

OWN YOUR COCO PROPERTY IN PARADISE

COCO Lifestyle Resort

WITH BENEFITS **FOR LIFE**

Grow

Play

Connect

Invest





TheCocoLifestyle Resort

Join the Community, with benefits for life

Discover the epitome of seaside living at **TheCocoLifeStyle** resort situated in Bali's most desirable area, ***Bingin, Uluwatu***.

56 meticulously designed apartments, gym, co-working space, wellness and recovery area, restaurant, and a spacious rooftop featuring an infinity pool and bar.

TheCocoLifeStyle resort for the ones seeking a **second home among like-minded lifestyle entrepreneurs, a profitable passive investment, or a blend of both.**

Grow

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THE COCO LIFESTYLE



ocoLifestyle
Resort

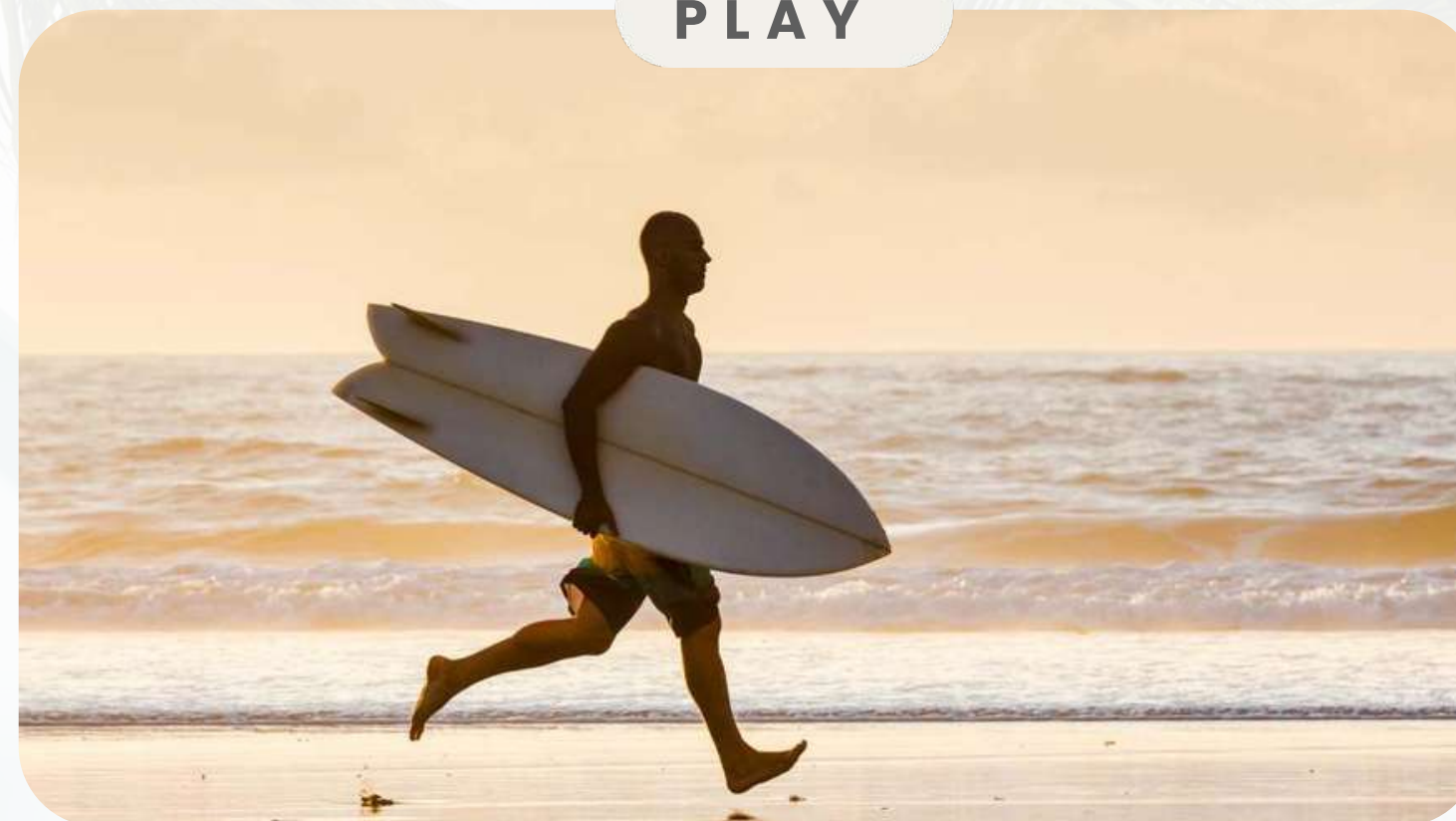
16
APARTMENTS
4 LEVELS

The COCO Lifestyle

GROW



PLAY



CONNECT



INVEST



Creating
Dreams
Living
Them

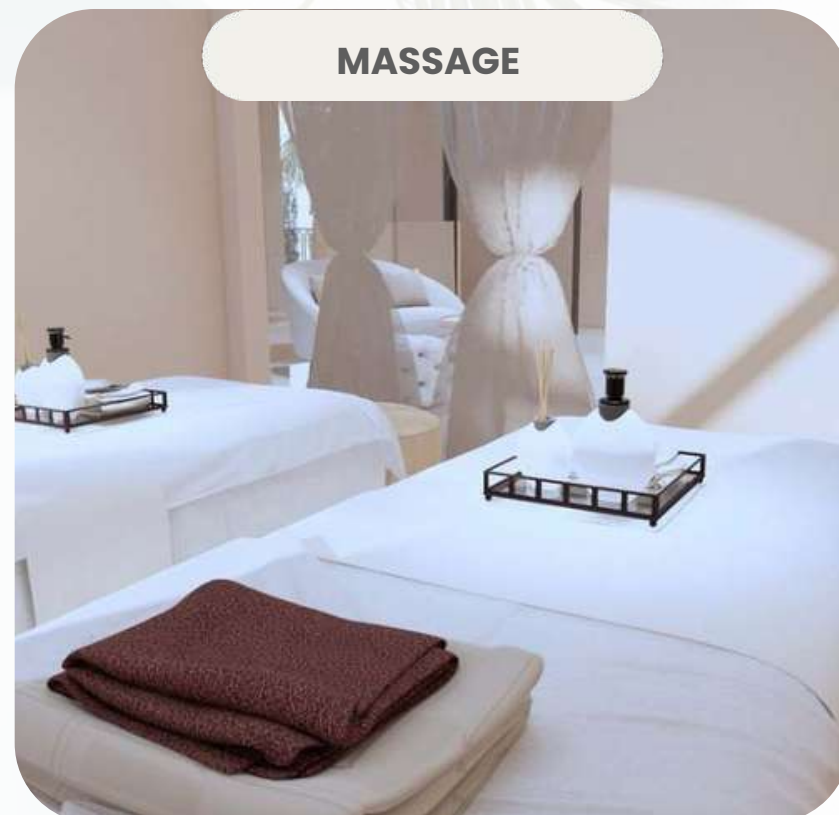
56

APARTMENTS

TheCOCO Lifestyle Resort

Overview

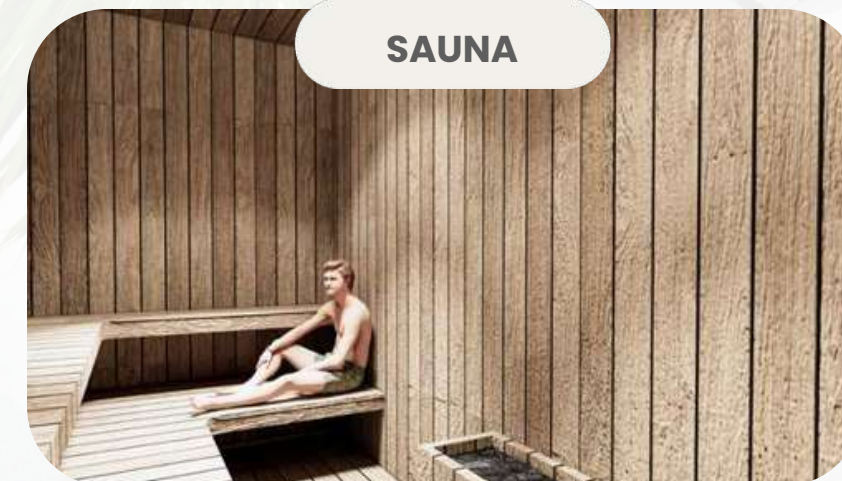
MASSAGE



CO-WORKING SPACE



SAUNA



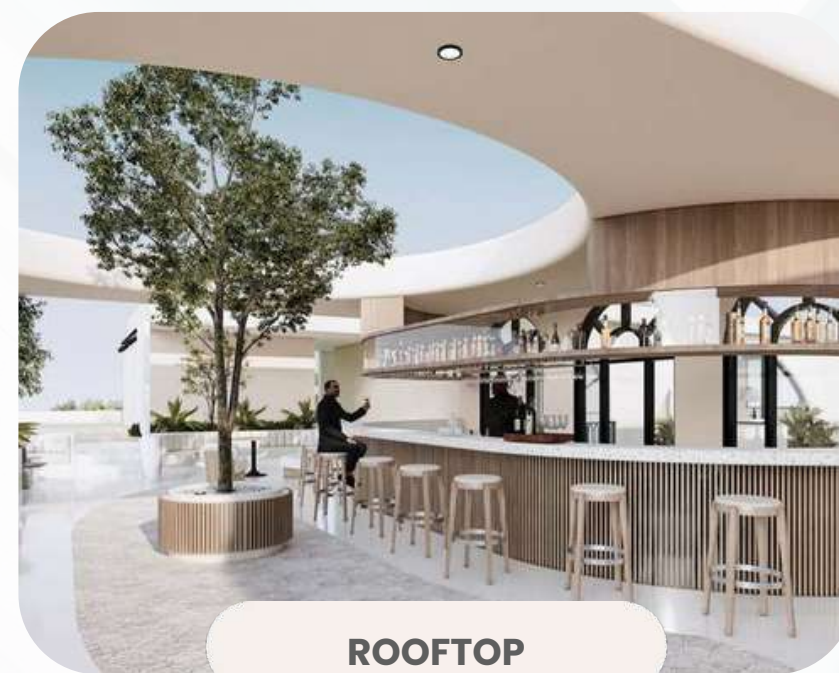
ICEBATH



POOL



ROOFTOP



RESTAURANT



GYM





OWN YOUR COCO PROPERTY IN PARADISE

COCO Lifestyle Resort

WITH BENEFITS **FOR LIFE**

Annual ROI

up to **25 %**

High-profitability of
rental properties

Prices starting from

\$ 145,000

Join the Community, with
benefits for life

Pay

20 %

of the property
or resell profit

PRIME LOCATION

Located in Bali's, most sought-after area, **Bingin**, **Uluwatu**, offering **the highest rental prices and the three most instagrammed beaches in Bali**.

[Click to See on map](#)

Hidden Beach	5 MIN
El Kabron	7 MIN
Bingin Beach	7 MIN
Bambu Fitness Bali	10 MIN
New Kuta Golf Course	5 MIN
Ngurah Rai International Airport	30 MIN



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

COCO LIVING

COCO CABANA

Grow

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Invest

\$ 145,000

20% paid from rental income or resell profit



30sqm



1 Bedroom



Coworking Area



Gym



Living Room



30 years lease

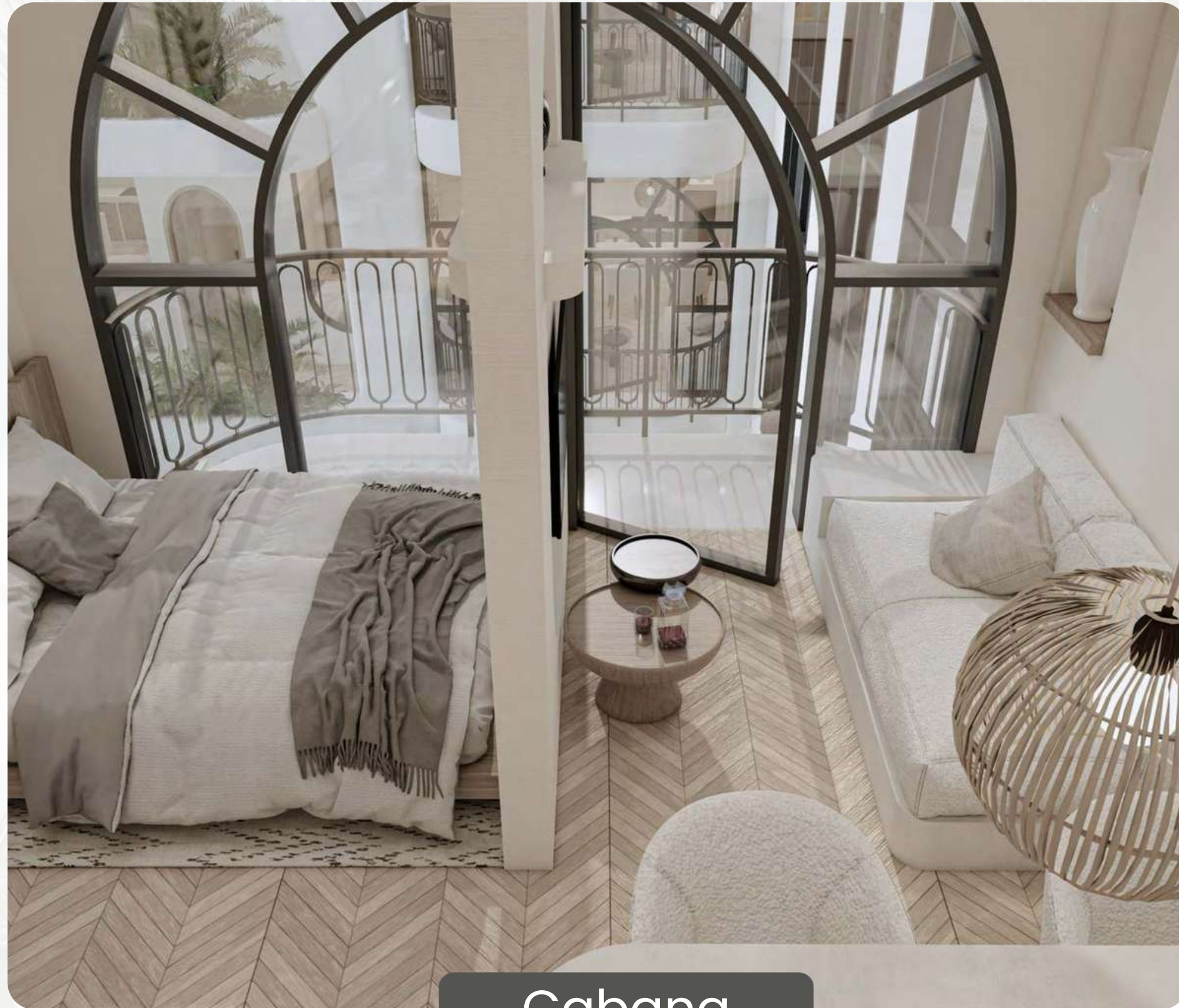
**The prices are final, VAT 11% included in the price of the units.*

ROI 20,66%

PAYBACK IN 5-6 YEARS



COCO LIVING
COCO CABANA

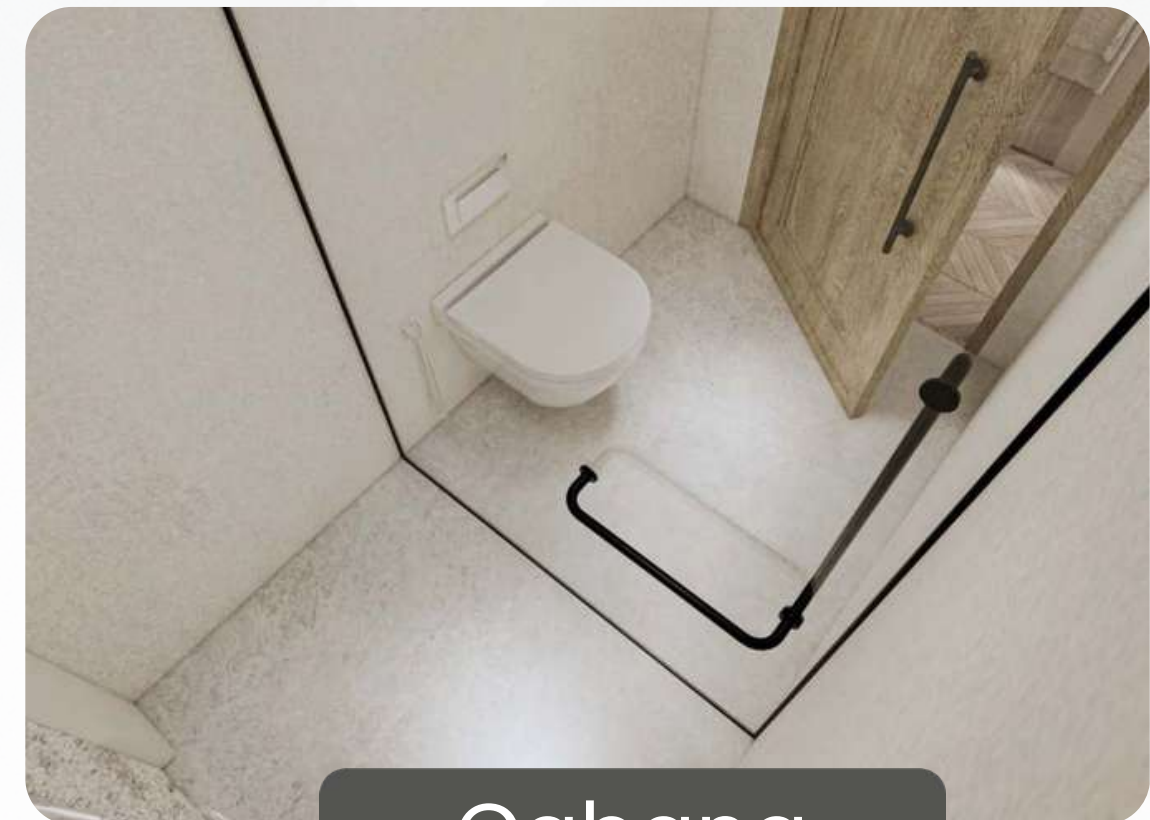


Cabana

COCO CABANA FULL CATALOG



Cabana



Cabana

Grow

Play

Connect

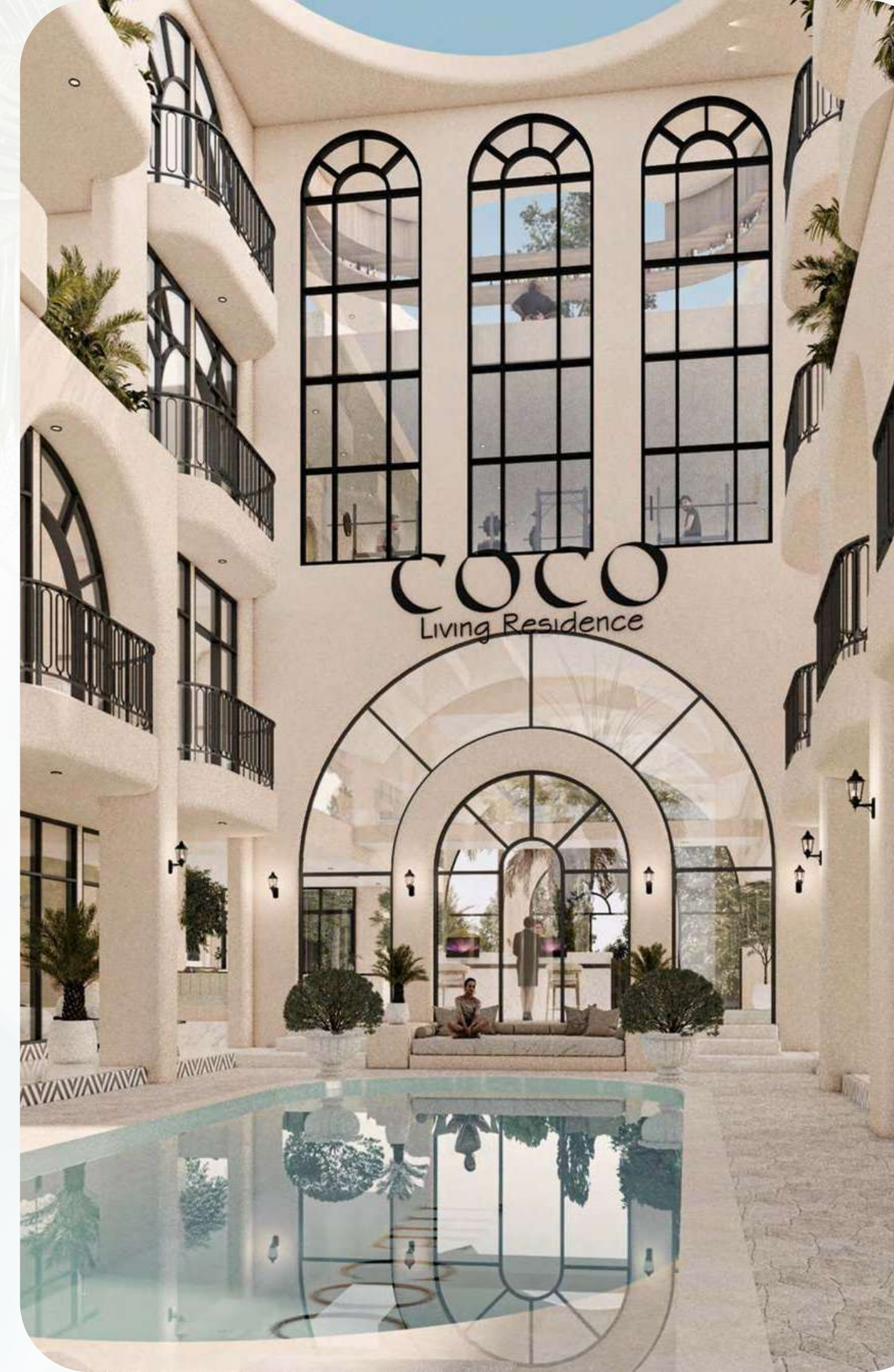
Invest

SPECIAL OFFER FOR COCO APARTMENTS

**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



COCO LIVING

COCO JUNTOS

Grow

Play

Connect

Invest

\$ 175,000

20% paid from rental income or resell profit



60 sqm.



2 Bedrooms



Coworking Area



1 Kitchen



1 Living Room



30 years lease

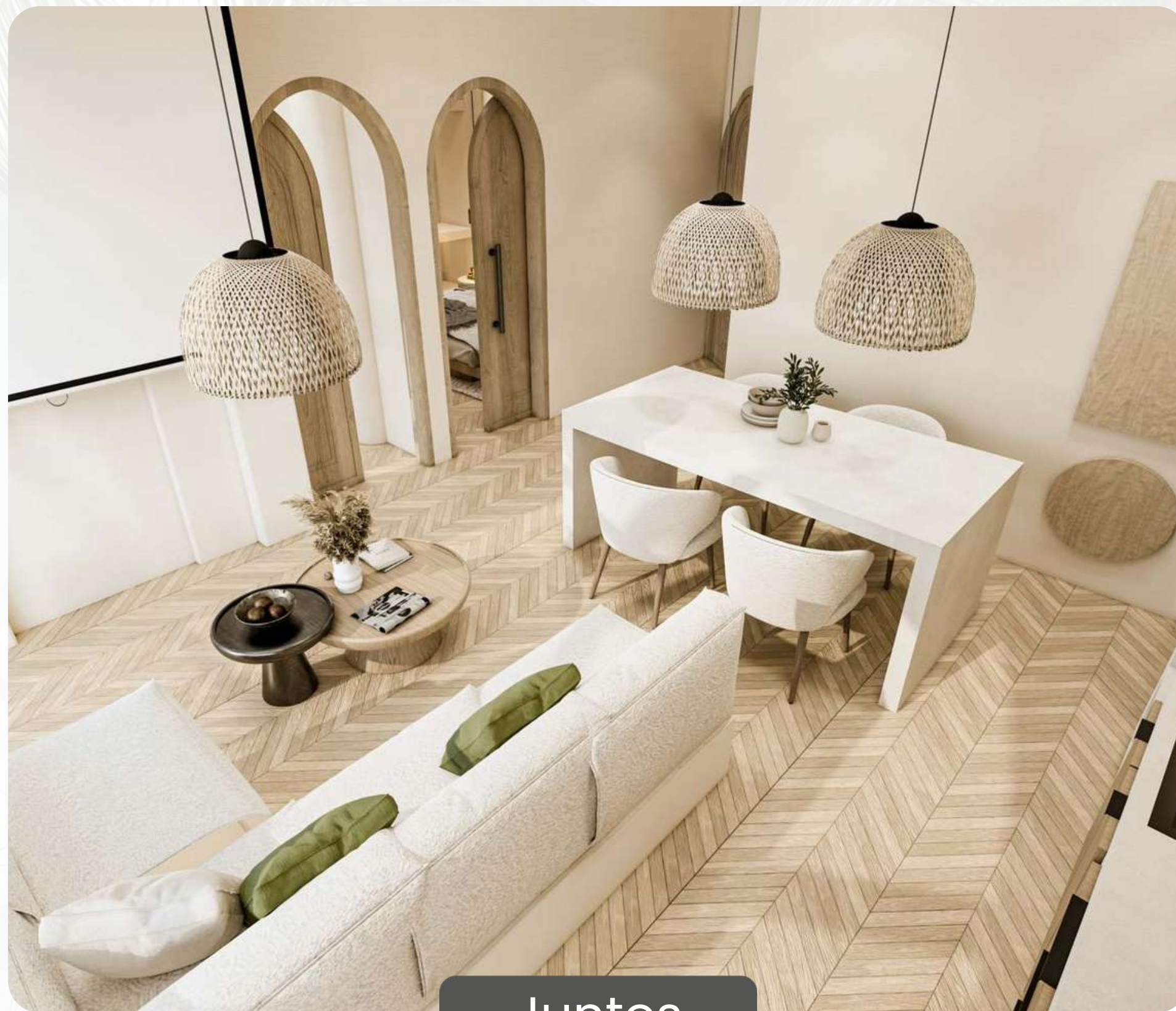
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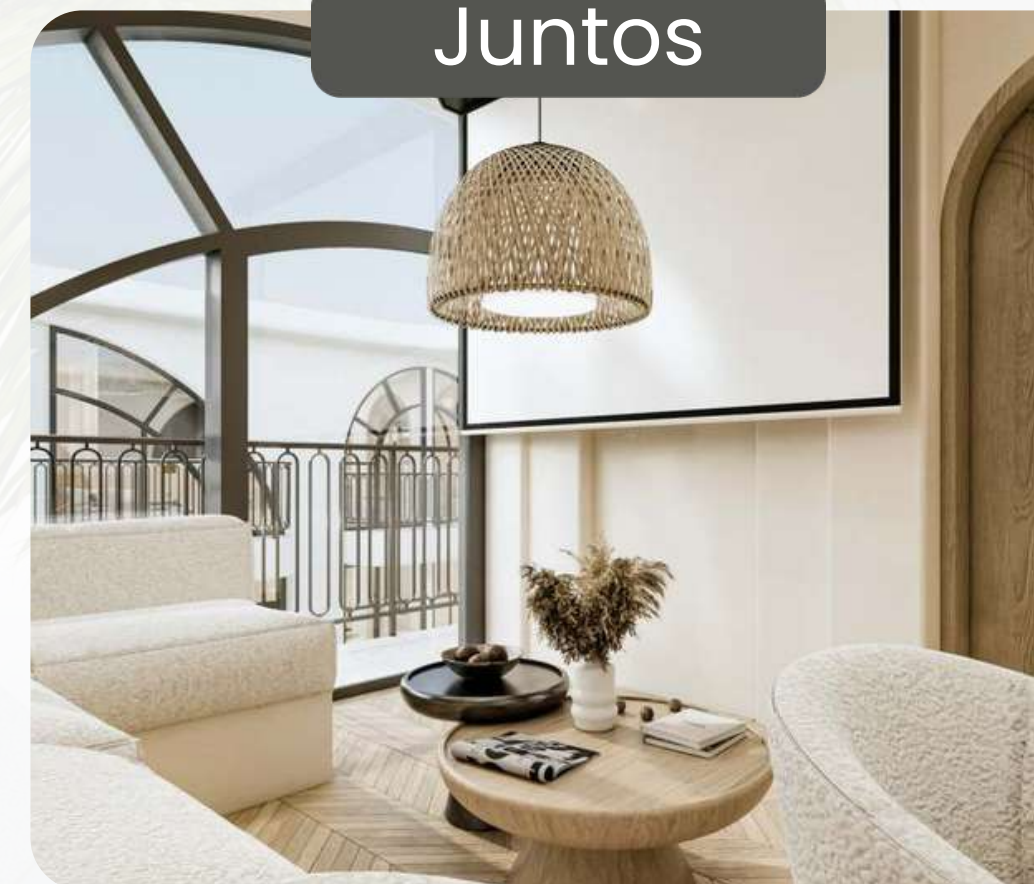


COCO LIVING
COCO JUNTOS

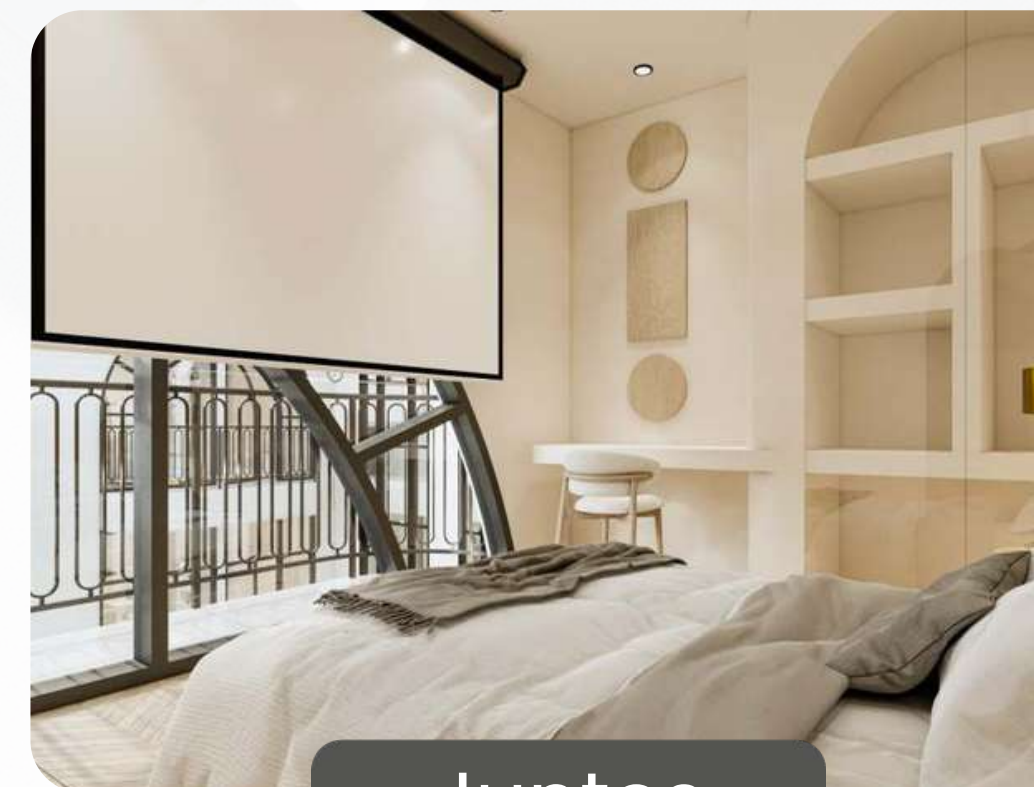


Juntos

COCO JUNTOS FULLCATALOG
LAGUNA



Juntos



Juntos

COCO LIVING

COCO LAGUNA

Grow

Play

Connect

Invest

\$ 185,000

20% paid from rental income or resell profit



60 sqm.



1 Bedroom



Private jacuzzi



1 Kitchen



1 Living Room



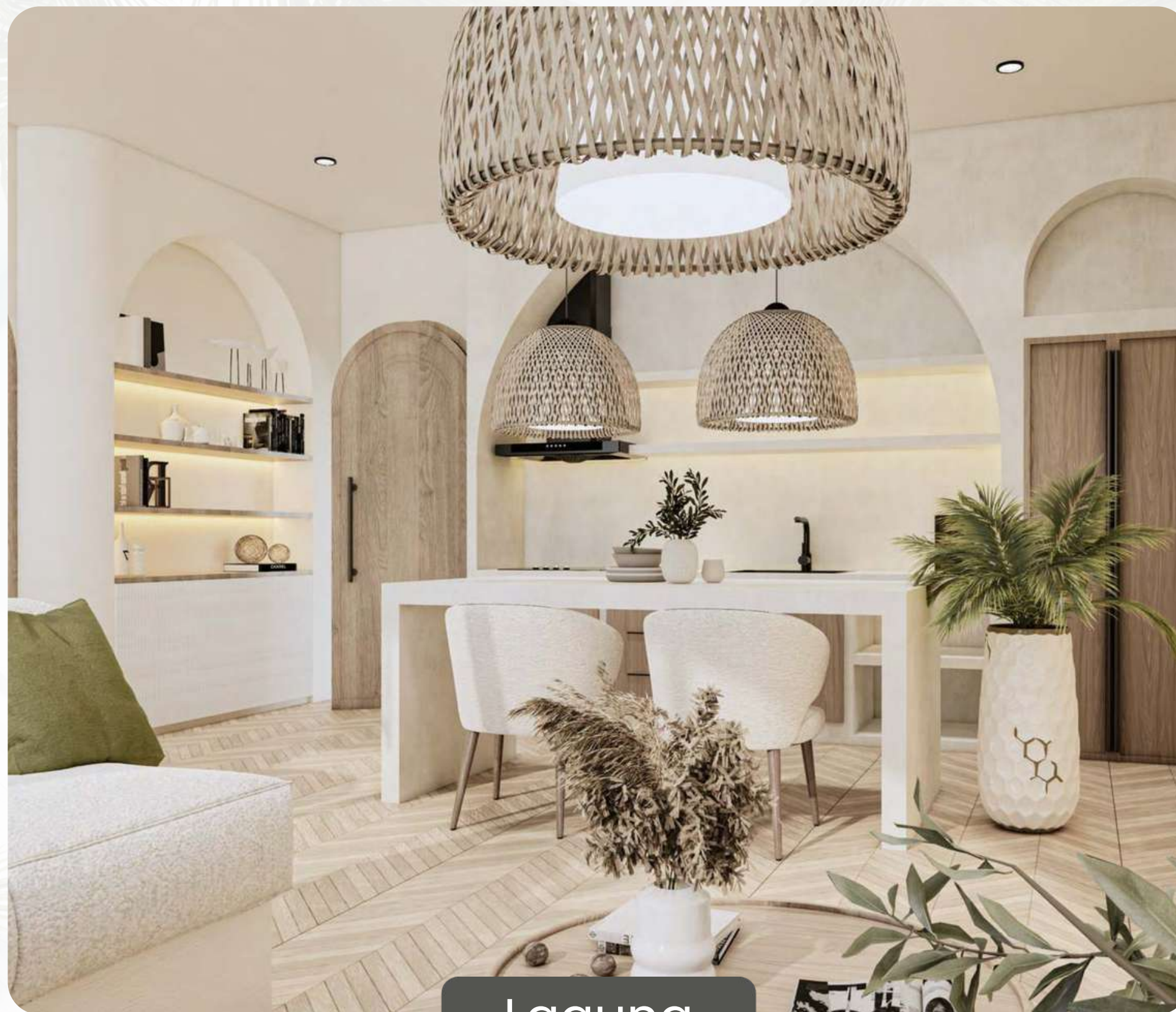
30 years lease

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

ROI 20,66%
PAYBACK IN 5-6 YEARS



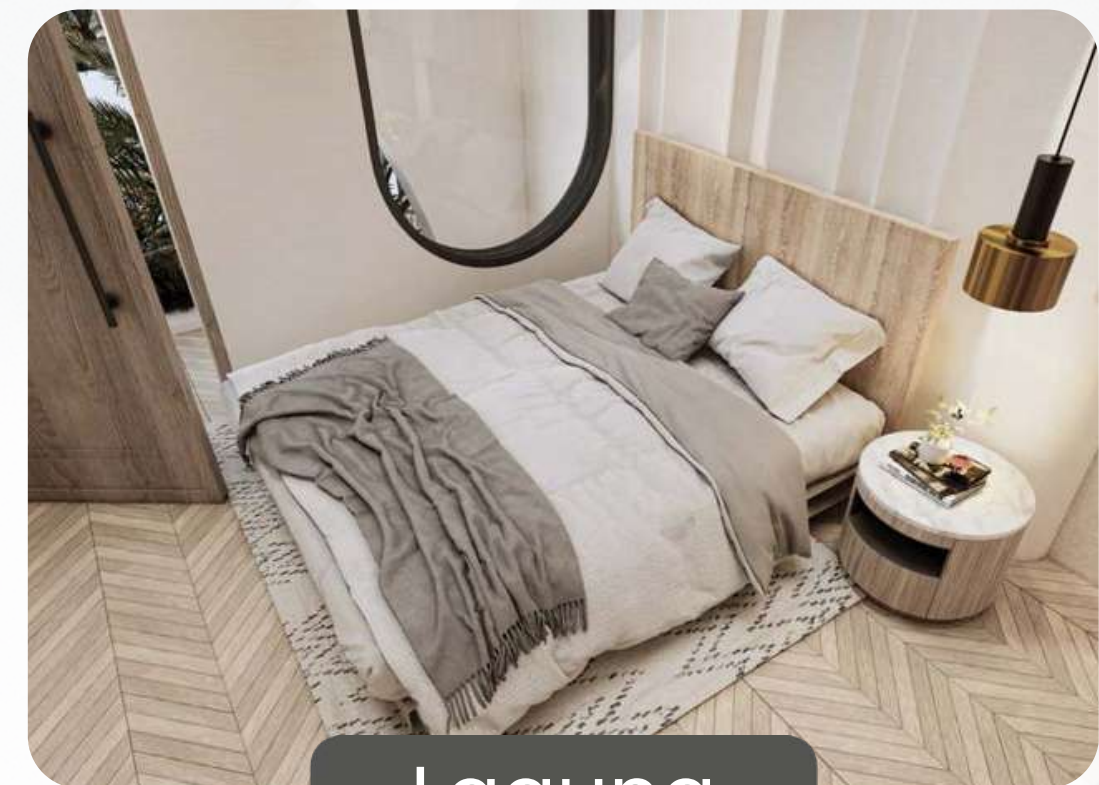
COCO LIVING
COCO LAGUNA



Laguna



Laguna



Laguna

COCO LAGUNA FULL CATALOG
LAGUNA



COCO LIVING

COCO PENTHOUSE

Grow

Play

Connect

Invest

\$ 245,000

20% paid from rental income or resell profit



90 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 20,66%
PAYBACK IN 5-6 YEARS



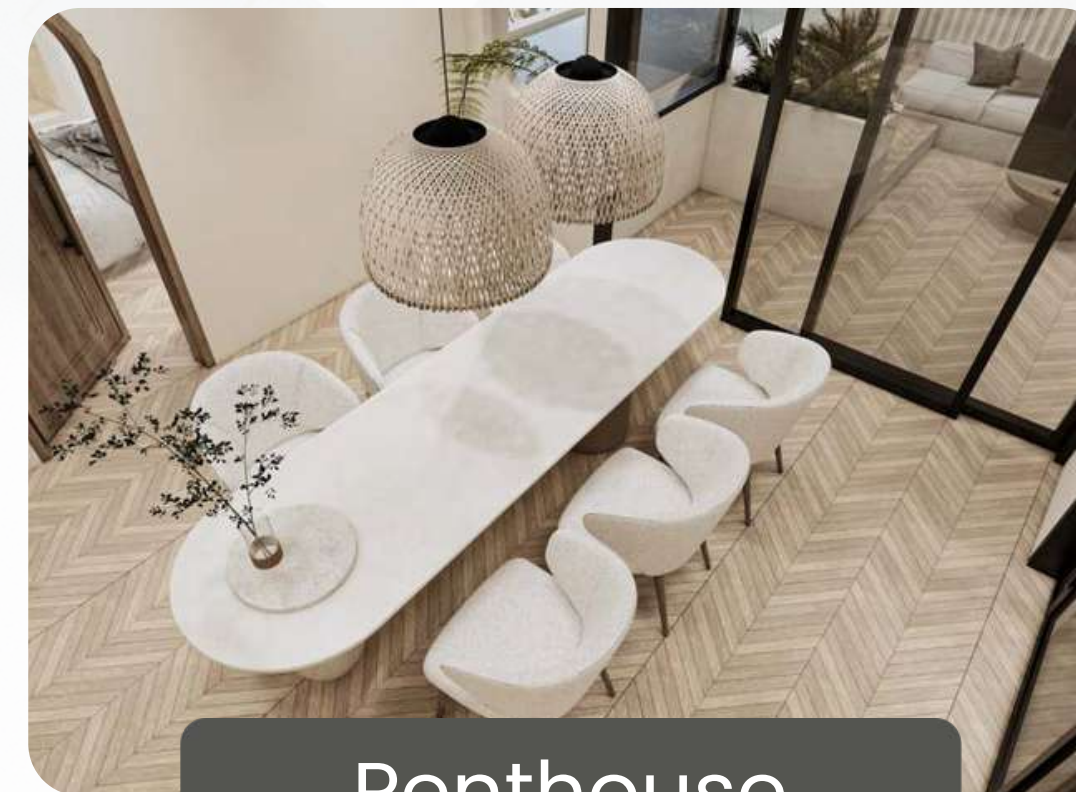
COCO PENTHOUSE



Penthouse



Penthouse



Penthouse

COCO PENTHOUSE FULL CATALOG



LAGUNA



TYPE	TOTAL APARTMENT PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
CABANA	\$ 145.000	\$ 29,000	\$ 116,000
JUNTOS	\$ 175.000	\$ 35,000	\$ 140,000
LAGUNA	\$ 185.000	\$ 37,000	\$ 148,000
PENTHOUSE	\$ 245.000	\$ 49,000	\$ 196,000

BINGIN



HIGHEST RENTAL
PRICES IN BALI



AREA WITH HIGHEST
INCREASE IN RENTAL PRICES
(PAST TWO YEARS)



BEST AREA FOR
SHORT-TERM RENTAL

INVEST IN

#1

TRAVEL DESTINATION IN THE WORLD, BALI

OWN your coco property
in paradisewithbenefits for life



BALI



15-25% AVERAGE
ANNUAL RETURN
ON INVESTMENT



2ND PLACE IN 2022 AND 1ST
PLACE IN 2021 ON
TRIPADVISOR'S "BEST
DESTINATION IN THE WORLD"



HUBSPOT OF
TOURISM FOR 12
CONSECUTIVE
YEARS

PAYBACK CALCULATION CABANA

Grow Play Connect Invest

\$145.000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISTIC
BREAK EVEN	5,3 YEARS	4,5 YEARS	3,7 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	\$ 2,676.70	\$ 3,011.30
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
29 YEAR ROI (AVERAGE 5% MARKET INCREASE)	<u>\$ 1,114,641.70</u>	<u>\$ 1,357,193.76</u>	<u>\$ 1,526,842.98</u>



WHY INVESTORS CHOOSE COCO DEVELOPMENT GROUP

1 **Passive income on full auto pilot**

COCO Development Group take care of all the matters relating to the lease of your villa

2 **Profit Maximization**

We do not just put your property on Airbnb hoping for a guest to book it. More than 40% of our bookings come today through our own medias, a strong community and a digital and data driven management approach.

3 **A Convenient and fast payment system**

The investors receive net profits 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. Based on our experience, we can predict an increase in property values by 35% after the construction is completed.

6 **Fast Payback**

Oceanside villas in Bali are in high demand for daily rentals. You will earn about 5000 USD per month

Grow

Play

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THE COCO LIFESTYLE



PAYMENT SCHEDULE

COCOLIVING | 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.*

Join the community

OWN YOUR COCO PROPERTY IN PARADISE WITH BENEFITS FOR LIFE

56

thoughtfully designed
apartments, gym, co-working,
wellness & recovery area,
restaurant and a spacious rooftop
with infinity pool and bar.

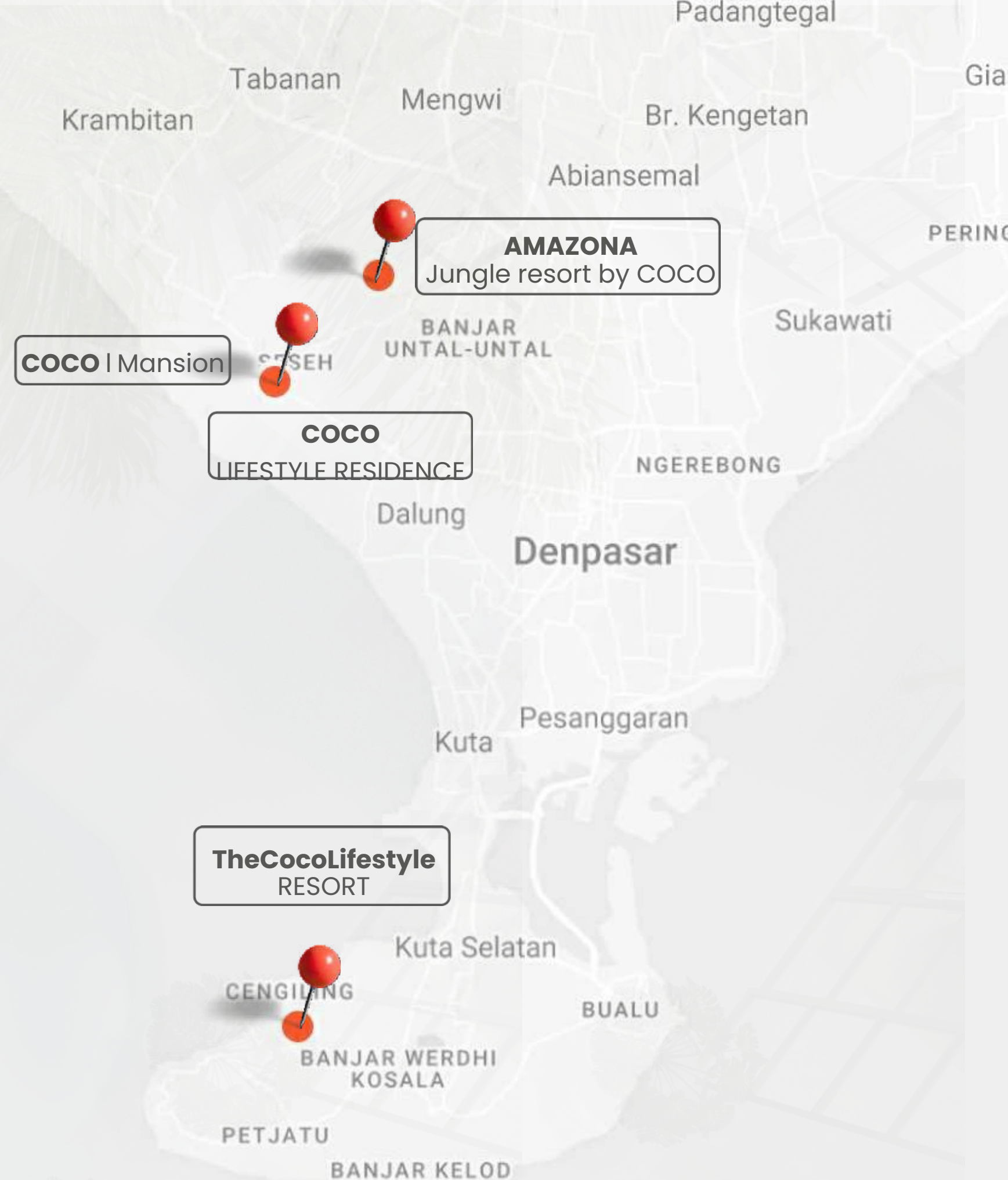
FIND YOUR PERFECT MATCH IN THE COCO LIFESTYLE RESORT

PRICES FROM \$ 145,000

OFFER VALID UNTIL JUNE 01 2024

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

COCO Lifestyle Resort Bingin is the second lifestyle development
by COCO. Bali's number one lifestyle property brand.



TAILOR MADE MANAGEMENT

Grow

Play

Connect Invest

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
REVENUE IN 2023

125 Villas

3.2 M USD

2024 FORECAST

VILLAS UNDER
MANAGEMENT
REVENUE IN 2024

250–300 Villas

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



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 Rental ROI
UP TO 25%

35% INCREASE
of property resell value on completion

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THE COCO LIFESTYLE

COCO MANAGEMENT

CHANNELS



DIGITAL – AI driven Management

Automated communication flows
systematic payment optimizing



COCO SOCIAL

Business talks
Networking events
Investment gatherings

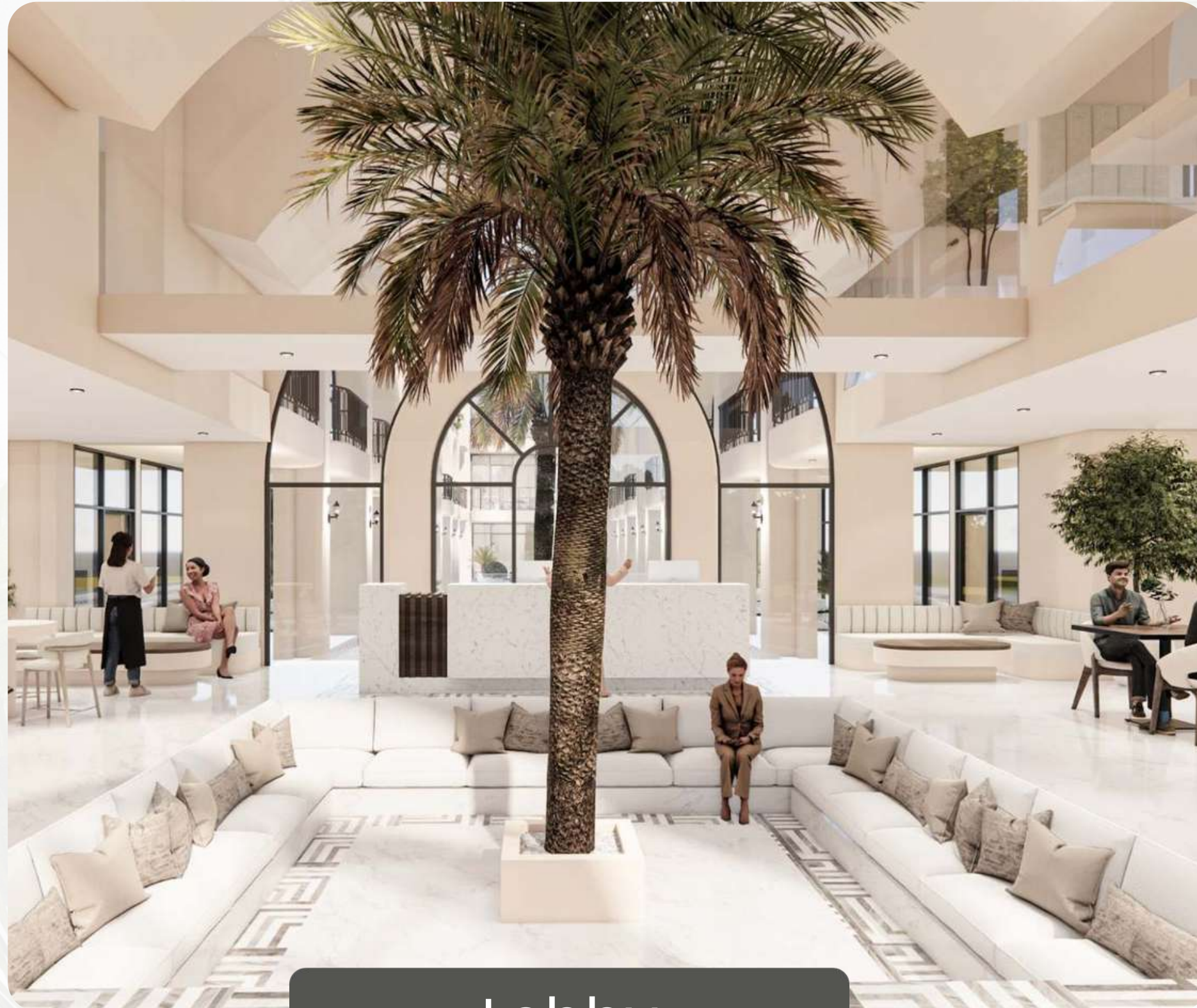


COCO GROW

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

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

Restaurant



Lobby



Bar

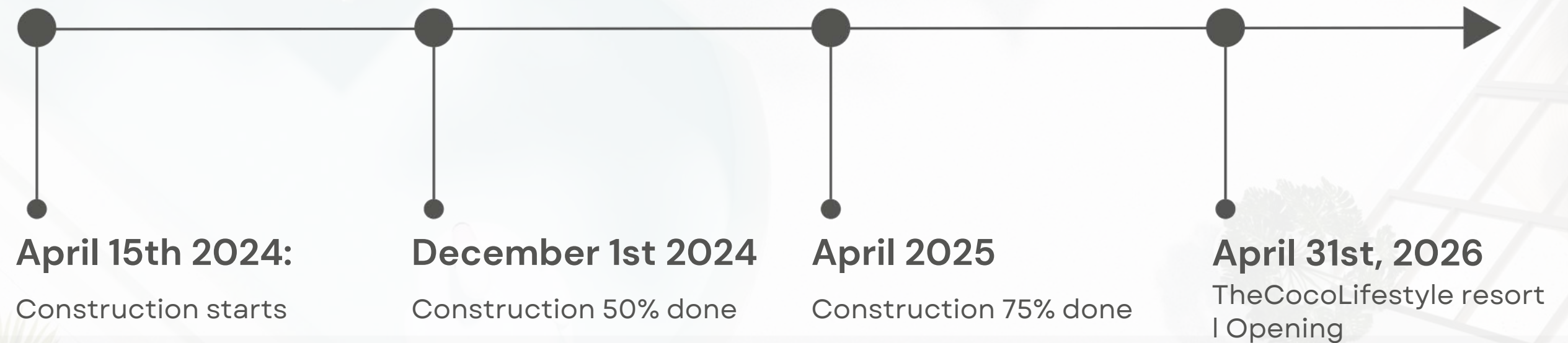


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TheCoco Lifestyle Resort

WITH BENEFITS **FOR LIFE**

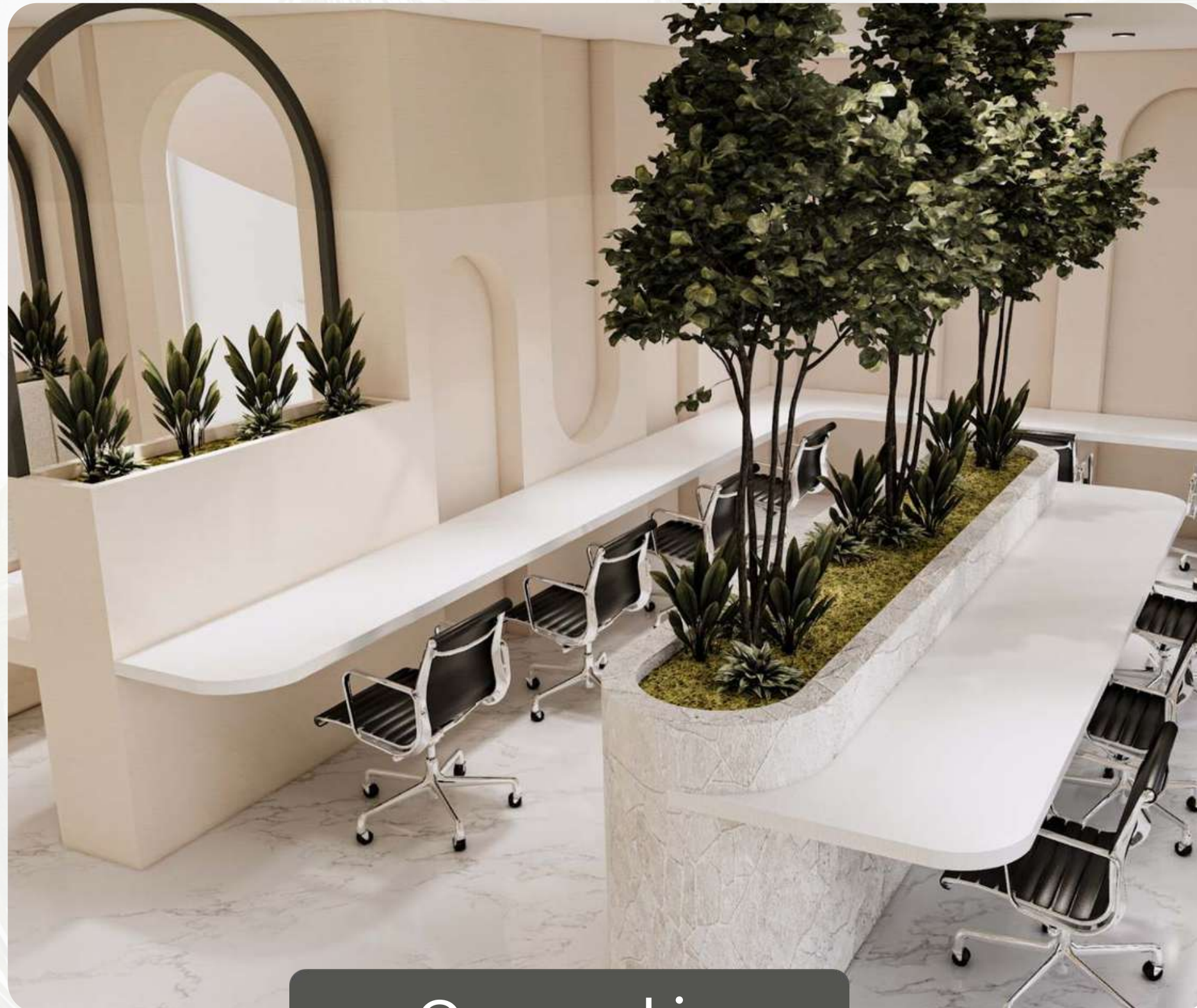
PROJECT TIMELINE



**Prices increasing 7,5% per quarter*

Development timeline: 16 months, starting April 15th 2024

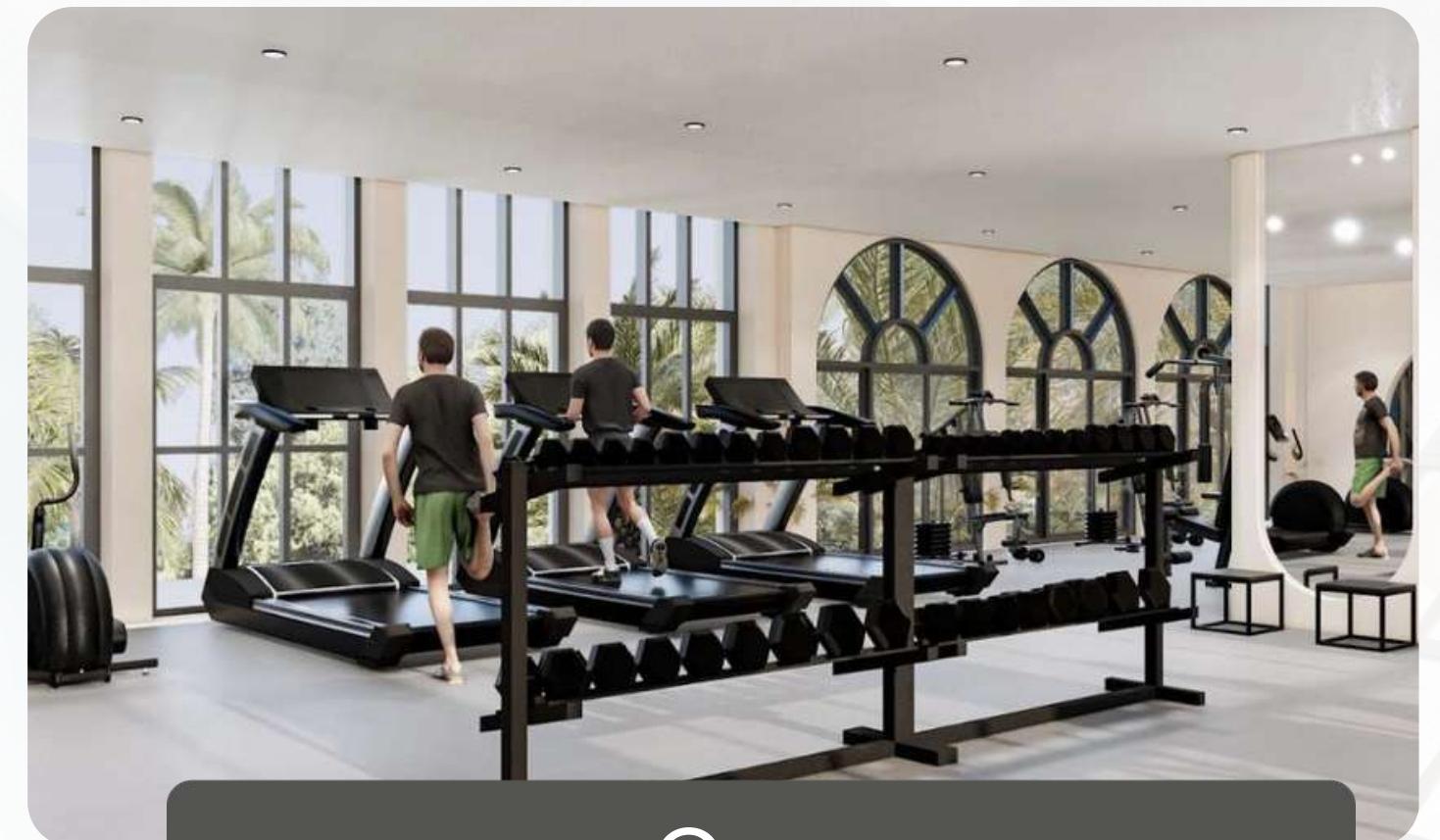
SECURE ENTRANCE, SAVOR BARBECUE DELIGHTS,
AND DIVE INTO THE REFRESHING POOL



Co-working



Recovery

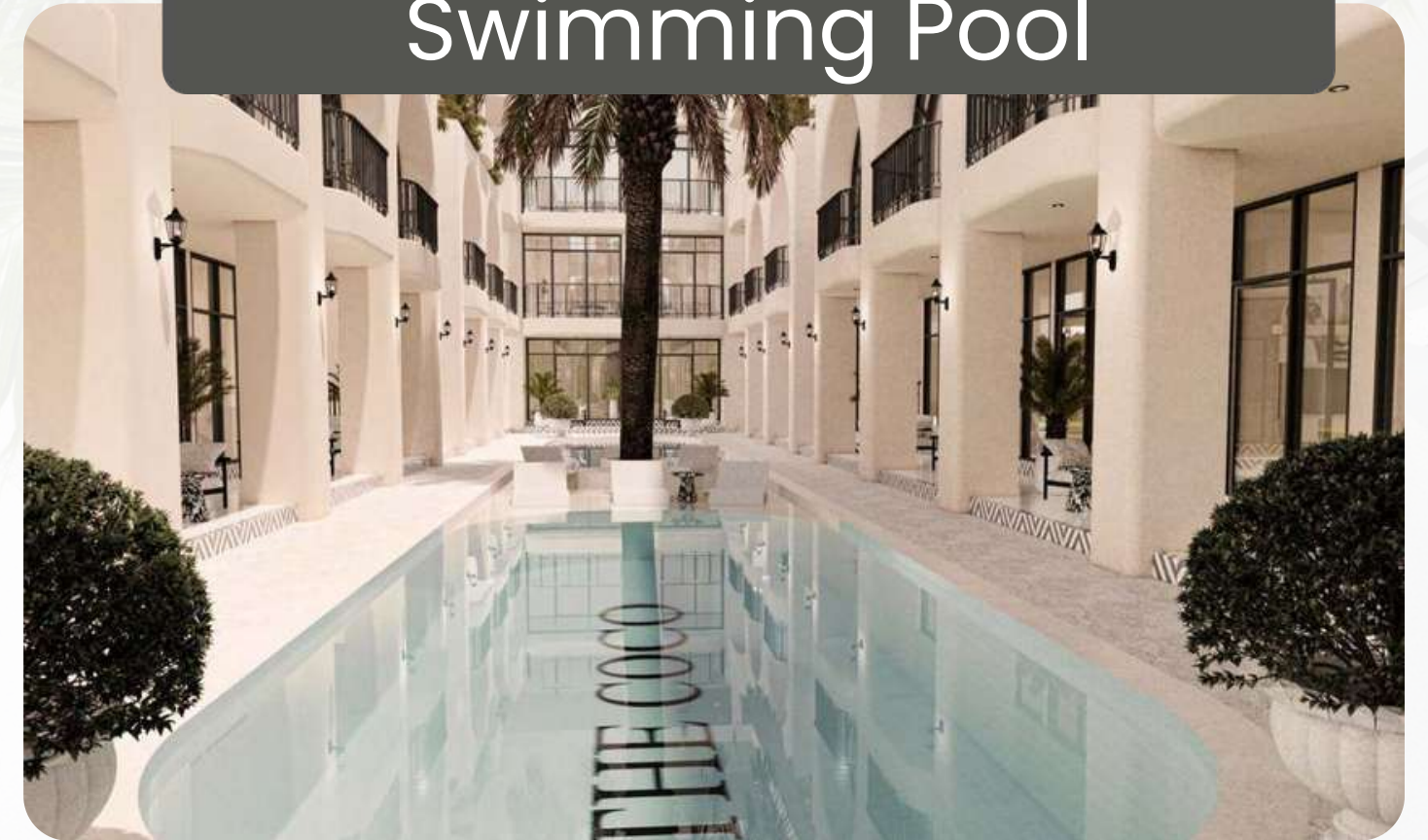


Gym

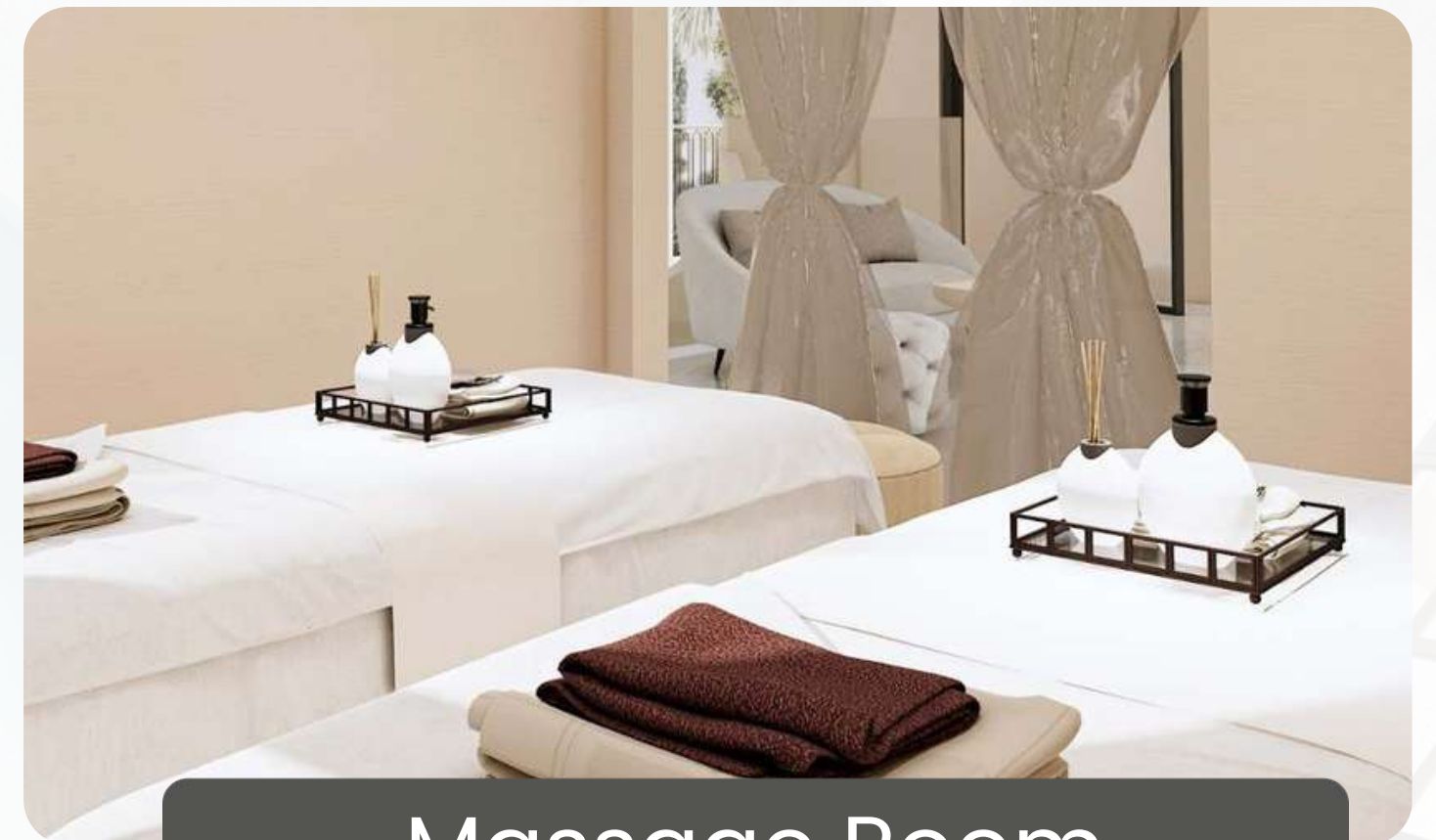
SECURE ENTRANCE, SAVOR BARBECUE DELIGHTS,
AND DIVE INTO THE REFRESHING POOL



Rooftop



Swimming Pool



Massage Room

Grow

Play

Connect

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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**.

LIFESTYLE | REAL ESTATE | HOSPITALITY

RASMUS HOLST

Serial Entrepreneur,
Co-Founder COCO DevelopmentGroup
Co-Founder Estate ofBali
Co-Founder Cocolivings.com



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





Grow

Play

Connect

Invest

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



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hello@cocodevelopmentgroup.com



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COCO

DEVELOPMENT GROUP



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THE COCO LIFESTYLE