



AZORIA

LIVING · WELLNESS · PADEL

SULUBAN BEACH · ULUWATU · BALI

Live in *Motion*. Own the address.

Bali's first padel, fitness and wellness resort chain, on the cliffs of Uluwatu.

LIFESTYLE · REAL ESTATE · HOSPITALITY



INTRODUCING · AZORIA LIVING

A members' address for padel, fitness *and* *wellness*, above Suluban Beach.

The second Azoria Living address. Considered residences sitting above the Azoria Padel Club, a cliff-front wellness club, a gym, podcast studio, co-working space, restaurant and three beach-inspired pools.

BELONG

A home inside
the club

INVEST · FROM

€100,000

RETURN · ANNUAL

12–17%

Azoria Living Suluban is one of ten developments by Coco Development Group.

A WAY OF LIVING. A WAY TO INVEST.

Move. *Restore.* Belong.

ANNUAL ROI

up to 20%

Strong rental yields in Bali's most wanted area.

INVESTMENTS · STARTING FROM

€100,000

Your place in the club, with member benefits for life.

PAY · EXCLUSIVE TO AZORIA LIVING

20%

of the property from rental income or resale profit.

BY THE NUMBERS · COCO DEVELOPMENT GROUP

Proven, *by the numbers.*

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

4

YEARS

In the Bali real estate market

1000+

PROPERTIES

Across Bali

1500+

TEAM MEMBERS

Across the group, globally

24+

COUNTRIES

Investors joining from

100M+

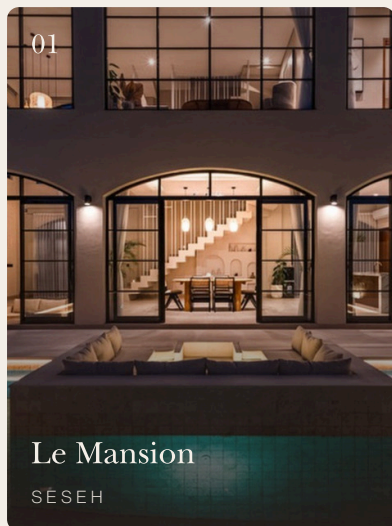
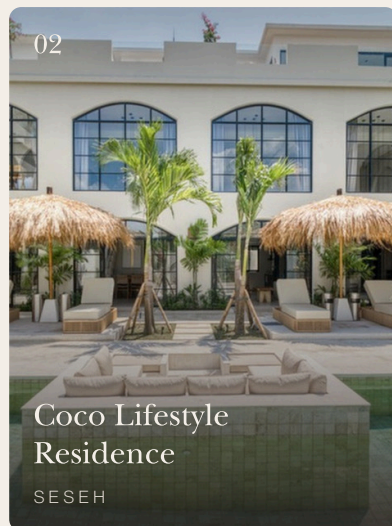
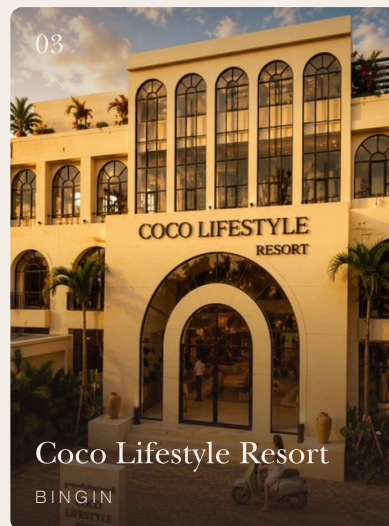
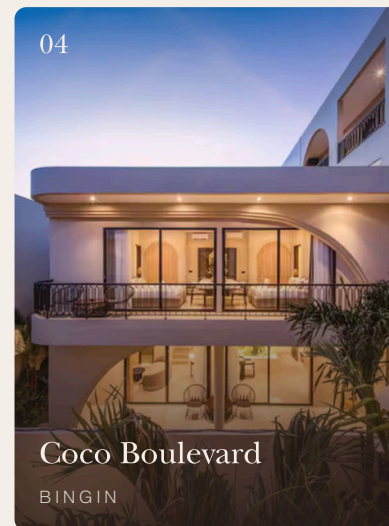
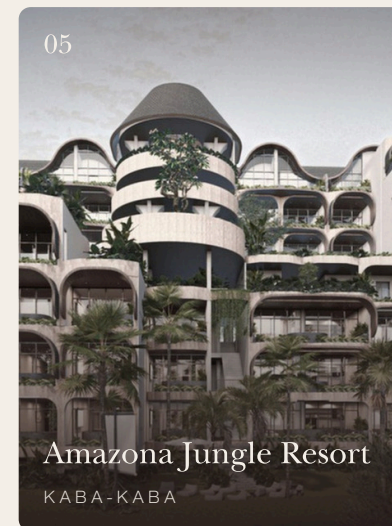
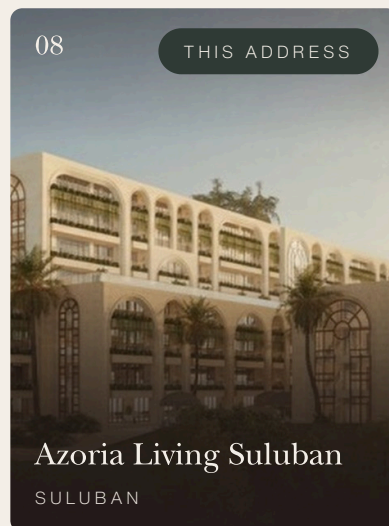
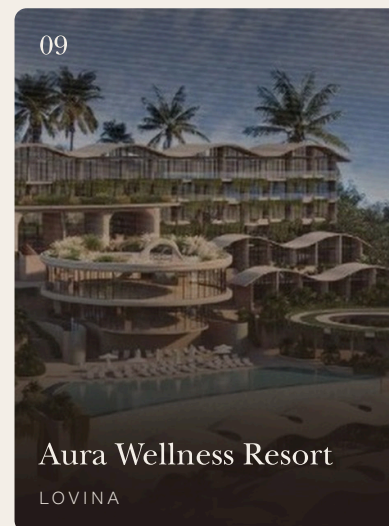
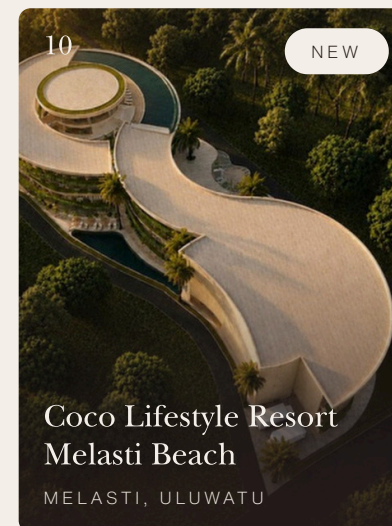
CAPITAL INVESTED

In Coco Development

PORTFOLIO · COCO DEVELOPMENT GROUP

10 Developments *in Bali.*

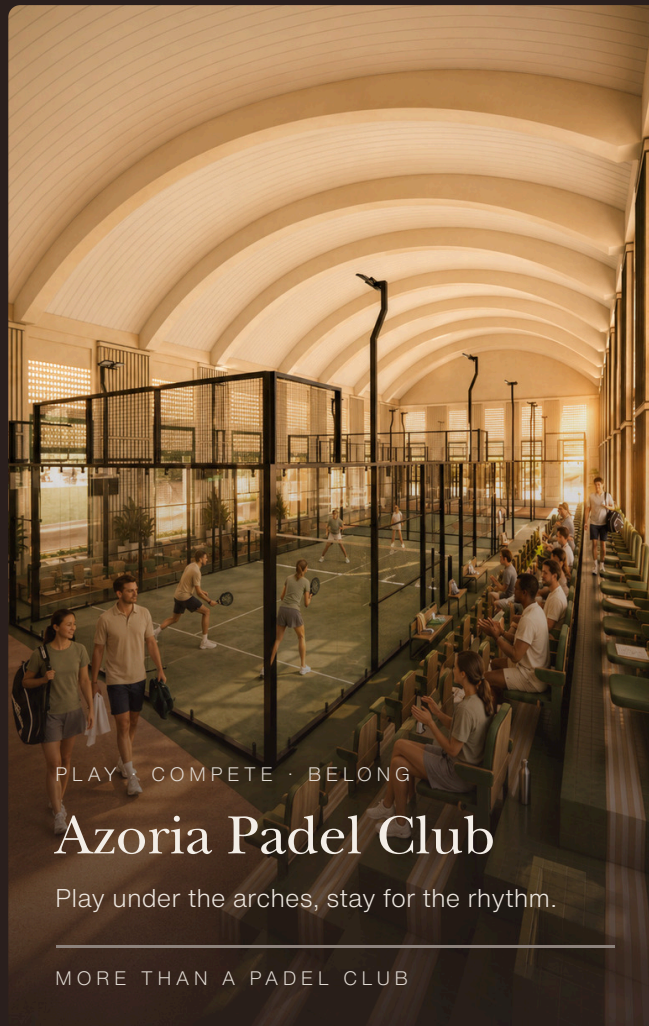
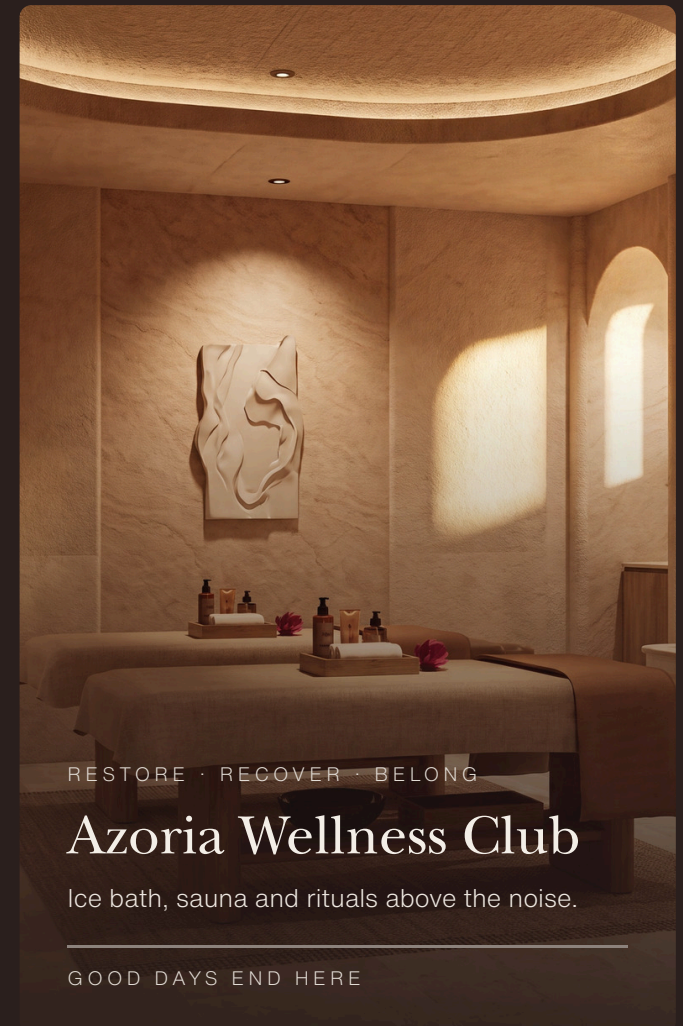
Four years, one island, one standard.



LIFE AT AZORIA

More than a place *to live*.

Play, train, work and restore without leaving home. A padel club, cliff-front wellness club, gym, podcast studio, co-working space, restaurant and three beach-inspired pools.



PRIME LOCATION

On the cliff at *Suluban Beach*.

On the cliff above Suluban Beach in Uluwatu, Bali's most sought-after area, where nightly rates are among the highest on the island, close to three of Bali's most photographed beaches.

Suluban Beach	1 min	Masonry	2 min
Ulu Cliff House	2 min	Tabu	5 min
Single Fin Bali	2 min	Padang Padang Beach	10 min
Teja Uluwatu	2 min	Ngurah Rai Airport	45 min

Uluwatu, Bali's best location for short-term rental.



SULUBAN BEACH · ULUWATU

A few steps from Suluban Beach. *Surf at sunrise, padel by noon, dinner on the cliff.*

Four residences, *one address.*



LIFESTYLE RESIDENCE

Azoria Cabana

A calm studio with arched niches and direct pool access, made for long stays and easy letting.

PROPERTY FACILITIES

- 28 sqm
- 🛏 1 Bedroom
- 🏊 Pool access
- 🌿 Terrace
- 🖨 Work desk
- 🔑 30-year lease

LIFESTYLE BENEFITS

- 🔍 Padel club
- 🏋 Fitness & wellness
- 🏊 Pools & spa
- 🖨 Co-work & studio

INVESTMENT FROM PAID BY INVESTOR · 80%

€100,000 €80,000

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



LIFESTYLE RESIDENCE

Azoria Solea

Named for the sun. One bedroom, its own pool and a living room that opens to the light.

PROPERTY FACILITIES

- 40 sqm
- 🛏 1 Bedroom
- 🏊 Private pool
- 🍳 Kitchen
- 🚪 Living room
- 🔑 30-year lease

LIFESTYLE BENEFITS

- 🔍 Padel club
- 🏋 Fitness & wellness
- 🏊 Pools & spa
- 🖨 Co-work & studio

INVESTMENT FROM PAID BY INVESTOR · 80%

€145,000 €116,000

The remaining 20%, €29,000, from rental income or resale profit.



LIFESTYLE RESIDENCE

Azoria Horizonte

Two bedrooms around an open kitchen and living room. Room for family, friends or a longer season.

PROPERTY FACILITIES

- 80 sqm
- 🛏 2 Bedrooms
- 🏊 Private pool
- 🍳 Kitchen
- 🚪 Living room
- 🔑 30-year lease

LIFESTYLE BENEFITS

- 🔍 Padel club
- 🏋 Fitness & wellness
- 🏊 Pools & spa
- 🖨 Co-work & studio

INVESTMENT FROM PAID BY INVESTOR · 80%

€230,000 €184,000

The remaining 20%, €46,000, from rental income or resale profit.



LIFESTYLE RESIDENCE

Azoria Imperio

The largest residence. Three bedrooms, a generous lounge and a private pool to come home to.

PROPERTY FACILITIES

- 120 sqm
- 🛏 3 Bedrooms
- 🏊 Private pool
- 🍳 Kitchen
- 🚪 Living room
- 🔑 30-year lease

LIFESTYLE BENEFITS

- 🔍 Padel club
- 🏋 Fitness & wellness
- 🏊 Pools & spa
- 🖨 Co-work & studio

INVESTMENT FROM PAID BY INVESTOR · 80%

€305,000 €244,000

The remaining 20%, €61,000, from rental income or resale profit.

Prices are final and include 11% VAT. 30-year leasehold. Every residence is available in the Classic or Moroccan collection.

Azoria Cabana

I II III
Move Restore Belong



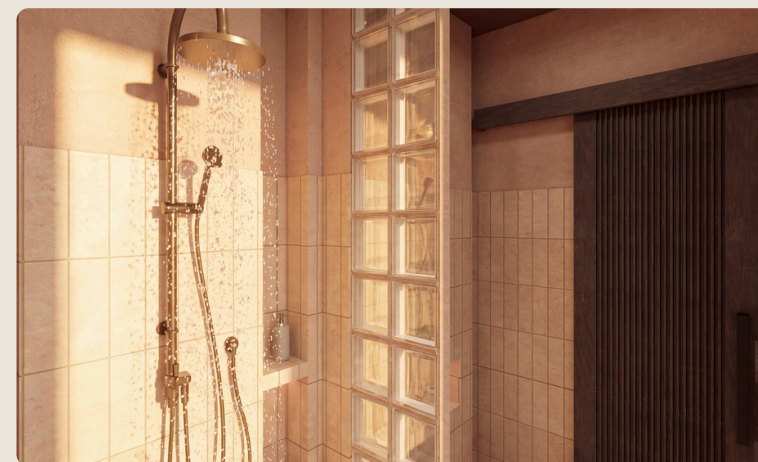
CLASSIC COLLECTION ↗

Soft limestone whites, pale oak and arched niches. Calm, bright and timeless.

— AZORIA LIVING SULUBAN
28 sqm · 1 bedroom

Azoria Cabana

I II III
Move Restore Belong



MOROCCAN COLLECTION ↗

Warm terracotta plaster, dark timber and hand-made detail. Rich, grounded and inviting.

— AZORIA LIVING SULUBAN
28 sqm · 1 bedroom

Azoria Solea

I Move II Restore III Belong



CLASSIC COLLECTION ↗

Soft limestone whites, pale oak and arched niches. Calm, bright and timeless.

AZORIA LIVING SULUBAN
40 sqm · 1 bedroom

Azoria Solea

I Move II Restore III Belong



MOROCCAN COLLECTION ↗

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AZORIA LIVING SULUBAN
40 sqm · 1 bedroom

Azoria *Horizonte*

I II III
Move Restore Belong



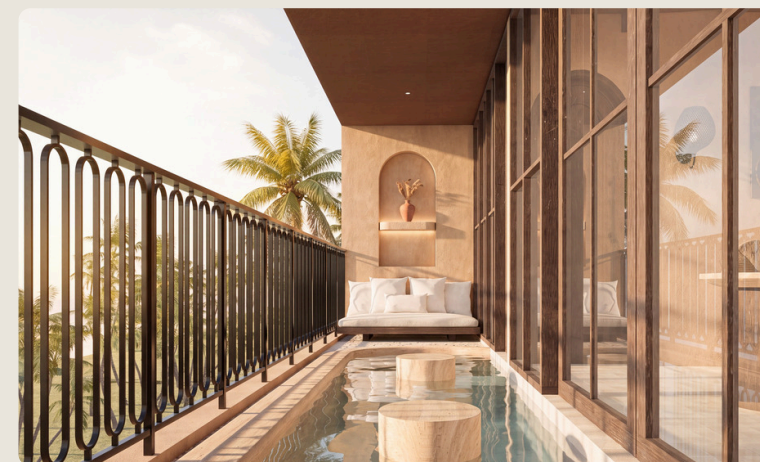
CLASSIC COLLECTION ↗

Soft limestone whites, pale oak and arched niches. Calm, bright and timeless.

— AZORIA LIVING SULUBAN
80 sqm · 2 bedrooms

Azoria *Horizonte*

I II III
Move Restore Belong



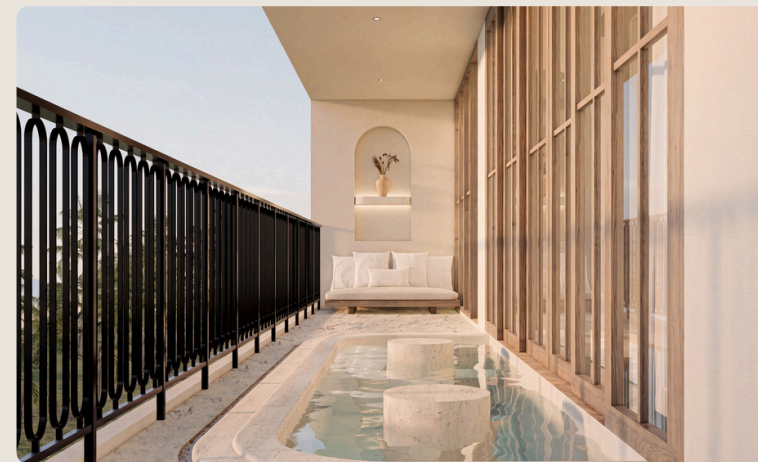
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Azoria Imperio

I II III
Move Restore Belong



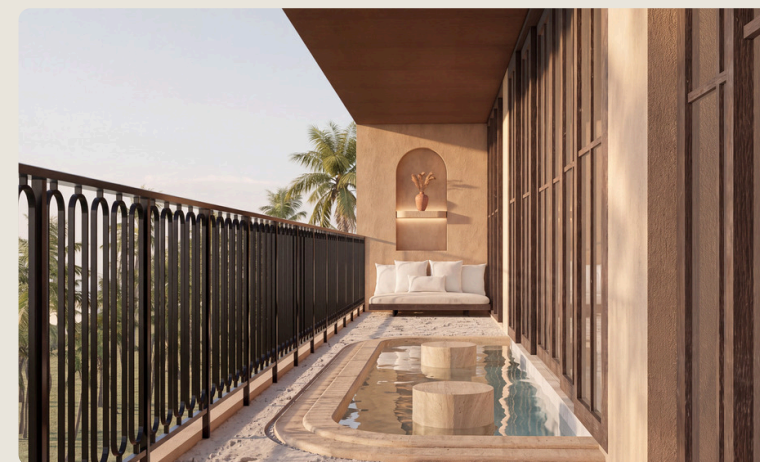
CLASSIC COLLECTION 7

Soft limestone whites, pale oak and arched niches. Calm, bright and timeless.

— AZORIA LIVING SULUBAN
120 sqm · 3 bedrooms

Azoria Imperio

I II III
Move *Restore* *Belong*



MOROCCAN COLLECTION ↗

Warm terracotta plaster, dark timber and hand-made detail. Rich, grounded and inviting.

— AZORIA LIVING SULUBAN
120 sqm · 3 bedrooms

THE FOUNDING OFFER

Pay 20% *from rental or resale profit.*

Buying should feel as easy as living here. Your payments follow the build, spread across the full construction period.

50% At signing of the contract

30% Twelve months after signing. Together, 80% is paid before construction ends.

20% Paid from your incoming rental income or resale profit

Prices are final and include 11% VAT.





PRICING

Four residences, *one simple plan.*

RESIDENCE	SIZE	LAYOUT	TOTAL PRICE	80% INVESTOR	20% FROM RENTAL
<i>Azoria Cabana</i>	28 sqm	1 bedroom	€100,000	€80,000	€20,000
<i>Azoria Solea</i>	40 sqm	1 bedroom · private pool	€145,000	€116,000	€29,000
<i>Azoria Horizonte</i>	80 sqm	2 bedrooms · private pool	€230,000	€184,000	€46,000
<i>Azoria Imperio</i>	120 sqm	3 bedrooms · private pool	€305,000	€244,000	€61,000

11% VAT

Included. Prices shown are final.

30 years

Leasehold on every residence.

+7.5%

Price increase every six months during construction.

Invest *in a way of living.*

€100,000

PERIOD · 1.5 YEARS

Short *term*

INVESTMENT	€100,000
SOLD WHEN FINISHED	€130,000
PROFIT	€30,000

ROI 30%

PERIOD · 3 YEARS

Medium *term*

INVESTMENT	€100,000
SELL PRICE	€158,978
RENTAL · 3 YRS × €15,898	€47,694
RESALE PROFIT	€58,978
TOTAL PROFIT	€106,672

ROI 107%

PERIOD · 28 YEARS

Long *term*

INVESTMENT	€100,000
HELD, NOT SOLD	—
RENTAL PROFIT	€928,471
TOTAL PROFIT	€828,471

ROI 829%

Sell on completion, hold and rent for a few years, or keep it as a long-term income home. The plan is built around what you want from your property.

Forecast figures, rescaled to the €100,000 Cabana price. Returns are projections, not guarantees.

PAYBACK · AZORIA SOLEA

Break-even *in six years.*

Three scenarios for a €145,000 Solea, from cautious to strong, after management and operating costs.

REALISTIC ANNUAL ROI

15.5%

	PESSIMISTIC	REALISTIC	OPTIMISTIC
Break-even	7 yrs	6 yrs	5.2 yrs
Annual ROI	12.33%	15.51%	17.44%
Occupancy	70%	80%	90%
Rent per day	€100	€110	€110
Monthly rental income	€2,129	€2,677	€3,011
Annual rental income	€25,550	€32,120	€36,135
Management fee + operations (30%)	€7,665	€9,636	€10,841
Annual return on investment	€17,885	€22,484	€25,295
5-year return (incl. 5% market increase)	€98,826	€124,238	€139,768
28-year return (avg. 5% market increase)	€1,044,530	€1,313,124	€1,477,264

Projections based on the stated occupancy and daily rates. Not a guarantee of future returns.

FROM FIRST STONE TO FIRST SERVE

Opening *in four movements.*

A 27-month build, starting January 2026. Prices increase 7.5% every six months, so early buyers benefit most.



JANUARY 30, 2026

Construction starts



01

NOVEMBER 30, 2026

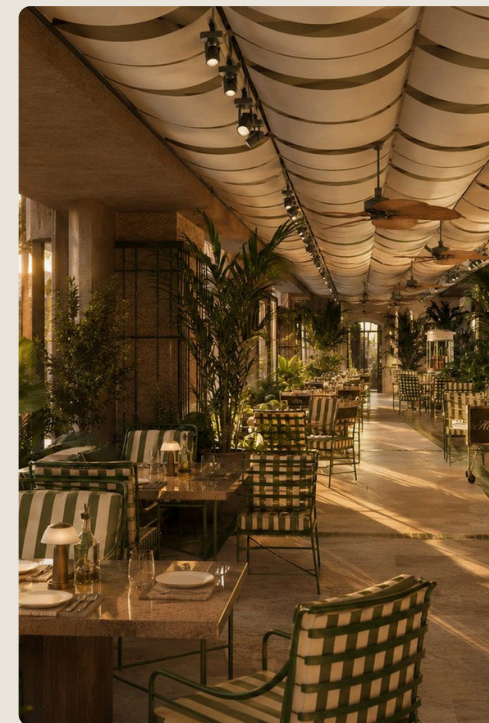
Construction 35% done



02

JULY 15, 2027

Construction 65% done



03

APRIL 30, 2028

Azoria Living opens

04

TAILOR MADE

Management, *handled.*

COCO × BALINEST

You own it. We look after it. Guests, upkeep, marketing and reporting, handled by one team, so your property earns while you get on with life.

75% – 85%

Occupancy forecast

12 – 17%

Annual returns

25 – 30%

Resale value by completion

MANAGEMENT

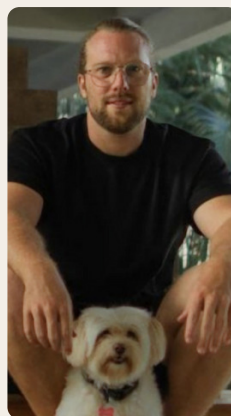
AZORIA

THE TEAM

On the ground in Bali



RASMUS HOLST
Founder & CEO, Coco
Development



STEVEN
Director, Balinese Villas



ANNA
General Manager



ISON
Operational Director



SURANTO
Head of MEP

Nine years of *experience.*

● 2024 · OVERVIEW

200

Villas under management

4 M USD

Revenue in 2024

● 2025 · OVERVIEW

400

Villas under management

8 M USD

Revenue in 2025

● 2026 · OVERVIEW

800+

Villas under management

16 M USD

Revenue in 2026

WHY US

Why investors trust *Coco Development Group*.

01

In-house management

Our own team handles guests, maintenance, marketing and operations, so your investment is looked after end to end.

02

Integrated lifestyle brand

We create destinations, not just buildings. A strong brand and curated guest experience keep occupancy and nightly rates high.

03

Fast payment system

Net profits paid quarterly in your preferred currency, with transparent reporting and transfers straight to your account.

04

Tax optimisation & compliance

Our accounting team handles tax matters, keeping you fully compliant while protecting your returns.

05

High liquidity

We build in Bali's best locations and create complete concepts people want to buy into, which keeps resale demand strong.

06

Fast payback

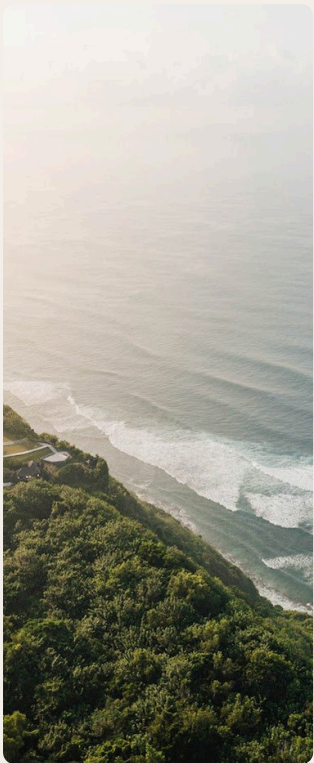
Resort amenities, wellness and lifestyle services command top rental rates and draw guests who come back.

WHAT THE NAME STANDS FOR

The Azoria *spirit.*

A

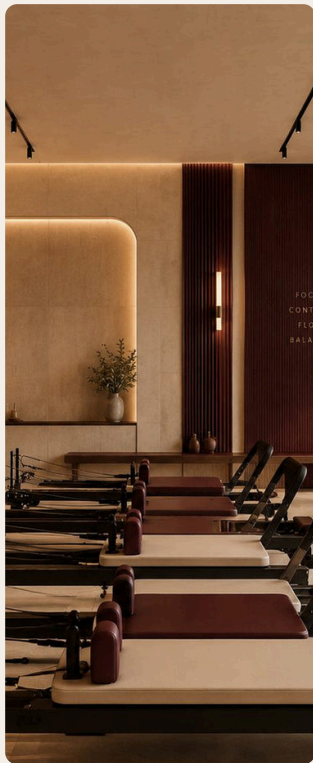
ADVENTURE



Padel at sunrise, a swim at sunset. Energy and calm, side by side.

Z

ZEN



Quiet, mindful spaces made for slowing down, breathing and recovering.

O

OPULENCE



Natural stone, warm timber and careful finishes. Luxury that never shouts.

R

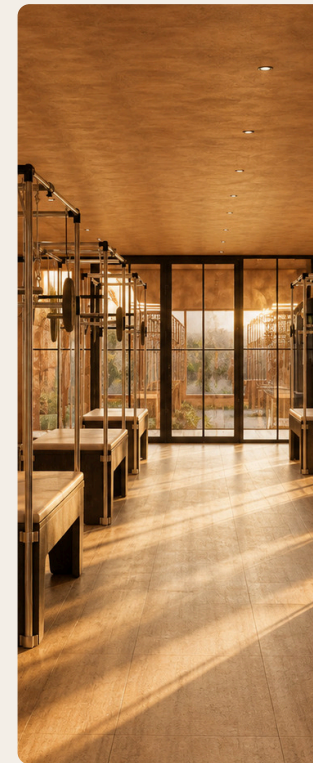
RESORT



Pools, spa and dining at your door. A holiday rhythm, every day.

I

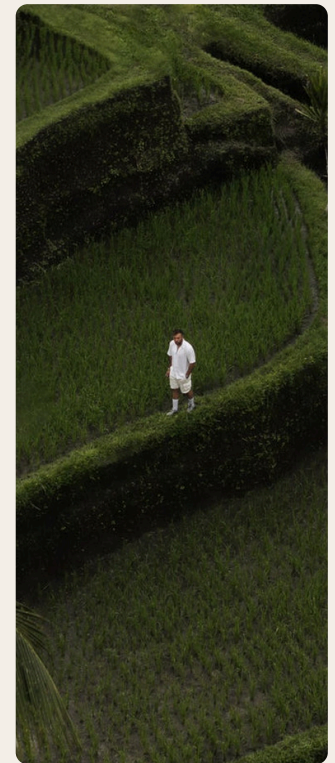
INNOVATION



Smart systems and responsible building, made for tropical living.

A

AUTHENTIC



Balinese craft and local materials, shaped into a modern home.

THE SPACES

A look *inside.*



GET TO KNOW THE FOUNDER

Rasmus *Holst.*



Serial entrepreneur

Co-Founder, Coco Development Group

Co-Founder, Estate of Bali

Co-Founder, Regnskabshelten.dk

Regnskabshelten.dk is Denmark's fastest-growing accounting firm, with 35 employees and US\$2.5M in turnover.

A Danish developer, investor and serial entrepreneur, *now based in Bali.*

Rasmus started his first business at 12, selling high-end designer clothing second-hand, and reached one million in turnover within a year.

Since then he has advised nearly 2,000 companies on company formation, international tax optimisation, accounting and investing in Bali's real estate market.

Alongside running Denmark's fastest-growing accounting firm, he is known as a business strategist and the go-to person for entrepreneurs taking a business from local to global.

He sits on the boards of several growth-stage companies as member and chairman, and after years of travelling the world, has made Bali his home.

~2,000

Companies advised

10

Developments in Bali

800+

Private investors



LIFESTYLE · REAL ESTATE · HOSPITALITY

Let's *get in touch.*

Coffee's on us if you're in Bali.

Otherwise, a Google Meet or Zoom call works too. Reach our team below and we will walk you through the next steps.

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WEB

cocodevelopmentgroup.com

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We look forward to welcoming you to Azoria.

A Z O R I A

LIVING · WELLNESS · PADEL

Live in Motion.

DEVELOPED BY

COCO

DEVELOPMENT GROUP

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