The highlighted column is the case the deck is built on.

Unit A — A-Frame	65% OCC	75% OCC	85% OCC
Nights sold per year	237	274	310
Gross revenue	$59,313	$68,438	$77,563
Gross operating profit	$33,808	$39,009	$44,211
Annual net to owner	$20,331	$23,977	$27,622
Monthly net to owner	$1,694	$1,998	$2,302
Net cash ROI	9.0%	**10.6%**	12.2%
Payback period	11.2 yrs	**9.5 yrs**	8.2 yrs
30-year net income	$609,941	$719,304	$828,667

Unit B — Mediterranean	65% OCC	75% OCC	85% OCC
Nights sold per year	237	274	310
Gross revenue	$66,430	$76,650	$86,870
Gross operating profit	$37,865	$43,691	$49,516
Annual net to owner	$23,175	$27,258	$31,341
Monthly net to owner	$1,931	$2,271	$2,612
Net cash ROI	9.2%	**10.8%**	12.4%
Payback period	10.9 yrs	**9.3 yrs**	8.1 yrs
30-year net income	$695,244	$817,731	$940,217

THE FLOOR AND THE UPSIDE Even at 65% occupancy — a level well below what a managed Lovina villa should achieve — both units still return 9.0% and 9.2% net in cash. At 85% they reach 12.2% and 12.4%. The downside case still comfortably beats an Indonesian time deposit.

Cash Is Only Part of What You Get Back

The ROI figures on the previous pages count cash income alone. An owner of a Dream Catcher Village villa receives three things every year — and holds a leasehold asset in a market with a new international airport arriving in 2028.

01 **RENTAL INCOME** — Net cash after commission, operating expenses, management fee and the club charge — paid monthly.

02 **THIRTY NIGHTS IN YOUR OWN VILLA** — Worth USD 7,500 (Unit A) or USD 8,400 (Unit B) of accommodation a year at the projected rate, at no cost to you.

03 **FREE USE OF THE CLUB HOUSE** — Café, pool, gym, sauna, spa, tennis, basketball and yoga studio — for you and your guests, whenever you stay.

04 **CAPITAL APPRECIATION** — Unpriced in every figure in this deck. North Bali's airport is targeted for 2028; land and completed villas in Lovina still trade far below southern Bali.

Owner-stay value is accommodation you would otherwise pay for, not cash received. It is shown separately for exactly that reason.

UNIT A · A-FRAME

USD 226,787

NET CASH INCOME

$23,977 10.6%

OWNER-STAY VALUE

$7,500 3.3%

TOTAL ANNUAL BENEFIT

13.9%

$31,477 a year in cash and value

30-YEAR NET INCOME

$719,304 3.17×

on a 30-year leasehold, before any capital gain

UNIT B · MEDITERRANEAN

USD 252,788

NET CASH INCOME

$27,258 10.8%

OWNER-STAY VALUE

$8,400 3.3%

TOTAL ANNUAL BENEFIT

14.1%

$35,658 a year in cash and value

30-YEAR NET INCOME

$817,731 3.23×

on a 30-year leasehold, before any capital gain

THE ALTERNATIVES

One Decision, Three Very Different Outcomes

SAME USD 226,787	DREAM CATCHER VILLAGE	BUILD YOUR OWN VILLA	BANK DEPOSIT
Capital required	USD 226,787 — fixed, turn-key	USD 230K – 320K, and climbing	USD 226,787
Income per year	$23,977 net, after every cost	Similar at best — from month 18+	$9,071 – $10,205 interest
Net return per year	10.6% cash, 13.9% with owner stays	≈ 5 – 8% if all goes well	≈ 4.0 – 4.5% p.a.
Payback	± 9.5 yrs	14+ years including build time	None until maturity
Contractor risk	None — one accountable developer	High — abandoned projects, vanishing deposits	None
Permits & government	Handled for you	Months of KKPR, PBG and SLF process	None
Who runs it	PT Armella Management Indonesia	You — or an operator you must find	N/A
Income starts	Month one	Month 18+ — if on schedule	Month one
You can stay there	30 free nights a year + free club house	Yes — once it is finished	No
See it before you buy	Yes — inspect Dream Catcher Villas today	No — it does not exist yet	N/A

Same money. Same island. Only Dream Catcher Village pairs a professionally operated income stream with 30 free owner nights, a finished property you can inspect first, and income from month one. Indicative 2026 Lovina figures: land Rp 125–350 mn per are · mid-range construction Rp 11–13 mn/m² · IDR time deposits ≈ 4.1–4.7% p.a. · USD deposits ≈ 4.0% p.a.

From First Viewing to Monthly Income — One Group

OPERATED BY PT ARMELLA MANAGEMENT INDONESIA (ARMI)

The 28% operational expense allowance covers running your villa; the management fee — 10% of net revenue plus 15% of gross operating profit — is what the operator earns for delivering it.

- Sales, marketing & OTA distribution
- Dynamic pricing and revenue management
- Reservations and guest communication
- Housekeeping, laundry, pool and grounds care
- Procurement and cost control
- Monthly owner reporting via Owner Business Insight

OWNER PRIVILEGES

30 free nights in your own villa every lease year — unused nights cannot be carried forward to the next year.

- Free use of the club house for you and your guests — pool, gym, sauna, tennis, basketball, yoga studio and more
- Owner stays booked through Armella reservations, subject to availability
- Your leasehold interest is transferable and inheritable

YOUR PURCHASE JOURNEY · WWW.DREAMCATCHERVILLAGE.COM

01 **Site visit & inspection** — View the finished A design at Dream Catcher Villas

02 **Reserve your unit** — Select Unit A or Unit B and sign the booking form

03 **Booking fee & deposit** — Booking fee, 30% deposit and letter of intent

04 **Notarised leasehold** — 30-year leasehold executed before a notary

05 **Settlement & handover** — Balance settled, villa handed over turn-key

06 **Operator onboarding** — Listing, pricing and first bookings by PT Armella Management Indonesia

A Whimsical Escape, Made for Dreamers

We sell what we operate — every projection here is built by the team that will run the estate.

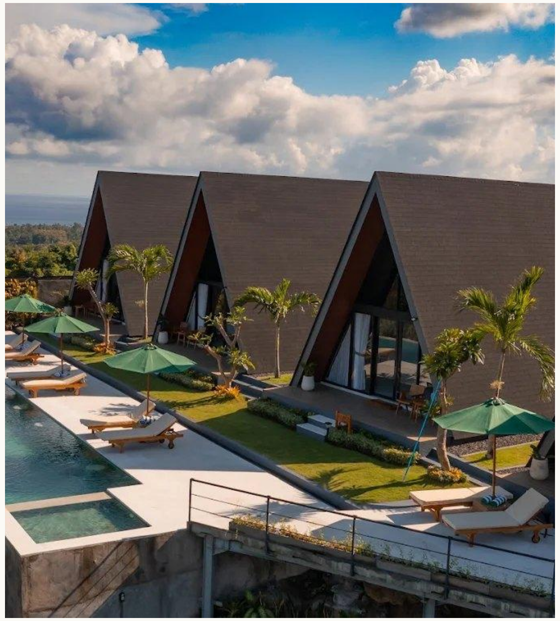
See the Real Thing Before You Buy

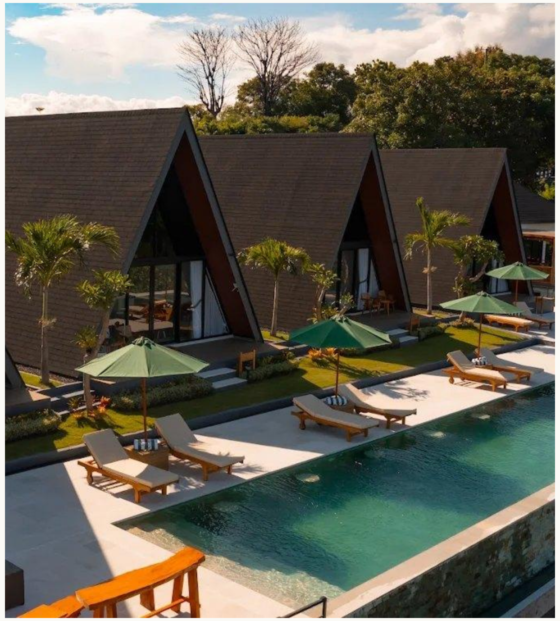
You do not have to buy from a rendering. Dream Catcher Villas — the developer's completed estate in Lovina — is finished, furnished and operating today. Walk through it, sleep in it, inspect the build quality and the finish, and look closely at the A design: the A-Frame you would be buying at Dream Catcher Village is the same architecture, by the same team, to the same specification.

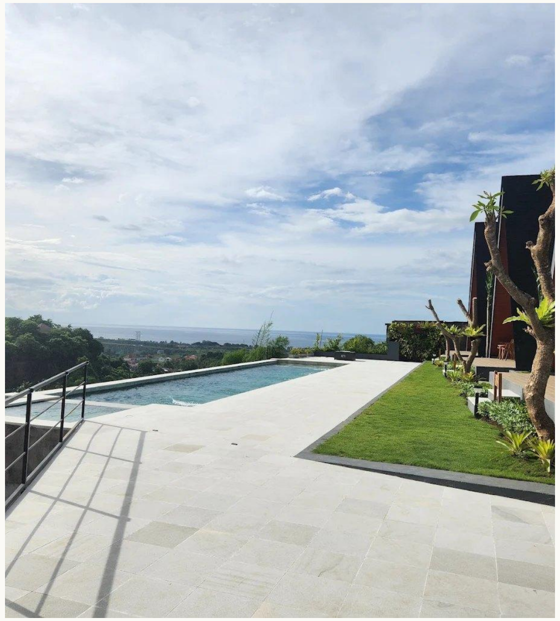
BOOK YOUR INSPECTION

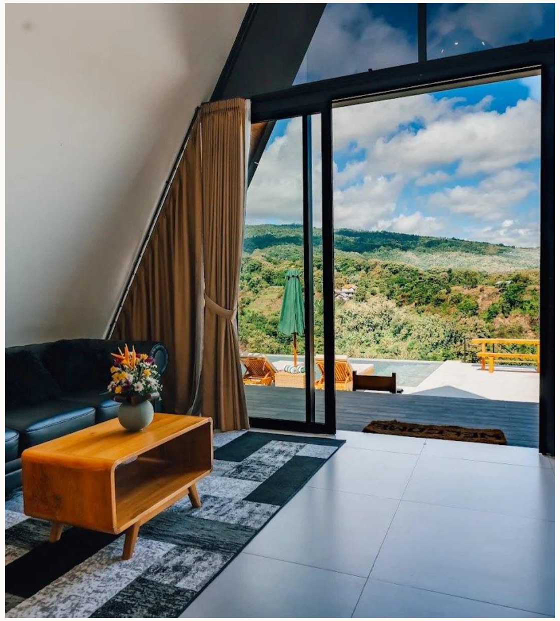
www.dreamcatchervillas.com

Arranged by PT Griya Armella Sejahtera


The A design, built and delivered — inspect it in person


Infinity pool, sun deck & landscaped grounds


Ocean-view pool terrace


Interior finish — the standard you will receive

Same developer · same contractor · same finish standard — PT Kayla Purnama International with PT D'Muara International Group.

ARMELLA™

Three Minutes Inside the Real Thing

▶ CLICK THE FILM TO PLAY · 2 MIN 58 SEC

Filmed at Dream Catcher Villas — the developer's completed estate in Lovina, finished, furnished and operating today. Same developer, same contractor, same finish standard as the A-Frame villas at Dream Catcher Village. What plays on this screen is what you would own.

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One Decision.

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PROPERTY SALES	www.dreamcatchervillage.com
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Prices, availability and the projections in this document are indicative and subject to contract. Rupiah equivalents use USD 1 = Rp 17,836 (Bank Indonesia, 18 August 2026) and will move with the market.