

○ Creating
○ Dreams
○ Living
○ Them

disconnect
to reconnect

AMAZONA

J U N G L E R E S O R T

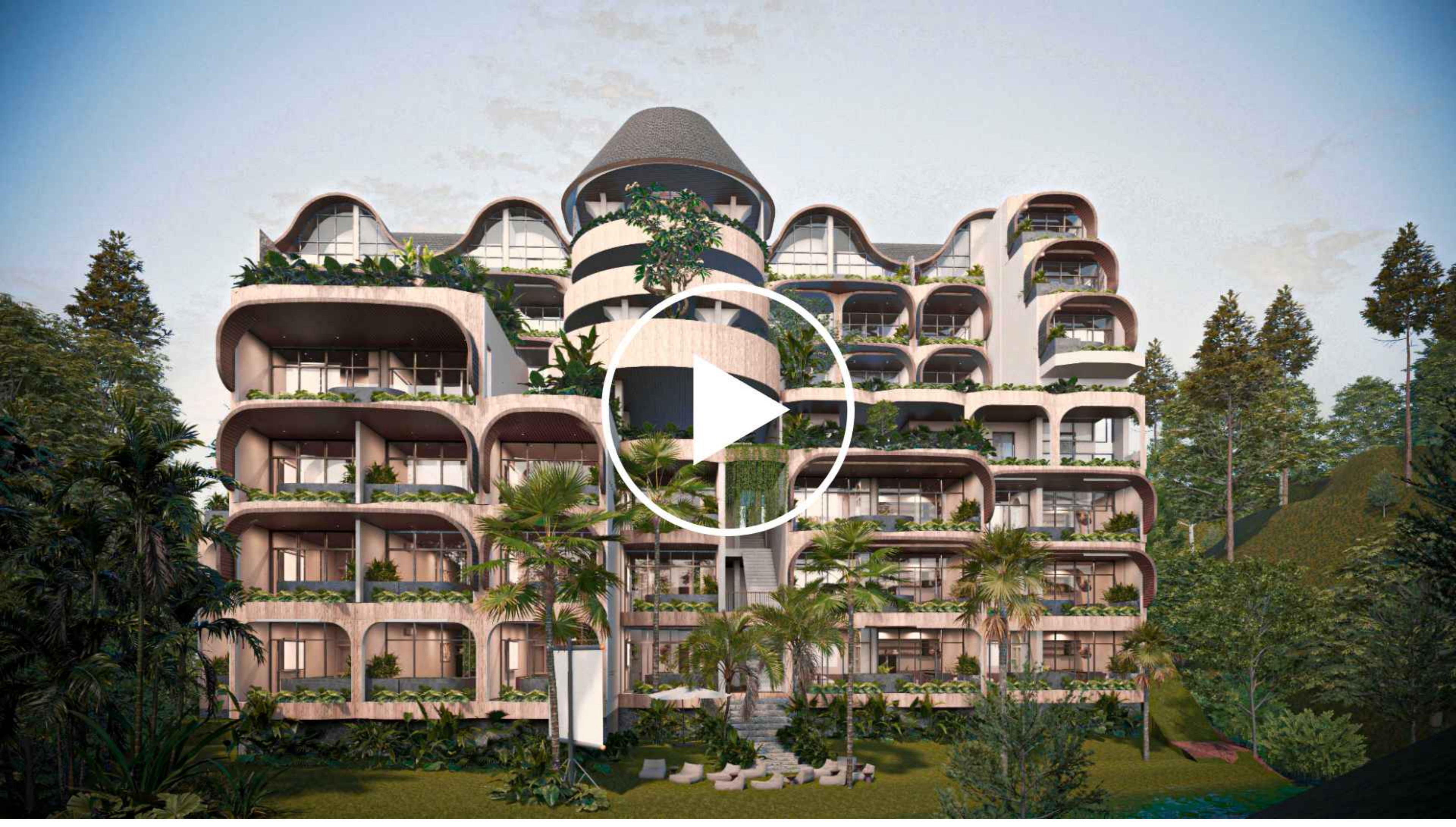
———— Kaba-Kaba-Bali | Indonesia

AMAZONA

JUNGLE RESORT

Discover the ultimate jungle retreat at Amazona Jungle Resort nestled in the heart of Bali's lush nature, just steps away from the vibrant lifestyle of Canggu. **Featuring 41 exquisite jungle apartments** spread across seven levels, each offering a unique blend of vintage luxury, and colorful 80's charm with world-class amenities, including mud treatments, a waterfall restaurant, a spa cave, and two infinity pools

Amazona Jungle Resort is for those seeking a serene escape, an immersive self-care experience, or a profitable passive investment.



KEY FIGURES

7 YEARS

of Experience

In the **Bali Real Estate Market**

125+ PROPERTIES

(Under management)

COCO Management
x Balinest Portfolio

16+ countries

(Investors from)

Satisfied Guests and
Investors worldwide

400+

(Employess)

Global Team Members

100+

(Properties under development)

in **COCO DEVELOPMENT GROUP**
Across Bali

COCO
Development Group



Grow



Play



Connect



Invest

TheCocoLifestyle

AMAZONA

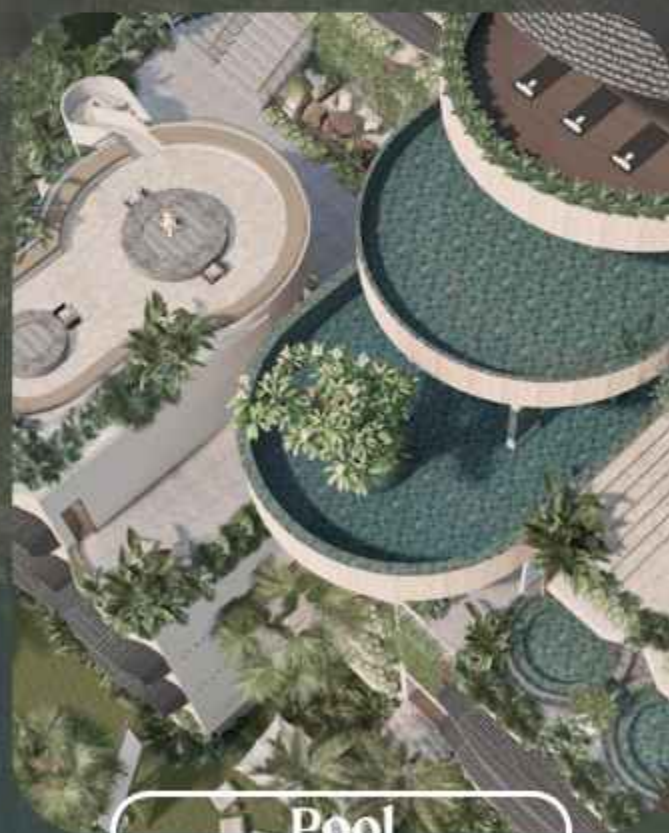
J U N G L E R E S O R T

41
APARTMENTS

Massage

Outdoor Cinema

Spa



Pool



Sun Loungers



Rooftop



Restaurant



Yoga Pavilion

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OWN YOUR COCO PROPERTY IN PARADISE

AMAZONA

JUNGLE RESORT

WITH BENEFITS **FOR LIFE**

Annual ROI
up to **20%**

High-profitability of
rental properties

Prices starting from
\$ 145,000

Join the Community, with
benefits for life

Pay
20%

of the property
from rental income
or resell profit

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PRIME LOCATION

Strategically located in the picturesque area of Kaba Kaba, renowned for its waterfalls, rivers, and lush natural beauty, yet only a short distance from the vibrant lifestyle of Canggu.

[Click to See on map](#)

Downtown Canggu	15 MIN
Luna beach club	15 MIN
Pererenan beach	15 MIN
Obsidian gym	15 MIN
Nunu Waterfall	5 MIN
Ngurah Rai International Airport	40 MIN



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COCO LIVING

COCO CABANA

\$ 145,000

20% paid from rental income or resell profit



40.8 sqm



1 Bedroom



Working area



Terrace & jacuzzi



Living Room



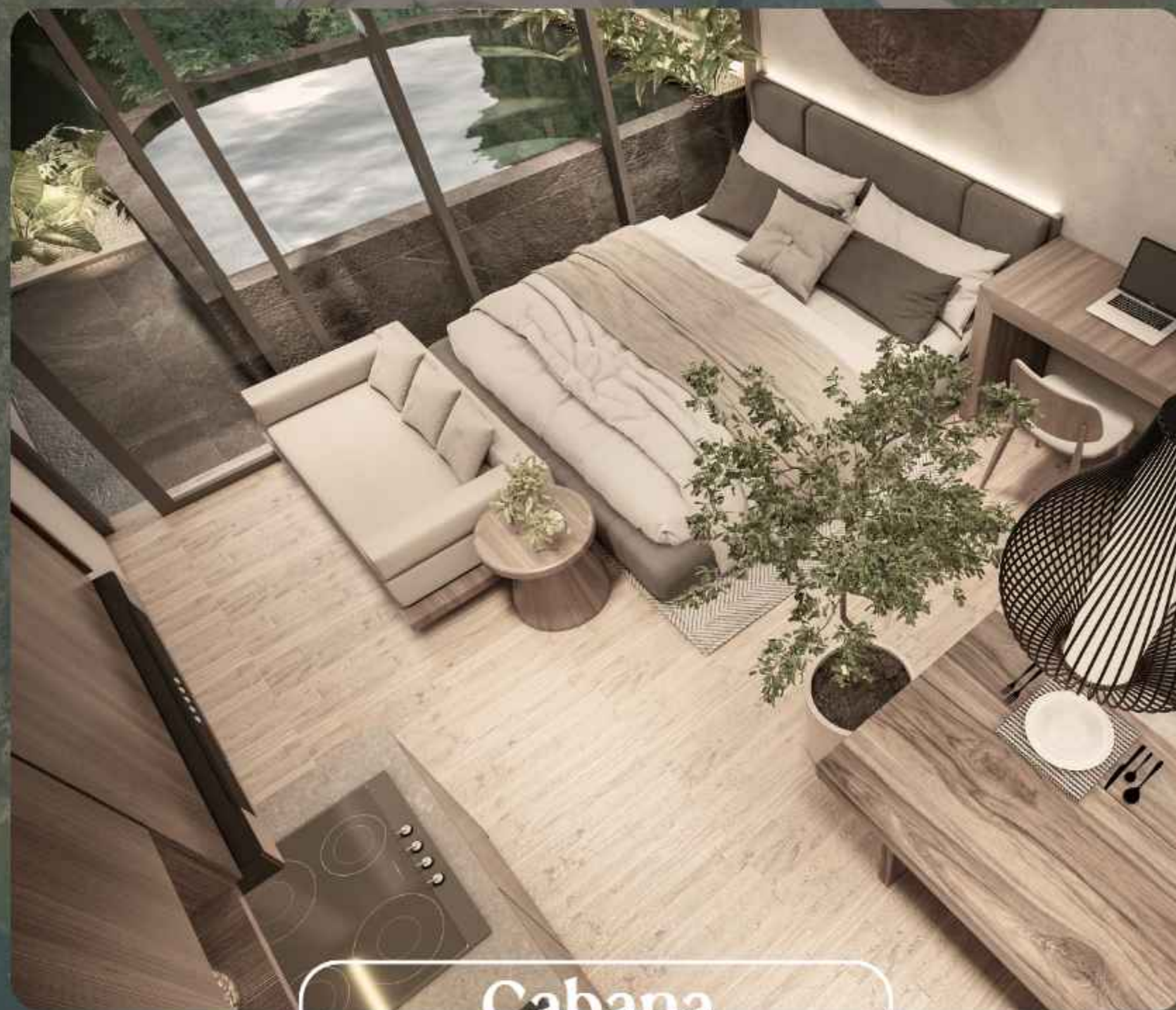
30 years lease

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

ROI 17%

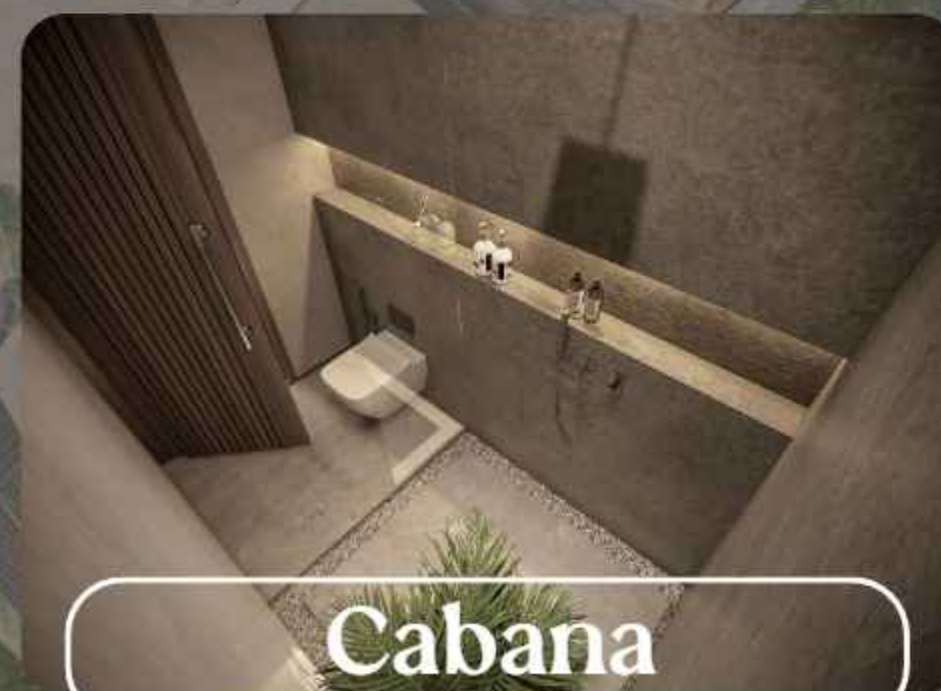
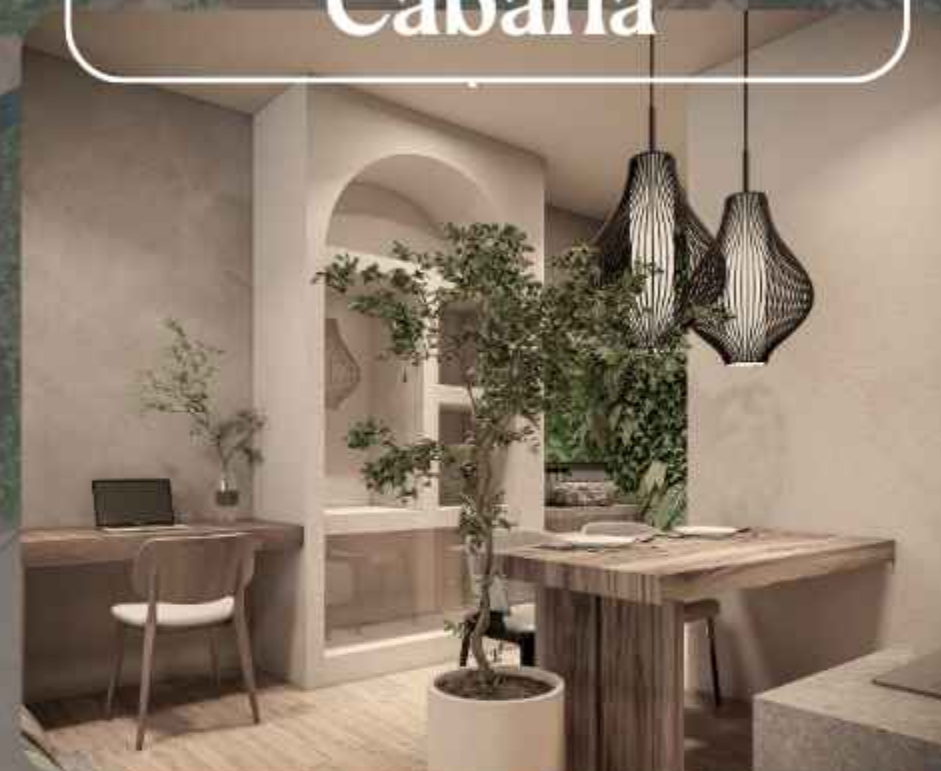
PAYBACK IN 5-6 YEARS





Cabana

Cabana



Cabana

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SPECIAL OFFER FOR AMAZONA Jungle Resort

**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 profit or
resale profit



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COCO LIVING
COCO AZORIA

\$ 195,000

20% paid from rental income or resell profit



70.85 sqm.



1 Bedroom



Terrace & jacuzzi



Working area



1 Living Room



30 years lease

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

ROI 17%

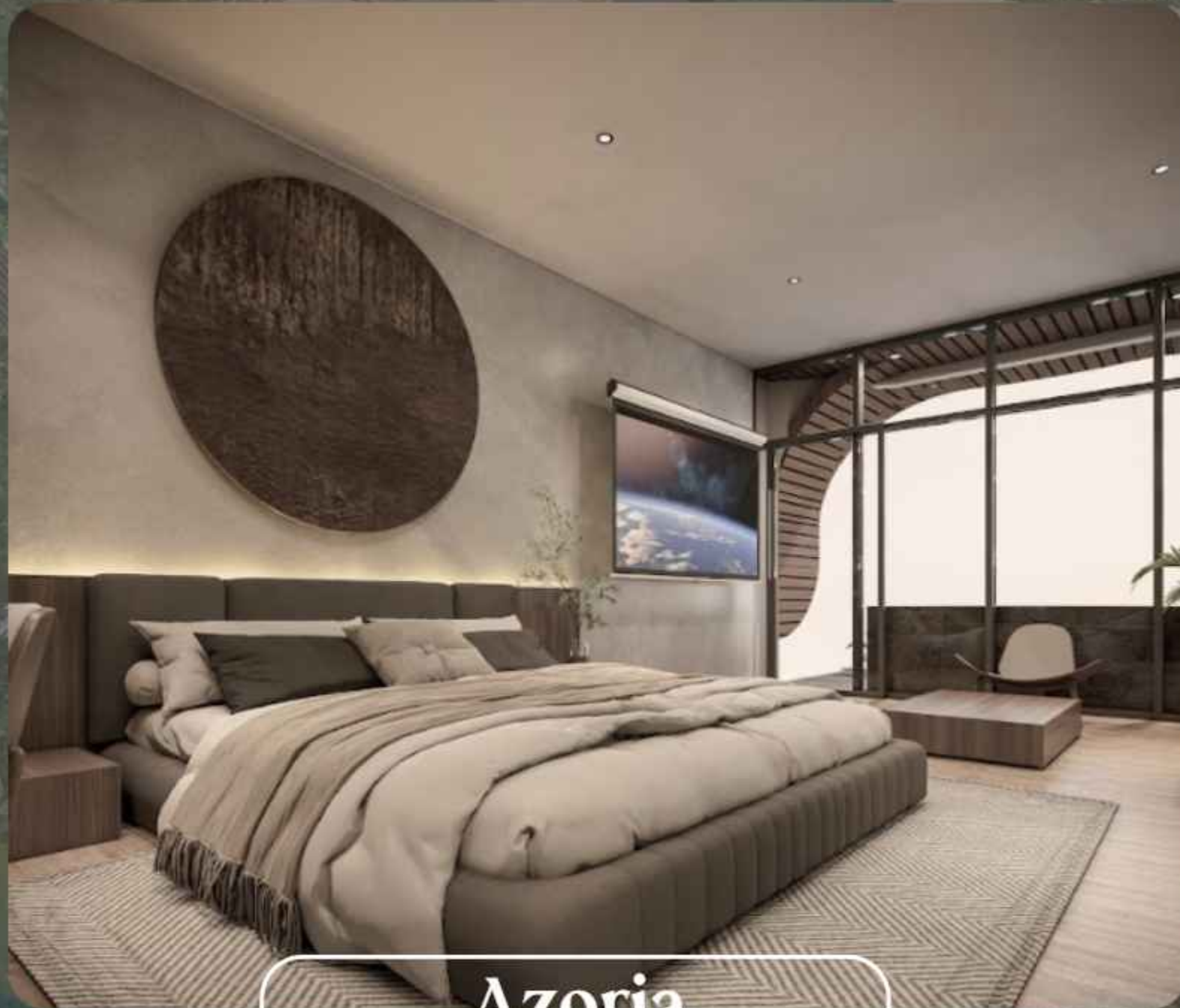
PAYBACK IN 5-6 YEARS



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COCO LIVING
COCO AZORIA



Azoria



Azoria



Azoria

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COCO LIVING
COCO KARTIKA

\$ 245,000

20% paid from rental income or resell profit



84,5 sqm.



2 Bedrooms



Private jacuzzi



1 Kitchen



1 Living Room



30 years lease

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

ROI 17%

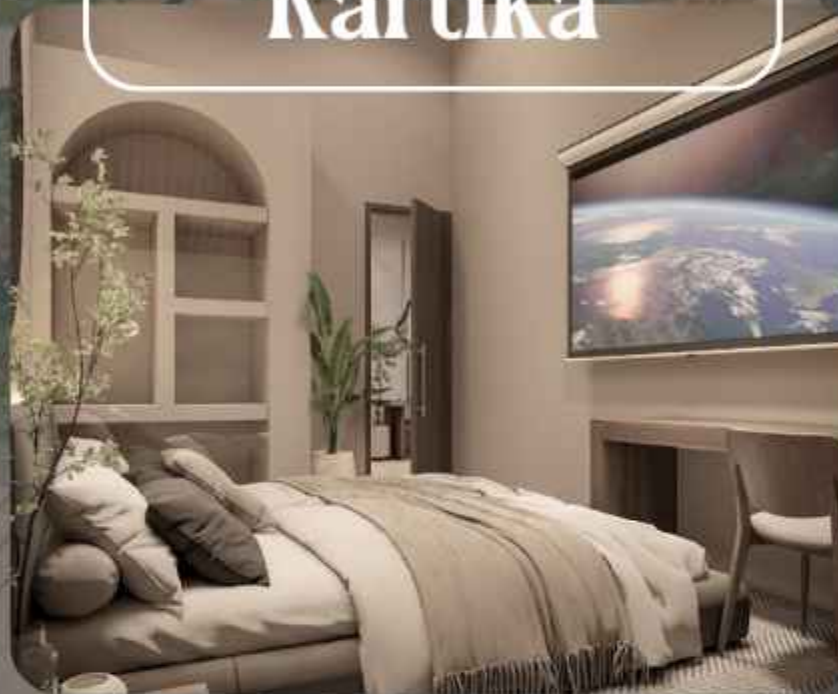
PAYBACK IN 5-6 YEARS



Kaba-Kaba-Bali | Indonesia

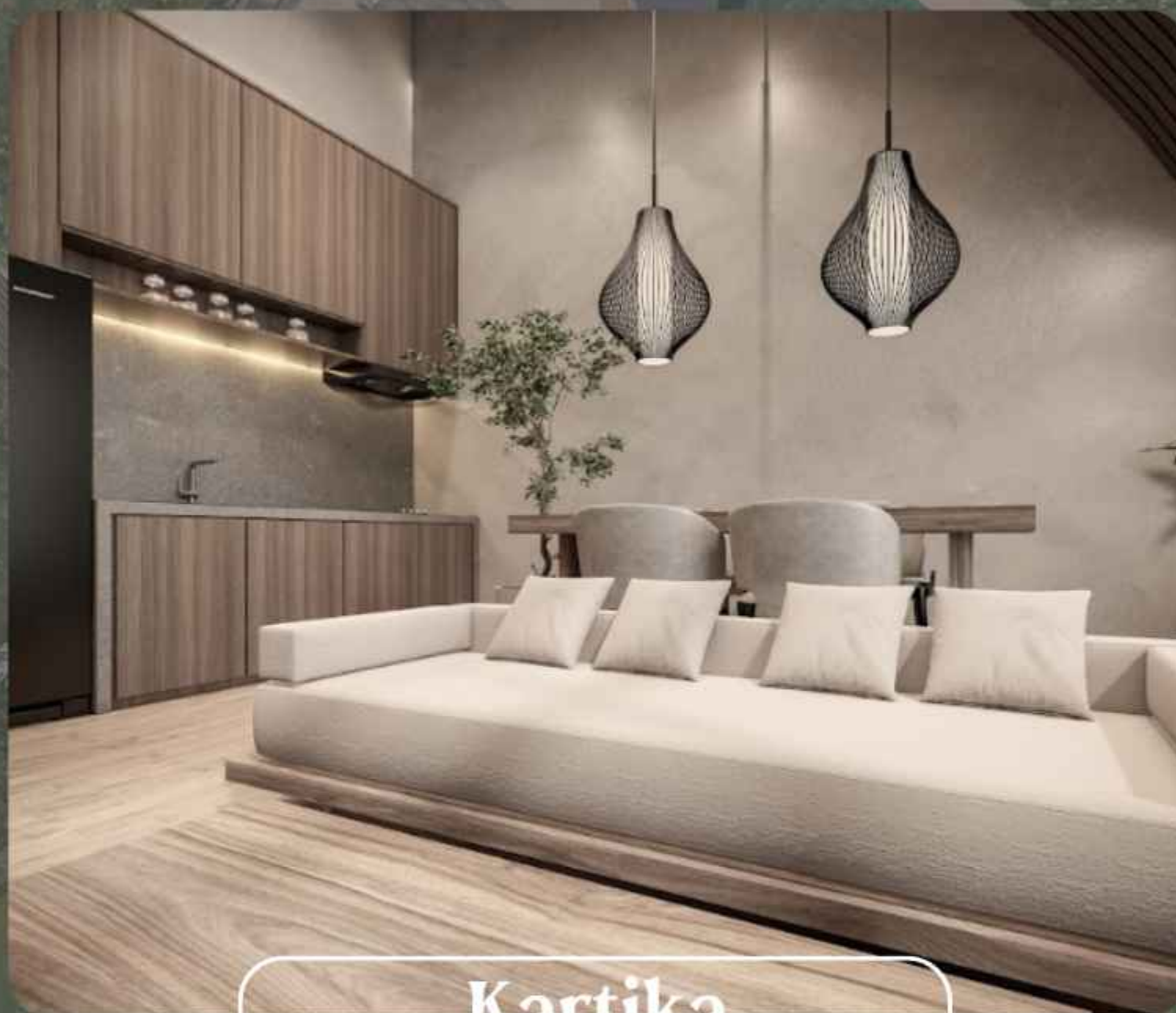
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Kartika



Kartika

Kartika



COCO LIVING
COCO KARTIKA



TYPE	LAND / BUILDING	TOTAL VILLA PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
CABANA	40.8 SQ METER PER UNIT	\$ 145.000	\$ 29.000	\$ 116.000
AZORIA	67.85 SQ METER PER UNIT	\$ 190.000	\$ 38.000	\$ 152.000
AZORIA	70.85 SQ METER PER UNIT	\$ 195.000	\$ 39.000	\$ 156.000
AZORIA	76.85 SQ METER PER UNIT	\$ 210.000	\$ 42.000	\$ 168.000
KARTIKA	84.5 SQ METER PER UNIT	\$ 245.000	\$ 49.000	\$ 196.000

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Forbes

4th place in the world
according to Forbes: "An
investment-attractive place"

**TRAVEL+
LEISURE**

Travel and Leisure: Bali is
number 1 among Asian resorts

**BBC
TRAVEL**

According to BBC Travel Bali is
the best island in the world

INVEST IN

#1

**TRAVEL DESTINATION
IN THE WORLD, BALI**

OWN your coco property
in paradise with benefits for life



DestinAsian

DestinAsian:
The best island in the world



tripadvisor

1st place in the world
according to TripAdvisor
rating: "The best tourist
destination in the world"

U.S. News
& WORLD REPORT

U.S. News: 4th place in the
world in the investment
attractiveness rating 2020

COCO CABANA INVESTMENT PLAN

Short Term Investment

INVESTMENT	SELL PRICE
\$ 145.000	\$ 195.750

Sold when finished

PROFIT	ROI
\$ 50750	35%

Period: 18 Months

Medium Term Investment

INVESTMENT	SELL PRICE
\$ 145.000	\$ 200.000

Rental Profit	Resell Profit
3 Yrs x \$25167 =\$75500	\$ 55000

Profit You Make	ROI
\$ 130500	90%

Period: 3-5 Years

Long Term Investment

INVESTMENT	SELL PRICE
\$ 145.000	\$ 0

Rental Profit	Resell Profit
\$1452326	-

Profit You Make	ROI
\$1452326	1001%

Period: 28 Years

[Follow this link to see detailed Forecast on Return on Investment numbers.](#)

PAYBACK CALCULATION CABANA

\$145.000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISITIC
BREAK EVEN	5,8 YEARS	5,2 YEARS	4,6 YEARS
ANNUAL ROI	15%	17%	20%
OCCUPANCY	70%	80%	90%
RENT PER DAY	\$121,6	\$121,6	\$126,2
MONTHLY INCOME FROM RENTAL	\$2.553,9	\$ 2.919,9	\$ 3.408,5
ANNUAL INCOME FROM RENTAL	\$31.073,5	\$35.525,0	\$41.170,0
MANAGEMENT FEE + OPERATION COST 30%	\$9.322,0	\$10.657,5	\$12.441,0
ANNUAL RETURN ON INVESTMENT	\$21.751,4	\$24.867,5	\$29.029,0
5 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	\$120.190,4	\$137.408,6	\$160.403,5
28 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	<u>\$1.270.340</u>	<u>\$1.452.326</u>	<u>\$1.695.368</u>

WHY
US?

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WHY INVESTORS CHOOSE COCO DEVELOPMENT GROUP

- 1 Passive income on full auto pilot**
COCO Development Group handles all matters related to the lease of your villa
- 2 Profit Maximization**
We do not just list your property on Airbnb hoping for a guest to book it. More than 40% of our bookings today come through our own media, a strong community, and a digital and data-driven management approach.
- 3 A Convenient and fast payment system**
The investors receive net profits in the currency that is convenient for them. We transfer the money once every three months
- 4 No need to handle taxes**
COCO Development Group deals with accounting, optimization and payment of taxes. we take care of everything, you just get the money deposited into your account
- 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 potential. Based on our experience, we can predict an increase in property values by 35% after the construction is completed
- 6 Fast Payback**
Jungle villas in Bali are in high demand for daily rentals, renting out for between 200 - 500 \$ per night.

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JUNGLE RESORT

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PAYMENT SCHEDULE

COCO LIVING | JUNGLE 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 %

-upon completion of processing

20 %

-from rental income or resell profit

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

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Join the community

OWN YOUR COCO PROPERTY IN PARADISE WITH BENEFITS FOR LIFE

41

Jungle apartments across seven levels, featuring mud treatments, spa cave, infinity pool, waterfall restaurant, open-air cinema + fireplace, retreat area with sauna, ice bath, yoga & a mindfulness studio.

FIND YOUR PERFECT RETREAT IN THE AMAZONA JUNGLE RESORT

PRICES FROM \$ 145,000

OFFER VALID UNTIL OCTOBER 01 2024

**PAY 20% FROM RENTAL INCOME OR RESELL PROFIT*

AMAZONA Jungle Resort is a premiere development by COCO. Bali's number one lifestyle property brand.

TheCocoLifestyle
RESORT

COCO | Boulevard

COCO
LIFESTYLE RESIDENCE

COCO | Mansion

AMAZONA
Jungle resort by COCO

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TAILOR MADE MANAGEMENT

COCO x BALINEST

7 YEARS OF EXPERIENCE



RASMUS HOLST
Founder & CEO
COCO DEVELOPMENT GROUP



STEVEN
Head of Management



NIA
Head of Operations



MARY
Head of Customer Service



DARA
Social Media Manager



NANI
Head of COCO Community



VANDER
Head of Content



ALVEN
Brand Manager

2023
overview

VILLAS UNDER
MANAGEMENT

125 Villas

REVENUE IN 2023

3.2 M USD

2024
forecast

VILLAS UNDER
MANAGEMENT

250-300 Villas

REVENUE IN 2024

5.2-6.5 M USD

Occupancy Forecast of
70%-80%

Annual Rental ROI
UP TO 25%

35% INCREASE
of property resell value on completion

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TAILOR-MADE MANAGEMENT SERVICES

Experience the convenience and benefits of our hassle-free property management services. We provide professional solutions, handling all the details while you enjoy the rewards of a well-managed investment property. Whether you're looking for a private residence, a high-return investment, or a combination of both, the choice is yours. Our services are customized to meet your specific needs and future goals for your property.

Occupancy Forecast of
70%-80%

Annual Rental ROI
UP TO 25%

35% INCREASE
of property resell value on completion

Grow

Play

Connect

Invest

AMAZONA JUNGLE

COCO MANAGEMENT CHANNELS



DIGITAL - AI driven Management

Automated communication flows
systematic payment optimizing



COCO SOCIAL

Business talks
Networking events
Investment gatherings



COCO GROW

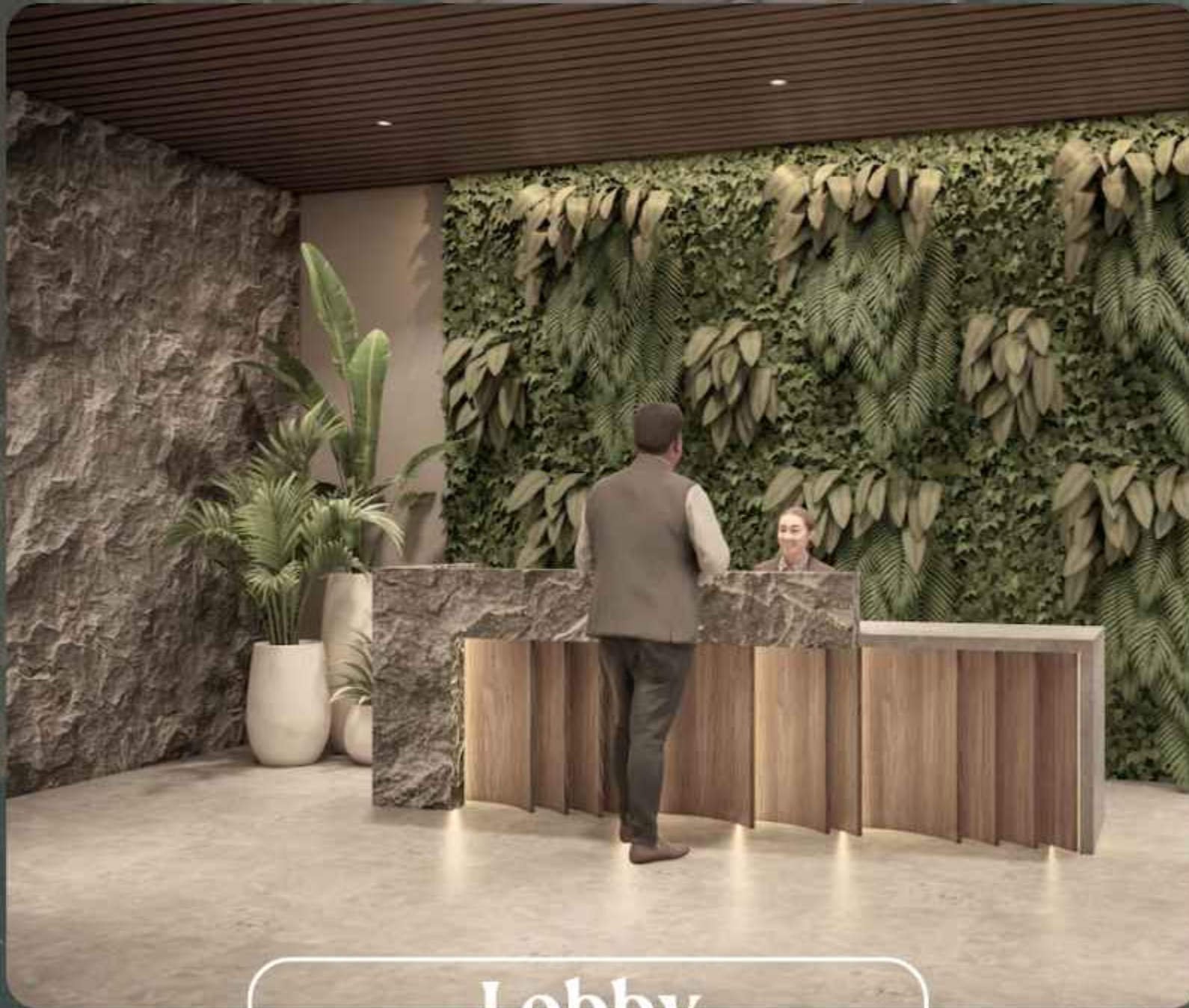
Podcast serials & video content, about:
High-performers, lifestyle entrepreneurs
Showcasing : **TheCocoLifestyle**

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SECURE ENTRANCE, SAVOR BARBECUE DELIGHTS,
AND DIVE INTO THE REFRESHING POOL

Restaurant



Lobby



Bar

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OWN YOUR COCO PROPERTY IN PARADISE

AMAZONA

JUNGLE RESORT

WITH BENEFITS **FOR LIFE**

August 31st 2024:

Construction starts

February 28, 2025

Construction 33% done

October 1st 2025

Construction 66% done

February 28, 2026

Amazona, jungle
resort | Opening

**Prices increasing 5% per quarter*

Development timeline: 18 months, starting August 31st, 2024

The Materials

A M A Z O N A



The use of locally sourced wood ensures that the building harmonizes with its surroundings, offering a warm and inviting atmosphere.



The lush green hues of coconut leaves are reflected throughout the apartment's design, bringing a touch of nature indoors and creating a soothing, tranquil ambience.



The infinity hues mirror the stunning, transparent blue of Pandawa's waters, evoking a sense of endless tranquility and natural elegance.



The use of rattan, a sustainable and renewable material, underscores the apartment's commitment to eco-friendly practices and traditional Indonesian craftsmanship.



The color palette, inspired by the warm hues of classic Indonesian homes, adds a cozy and welcoming ambience to the interiors, making residents feel at home.



The stone-inspired colors create a peaceful and grounding environment, perfect for residents seeking a retreat that embodies the tranquility of Bali's natural landscapes.



The warm browns, terracottas, and deep earthy tones of Indonesia's varied landscapes are reflected in the interior color palette, evoking a sense of connection to the land.

FROM EXPERIENCE TO DESIGN

The color palette incorporates the earthy tones of Kaba Kaba's lush rice fields, the muted grays of river stones, and the rich browns of fertile soil, reflecting the natural beauty of the region.

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GET TO KNOW THE FOUNDER OF COCO

RASMUS HOLST

Serial Entrepreneur,
Co-Founder COCO Development Group
Co-Founder Estate of Bali
Co-Founder Cocolivings.com

The founder of Coco Development Group is a Danish developer, investor, and serial entrepreneur.

Rasmus started his entrepreneurial career as a 12-year-old, selling high-end designer clothing second-hand generating a one million turnover, within a period of a year.

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

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

Rasmus participates on the board and as a chairman, of several growth companies, has in recent years traveled most of the world, and is today based in Bali.



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

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.



+45 93 80 65 13



www.cocodevelopmentgroup.com



Sales@cocodevelopmentgroup.com



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