

AZORIA

Introducing — AZORIA

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***

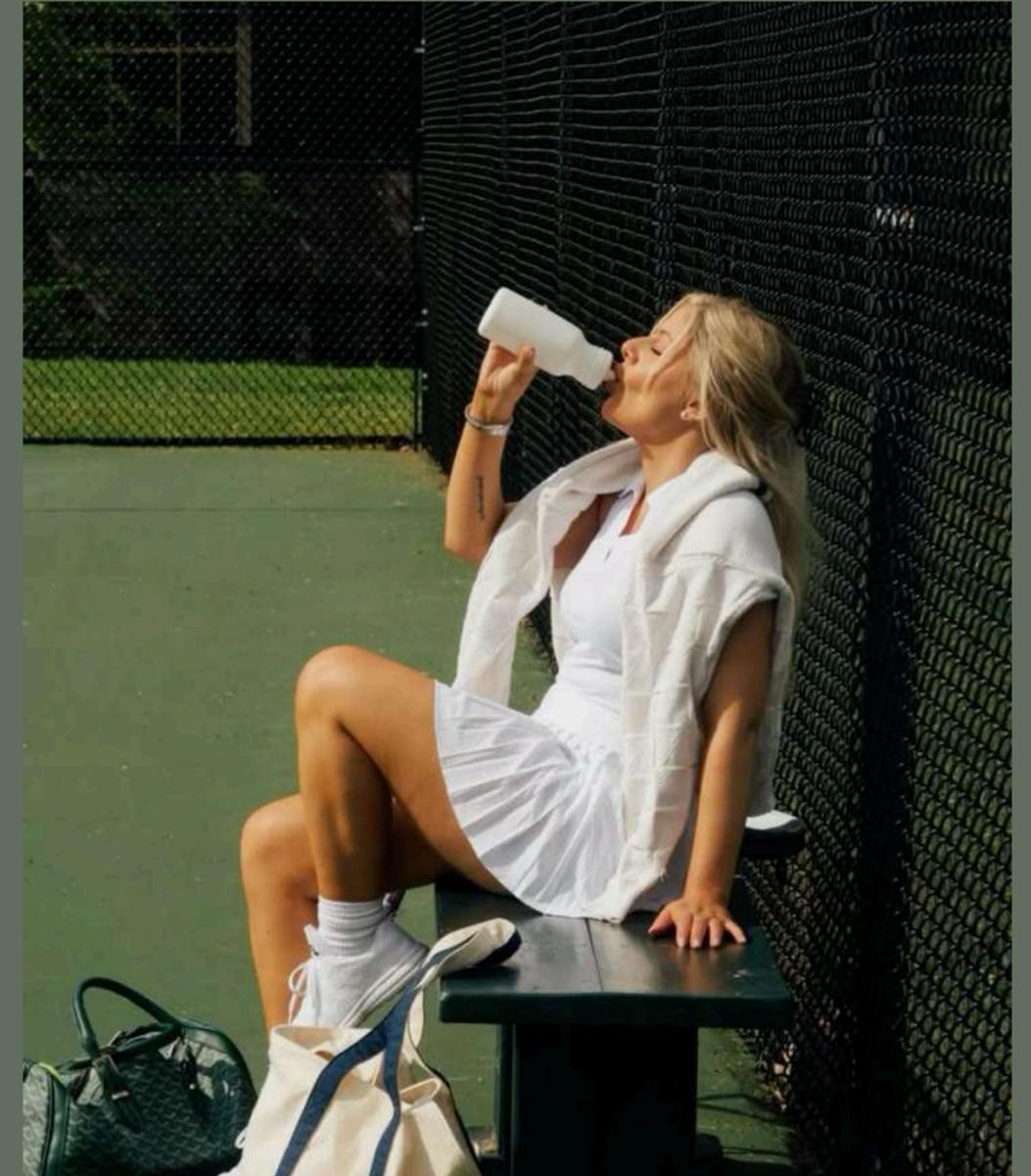
Find. | *Your perfect match in*
AZORIA LIVING

Investments.

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

Annual Return.

Annual returns **12 - 17%**



AZORIA



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

COCO Aura



Le Mansion

COCO Lifestyle Residence

TheCOCO Lifestyle Resort

COCO Hills

Azoria nyang nyang beach

Azoria Suluban Beach Resort

COCO Amazona

COCO Boulevard



9 Developments. | IN BALI

LE MANSION



COCO LIFESTYLE RESIDENCE



COCO LIFESTYLE RESORT



COCO BOULEVARD



AMAZONA



COCO HILLS



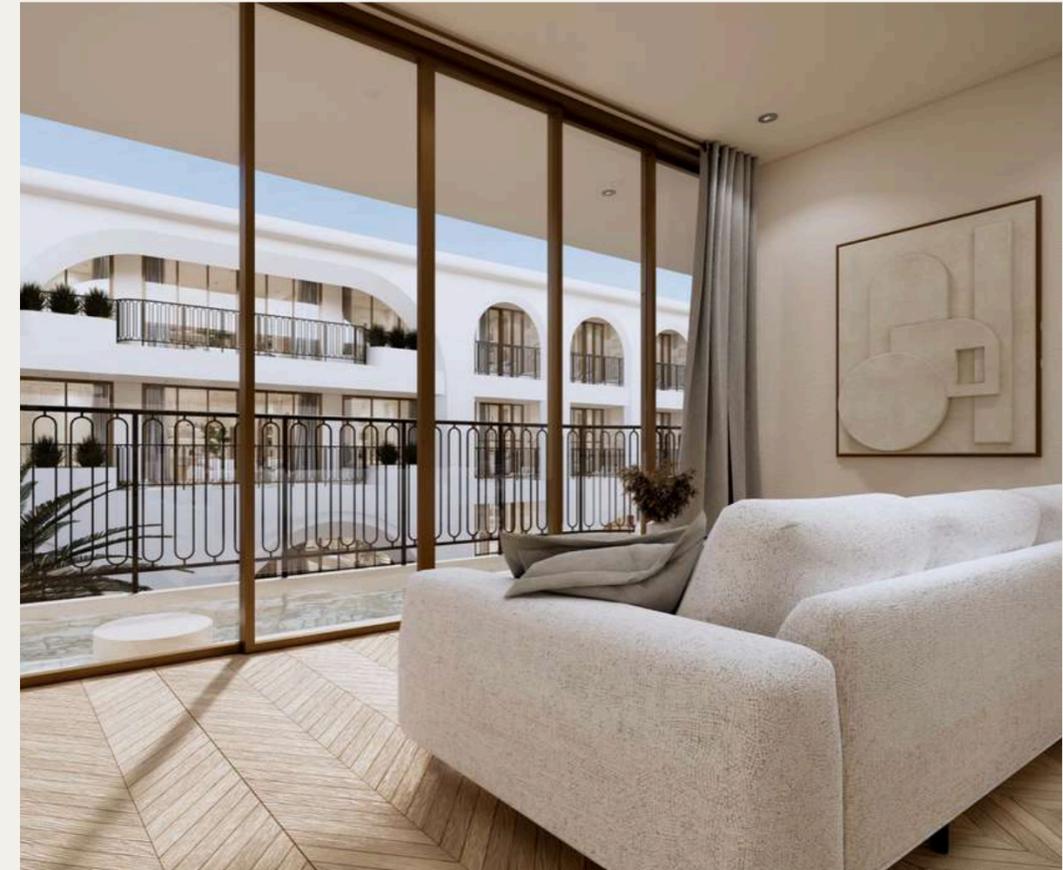
AZORIA LIVING



AZORIA

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

AZORIA



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**

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

PILATES CLUB

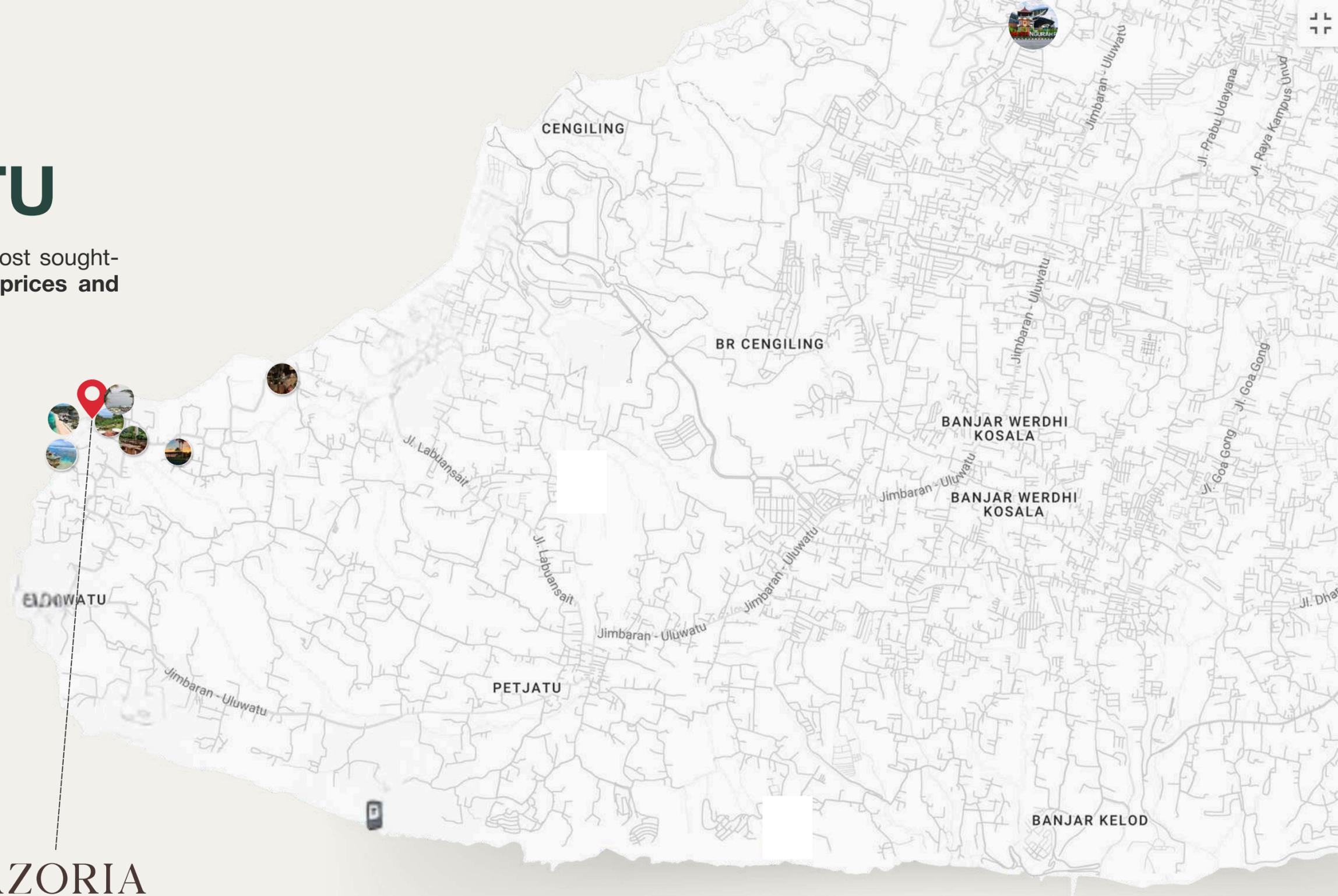
*A Lifestyle of Recovery,
Refined in Luxury*

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

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



designed. | for those who wants it all

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

designed. | *for those
who wants it all*

Classic Collection

IMPERIO



AZORIA IMPERIO
FULL CATALOG



designed. | for those
who wants it all

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

designed. | *for those
who wants it all*

Classic Collection

HORIZONTE



AZORIA IMPERIO
FULL CATALOG



designed. | for those
who wants it all

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

designed. | for those who wants it all

Classic Collection

SOLEA



[AZORIA CABANA
FULL CATALOG](#)



Wellness Padel Living

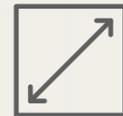
designed.

for those
who wants it all

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.*

Floorplan



AZORIA

designed. | for those who wants it all

Classic Collection

CABANA



[AZORIA CABANA](#)
FULL CATALOG



Wellness Padel Living

designed. | for those
who want it all

Terracotta Collection

Uluwatu Suluban Beach | Bali

COCO

CABANA



AZORIA CABANA
FULL CATALOG



Wellness Padel Living

SPECIAL OFFER FOR **AZORIA**

**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	\$ 95,000	\$ 19,000	\$ 76,000
SOLEA	\$ 155,000	\$ 31,000	\$ 124,000
HORIZONTE	\$ 245,000	\$ 49,000	\$ 196,000
IMPERIO	\$ 325,000	\$ 65,000	\$ 260,000

CABANA INVESTMENT PLAN

Short Term Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 123.500

Sold when finished	
PROFIT \$ 28.500	ROI <u>30</u> %
<i>Period: 1.5 Year</i>	

Medium Term Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 132.500

Rental Profit	Resell Profit
3 Yrs x \$ 16.000 =\$48.000	\$ 37.500
Profit You Make \$ 85,500	ROI <u>90</u> %
<i>Period: 3-5 Years</i>	

Long Term Investment

INVESTMENT	SELL PRICE
\$ 95.000	\$ 0

Rental Profit	Resell Profit
\$678.945	-
Profit You Make \$583.945	ROI <u>614</u> %
<i>Period: 28 Years</i>	

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

CABANA INVESTMENT PLAN

\$95,000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISITIC
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)	\$678,944.63	\$835,624.15	\$940,077.17

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



PAYMENT SCHEDULE

AZORIA LIVING | 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



JOIN THE WELLNESS REVOLUTION IN BALI

AZORIA

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

9 YEARS OF EXPERIENCE



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

2024 overview

VILLAS UNDER
MANAGEMENT

225 Villas

REVENUE IN 2024

5.5 M USD

2025 forecast

VILLAS UNDER
MANAGEMENT

350 - 450 Villas

REVENUE IN 2025

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

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.

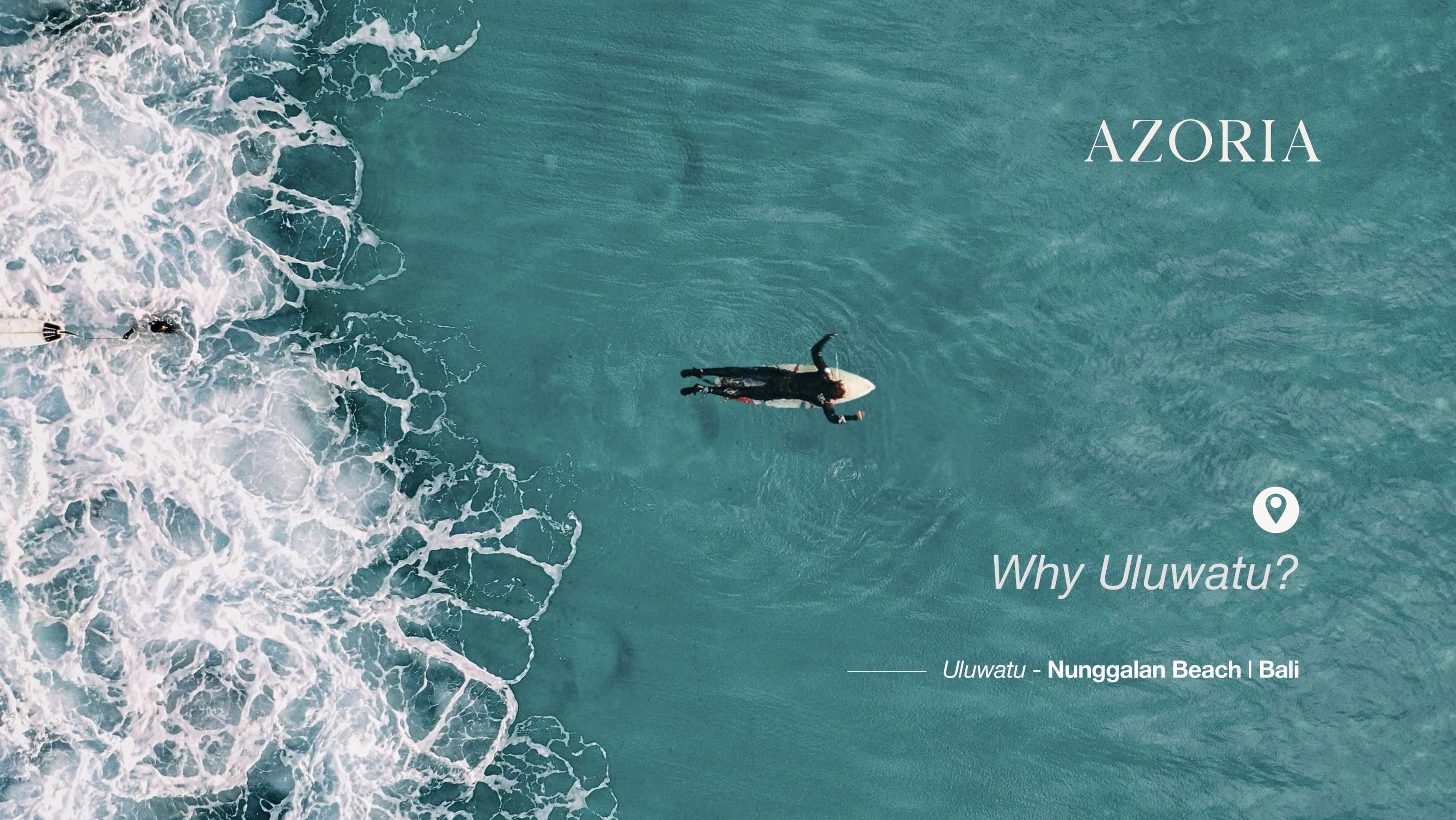
5 High Liquidity

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.

AZORIA



AZORIA



Why Uluwatu?

————— *Uluwatu* - Nunggalan Beach | Bali

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 timespand 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**.

LIFESTYLE | REAL ESTATE | HOSPITALITY

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.*





LIFESTYLE | REAL ESTATE | HOSPITALITY

LET'S GET IN TOUCH!

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.



Yohann : +33 6 19 55 22 14

Mario : +33 6 82 67 26 68



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COCO

DEVELOPMENT



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