COCO LIFESTYLE RESORT MELASTI BEACH

# A new standard for lifestyle living in Bali.

*Stay longer, live better, leave different.*

*Premium residences, a performance gym, recovery, spa, co-working and community — one place, built for the life you actually want to live.*

INTRODUCING · COCO LIFESTYLE RESORT MELASTI

# Bali's #1 *wellness & lifestyle* resort, three minutes from Melasti Beach

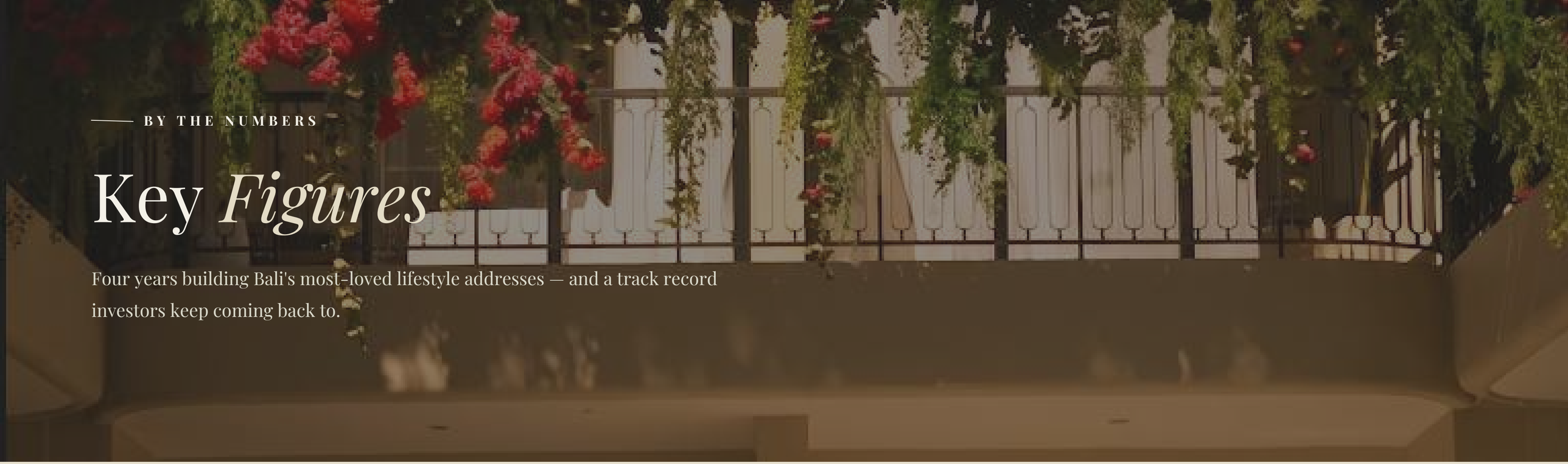
**10th**

The tenth development from Coco Development Group and the second Coco Lifestyle Resort— a hotel brand built around how you actually spend your days, with the full Coco world on site: fitness zone, wellness & recovery, Tierra Spa, workspace, restaurant and beach-inspired pool areas.

| | |
|---|---|
| Find. | *Your perfect match in the* **COCO LIFESTYLE RESORT** |
| Investments. | Starting from **€ 90,000** |
| Annual Return. | Annual returns of **12 – 17%** |

**Coco Lifestyle Resort Melasti Beach — development number ten by Coco Development Group*

*Mornings on the roof, three minutes from the sand.*



BY THE NUMBERS

# Key *Figures*

Four years building Bali's most-loved lifestyle addresses — and a track record investors keep coming back to.

| 4 | 1000+ | 1500+ | 24+ | 100M+ |
|---|---|---|---|---|
| **YEARS** | **PROPERTIES** | **TEAM MEMBERS** | **COUNTRIES** | **CAPITAL INVESTED** |
| In the Bali real estate market | Across Bali | Across the group, globally | Investors joining from | In COCO Development Group |

# Property.

PORTFOLIO

## *Branded lifestyle assets* with proven traction

Ten developments across Bali, built and operated by one group. The tenth — **Coco Lifestyle Resort Melasti Beach** — the first on Melasti.

**86%**
Historical average occupancy rate

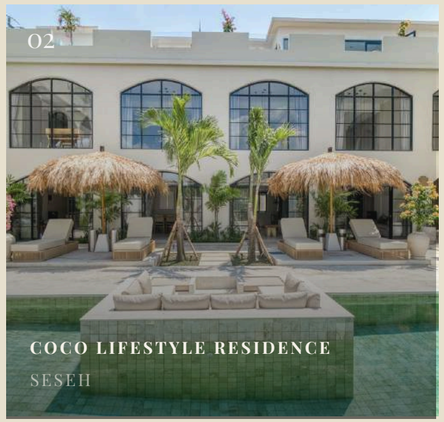
**10**
Developments across Bali

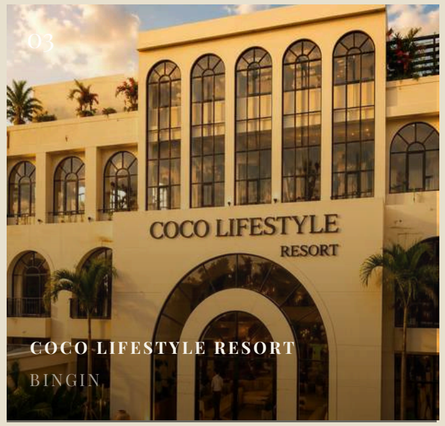
**800+**
Investors from across the world

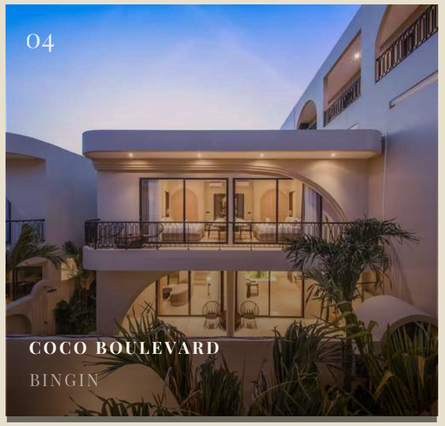
**20%**
Pay from rental or resale profit

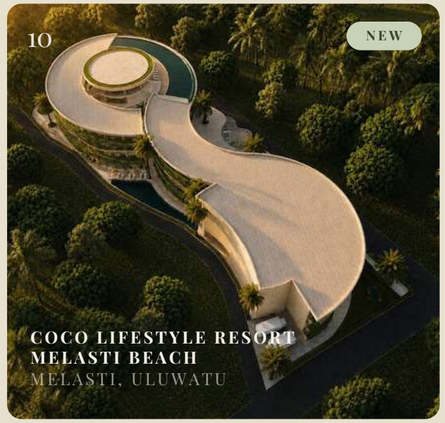
# 10 *Developments in Bali*

Four years, one island, one standard.



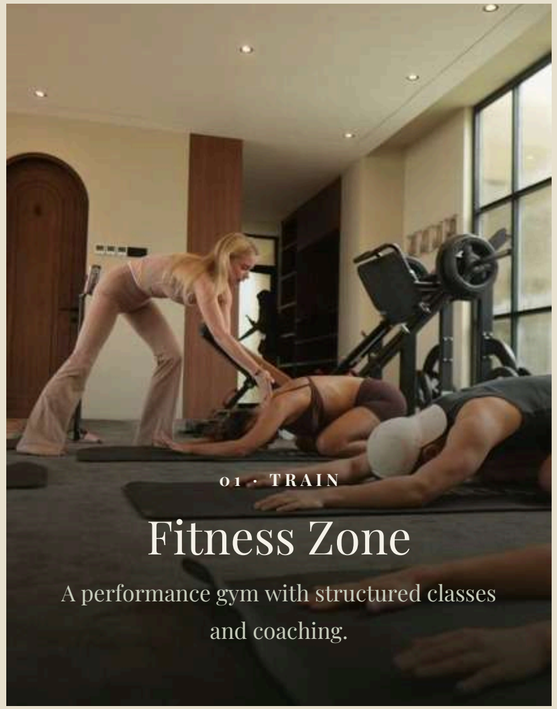



Uluwatu · Melasti Beach | Bali

THE FACILITIES

# More than a place to *stay*.

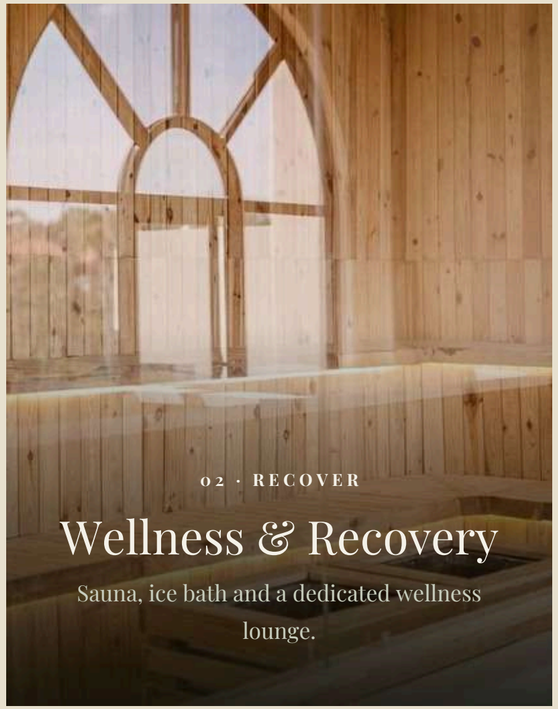
Everything you need for a full life is on site — training, recovery, focus and treatment, all part of the way you live at Coco.



01 · TRAIN

## Fitness Zone

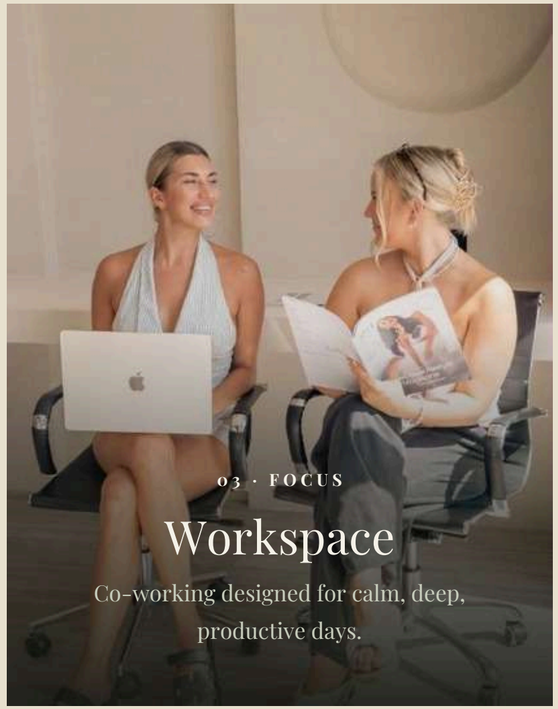
A performance gym with structured classes and coaching.



02 · RECOVER

## Wellness & Recovery

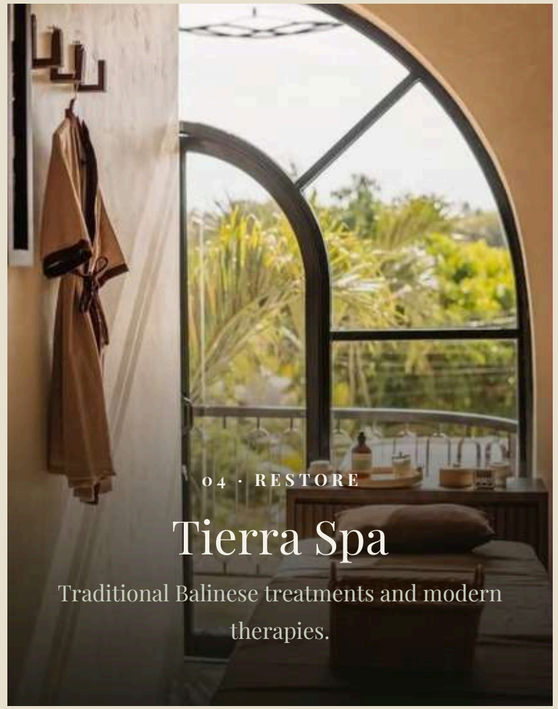
Sauna, ice bath and a dedicated wellness lounge.



03 · FOCUS

## Workspace

Co-working designed for calm, deep, productive days.



04 · RESTORE

## Tierra Spa

Traditional Balinese treatments and modern therapies.

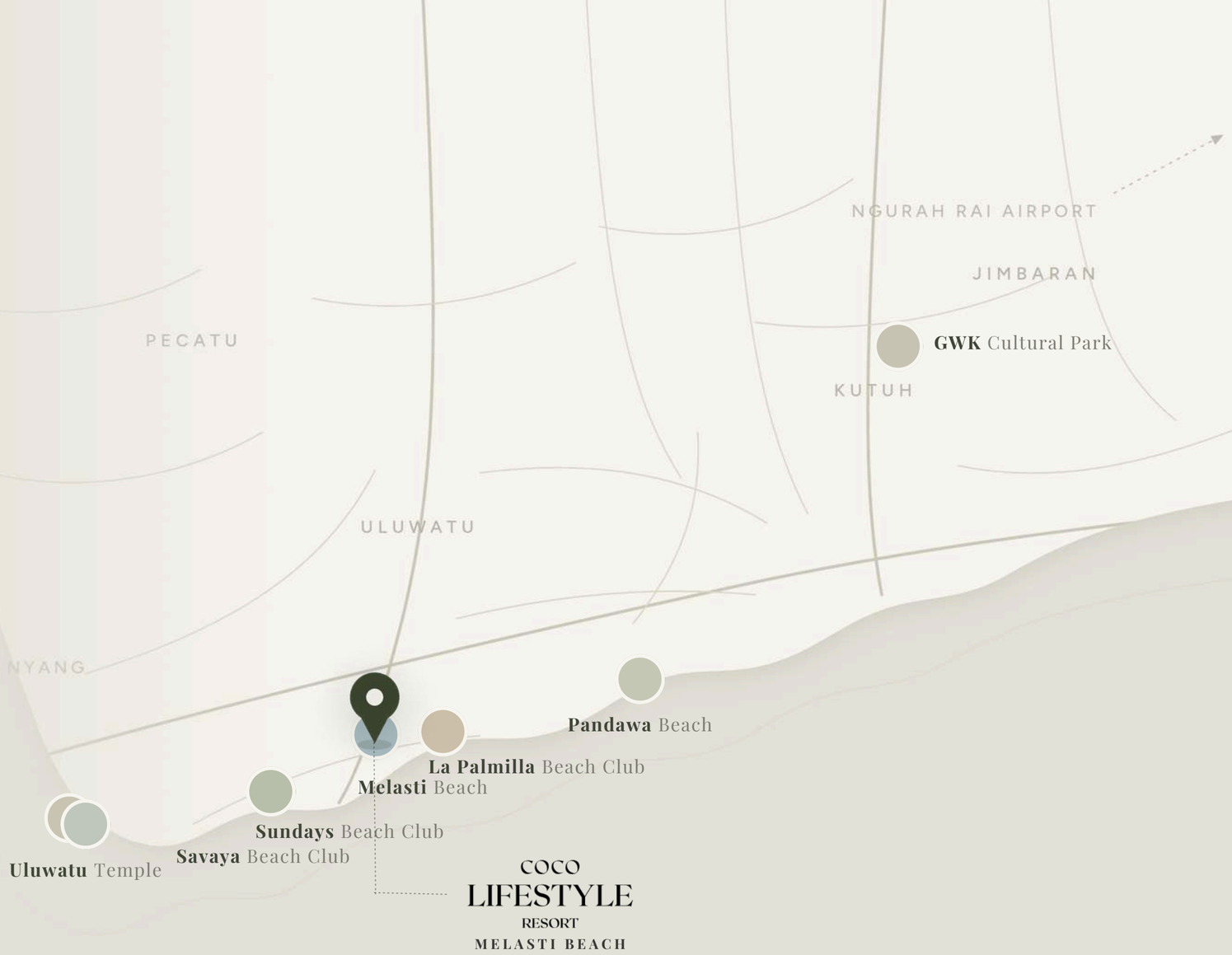
PRIME LOCATION

# Melasti, *Uluwatu*

White limestone cliffs, the island's clearest water and Bali's fastest-growing beach-club coastline — all minutes from your door.

SEE IT ON THE MAP

| | |
|---|---|
| **Melasti** Beach | 3 min |
| La Palmilla Beach club | 4 min |
| Karma Beach | 7 min |
| Sundays Beach club | 8 min |
| Pandawa Beach | 17 min |
| Ngurah Rai Airport | 37 min |




Uluwatu, **Bali's fastest-rising coastline for short-term rental**, with beach clubs and villas opening along the cliff each season.

*Set on the white limestone cliffs of Melasti — three minutes from the sand.*

*Uluwatu* · **Melasti Beach** | Bali

# Three residences, *one address*

LIFESTYLE RESIDENCE

## Coco *Cabana*

A bright one-bedroom, for those who want to keep things simple — without compromising.

PROPERTY FACILITIES

- 2 Guests
- 1 Bedroom
- Workstation
- Toilet
- Balcony
- 30-year lease

LIFESTYLE BENEFITS

- Fitness & wellness
- Rooftop & pool
- Recovery area
- Workspace

INVESTMENT STARTING FROM

€ 90,000

PAID BY INVESTOR · 80%

€ 72,000

The remaining 20% — € 18,000 — from rental income or resale profit.

LIFESTYLE RESIDENCE

## Coco *Solea*

Named for the sun. Two bedrooms and an open living space, made for friends or couples who want their own room.

PROPERTY FACILITIES

- 2 Guests
- 1 Bedroom
- Workstation
- Toilet
- Balcony with Private Jacuzzi
- 30-year lease

LIFESTYLE BENEFITS

- Fitness & wellness
- Rooftop & pool
- Recovery area
- Workspace

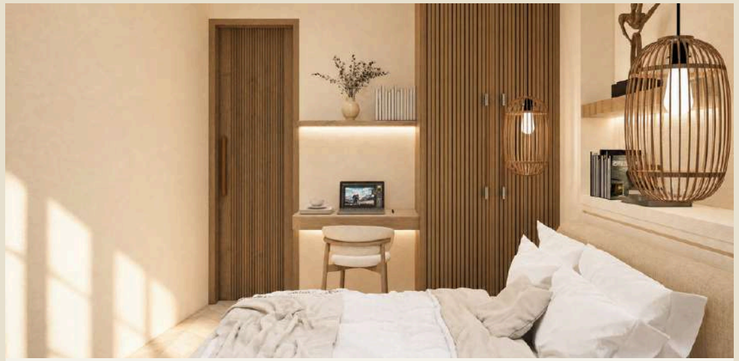
INVESTMENT STARTING FROM

€ 137,500

PAID BY INVESTOR · 80%

€ 110,000

The remaining 20% — € 27,500 — from rental income or resale profit.



LIFESTYLE RESIDENCE

## Coco *Horizonte*

Two bedrooms, a private jacuzzi and the long view over the cliffs. For those who want it all.

PROPERTY FACILITIES

- 4 Guests
- 2 Bedrooms
- Fully equipped kitchen
- Living room
- Balcony with Private jacuzzi
- 30-year lease

LIFESTYLE BENEFITS

- Fitness & wellness
- Rooftop & pool
- Recovery area
- Workspace

INVESTMENT STARTING FROM

€ 220,000

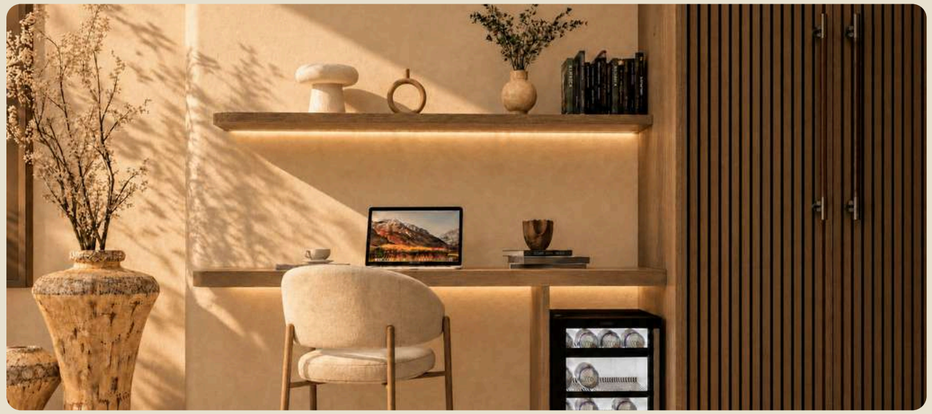
PAID BY INVESTOR · 80%

€ 176,000

The remaining 20% — € 44,000 — from rental income or resale profit.

**Prices are final, **VAT 11% included** in the price of the units. 30-year leasehold, renewable.*

# Coco *Cabana*

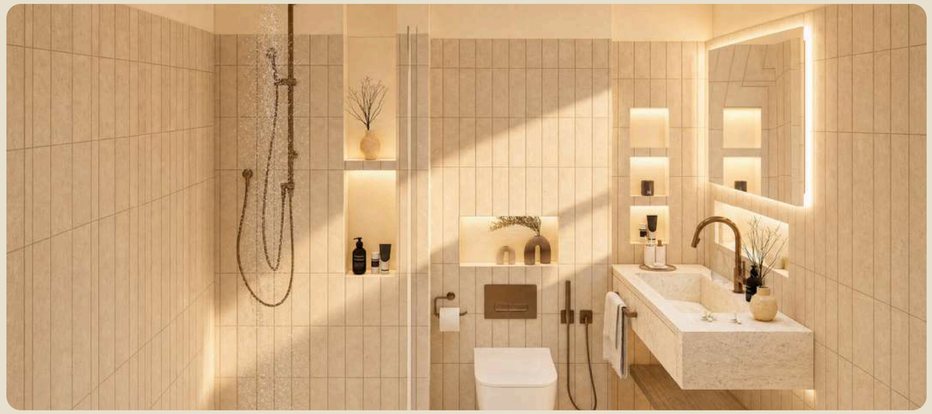


FULL CATALOG

# Coco *Solea*

FULL CATALOG

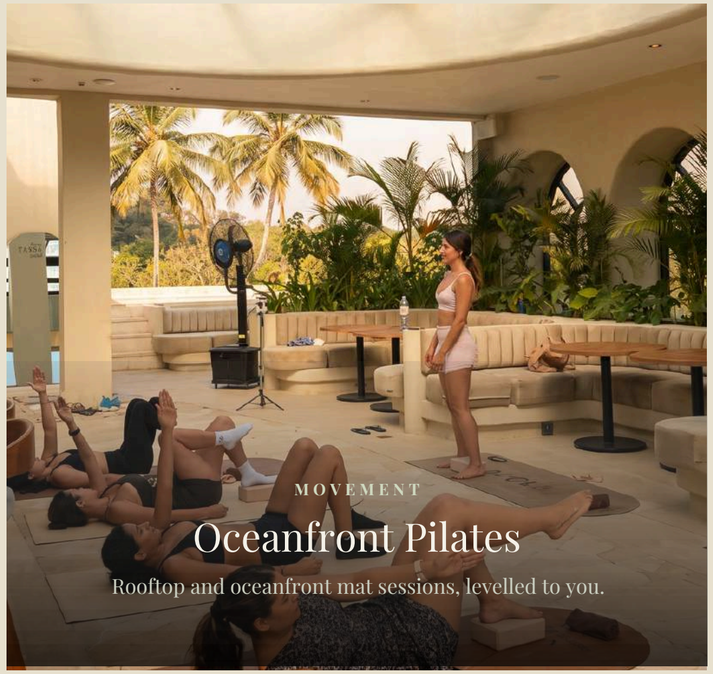
# Coco *Horizonte*



FULL CATALOG

# The days are yours — *we simply set the rhythm.*

Programming that turns a stay into a life: movement on the cliffs, rituals at golden hour, and a table full of people you're glad you met.



MOVEMENT

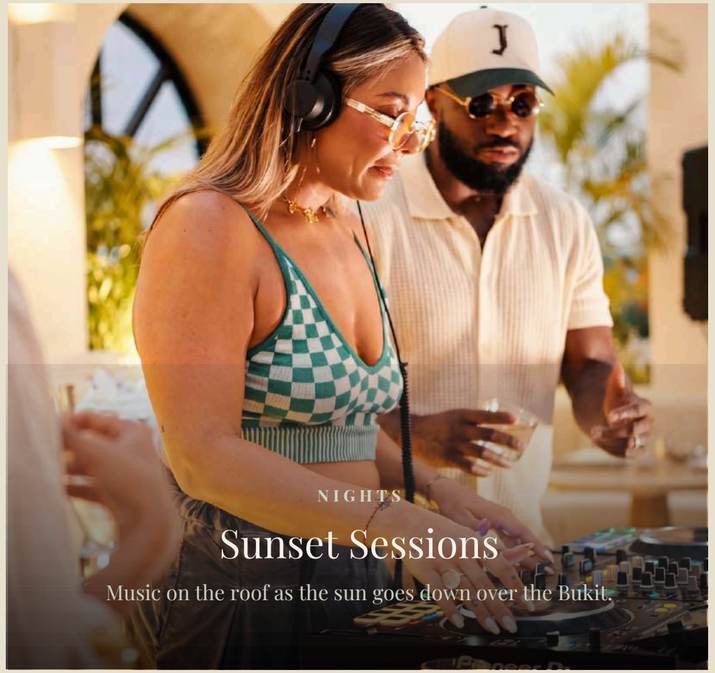
## Oceanfront Pilates

Rooftop and oceanfront mat sessions, levelled to you.

TABLE

## Community Dining

Long tables, shared plates, and no seating plan.



NIGHTS

## Sunset Sessions

Music on the roof as the sun goes down over the Bukit.

*Uluwatu* · Melasti Beach | *Bali*

THE OFFER

# *Pay 20% of your property from rental or resale profit.*

Pay 80% of your property through the construction period and the remaining 20% from rental or resale profit. That's our way to say to you as a client that we are in this together

**80%** of the cost of the residence, paid before the end of construction.

**20%** covered from incoming rental fees or resale profit.

COCO
LIFESTYLE
RESORT
MELASTI BEACH

## PRICING

| TYPE | TOTAL PRICE | PAID BY RENTAL PROFIT (20%) | PAYMENT BY INVESTOR (80%) |
|---|---|---|---|
| COCO CABANA | € 90,000 | € 18,000 | € 72,000 |
| COCO SOLEA | € 137,500 | € 27,500 | € 110,000 |
| COCO HORIZONTE | € 220,000 | € 44,000 | € 176,000 |

*Prices are final, VAT 11% included in the price of the units. Presale pricing.

# COCO CABANA
Investment Plan

## Short Term
Investment

| INVESTMENT | SELL PRICE |
|---|---|
| € 90.000 | € 117.000 |

SOLD WHEN FINISHED

| PROFIT | ROI |
|---|---|
| € 27.000 | 30 % |

*Period: 18 months*

## Medium Term
Investment

| INVESTMENT | SELL PRICE |
|---|---|
| € 90.000 | € 126.000 |

| RENTAL · 3 YRS | RESELL PROFIT |
|---|---|
| € 54.000 | € 36.000 |

| PROFIT | ROI |
|---|---|
| € 90.000 | 100 % |

*Period: 3 years*

## Long Term
Investment

| INVESTMENT | SELL PRICE |
|---|---|
| € 90.000 | € 0 |

| RENTAL · 28 YRS | RESELL PROFIT |
|---|---|
| € 835.624 | — |

| PROFIT | ROI |
|---|---|
| € 835.624 | 928 % |

*Period: 28 years*

DETAILED FORECAST ON RETURN FIGURES

PAYBACK CALCULATION · COCO CABANA

# Break-even in *5.6 years*

INVESTMENT

**€ 90,000**

| | PESSIMISTIC | REALISTIC | OPTIMISTIC |
|---|---|---|---|
| **BREAK EVEN** | 6.7 yrs | 5.6 yrs | 5.1 yrs |
| **ANNUAL ROI** | 12.9% | 15.9% | 17.9% |
| OCCUPANCY | 70% | 80% | 90% |
| RENT PER DAY | €65 | €70 | €70 |
| MONTHLY RENTAL INCOME | €1,384 | €1,703 | €1,916 |
| ANNUAL RENTAL INCOME | €16,608 | €20,440 | €22,995 |
| MANAGEMENT + OPERATIONS 30% | €4,982 | €6,132 | €6,898 |
| ANNUAL RETURN ON INVESTMENT | €11,625 | €14,308 | €16,096 |
| **5-YEAR ROI** | €64,237 | €79,061 | €88,943 |
| **LEASE-TERM ROI** | €678,945 | €835,624 | €940,077 |

Modelled across three occupancy scenarios over a 28-year horizon, including an average 5% annual market increase.
Figures are net of the 30% management and operations fee. Illustrative forecast — actual returns depend on market conditions.

# Payment *schedule*

COCO LIFESTYLE RESORT | RESIDENCES

Our sales process is designed to be seamless and stress-free. To make it easier to join the community, we offer a convenient payment plan that spans the entire construction process.

**30%**

Initial payment at the time of signing the contract

**30%**

Nine months after signing the agreement

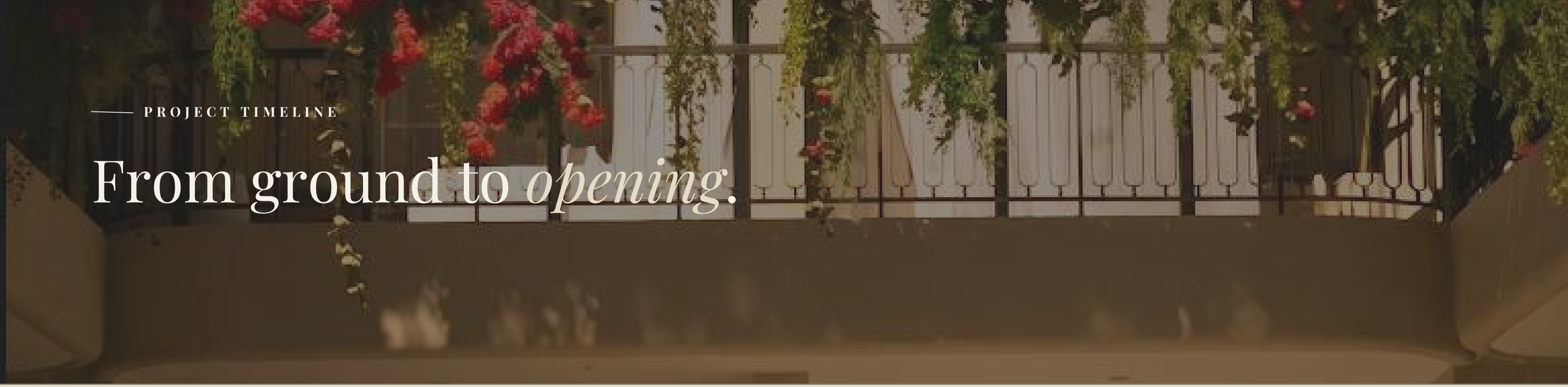
**20%**

Eighteen months after signing the agreement

**20%**

From rental income or resale profit

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



PROJECT TIMELINE

# From ground to *opening*.

0 %

## October 30, 2026

Land clearing

- Site cleared, levelled and fenced, access road cut
- Boundaries surveyed
- Soil testing complete, piling layout marked

25 %

## April 30, 2027

Foundation, two floors

- Piling and pile caps complete, raft foundation poured
- Ground and first floor slabs cast
- Core services routed: drainage, water, electrical conduit

50 %

## October 15, 2027

Construction 50% complete

- Third and fourth floor slabs cast, structure topped out
- Roof slab complete and waterproofed
- Staircases, lift shafts and pool shells formed

75 %

## April 30, 2028

Construction 75% complete

- Arched glazing and external doors installed, building sealed
- Mechanical, electrical and plumbing first fix complete
- Lime plaster to facades, terraces and rooftop deck formed

100 %

## October 30, 2028

Coco Lifestyle Resort Melasti Beach opens

- Joinery, stone and plaster finishes, bathrooms and kitchens commissioned
- Furniture and fixtures installed, landscaping complete, pools filled
- Snagging, final inspection, handover

**Prices increase 7.5% every six months.*

*Development timeline: 24 months, starting Month October 30, 2026.*

TAILOR MADE

# Management, *handled*.

COCO × **BALINEST**

**RASMUS HOLST**
Founder & CEO, Coco Development Group

**STEVEN**
Director, Balinese Villas

**ANNA**
General Manager

**ISON**
Operational Director

**SURANTO**
Head of MEP

## Nine years of *experience*

| | | |
|---|---|---|
| 2024 overview | Villas under management | 200 properties |
| | Revenue in 2024 | 4 M USD |
| 2025 overview | Villas under management | 400 properties |
| | Revenue in 2025 | 8 M USD |
| 2026 overview | Villas under management | 800+ properties |
| | Revenue in 2026 | 16 M USD |

Occupancy forecast of
75% – 85%

Annual returns
12 – 17%

Resale value by completion
25 – 30%

TAILOR-MADE

# Management *services*

Experience the convenience and benefits of hassle-free property management. We take care of every detail while you reap the rewards of a sound investment — whether you're seeking a private residence, a property with high returns, or a mix of both. The choice is yours, and our services are tailored to your intentions for the future of your property.

| Occupancy forecast of | Annual returns | Resale value by completion |
|---|---|---|
| 75% – 85% | 12 – 17% | 25 – 30% |

COCO
LIFESTYLE
RESORT
MELASTI BEACH

I *Move* II *Restore* III *Focus* IV *Belong*

WHY US

# Why investors choose *Coco*.

*01*

## In-house management team

Our dedicated team handles every aspect of your investment — guest relations, maintenance, marketing and operations. Passive income with professional oversight.

*02*

## Integrated lifestyle brand

We don't just manage properties — we create lifestyle destinations. Strong brand presence and curated guest experiences drive higher occupancy and premium pricing.

*03*

## Fast payment system

Receive net profits in your preferred currency through a streamlined quarterly payment system, with transparent reporting and reliable transfers.

*04*

## Tax optimisation & compliance

Our accounting team handles all tax matters, ensuring full compliance while maximising your returns. You focus on growing your portfolio.

*05*

## High liquidity

We choose the best locations in Bali and build conceptual complexes, not just villas. On our experience, property values rise around 25% after construction completes.

*06*

## Fast payback

Premium locations with resort amenities, wellness facilities and lifestyle services command top rental rates — consistent occupancy and payback within 5–7 years.

# The *Materials*

## M E L A S T I

**MODERN**

MODERN lines and clean geometry give every residence a calm, contemporary frame.

**ELEMENTAL**

ELEMENTAL volcanic stone and lime plaster root the buildings in the island itself.

**LIMESTONE**

LIMESTONE from the Bukit cliffs — the same rock the coastline is carved from.

**ARTISANAL**

ARTISANAL rattan and hand-woven detail made by local craftspeople.

**SERENE**

SERENE spaces designed for recovery, stillness and slow mornings.

**TACTILE**

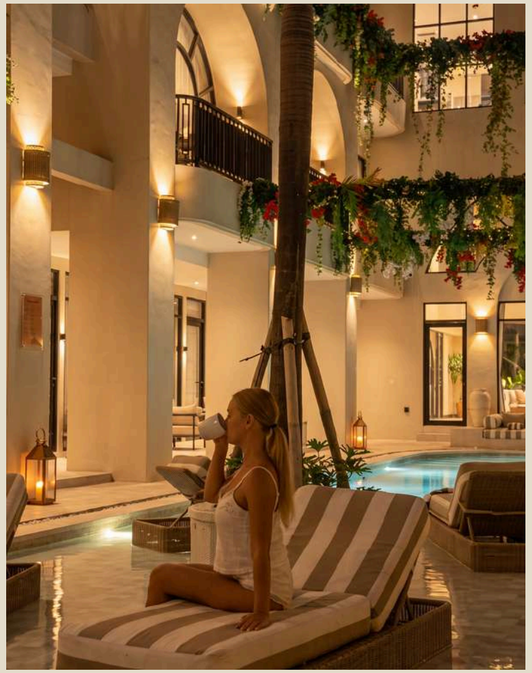
TACTILE teak, linen and boucle — surfaces made to be touched, not just seen.

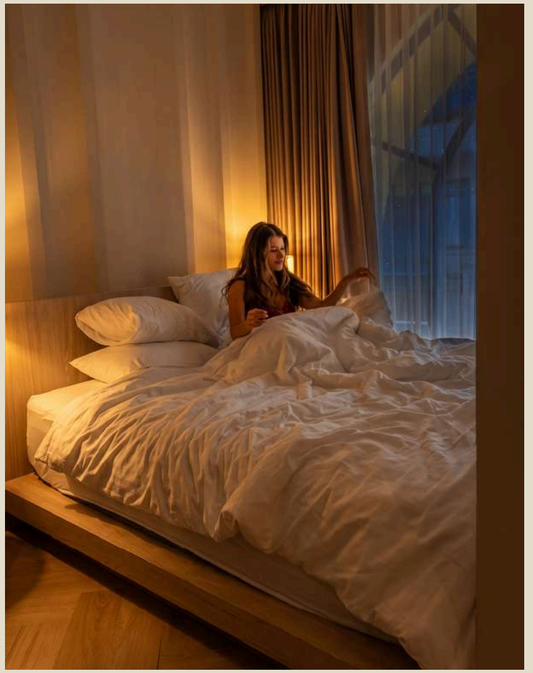
**ISLAND**

ISLAND planting and open air carried through every courtyard and terrace.

# Lately *on the cliffs*.

@cocolifestyleresort · Follow





*Uluwatu* · Melasti Beach | *Bali*

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 at twelve, selling high-end designer clothing second-hand and generating a one million turnover within a year.

Since then he has consulted nearly 2,000 companies on 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 responsibility for 30+ employees, he is known as a business strategist and the go-to person for entrepreneurs taking a business from local to global.

Rasmus currently sits on the board of several growth-stage companies as both member and chairman. In recent years he has travelled extensively and is now based in Bali.

COCO
DEVELOPMENT GROUP

## Rasmus *Holst*

Serial Entrepreneur

Founder, CEO & Creative Director, COCO Development Group

# 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

Coco Development Group HQ, Jalan Raya Canggu, Badung, Bali, **Indonesia**


COCO
DEVELOPMENT GROUP

COCO

DEVELOPMENT GROUP

+45 93 80 65 13

www.cocodevelopmentgroup.com

Sales@cocodevelopmentgroup.com