



Introducing — AZORIA

WELLNESS - PADEL - LIVING

## **Bali's First Padel & Wellness Resort** Located in Prime Uluwatu

# 150

*Expertly crafted properties with premium amenities, including, **6 Padel courts**, Uluwatu's biggest gym, **wellness zones**, podcast studio, co-working space, restaurant and **3 beach-inspired pools***

Find. | *Your perfect match in*  
**AZORIA LIVING**

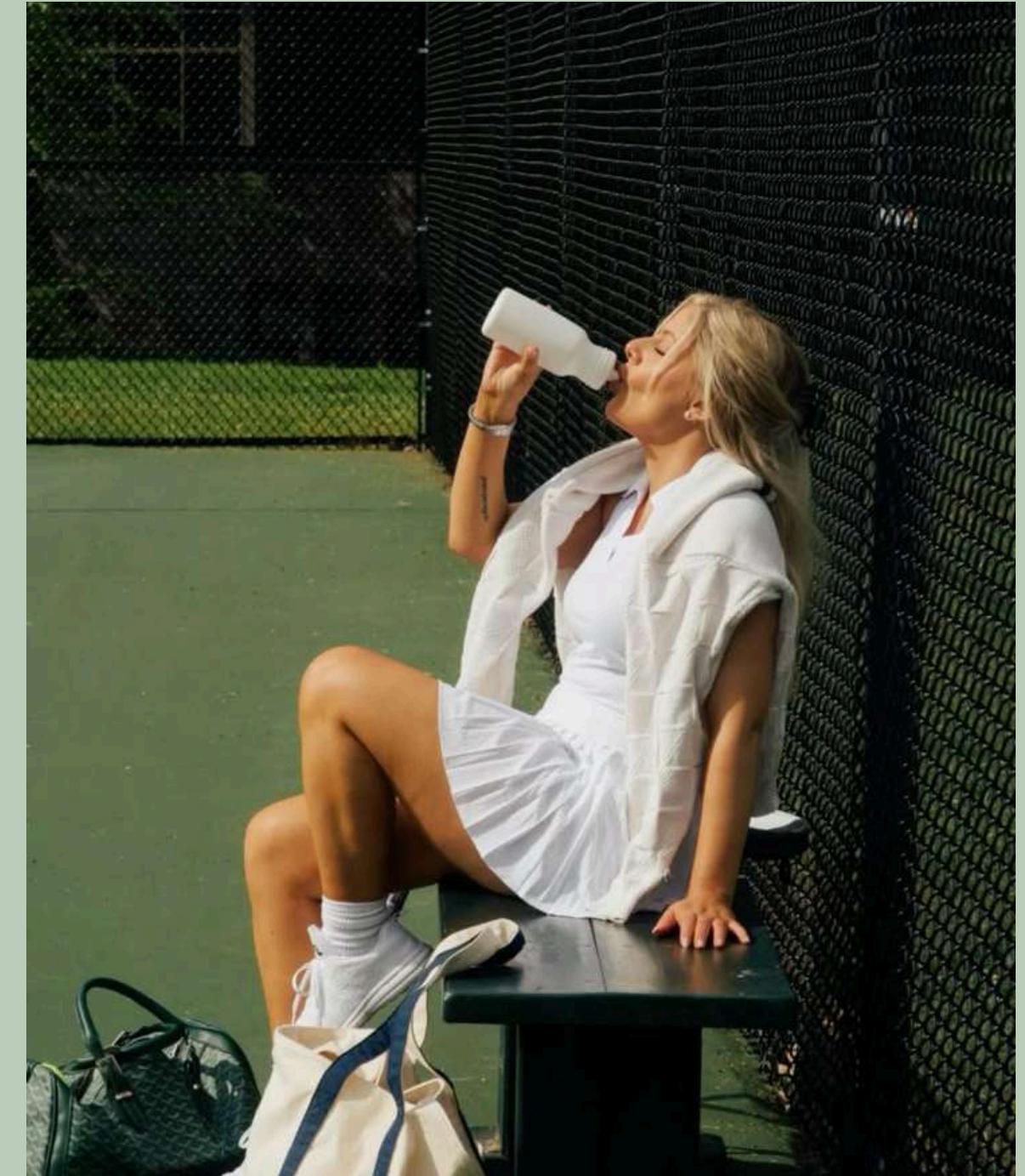
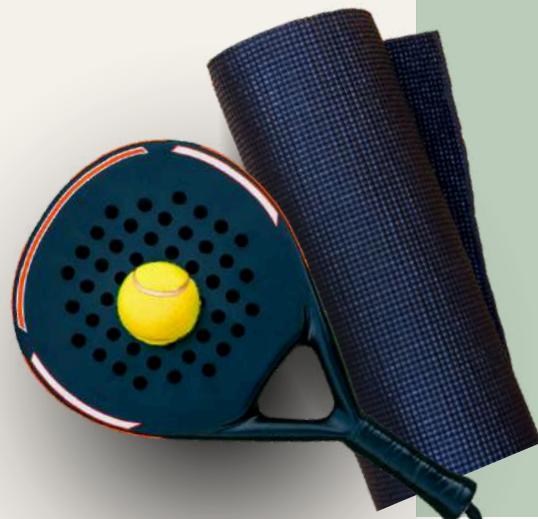
## Investments.

Investments starting from **95,000 \$**

## Annual Return.

Annual returns **12 - 17%**

*\*Azoria Living development number eight by Coco Development Group*



# Property. PORTFOLIO

*Branded Lifestyle Assets  
With Proven Traction*

8

Lifestyle-driven  
developments across Bali

200+

Properties under  
management

400+

Private investors from  
16 countries

15-20%

Avg. return on investment

coco Aura



coco Amazona

coco Boulevard

TheCOCO Lifestyle Resort

coco Hills

coco Azoria





# AZORIA

WELLNESS - PADEL - LIVING



*Why*  
*Uluwatu*

ULUWATU  
TRAVEL GUIDE



# 8 Developments. | IN BALI

LE MANSION



COCO LIFESTYLE RESIDENCE



COCO LIFESTYLE RESORT



COCO BOULEVARD



AMAZONA



COCO HILLS



AZORIA LIVING

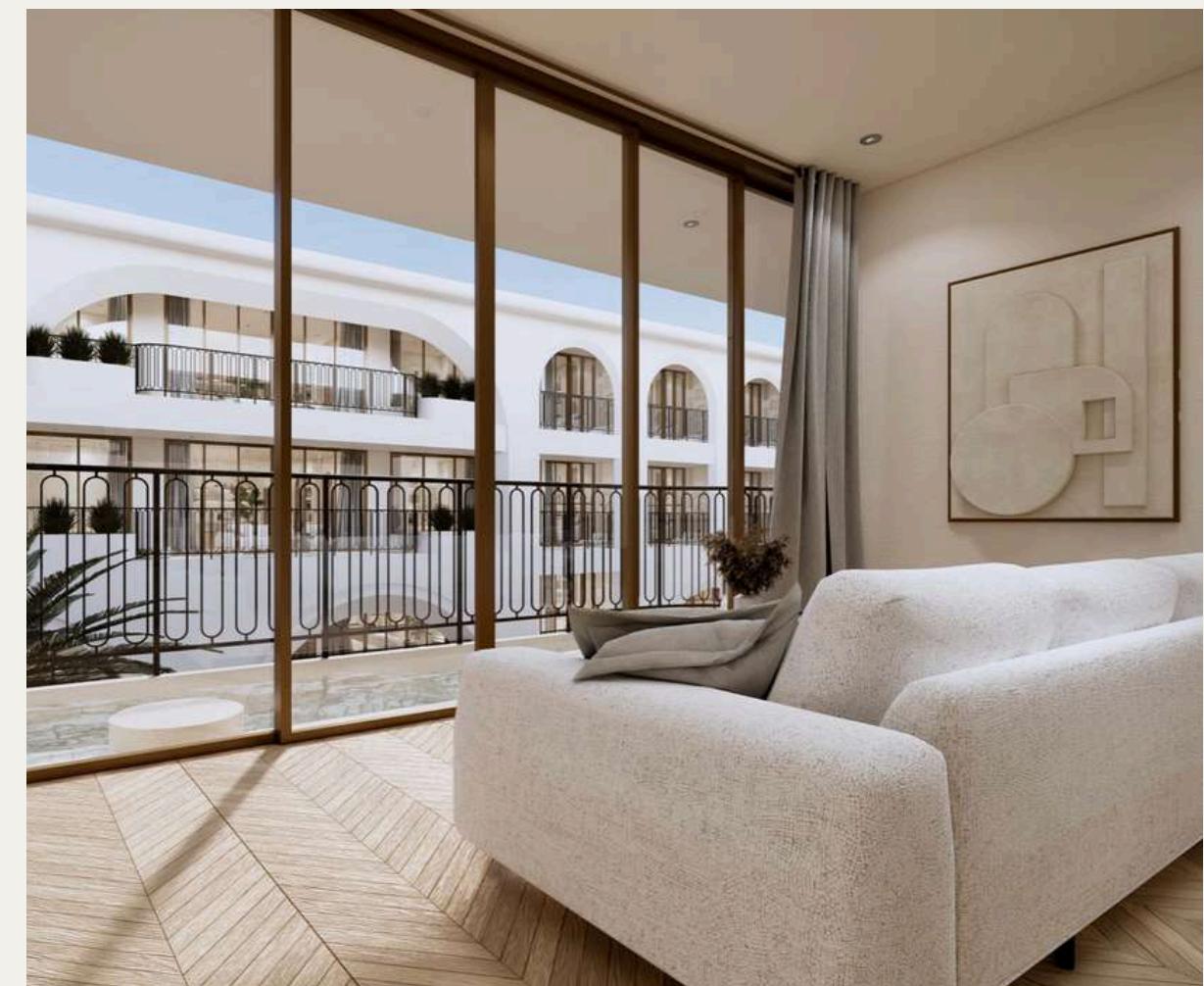
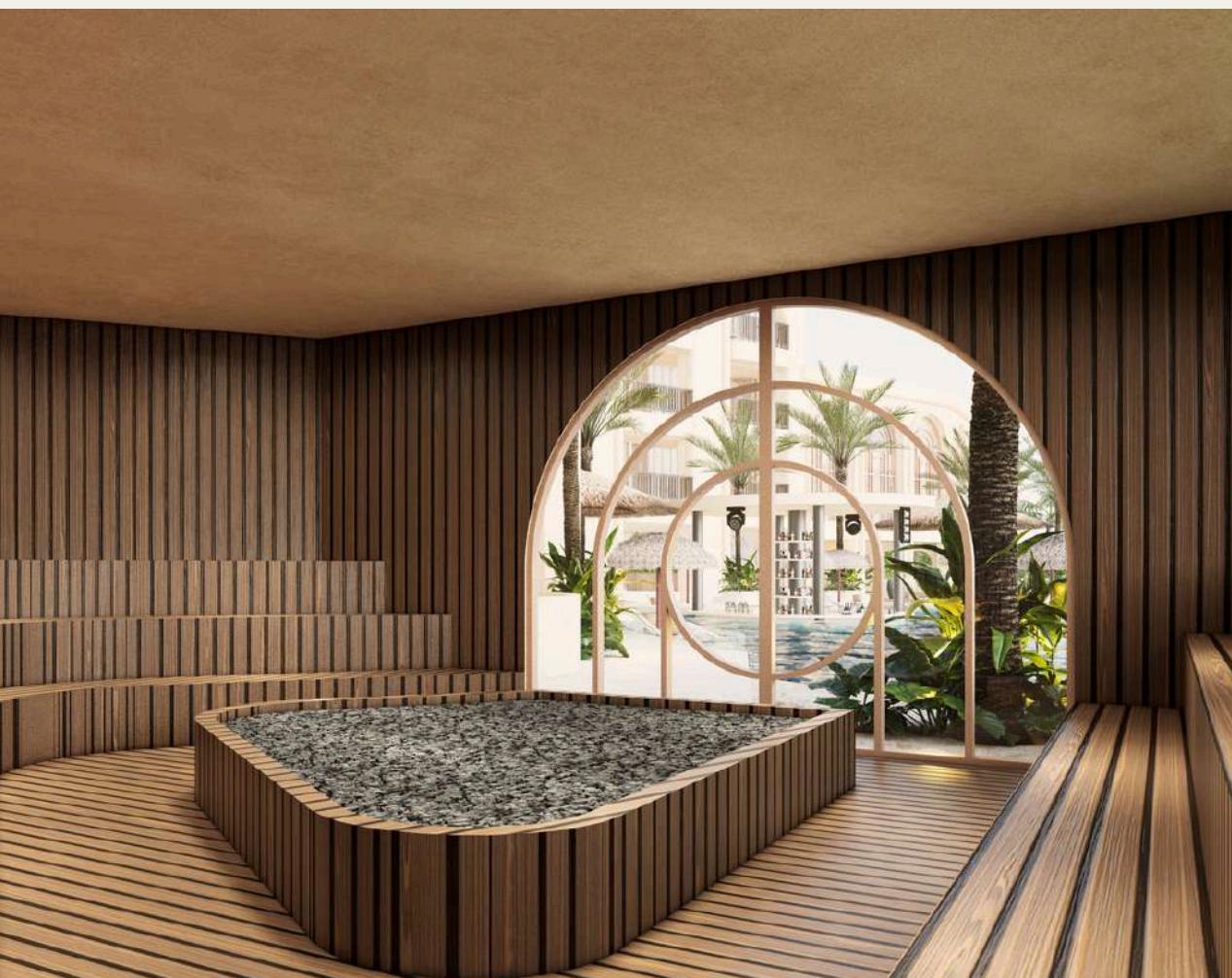


AZORIA  
WELLNESS - PADEL - LIVING

Bali's First Padel & Wellness Resort  
Located in Prime Uluwatu

# AZORIA

WELLNESS - PADEL - LIVING



Join. | *The Wellness Revolution*  
**IN BALI**  
DESIGNED FOR THOSE WHO WANTS IT ALL

Annual. | **ROI**  
*up to* **20%**  
High-profitability  
of rental properties

Investments. | *Starting FROM*  
**\$ 95,000**  
Join the Community  
with **benefits for life**

Pay. | *Exclusive for Azoria Living*  
**20%**  
Of the property, from rental  
income or **resell profit**

# AZORIA

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# AZORIA

WELLNESS - PADEL - LIVING





# AZORIA

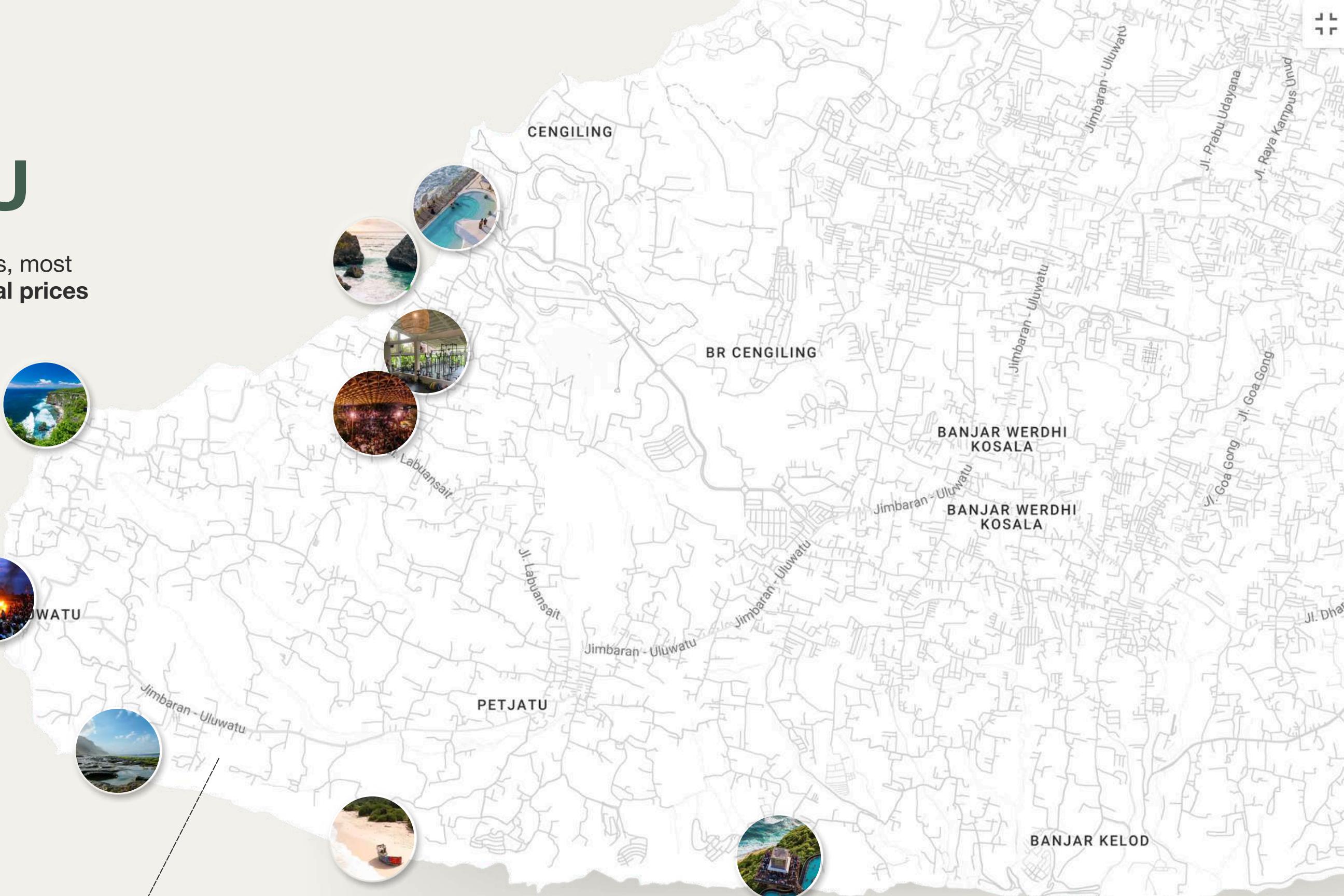
WELLNESS - PADEL - LIVING

# LOCATED IN PRIME ULUWATU

Located just 3 minutes from Nunggalan beach in Bali's, most sought-after area, **Uluwatu**, offering the **highest rental prices** and the **three most instagrammed beaches** in Bali.

[Click to See on map](#)

	<b>El Kabron</b>	14 Min
	<b>Bingin Beach</b>	9 Min
	<b>Uluwatu Beach</b>	14 Min
	<b>Uluwatu Temple</b>	13 Min
	<b>Hatch Uluwatu</b>	5 Min
	<b>Nyang-Nyang Beach</b>	5 Min
	<b>Savaya</b>	13 Min
	<b>Nunggalan Beach</b>	3 Min
	<b>Bamboo Fitness</b>	7 Min
	<b>Ngurah Rai Airport</b>	45 Min



**AZORIA**  
WELLNESS - PADEL - LIVING

Uluwatu, **Bali's best location for short-term rental**, offering  
the **highest rental prices in the land of Bali**.



# AZORIA IMPERIO

# \$ 325,000

*Pay 20% from rental income or resell profit*



120 sqm.



3 Bedrooms



Private Pool



Kitchen



1 Living Room



30 years lease

*\*The prices are final, VAT 11% included in the price of the units.*

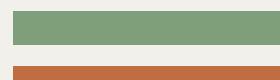
## Floorplan



**AZORIA**  
WELLNESS - PADEL - LIVING

*designed.* | *for those  
who want it all*

# AZORIA IMPERIO



AZORIA IMPERIO  
FULL CATALOG



Uluwatu - Nunggalan beach | Bali

COCO



Wellness Padel Living

designed. | *for those  
who want it all*

Uluwatu - Nunggalan beach | Bali

# AZORIA HORIZONTE

# \$ 245,000

*Pay 20% from **rental income or resell profit***



80 sqm.



2 Bedrooms



Private Pool



Kitchen



1 Living Room



30 years lease

*\*The prices are final, VAT 11% included in the price of the units.*

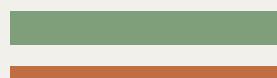
## Floorplan



AZORIA  
WELLNESS - PADEL - LIVING

*designed.* | *for those  
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# AZORIA **HORIZONTE**



**AZORIA HORIZONTE**  
FULL CATALOG



Uluwatu - Nunggalan beach | Bali

**COCO**



**Wellness Padel Living**

# AZORIA SOLEA

# \$ 155,000

*Pay 20% from **rental income or resell profit***



40 sqm.



1 Bedroom



Private Pool



Kitchen



1 Living Room



30 years lease

*\*The prices are final, VAT 11% included in the price of the units.*

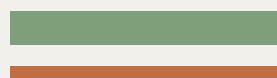
## Floorplan



**AZORIA**  
WELLNESS - PADEL - LIVING

*designed.* | *for those  
who want it all*

# AZORIA **SOLEA**



AZORIA SOLEA  
FULL CATALOG



Uluwatu - Nunggalan beach | Bali

COCO



Wellness Padel Living

## Floorplan

# AZORIA CABANA

# \$ 95,000

*Pay 20% from **rental income** or **resell profit***



28 sqm.



1 Bedroom



Pool Access



Terrace



Work desk



30 years lease

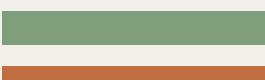
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**AZORIA**  
WELLNESS - PADEL - LIVING

designed. | *for those  
who want it all*

# AZORIA CABANA



AZORIA CABANA  
FULL CATALOG



Uluwatu - Nunggalan beach | Bali

COCO



Wellness Padel Living

SPECIAL OFFER FOR **AZORIA**  
WELLNESS | PADEL | LIVING

**PAY 20%**  
**FROM RENTAL**  
**OR RESALE**  
**PROFIT**

**80**<sup>0%</sup> | of the cost of the apartment before the end of construction.

**20**<sup>0%</sup> | can be paid from the incoming rental fees or resale profit





TYPE	TOTAL APARTMENT PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
<b>CABANA</b>	\$ 95,000	\$ 19,000	\$ 76,000
<b>SOLEA</b>	\$ 155,000	\$ 31,000	\$ 124,000
<b>HORIZONTE</b>	\$ 245,000	\$ 49,000	\$ 196,000
<b>IMPERIO</b>	\$ 325,000	\$ 65,000	\$ 260,000

CABANA  
INVESTMENT PLAN

**Short Term**  
Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 123.500

**Sold when finished**

PROFIT	ROI
\$ 28.500	<b>30</b> %

*Period: 1.5 Year*

**Medium Term**  
Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 132.500

**Rental Profit** | **Resell Profit**

3 Yrs x \$ 16.000  
=\$48.000

**Profit You Make** | **ROI**  
\$ 85,500 | **90** %

*Period: 3-5 Years*

**Long Term**  
Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 0

**Rental Profit** | **Resell Profit**

\$678.945 | -

**Profit You Make** | **ROI**  
\$583.945 | **614** %

*Period: 28 Years*

Follow this link to see **detailed forecast** on **return on Investment numbers**

CABANA  
PAYBACK CALCULATION

\$95,000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISTIC
BREAK EVEN	7 YEARS	6 YEARS	5.2 YEARS
ANNUAL ROI	12.24%	15.06%	16.94%
OCCUPANCY	70%	80%	90%
RENT PER DAY	\$65	\$70	\$70
MONTHLY INCOME FROM RENTAL	\$1,383.96	\$ 1,703.3	\$ 1,916.3
ANNUAL INCOME FROM RENTAL	\$16,607.5	\$20,440	\$22,995
MANAGEMENT FEE + OPERATION COST 30%	\$4,982.25	\$6,132	\$6,898.50
ANNUAL RETURN ON INVESTMENT	\$11,625.25	\$14,308	\$16,097
5 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	\$64,236.84	\$79,060.73	\$88,943.32
28 YEAR ROI (INCLUDED A 5% MARKET INCREASE )	<u>\$678,944.63</u>	<u>\$835,624.15</u>	<u>\$940,077.17</u>



# PAYMENT SCHEDULE

## AZORIA LIVING I APARTMENTS

Our sales process is designed to be seamless and stress-free. To make it even easier for you to join the community, we offer a convenient payment plan that spans over the entire construction process.

**50** %

- Initial payments at the time of  
signing the contract

**30** %

- Twelve months after  
signing the agreement

**20** %

- From rental income  
or resell profit

*\*The prices are final, VAT 11% included in the price of the units.*

**AZORIA**  
WELLNESS | PADEL | LIVING



JOIN THE WELLNESS REVOLUTION IN BALI

**AZORIA**  
WELLNESS | PADEL | LIVING

DESIGNED FOR THOSE **WHO WANT IT ALL**

## PROJECT **TIMELINE**



*\*Prices increases 10% every six month*

*Development timeline: 18 months, starting September, 2025*

# TAILOR MADE MANAGEMENT

## COCO x BALINEST



**RASMUS HOLST**

Founder & CEO  
COCO DEVELOPMENT  
GROUP



**STEVEN**

Head of Management



**NIA**

Head of Operations



**MARY**

Head of Costumer Service



**AUGUS**

Art Director



**NANI**

Head of COCO Community



**VANDER**

Head of Content

## 9 YEARS OF EXPERIENCE

### 2024 overview

**VILLAS UNDER  
MANAGEMENT**

**REVENUE IN 2024**

**225 Villas**

**5.5 M USD**

### 2025 forecast

**VILLAS UNDER  
MANAGEMENT**

**REVENUE IN 2025**

**350 - 450 Villas**

**7.5 - 9.5 M USD**

Occupancy Forecast of  
**70%-80%**

Annual Rental ROI  
**UP TO 20%**

**30% INCREASE**  
of property resell value on completion



# TAILOR-MADE MANAGEMENT SERVICES

Experience the convenience and benefits of your hassle-free property management services. We offer professional property management solutions, taking care of all the details while you reap the rewards of owning a sound investment property. Whether you're seeking a private residence, a property with high returns on investment, or a mix of both. the choice is yours. Our services, are tailored to meet your specific needs and intentions for the future of your property.

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Occupancy Forecast of  
**70%-80%**

Annual Returns  
**UP TO 20%**

**30% INCREASE**  
*of property resell value by completion*

**AZORIA**  
WELLNESS - PADEL - LIVING

LIFESTYLE | REAL ESTATE | HOSPITALITY

# WHY INVESTORS CHOOSE COCO DEVELOPMENT GROUP?

## 1 In-House Management Team

Our dedicated property management team handles every aspect of your investment - from guest relations and maintenance to marketing and operations. Experience true passive income with professional oversight.

## 2 Integrated Lifestyle Brand

We don't just manage properties - we create lifestyle destinations. Our strong brand presence and curated guest experiences ensure higher occupancy rates and premium pricing for your investment.

## 3 Fast Payment System

Receive your net profits in your preferred currency with our streamlined quarterly payment system. Transparent reporting and reliable transfers directly to your account.

## 4 Tax Optimization & Compliance

COCO Development Group accounting team handles all tax matters, ensuring full compliance while maximizing your returns. Focus on growing your portfolio while we manage the complexities.

## 5 High Liquidity

We choose the best locations in Bali and don't just build villas, but create destinations, conceptual complexes with residential and growth. Based on our experience, we can predict an increase in property values by 25% after the construction is completed.

## 6 Fast Payback

Premium locations in Bali featuring resort-style amenities, wellness facilities, and lifestyle services that command top rental rates and attract discerning guests. Strategic positioning in high-demand areas ensures consistent occupancy and accelerated payback within 5-7 years.

LIFESTYLE | REAL ESTATE | HOSPITALITY

# The Materials

# A

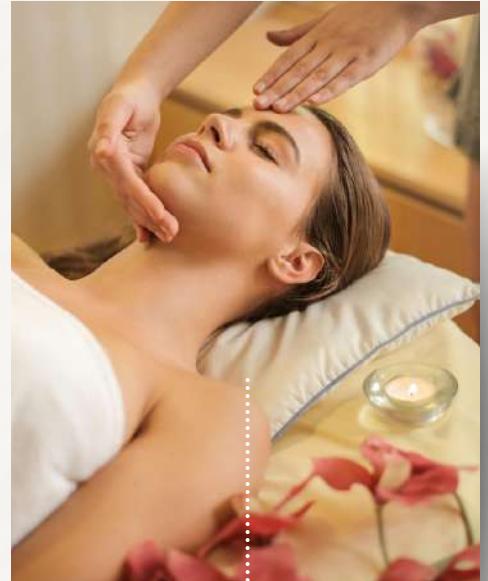
ADVENTURE



AZORIA embodies the perfect **balance** between **thrill** and **tranquility**, offering padel courts and wellness facilities for the adventurous spirit.

# Z

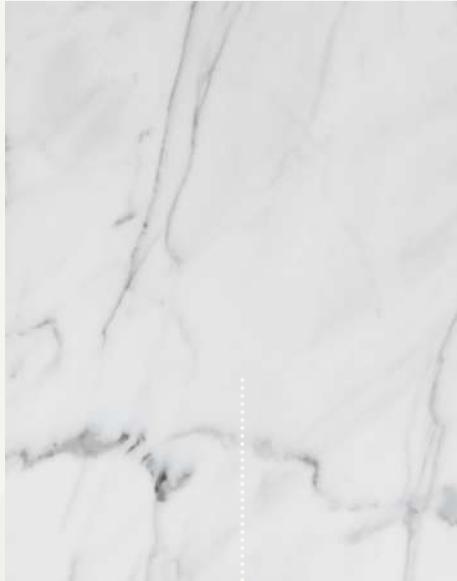
ZEN



ZEN principles guide our **mindful design** approach, creating spaces that promote meditation, wellness, and inner peace.

# O

OPULENCE



OPULENT finishes and **premium materials throughout** ensure every residence reflects sophisticated luxury and timeless elegance.

# R

RESORT



RESORT-style amenities and **world-class facilities** create a vacation lifestyle every day of the year.

# I

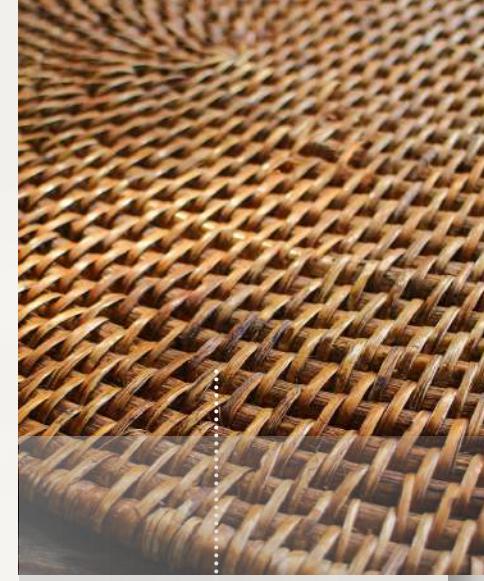
INNOVATION



INNOVATIVE technology and **sustainable building practices** merge to create the future of tropical living.

# A

AUTHENTIC



AUTHENTIC Balinese culture and **local craftsmanship** blend seamlessly with contemporary design elements.

# GET TO KNOW THE FOUNDER OF COCO

The founder of Coco Development Group is a **Danish developer, investor, and serial entrepreneur**. Rasmus started his entrepreneurial career as an **12-year-old**, selling **high-end designer clothing second-hand** generating a **one million turnover, within a timespan of a year**.

Ever since **Rasmus has consulted nearly 2000 companies** with Company formation, establishment, international tax optimisation, accounting and investing in the **real estate market of Bali**.

Besides owning **Denmark's fastest growing accounting firm** with the responsibility for **+ 30 employees**, he is also known as an, **business strategist** and the “go-to” individual if an entrepreneur wants to take their business from being local to global.

**Rasmus** currently sits on the board of several growth-stage companies, serving as both **member** and **chairman**. In recent years, he has **traveled extensively around the world** and is now **based in Bali**.

## RASMUS HOLST

Serial Entrepreneur,  
Co-Founder COCO Development Group  
Co-Founder Estate of Bali  
Co-Founder Regnskabshelten.dk



Co-Founder Regnskabshelten.dk  
*Denmark's fastest growing accounting firm with today 35 employees making \$2.5M in turnover.*





# LET'S GET IN TOUCH!

LIFESTYLE | REAL ESTATE | HOSPITALITY

***Coffee's on us if you're in Bali.***

Otherwise, a **Google meet** or a **Zoom call** works too.

To get in touch with our friendly team and discuss the next steps, please contact us on one of the following options below 

*We look forward to hear from you and hopefully, start an amazing journey together.*



**+45 93 80 65 13**



[www.cocodevelopmentgroup.com](http://www.cocodevelopmentgroup.com)



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# COCO

DEVELOPMENT GROUP



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