

AZORIA

LIVING WELLNESS PADEL

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***

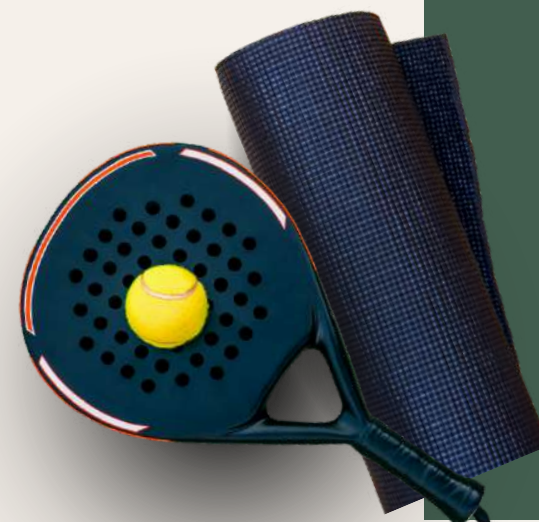
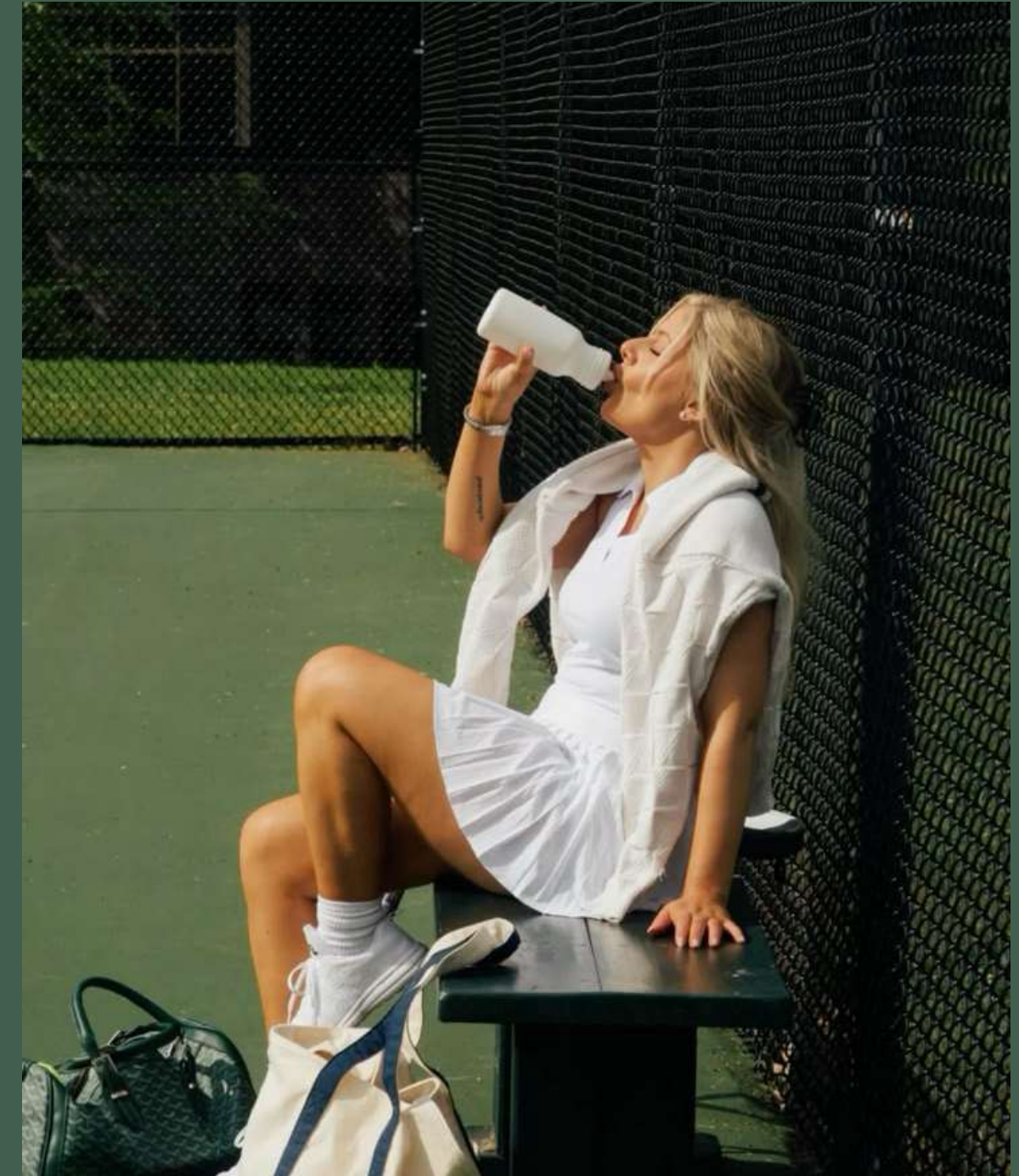
Find. | *Your perfect match in*
AZORIA LIVING

Investments.
Investments starting from **90,000 €**

Annual Return.
Annual returns **12 - 17%**

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

————— Uluwatu - Nunggalan beach | Bali



AZORIA

LIVING WELLNESS PADEL



Property.

PORTFOLIO

Branded Lifestyle Assets
With Proven Traction

9

Lifestyle-driven
developments across Bali

400+

Properties under
management

600+

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



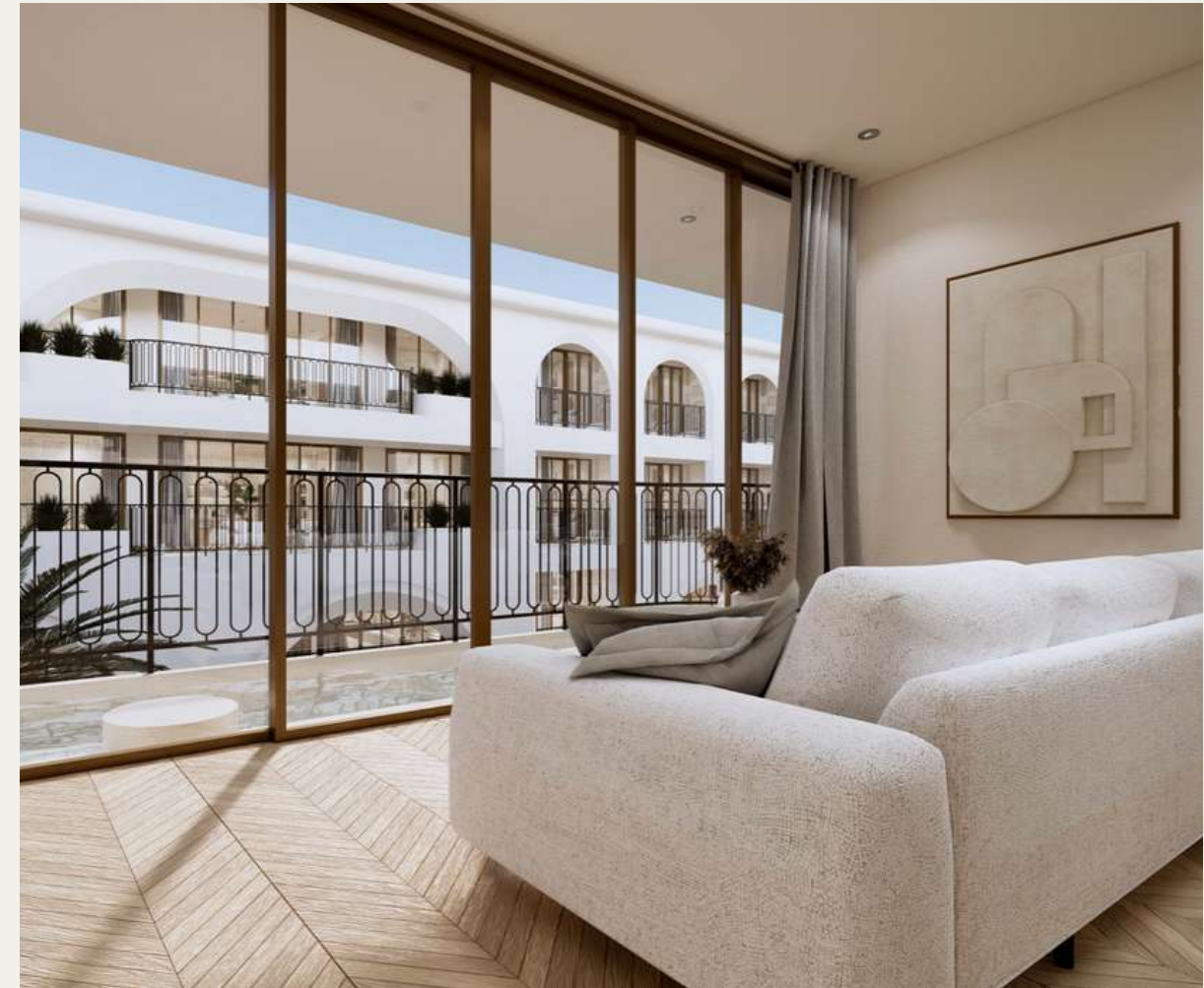
AZORIA

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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***

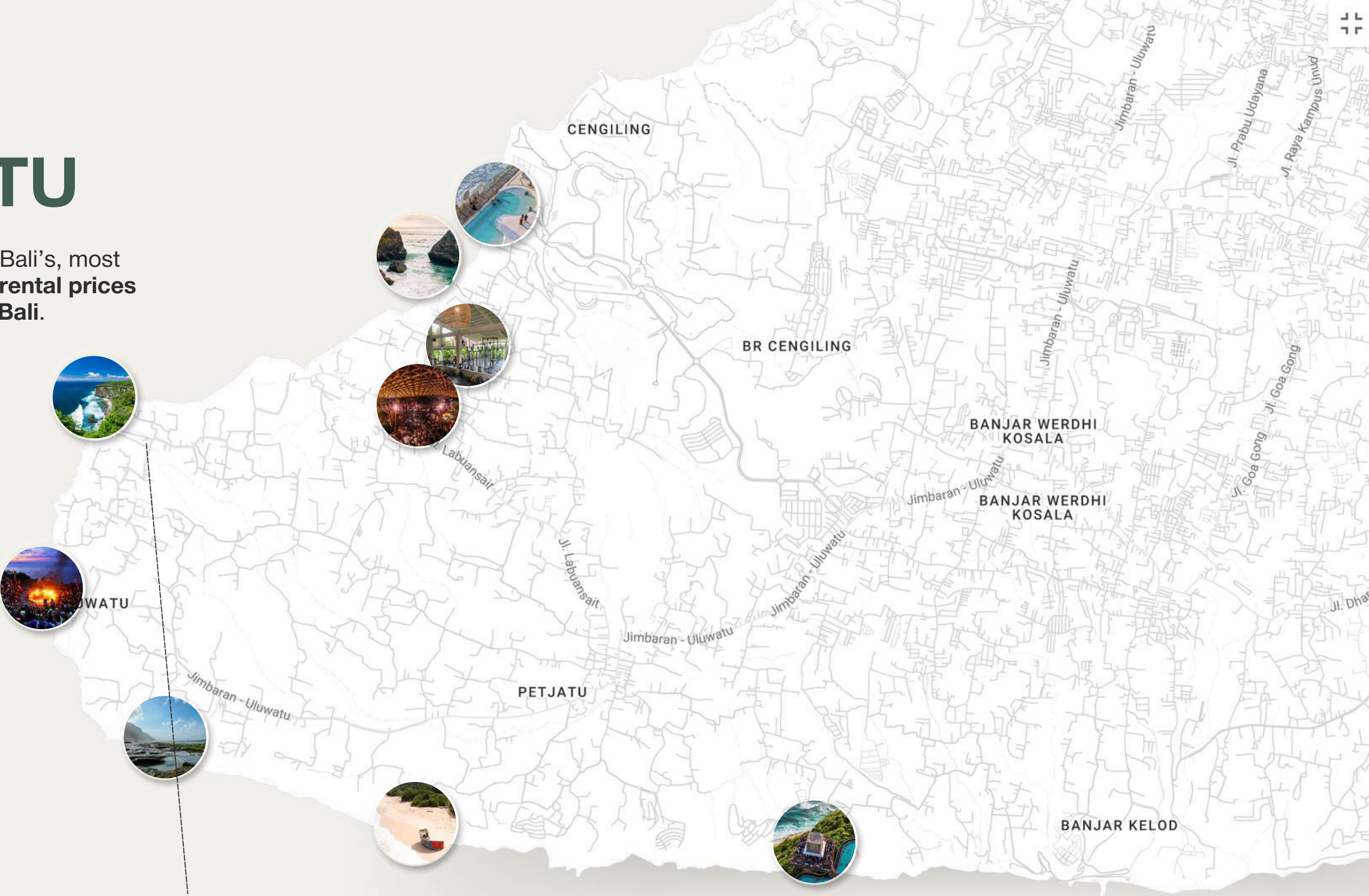
YOUR NEXT GREAT RESET

LOCATED IN PRIME ULUWATU

Located 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](#)

-  **El Kabron** 14 Min
-  **Bingin Beach** 9 Min
-  **Uluwatu Beach** 14 Min
-  **Uluwatu Temple** 13 Min
-  **Hatch Uluwatu** 5 Min
-  **Nyang-Nyang Beach** 5 Min
-  **Savaya** 13 Min
-  **Nunggalan Beach** 3 Min
-  **Bamboo Fitness** 7 Min
-  **Ngurah Rai Airport** 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

LIVING WELLNESS PADEL



*Located just a few meters
from the cliff of Nyang Nyang Beach*

———— *Uluwatu - Nunggalan 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*

Classic Collection

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA
IMPERIO



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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Classic Collection

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA HORIZONTE



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

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Classic Collection

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA SOLEA



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
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Classic Collection

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA CABANA



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 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 %
<i>Period: 1.5 Year</i>	

Medium Term
Investment

INVESTMENT	SELL PRICE
€ 90.000	€ 143.080

Rental Profit	Resell Profit
3 Yrs x € 14.308 = € 42.924	€ 53.080
Profit You Make	ROI
€ 96.004	106 %
<i>Period: 3 Years</i>	

Long Term
Investment

INVESTMENT	SELL PRICE
€ 90.000	€ 0

Rental Profit	Resell Profit
€ 835.624	-
Profit You Make	ROI
€ 745.624	829 %
<i>Period: 28 Years</i>	

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

SOLEA
INVESTMENT PLAN

Short Term
Investment

INVESTMENT	SELL PRICE
€ 145.000	€188.500

Sold when finished	
PROFIT	ROI
€ 43.500	<u>30</u> %
Period: 1.5 Years	

Medium Term
Investment

INVESTMENT	SELL PRICE
€ 145.000	€ 224.840

Rental Profit	Resell Profit
3 Yrs x €22.484 =€67.452	€ 79.840
Profit You Make	ROI
€ 147.292	<u>101</u> %
Period: 4.5 Years	

Long Term
Investment

INVESTMENT	SELL PRICE
€145.000	€ 0

Rental Profit	Resell Profit
€ 1.313.124	-
Profit You Make	ROI
€ 1.168.124	<u>805</u> %
Period: 28.5 Years	

SOLEA
PAYBACK CALCULATION

€145,000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISITIC
BREAK EVEN	7 YEARS	6 YEARS	5.2 YEARS
ANNUAL ROI	12.33%	15.51%	17.44%
OCCUPANCY	70%	80%	90%
RENT PER DAY	€100	€110	€110
MONTHLY INCOME FROM RENTAL	€2,129.17	€2,676.7	€3,011.3
ANNUAL INCOME FROM RENTAL	€25,550	€32,120	€36,135
MANAGEMENT FEE + OPERATION COST 30%	€7,665	€9,636	€10,840.50
ANNUAL RETURN ON INVESTMENT	€17,885	€22,484	€25,295
5 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	€98,825.91	€124,238.29	€139,768.08
28 YEAR ROI (AVERAGE 5% MARKET INCREASE)	€1,044,530.19	€1,313,123.67	€1,477,264.13



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
LIVING WELLNESS PADEL



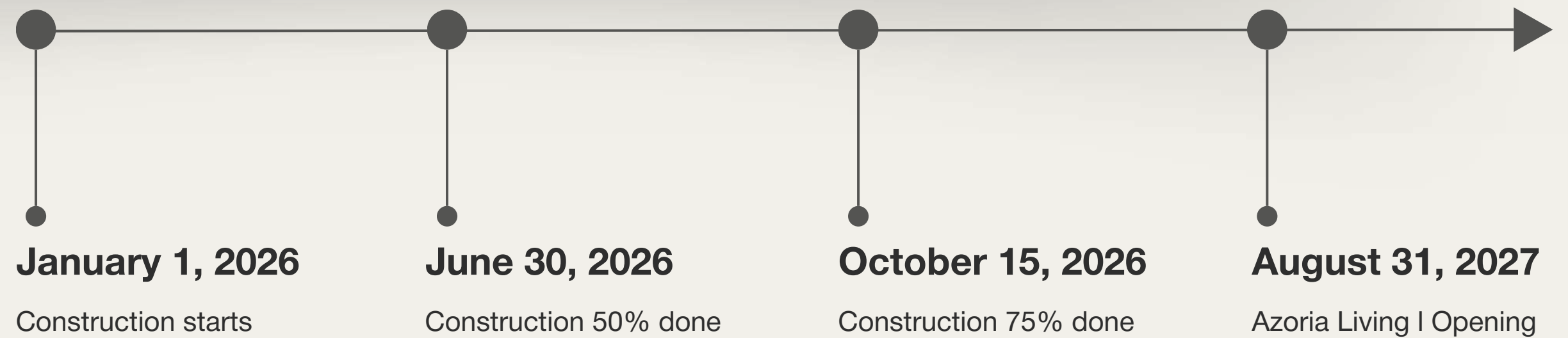
JOIN THE WELLNESS REVOLUTION IN BALI

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

9 YEARS OF
EXPERIENCE



RASMUS HOLST
Founder & CEO
COCO DEVELOPMENT
GROUP



STEVEN
Director of BALINEST VILLAS



NIA
Head of Operations



MARY
Head of Customer 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

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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

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

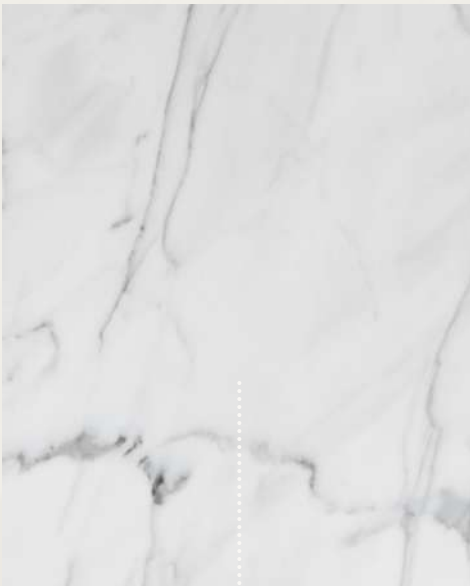
ZEN



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

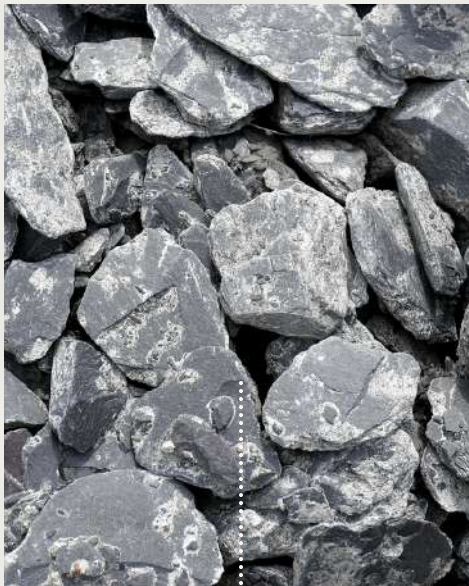
RESORT



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 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.



+971544449273



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