ARMELLA™

INVESTMENT PROPOSAL · AUGUST 2026

# Dream Catcher Village

*A Whimsical Escape, Made for Dreamers*

TEN TWO-BEDROOM PRIVATE POOL VILLAS
LOVINA · NORTH BALI

30-YEAR LEASEHOLD · 10 UNITS ONLY · TURN-KEY

WWW.DREAMCATCHERVILLAGE.COM

*“Where dolphins greet the sunrise,*
*and Bali keeps its calm.”*

LOVINA BEACH · BULELENG · NORTH BALI

THE BOOKLET

# Contents



*A Whimsical Escape, Made for Dreamers*

Sold by PT Griya Armella Sejahtera · Operated by PT Armella Management Indonesia · Developed by PT Kayla Purnama International.

INVESTMENT OVERVIEW

# Own a Lovina pool villa — and let it pay for itself

This is for private investors who want steady cash flow, capital preservation and an 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 sits in 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.

| 10.6–10.8% | 9.5 yrs | 10 |
|---|---|---|
| NET CASH ROI PER YEAR<br>UNIT A / UNIT B | CAPITAL PAYBACK<br>EXCL. APPRECIATION | UNITS IN THE ESTATE<br>4 A-FRAME + 6 MEDITERRANEAN |

WHY IT WORKS

# Six reasons this one is different

- **Turn-key** — furnished, private pool and landscaping included. Nothing left to buy.
- **Operated** — run by PT Armella Management Indonesia, not handed to a stranger.
- **Notarised** — 30-year leasehold, extension negotiable.
- **Owner stays** — 30 complimentary nights in your own villa, every lease year.
- **Club house** — free for every owner and their guests.
- **See it first** — inspect the finished A-Frame at Dream Catcher Villas before you commit.

### WHAT THAT ADDS UP TO

A finished, professionally run villa in a market that is still early — bought at one published price, with income from the first month and no construction risk carried by you.

WHO WE ARE

# Four companies, one accountable chain

Four companies form the Dream Catcher Village ecosystem: a developer who designs, a contractor who builds, a sales company that guides your purchase, and an operator who runs your villa as a hospitality asset. Every stage has a named company behind it.

DEVELOPER

### PT Kayla Purnama International

Designs and delivers the estate, the architecture and the turn-key villas. A Lovina-based developer that builds, sells and manages what it builds, owned and led by its Managing Director, NKay. Its first estate, Dream Catcher Villas, has been built and running since 2025.

CONTRACTOR

### PT Dimuara International Group

Executes construction of the estate and the villas to the approved design and specification.

Site preparation · structural works · villa construction · quality control · build schedule · handover to the developer

PROPERTY SALES

### PT Griya Armella Sejahtera

Your point of contact from first enquiry to leasehold execution.

Enquiries · viewings · reservations · purchase process · leasehold documentation

PROPERTY MANAGEMENT

### PT Armella Management Indonesia

Operates the estate and your villa within the professional management programme.

Sales & OTA distribution · dynamic pricing · reservations · housekeeping and grounds · procurement and cost control · monthly owner reporting

| 01 · DESIGN | 02 · CONSTRUCT | 03 · PURCHASE | 04 · OPERATE |
|---|---|---|---|
| Developer | Contractor | Property sales | Management |

Then it is yours — the villa owner, receiving monthly net income and owner reporting.

**Operator portfolio** — Bukit Ancak Lembongan Resort · Mahadinusa Nusa Lembongan · Sama Villa Amed, East Bali · Nusadir Lembongan Resort (coming soon). **Systems** — 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 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 it 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 the 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 and 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 eight kilometres 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.

- **~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** — real headroom for rental yield and value growth
- **Slow luxury demand** — couples, families and long-stay travellers seeking calm

THE COAST BELOW THE ESTATE

# Sunrise, dolphins, black sand

| 8 km | 2.5–3 hrs | Dolphins |
|---|---|---|
| VOLCANIC BLACK-SAND COASTLINE | FROM DENPASAR INTERNATIONAL AIRPORT | AT SUNRISE, YEAR-ROUND |

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.

### TWO FILMS, FILMED ON SITE

A 28-second film of the coast below the estate, and just under three minutes inside Dream Catcher Villas — the developer's completed estate in Lovina, finished, furnished and operating today. Both are on www.dreamcatchervillage.com.

# Everything a guest comes north for


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

## 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

## WHY IT MATTERS

Guests book a villa for what surrounds it. North Bali gives them a week's worth of reasons to stay — and to come back.

WHY NORTH BALI

# An early-stage market with infrastructure behind it

North Bali offers a rare early 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 stays
- Nature-based and experiential tourism
- Retirement and lifestyle living
- Families and multi-generational groups

## THE NEW NORTH BALI AIRPORT

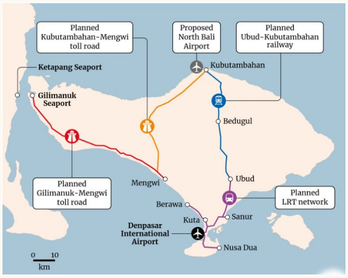
85,000

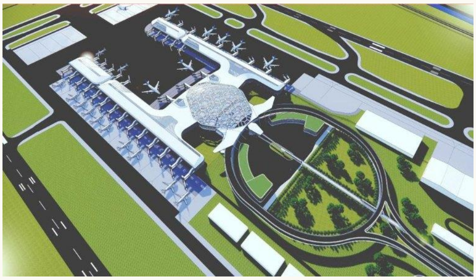
FLIGHTS PER YEAR ONCE FULLY OPERATIONAL

+10 mn

ADDITIONAL VISITORS PROJECTED FOR BALI

Target operation from 2028 — close to the property.



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

## 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".

THE DEVELOPMENT

# Ten villas.
# One private estate.

Dream Catcher Village is a boutique 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.

10

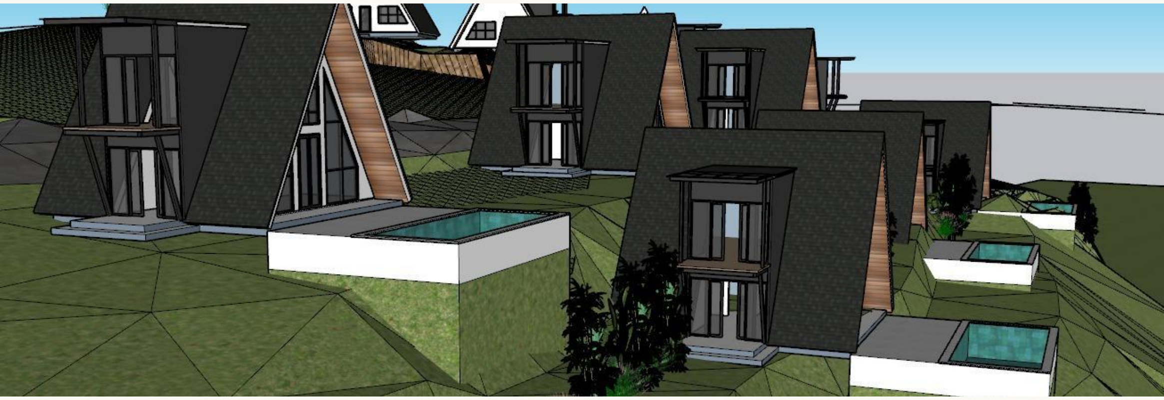
UNITS TOTAL
4 A-FRAME + 6 MEDITERRANEAN

2 BR

PER VILLA, 2 BATHROOMS
+ PRIVATE POOL

1

CLUB HOUSE
FREE FOR OWNERS & GUESTS



Artist's impression — estate massing across the terraced site

*A Whimsical Escape, Made for Dreamers*

BUILT AND OPERATING TODAY

# You do not have to buy from a rendering.

Dream Catcher Villas — the developer's completed estate in Lovina — is finished, furnished and operating. Walk through it, sleep in it, inspect the finish. The A-Frame you would buy at Dream Catcher Village is the same architecture, by the same team, to the same specification.

OVERALL PROJECT LAYOUT

# Master plan — ten villas around a club house


### 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)

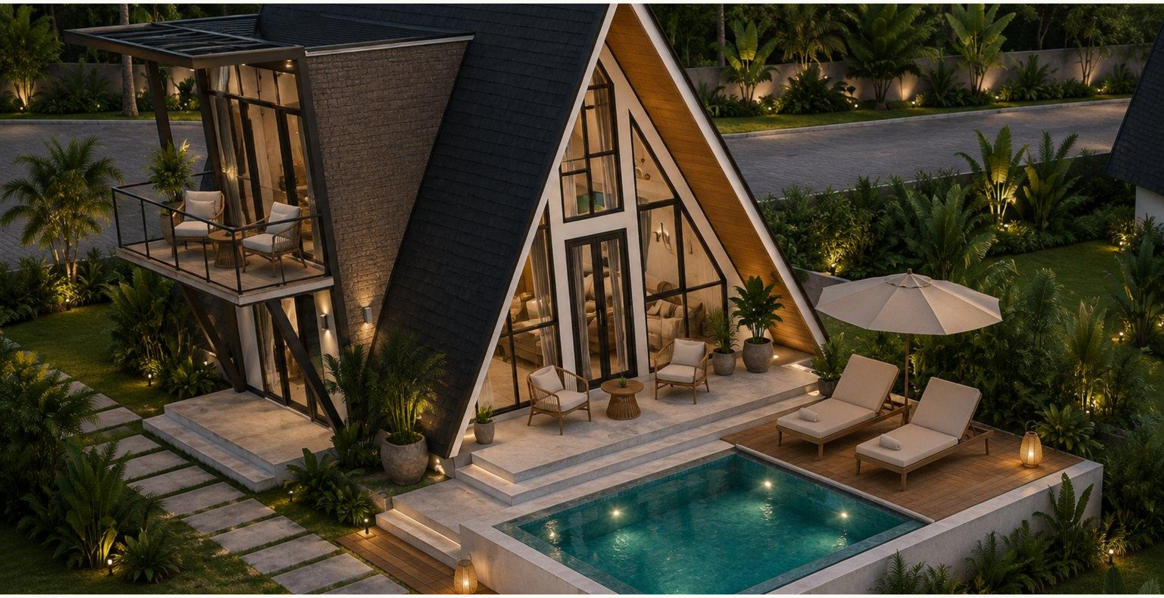
### LANDSCAPING

Stone pathways, courtyards, tropical planting

Each villa sits on its own plot of approximately 100 m$^2$ or 150 m$^2$ 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 · USD 250 projected nightly rate · 10.6% net cash ROI

# What you get inside the A-Frame

- 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

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### 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

The one-bedroom version of this design can be viewed, furnished and finished, at Dream Catcher Villas in Lovina. Footprint 7.50 m × 7.50 m per level; terrace decks additional.

UNIT A · INTERNAL LAYOUT

# Level 1 & Level 2 — layout plan


Footprint 7.50 m × 7.50 m per level · terrace decks additional · drawing not to scale

Two levels, two ways to use the villa: the ground floor lives as an open social space with a guest suite off it, while the whole upper level belongs to the master — bedroom, lounge, bathroom and its own balcony under the A-Frame glazing.

UNIT B · MODERN MEDITERRANEAN · 6 UNITS

# 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 · USD 280 projected nightly rate · 10.8% net cash ROI

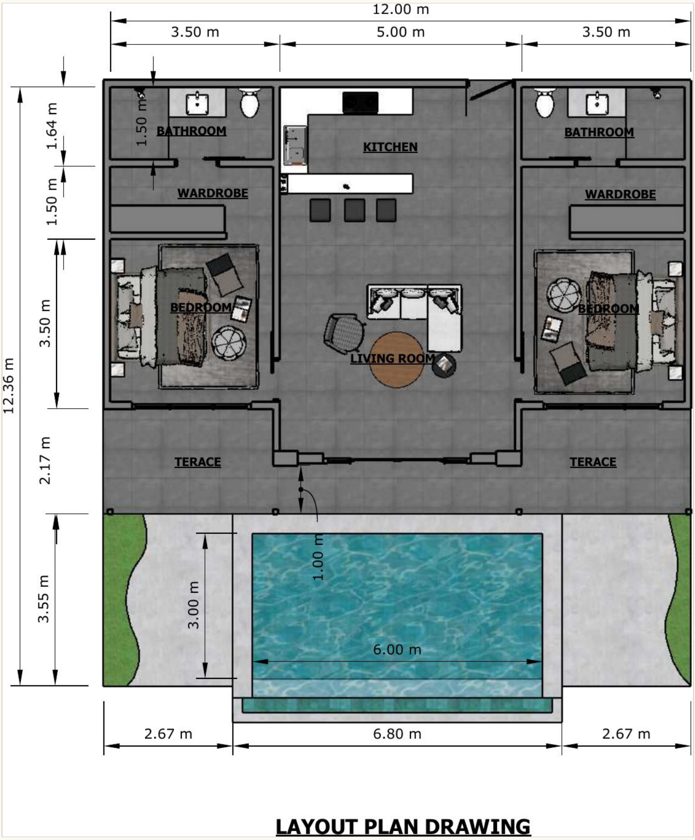
# Single level, no stairs, built for families

- 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

| | |
|---|---|
| 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. Six of the ten villas are this design — the one most often chosen by multi-generational families.

# Single-level layout plan




Building footprint 12.00 m × 12.36 m including terraces · pool 6.00 m × 3.00 m · drawing not to scale

Two equal bedroom wings either side of a central living room, each with its own en-suite and walk-in wardrobe — the layout guests read as “a villa for two couples”, and the one that holds the higher nightly rate.

ESTATE FACILITIES · THE CLUB HOUSE

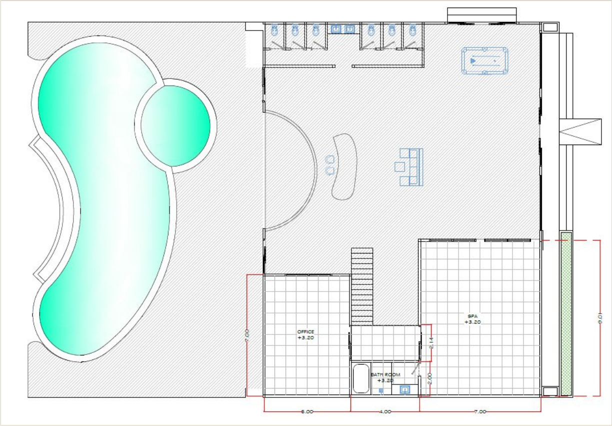
# Free for every villa owner and their guests

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

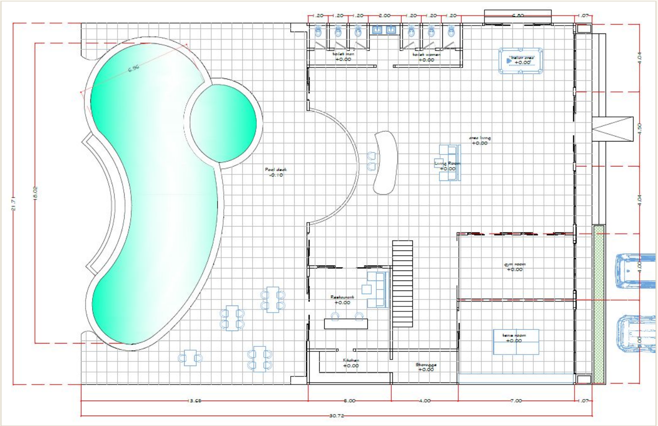
- Café
- Gym
- Ice bath / cold plunge
- Billiard lounge
- Indoor playground
- Basketball court
- Yoga & class studio
- Public swimming pool
- Sauna
- Spa treatment rooms
- Coin-operated laundry
- Tennis court
- Meditation corner
- Garden, terraces & firepit

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 booklet.

# 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 a PT Armella Management Indonesia team always present.

INVESTMENT TERMS · PER VILLA

# What you own — clear, simple, secure

| ASSET TYPE | UNIT A — A-FRAME | UNIT B — 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 × 7.5 m · 2 BR / 2 BA | Single-storey · 12 × 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 owner & guests (except café & spa) | Free for owner & guests (except café & spa) |
| 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. Thirty years is the single leasehold tenure offered.

# An operator paid to grow revenue and hold down cost

The management fee is deliberately split. Ten per cent of net revenue rewards filling the villa; fifteen per cent of gross operating profit rewards running it efficiently. The operator earns more only when the owner earns more — carrying the cost base, not just the top line.

01 **Gross revenue**
Nights sold × nightly rate — 273.75 nights at 75% occupancy

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

03 **Less operational expenses**
28% of gross — staffing, housekeeping, utilities, supplies, upkeep

04 **Gross operating profit**
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 · A \| USD 280 · B |
| Booking commission | 15% of gross |
| Operational expenses | 28% of gross (OPEX only) |
| Management fee | 10% net revenue + 15% GOP |
| Club charge | Rp 5 mn per villa/month |
| Owner nights | 30 free, no carry-forward |
| Tenure & FX | 30 years · 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%.

RETURN ON INVESTMENT · UNIT A · 75% OCCUPANCY

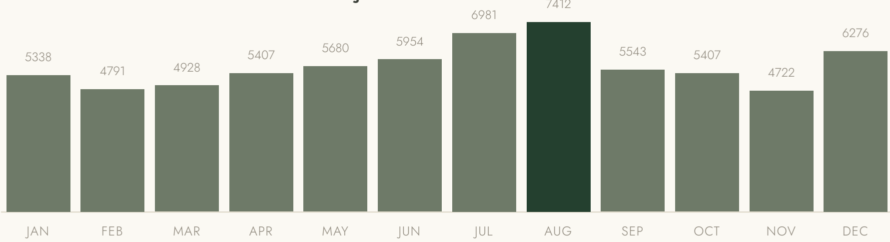
# Unit A — A-Frame

USD 226,787 · Rp 4.04 bn

| NET CASH ROI | ANNUAL NET INCOME |
| --- | --- |
| 10.6% | $23,977 |
| of purchase price | after every cost · gross $68,438 |

| MONTHLY NET | PAYBACK PERIOD |
| --- | --- |
| $1,998 | 9.5 yrs |
| Rp 35.6 mn per month | excl. appreciation |

### MONTHLY GROSS REVENUE — ADJUSTED TO BALI'S SEASONALITY




### 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. 75% occupancy (273.75 nights) · nightly rate USD 250 · 30 owner nights absorbed by the 25% vacancy allowance · CAPEX and FF&E funded separately.

# Unit B — Mediterranean

USD 252,788 · Rp 4.51 bn

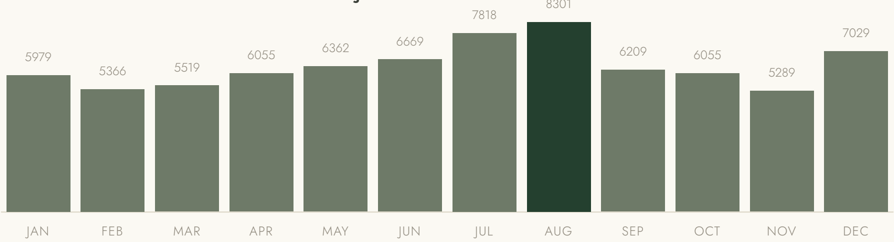
**NET CASH ROI**
10.8%
of purchase price

**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 — ADJUSTED TO BALI'S SEASONALITY




## 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. 75% occupancy (273.75 nights) · nightly rate USD 280 · 30 owner nights absorbed by the 25% vacancy allowance · CAPEX and FF&E funded separately.

SENSITIVITY · OCCUPANCY

# What happens if the villa runs fuller — or emptier

Every projection in this booklet uses 75% occupancy. The tables below hold the nightly rate and the cost structure constant and move only occupancy. The shaded column is the case the booklet 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 — 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 FULL PICTURE

# Cash is only part of what you get back

The ROI figures on the previous pages count cash income alone. An owner 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 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 here. North Bali's airport is targeted for 2028; land and completed villas in Lovina still trade far below southern Bali.

### UNIT A · A-FRAME

| | |
|---|---|
| Net cash income | $23,977 · 10.6% |
| Owner-stay value | $7,500 · 3.3% |
| **Total annual benefit** | **13.9%** |

$719,304

30-year net income · 3.17× before any capital gain

### UNIT B · MEDITERRANEAN

| | |
|---|---|
| Net cash income | $27,258 · 10.8% |
| Owner-stay value | $8,400 · 3.3% |
| **Total annual benefit** | **14.1%** |

$817,731

30-year net income · 3.23× before any capital gain

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

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, lost 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 + 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.

OWNERSHIP & MANAGEMENT

# From first viewing to monthly income — one group

**OPERATED BY PT ARMELLA MANAGEMENT INDONESIA**

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.

### WHAT THE OPERATOR DOES

- Sales, marketing & OTA distribution
- Dynamic pricing and revenue management
- Reservations and guest communication
- Housekeeping, laundry, pool and grounds
- 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
- Free use of the club house for you and your guests
- Owner stays booked through Armella reservations, subject to availability
- Your leasehold interest is transferable and inheritable

Interior finish at Dream Catcher Villas — the standard you will receive

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

YOUR PURCHASE JOURNEY

# Six steps, one point of contact

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

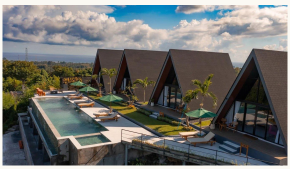
02 **Reserve your unit** — select Unit A or Unit B and sign the booking form

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



Dream Catcher Villas, Lovina — built, delivered and operating. Same developer, same contractor, same finish standard.

BOOK YOUR INSPECTION

Viewings arranged by PT Griya Armella Sejahtera · www.dreamcatchervillas.com


# Ten villas.
# Two designs.
# One decision.

*A Whimsical Escape, Made for Dreamers*

| | |
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