

AZORIA
LIVING WELLNESS PADEL

Introducing

AZORIA
LIVING WELLNESS PADEL

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

2nd

The second of our Azoria Living chain with expertly crafted properties and premium amenities, including, Azoria Padel Club, cliff-front wellness club, Gym, Podcast studio, co-working space, restaurant and 3 beach-inspired pool areas.

Find.

*Your perfect match in
AZORIA LIVING*

Investments.

Investments starting from **90,000 €**

Annual Return.

Annual returns **12 - 17%**

Azoria Living development number nine by **Coco Development Group*



AZORIA
LIVING WELLNESS PADEL



Property. PORTFOLIO

*Branded Lifestyle Assets
With Proven Traction*

9

Lifestyle-driven
developments across Bali

200+

Properties under
management

400+

Private investors from
16 countries

15-20%

Avg. return on investment



9 Developments. | IN BALI

LE MANSION



COCO LIFESTYLE RESIDENCE



COCO LIFESTYLE RESORT



COCO BOULEVARD



AMAZONA



COCO HILLS



AZORIA LIVING

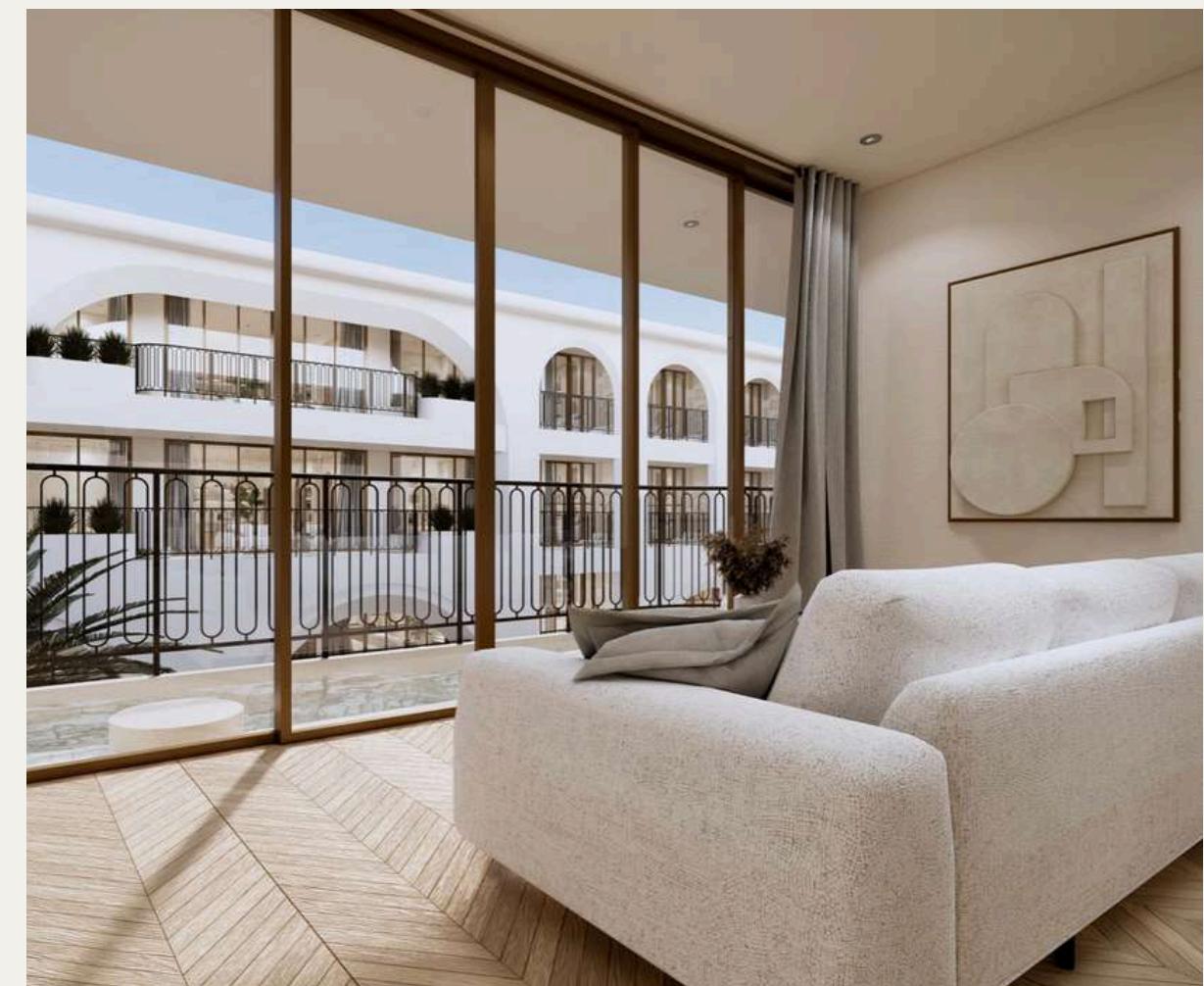
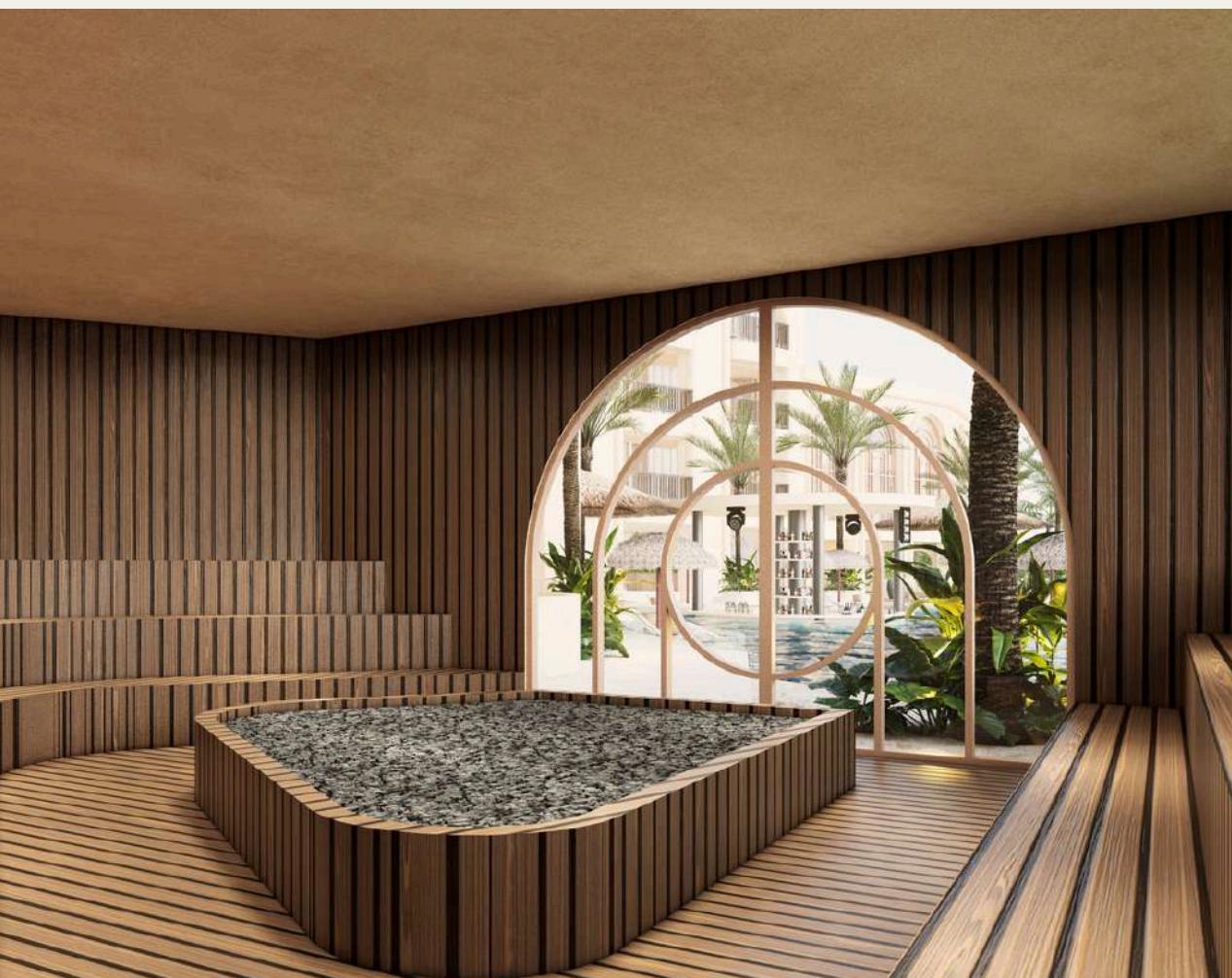


AZORIA
LIVING WELLNESS PADEL

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

AZORIA

LIVING WELLNESS PADEL



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*
€ 90,000
Join the Community
with **benefits for life**

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



MILES. RECHARGE. CONNECT.

AZORIA Fitness Club

*Stronger Strides,
Stronger Connections*

LIVE IN BALANCE. A LIFESTYLE REIMAGINED.

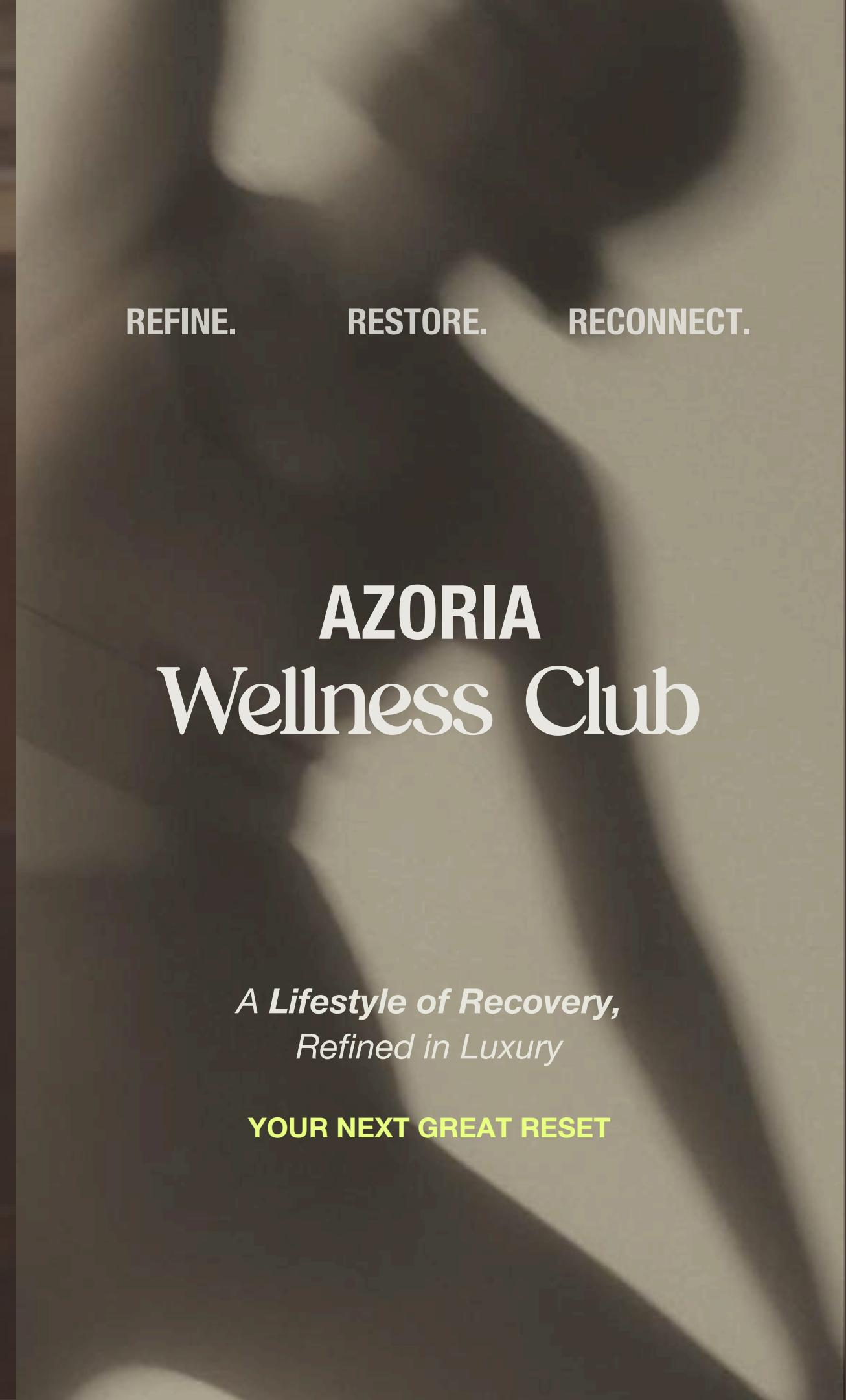


PLAY. SERVE. BELONG.

AZORIA Padel Club

*Serving Connection,
Every Game*

ELEVATE YOUR EVERY MOVE



REFINE. RESTORE. RECONNECT.

AZORIA Wellness Club

*A Lifestyle of Recovery,
Refined in Luxury*

YOUR NEXT GREAT RESET

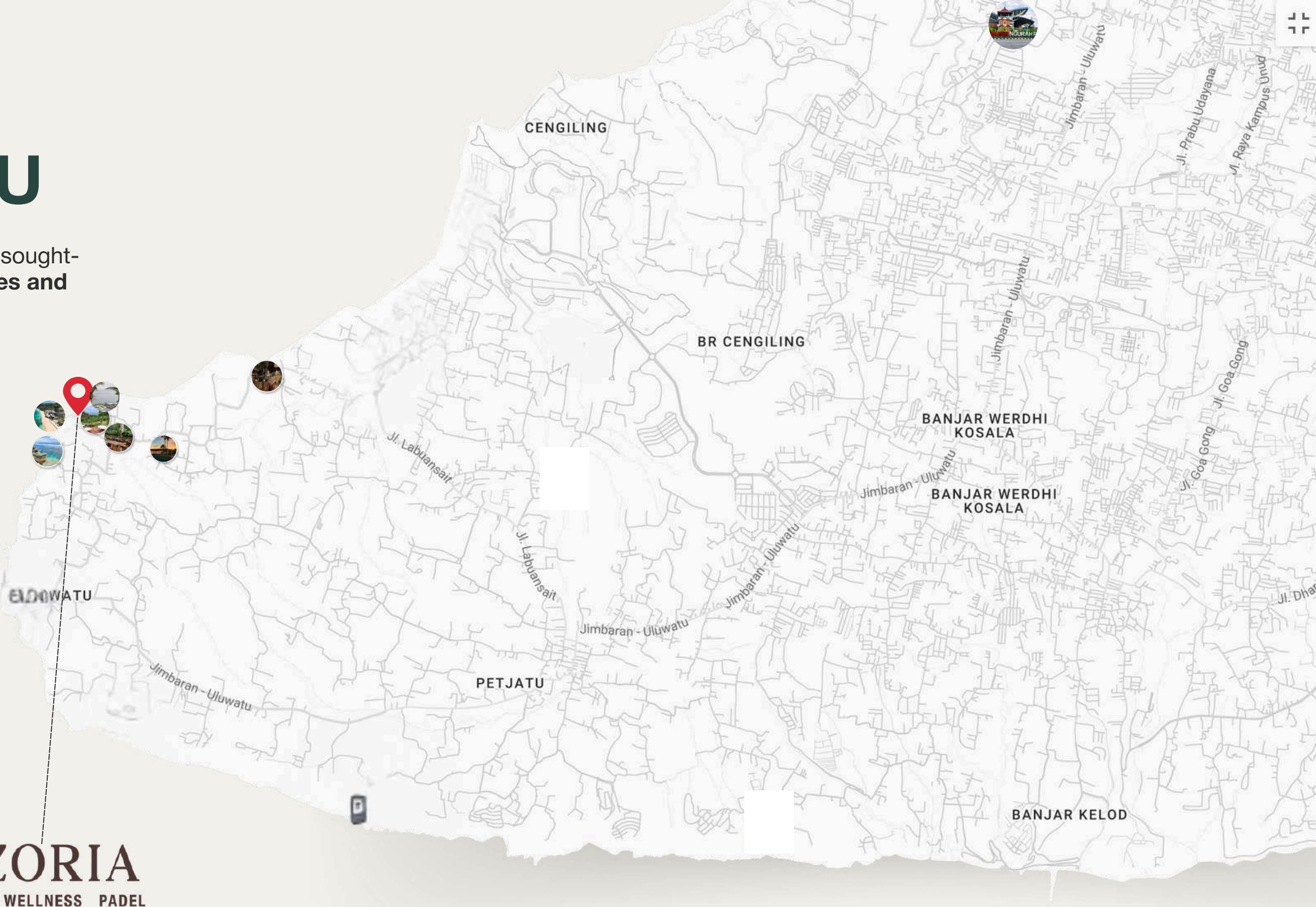
LOCATED IN PRIME ULUWATU

Located on the cliff of Suluban 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](#)

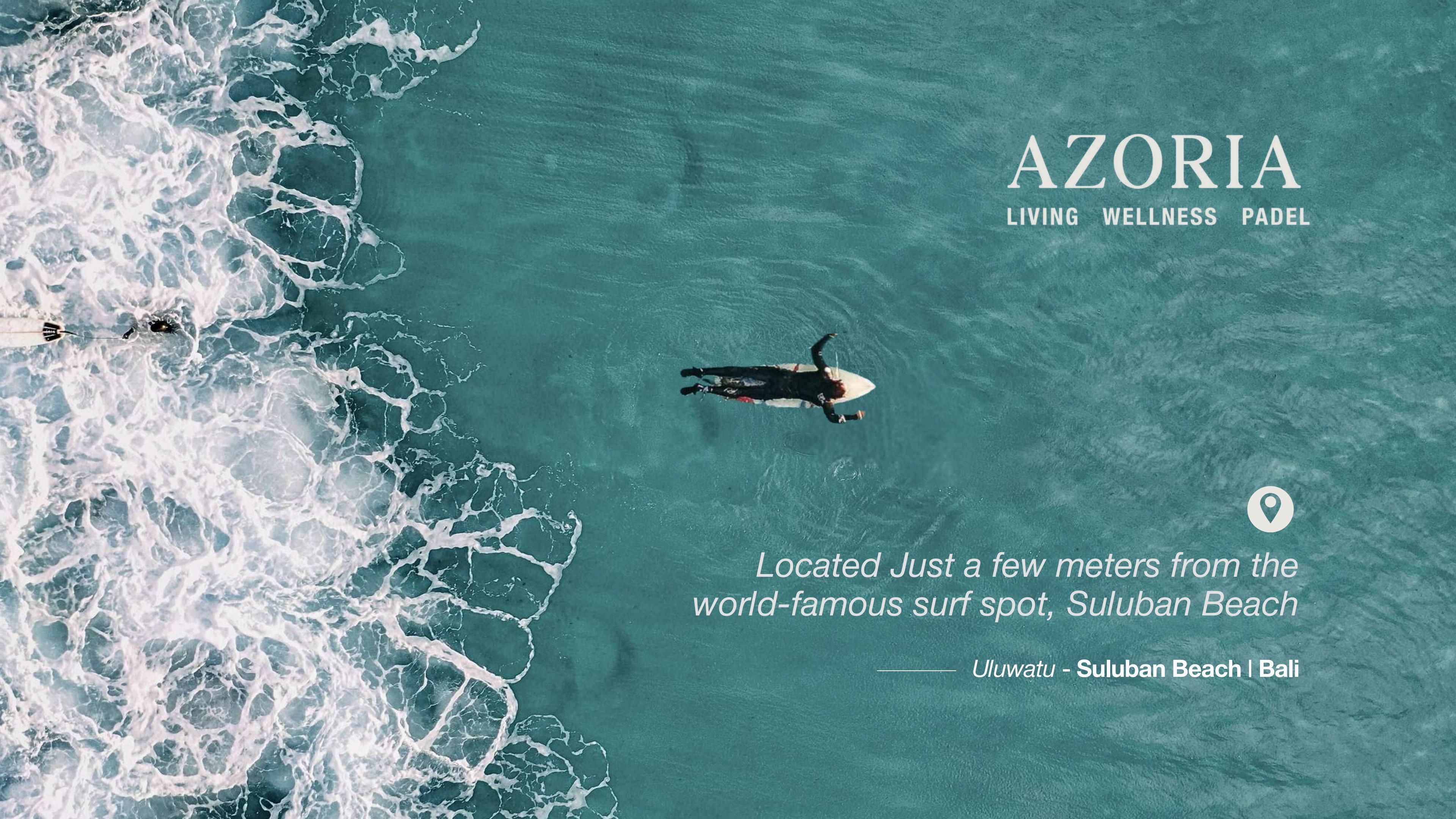
	Suluban Beach	1 Min
	Ulu Cliff house	2 Min
	Single Fin Bali	2 Min
	Teja Uluwatu	2 Min
	MASONRY	2 Min
	TABU	5 Min
	Padang Padang Beach	10 Min
	Ngurah Rai Airport	45 Min

AZORIA
LIVING WELLNESS PADEL



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



A high-angle aerial photograph of a person surfing a wave. The surfer is positioned in the center-right of the frame, facing towards the left. The ocean is a deep teal color, with white, foamy spray from the wave crashing on the left side of the image. The surfer is wearing a dark wetsuit and is lying on a white surfboard. The overall scene conveys a sense of motion and energy.

AZORIA

LIVING WELLNESS PADEL



*Located Just a few meters from the
world-famous surf spot, Suluban Beach*

Uluwatu - Suluban Beach | Bali

AZORIA IMPERIO

€ 305,000

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
LIVING WELLNESS PADEL

designed. | *for those
who wants it all*

AZORIA
IMPERIO

Classic Collection

Uluwatu - Suluban Beach | Bali

COCO



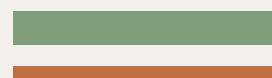
AZORIA IMPERIO
FULL CATALOG



Wellness Padel Living

designed. | *for those
who want it all*

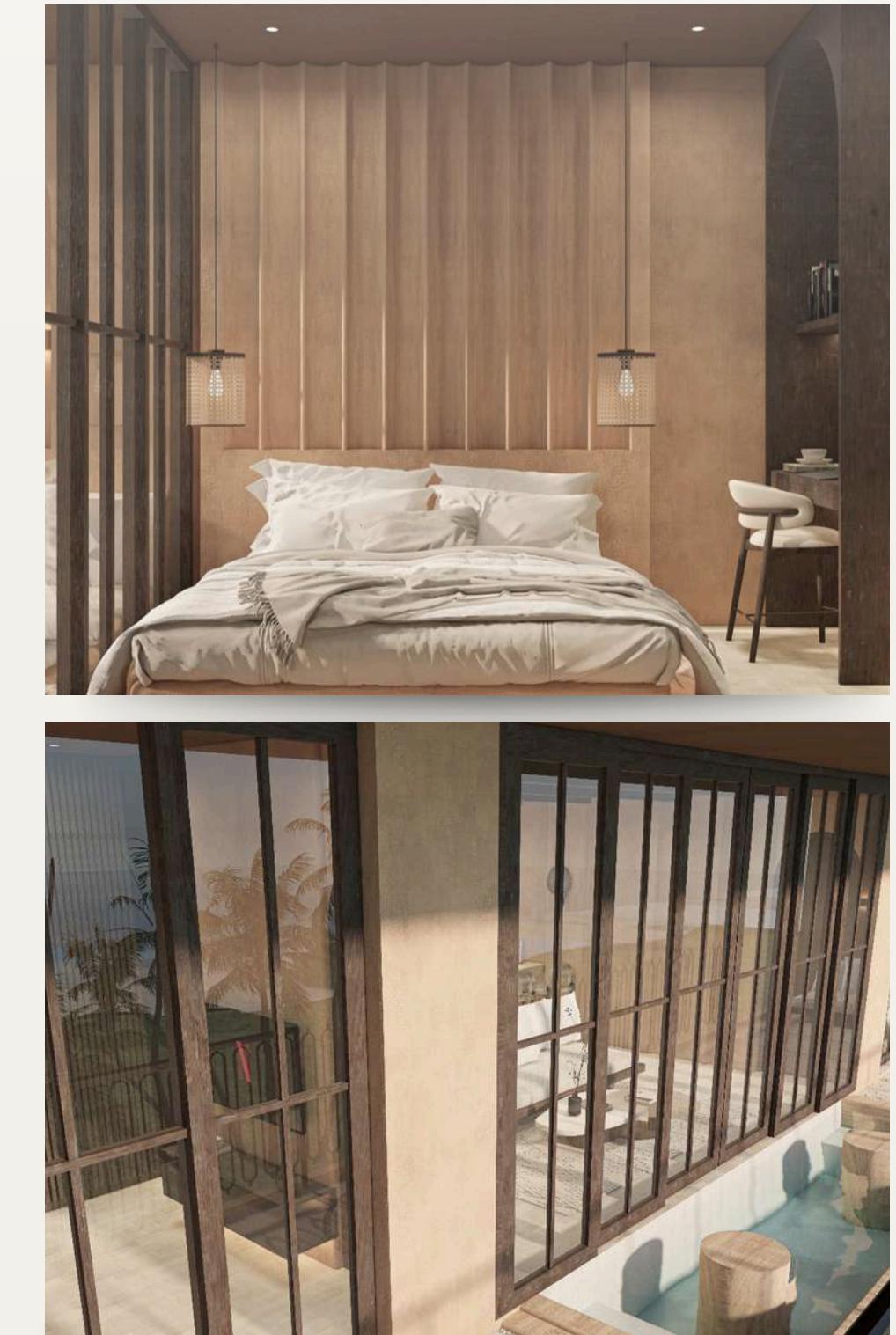
AZORIA
IMPERIO



Terracotta Collection

Uluwatu - Suluban beach | Bali

| COCO



AZORIA IMPERIO
FULL CATALOG



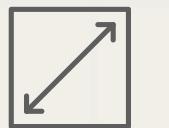
Wellness Padel Living

Floorplan

AZORIA HORIZONTE

€ 230,000

Pay 20% from *rental income or resell profit*



80 sqm.



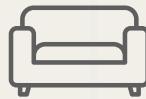
2 Bedrooms



Private Pool



Kitchen



1 Living Room



30 years lease

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



AZORIA
LIVING WELLNESS PADEL

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AZORIA HORIZONTE



AZORIA HORIZONTE
FULL CATALOG



Classic Collection

Uluwatu - Suluban Beach | Bali

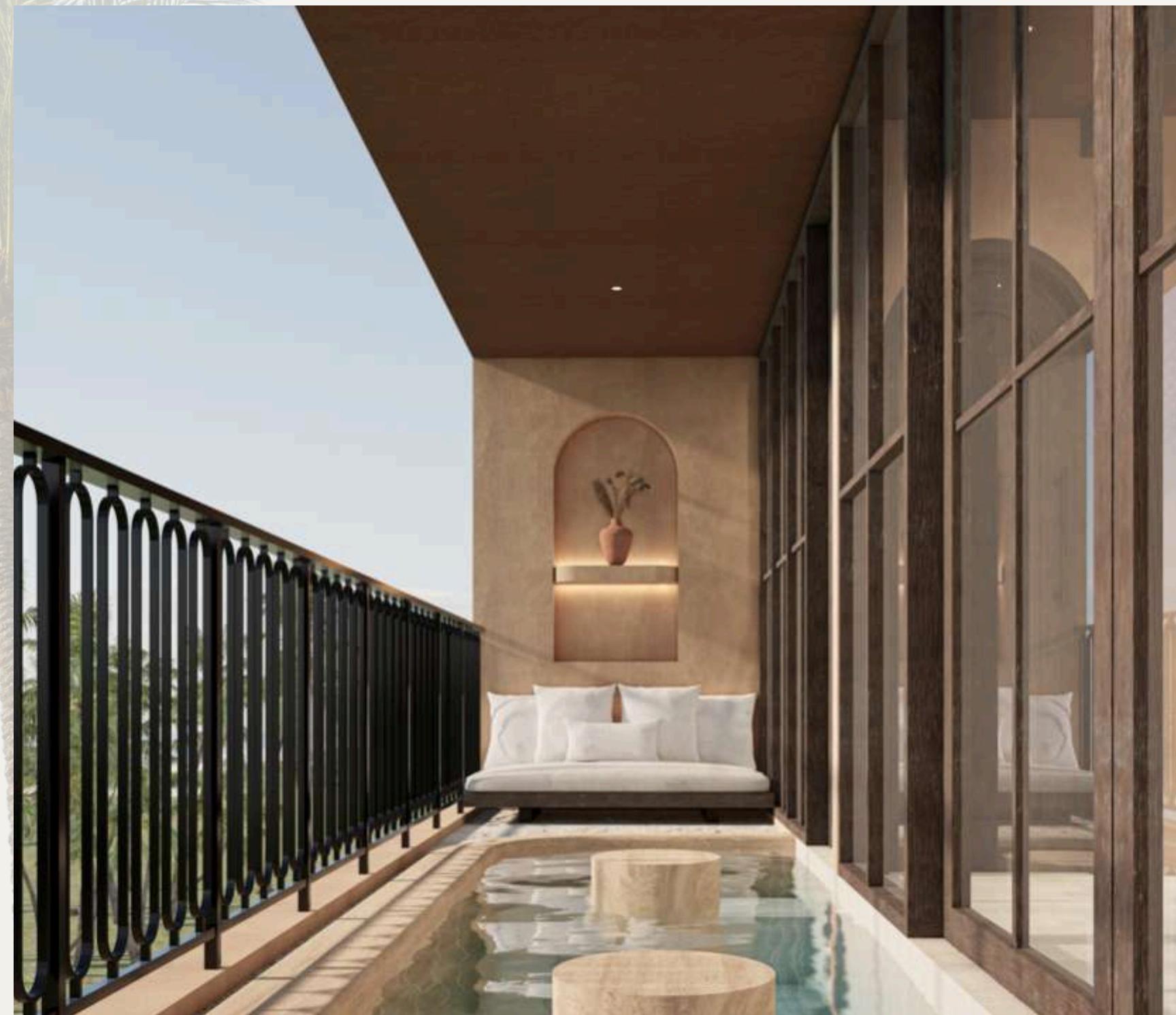
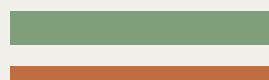
COCO



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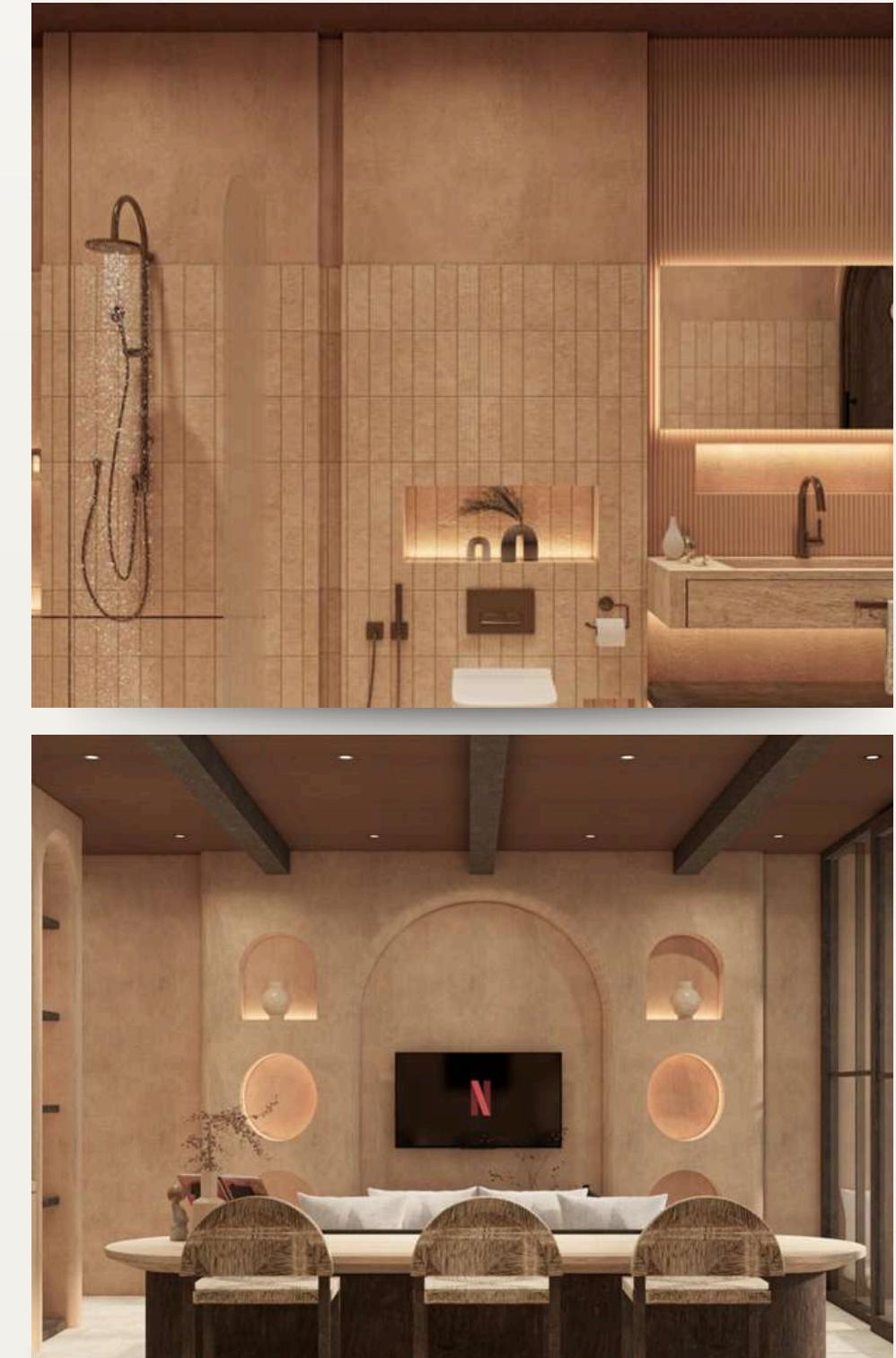
AZORIA
HORIZONTE



Terracotta Collection

Uluwatu | Bali

| COCO



AZORIA HORIZONTE
FULL CATALOG

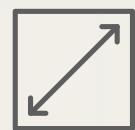


Wellness Padel Living

AZORIA SOLEA

€ 145,000

Pay 20% from *rental income or resell profit*



40 sqm.



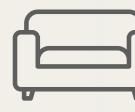
1 Bedroom



Private Pool



Kitchen



1 Living Room



30 years lease

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

Floorplan



AZORIA
LIVING WELLNESS PADEL

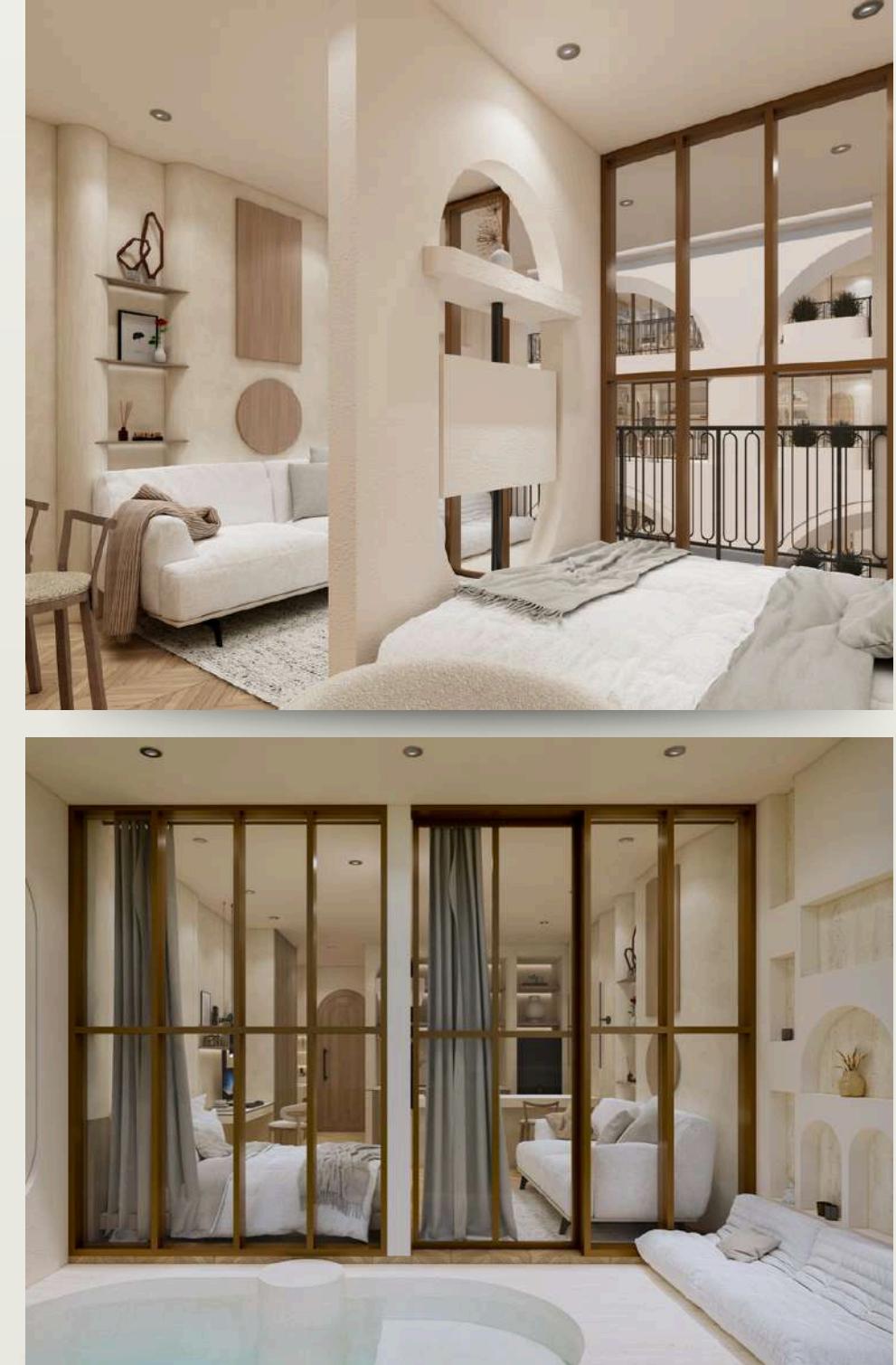
designed. | *for those
who wants it all*

AZORIA
SOLEA

Classic Collection

Uluwatu - Suluban Beach | Bali

COCO



AZORIA SOLEA
FULL CATALOG



Wellness Padel Living

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AZORIA
SOLEA



Terracotta Collection

Uluwatu Suluban Beach | Bali

COCO



AZORIA SOLEA
FULL CATALOG



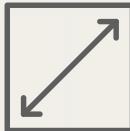
Wellness Padel Living

Floorplan

AZORIA CABANA

€ 90,000

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



28 sqm.



1 Bedroom



Pool Access



Terrace



Work desk



30 years lease

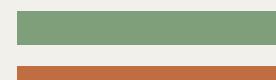
**The prices are final, VAT 11% included in the price of the units.*



AZORIA
LIVING WELLNESS PADEL

designed. | *for those
who want it all*

AZORIA
CABANA



Terracotta Collection

Uluwatu Suluban Beach | Bali

COCO



AZORIA CABANA
FULL CATALOG



Wellness Padel Living

SPECIAL OFFER FOR **AZORIA**
LIVING WELLNESS PADEL

PAY 20%
FROM RENTAL
OR RESALE PROFIT

80%

of the cost of the
apartment before the
end of construction.

20%

can be paid from the
incoming rental fees or
resale profit

LIFESTYLE | REAL ESTATE | HOSPITALITY





TYPE	TOTAL APARTMENT PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
CABANA	€ 90,000	€ 18,000	€ 72,000
SOLEA	€ 145,000	€ 29,000	€ 116,000
HORIZONTE	€ 230,000	€ 46,000	€ 184,000
IMPERIO	€ 305,000	€ 61,000	€ 244,000

CABANA
INVESTMENT PLAN

Short Term
Investment

INVESTMENT	SELL PRICE
€ 90.000	€ 117.000

Sold when finished

PROFIT	ROI
€ 27.000	30%

Period: 1.5 Year

Medium Term
Investment

INVESTMENT	SELL PRICE
€ 90.000	€ 143.080

Rental Profit | Resell Profit

3 Yrs x € 14.308
= € 42.924

Profit You Make
€ 96.004

ROI
106%

Period: 3 Years

Long Term
Investment

INVESTMENT	SELL PRICE
€ 90.000	€ 0

Rental Profit | Resell Profit

€ 835.624

-

Profit You Make
€ 745.624

ROI
829%

Period: 28 Years

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

CABANA
PAYBACK CALCULATION

€ 90,000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISTIC
BREAK EVEN	7 YEARS	6 YEARS	5.2 YEARS
ANNUAL ROI	11.92%	15.90%	17.89%
OCCUPANCY	70%	80%	90%
RENT PER DAY	€60	€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)	€ 678,944.63	€ 835,624.15	€ 940,077.17



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
LIVING WELLNESS PADEL



JOIN THE WELLNESS REVOLUTION IN BALI

AZORIA
LIVING WELLNESS PADEL

DESIGNED FOR THOSE WHO WANT IT
ALL

PROJECT
TIMELINE



**Prices increases 10% every six month*

Development timeline: 18 months, starting January, 2026

TAILOR MADE MANAGEMENT

COCO x BALINEST



RASMUS HOLST

Founder & CEO
COCO DEVELOPMENT
GROUP



STEVEN

Director of BALINEST VILLAS



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.

Occupancy Forecast of
70%-80%

Annual Returns
UP TO 20%

30% INCREASE
of property resell value by completion



AZORIA
LIVING WELLNESS PADEL

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.

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.

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.

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

AZORIA
LIVING WELLNESS PADEL

The Materials

A

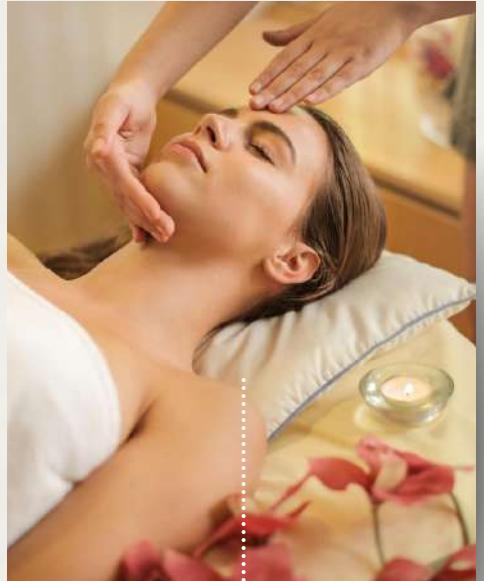
ADVENTURE



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

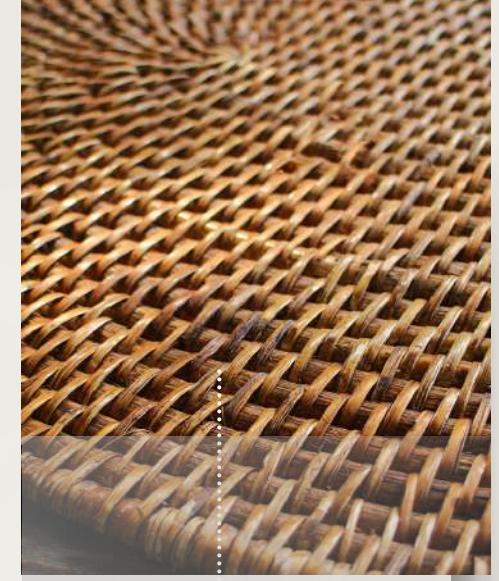
INNOVATION



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



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COCO

DEVELOPMENT GROUP



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