



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**

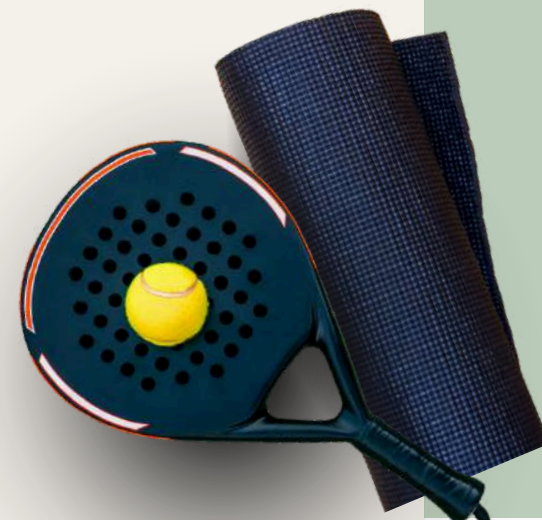
Investments.

Investments starting from **95,000 \$**

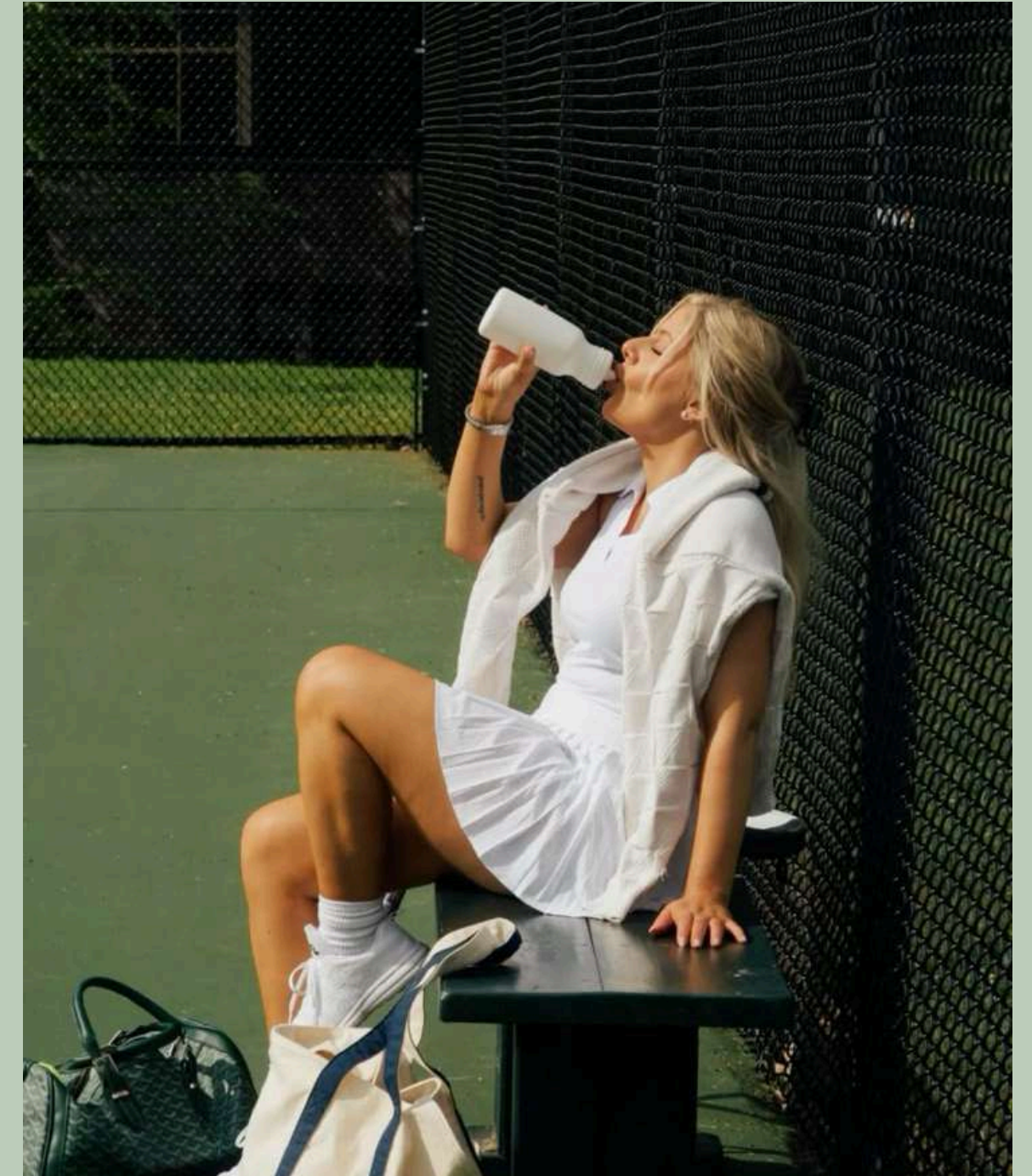
Annual Return.

Annual returns **12 - 17%**

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



Uluwatu - Nunggalan beach | Bali



# Property. PORTFOLIO

*Branded Lifestyle Assets  
With Proven Traction*

8

Lifestyle-driven  
developments across Bali

200+

Properties under  
management

400+

Private investors from  
16 countries

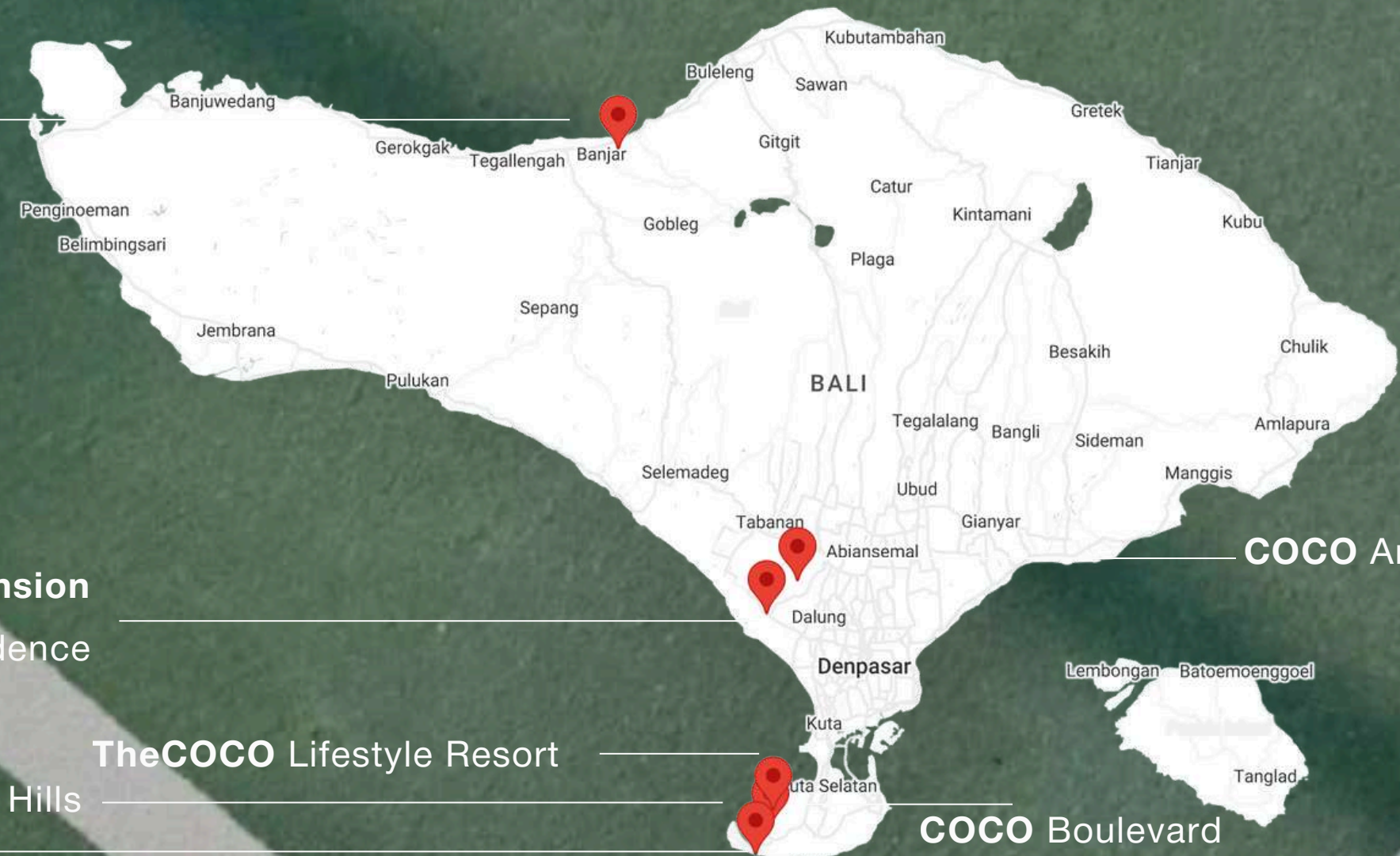
15-20%

Avg. return on investment

COCO Aura

Le Mansion  
COCO Lifestyle Residence

COCO Hills  
COCO Azoria



COCO Amazona

COCO Boulevard



# AZORIA

WELLNESS - PADEL - LIVING



## *Why* *Uluwatu*

ULUWATU  
TRAVEL GUIDE



# 8 *Developments.* | IN BALI

LE MANSION



COCO LIFESTYLE RESIDENCE



COCO LIFESTYLE RESORT



COCO BOULEVARD



AMAZONA



COCO HILLS



AZORIA LIVING

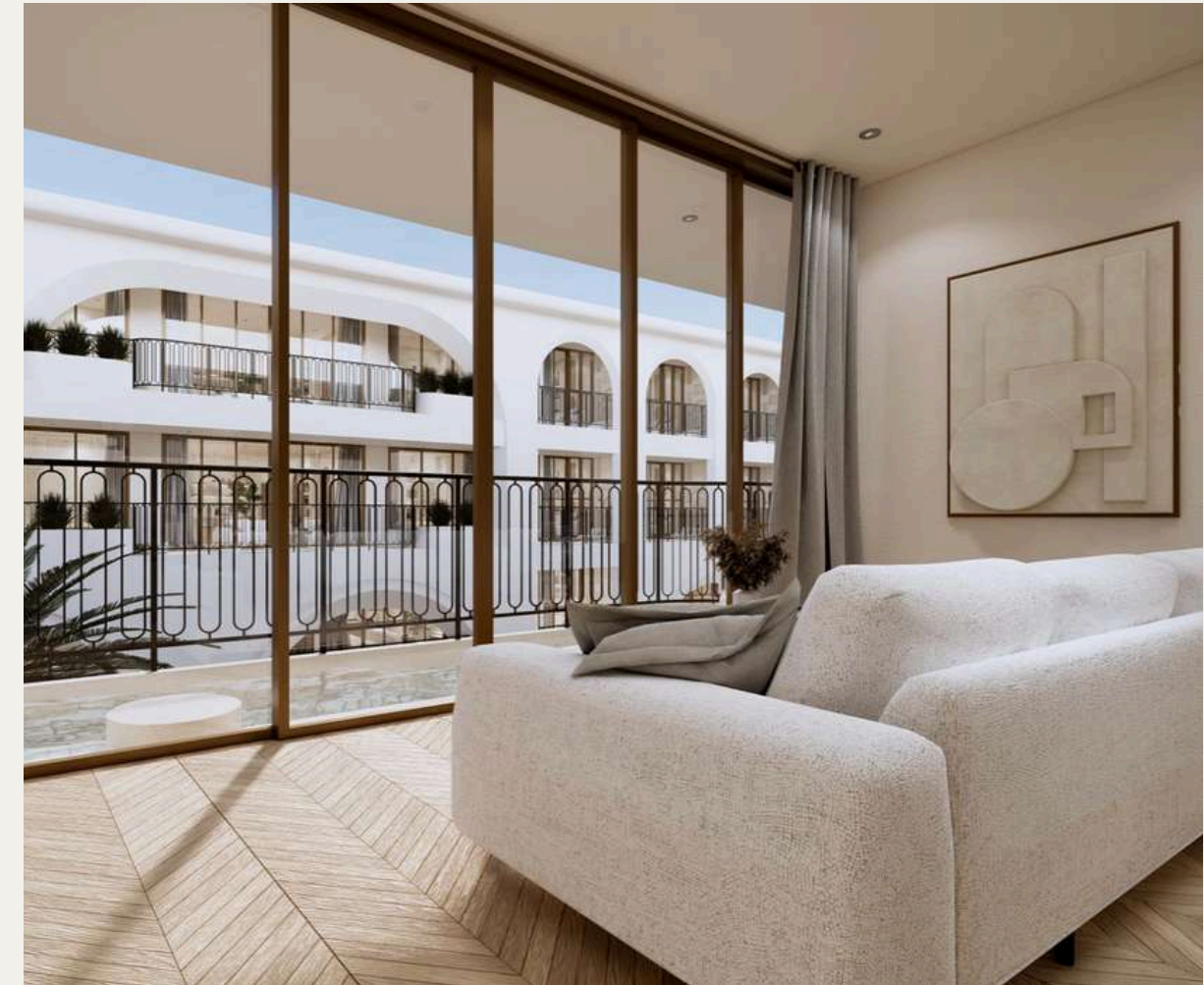


**AZORIA**  
WELLNESS - PADEL - LIVING

*Bali's First Padel & Wellness Resort*  
**Located in Prime Uluwatu**

# AZORIA

WELLNESS - PADEL - LIVING



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

**\$ 95,000**

Join the Community  
**with benefits for life**

Pay. | Exclusive for Azoria Living

**20**%

Of the property, from rental  
income or **resell profit**

# AZORIA

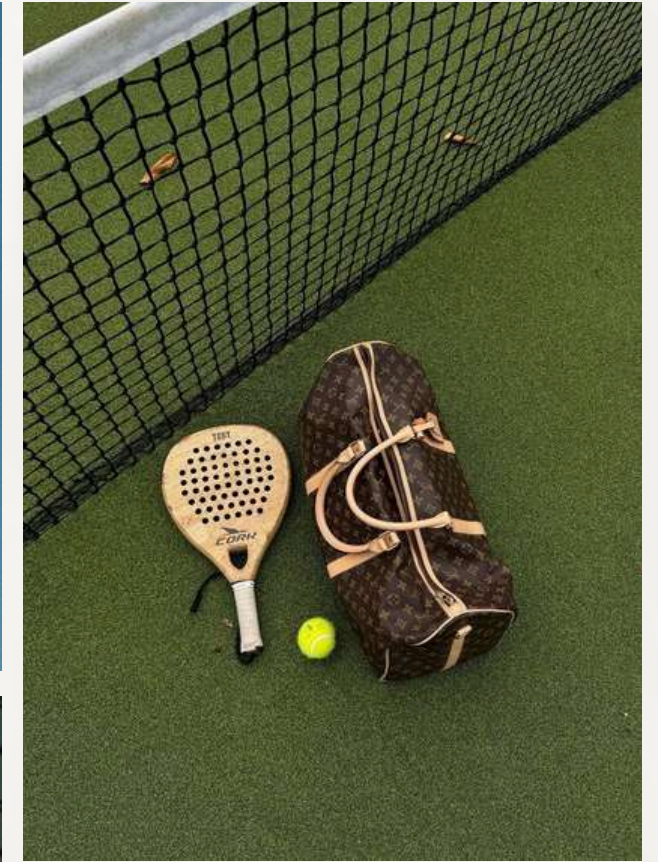
WELLNESS - PADEL - LIVING



# AZORIA

WELLNESS - PADEL - LIVING















# AZORIA

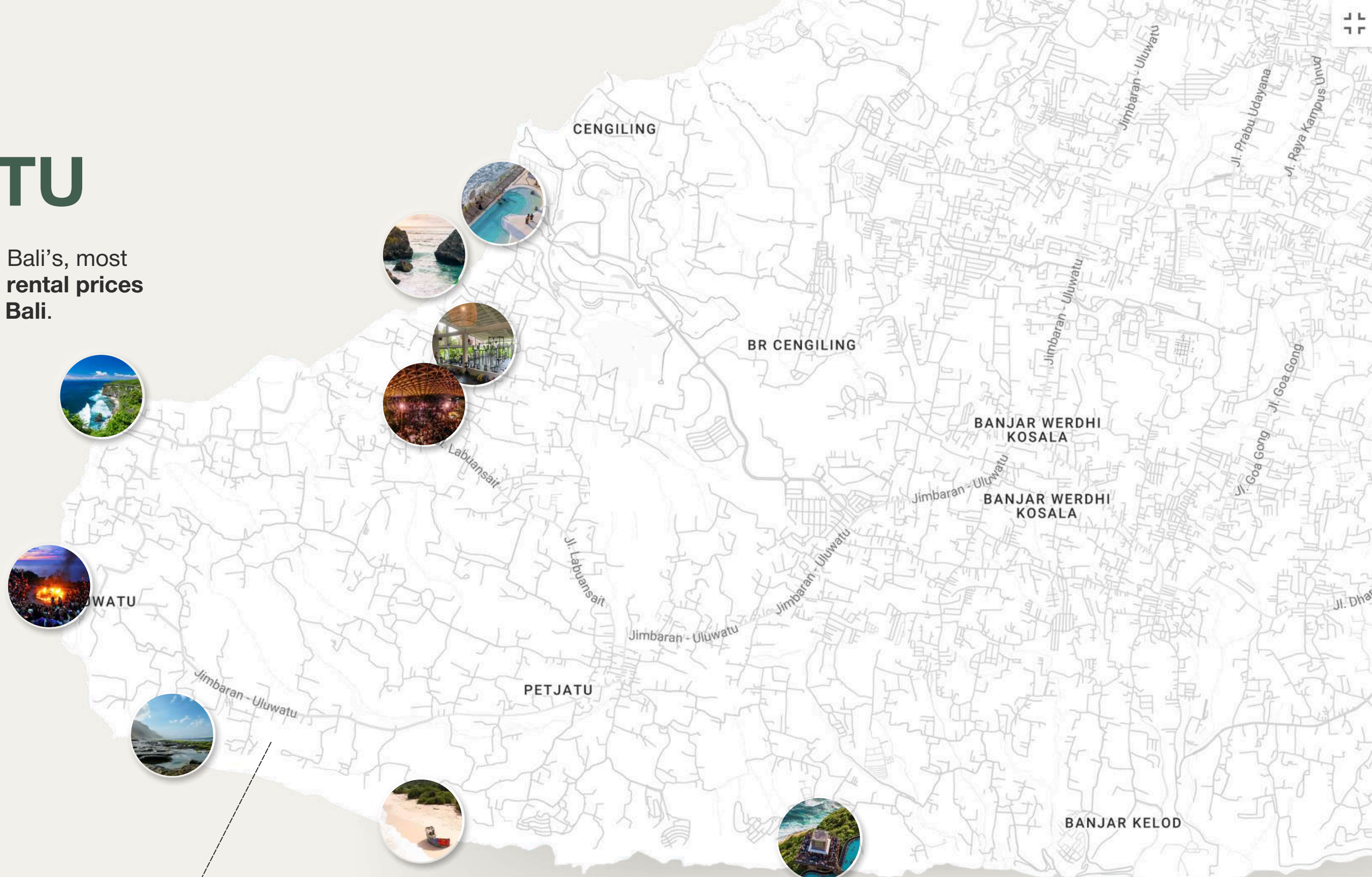
WELLNESS - PADEL - LIVING

# 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](#)

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



*designed.* | for those  
who want it all

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA  
IMPERIO



AZORIA IMPERIO  
FULL CATALOG



Wellness Padel Living

*designed.* | for those  
who want it all

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA  
**HORIZONTE**



**AZORIA\_HORIZONTE**  
FULL CATALOG



*Wellness Padel Living*

*designed.* | for those  
who want it all

Uluwatu - Nunggalan beach | Bali | COCO

AZORIA  
SOLEA



AZORIA SOLEA  
FULL CATALOG



Wellness Padel Living

*designed.* | for those  
who want it all

Uluwatu - Nunggalan beach | Bali

COCO

AZORIA  
CABANA



AZORIA CABANA  
FULL CATALOG



Wellness Padel Living



TYPE	TOTAL APARTMENT PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
CABANA	\$ 95,000	\$ 19,000	\$ 76,000
SOLEA	\$ 155,000	\$ 31,000	\$ 124,000
HORIZONTE	\$ 245,000	\$ 49,000	\$ 196,000
IMPERIO	\$ 325,000	\$ 65,000	\$ 260,000



# 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**  
WELLNESS | PADEL | LIVING

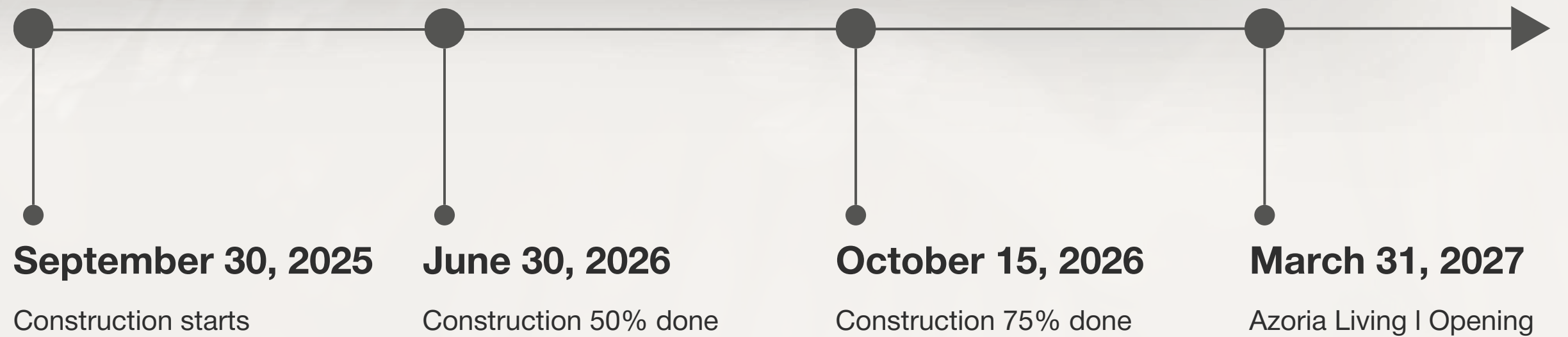


JOIN THE WELLNESS REVOLUTION IN BALI

**AZORIA**  
WELLNESS | PADEL | LIVING

DESIGNED FOR THOSE WHO WANT IT ALL

PROJECT  
**TIMELINE**



*\*Prices increases 10% every six month*

*Development timeline: 18 months, starting September, 2025*

# TAILOR MADE MANAGEMENT

# COCO x BALINEST

## 9 YEARS OF EXPERIENCE



**RASMUS HOLST**  
Founder & CEO  
COCO DEVELOPMENT  
GROUP



**STEVEN**  
Head of Management



**NIA**  
Head of Operations



**MARY**  
Head of Costumer 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*

---

**AZORIA**  
WELLNESS · PADEL · LIVING

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

# The Materials

# A

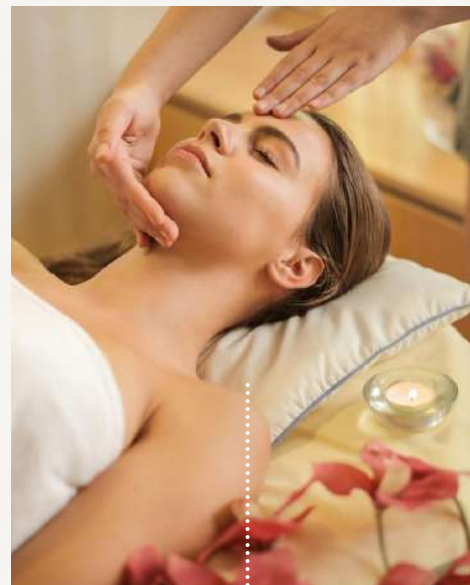
ADVENTURE



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.