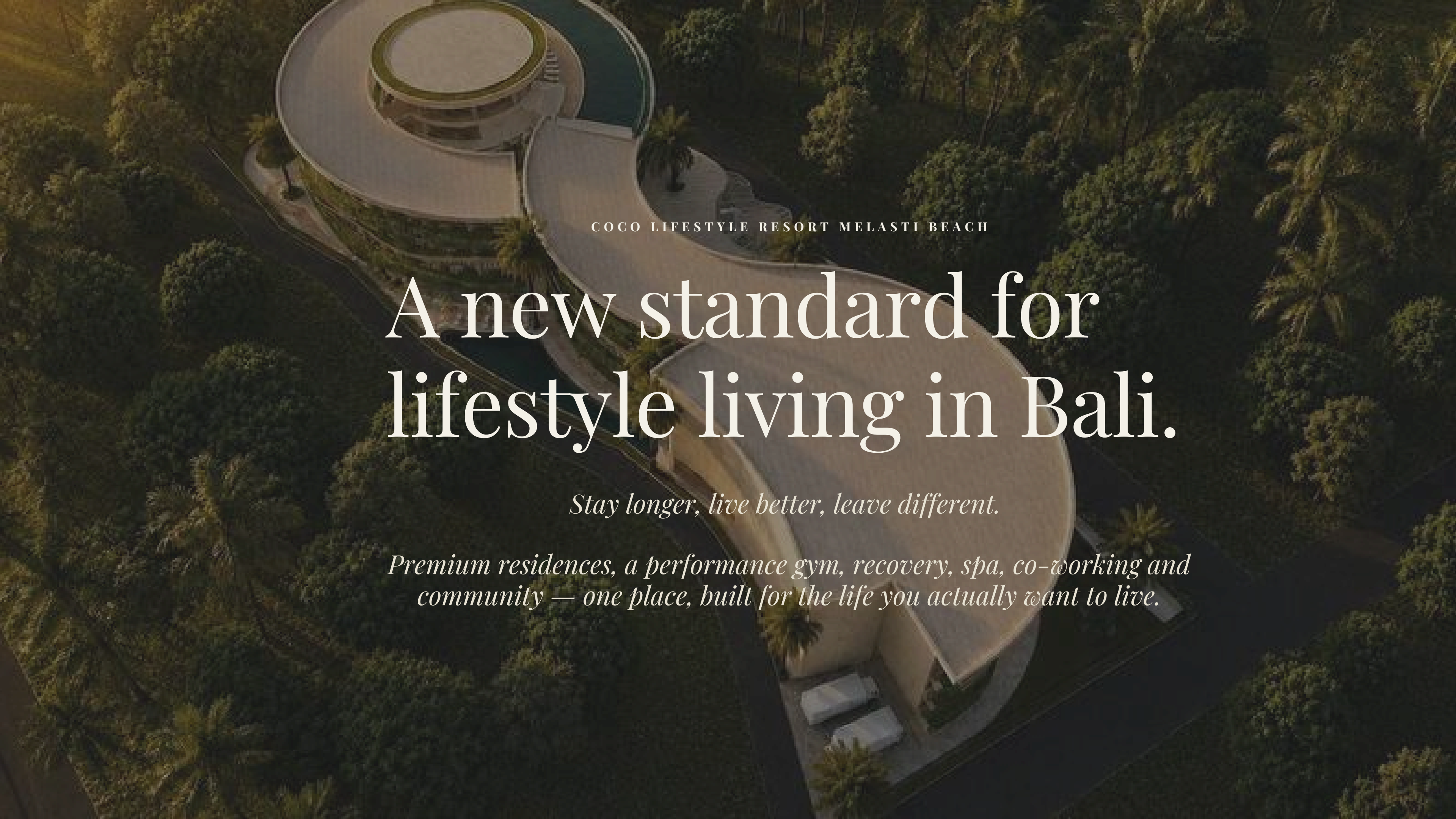




COCO LIFESTYLE RESORT MELASTI BEACH

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

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 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

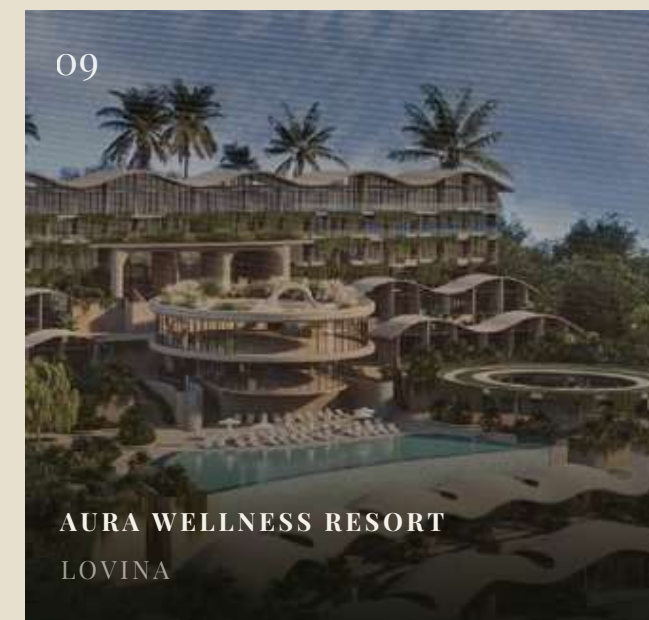
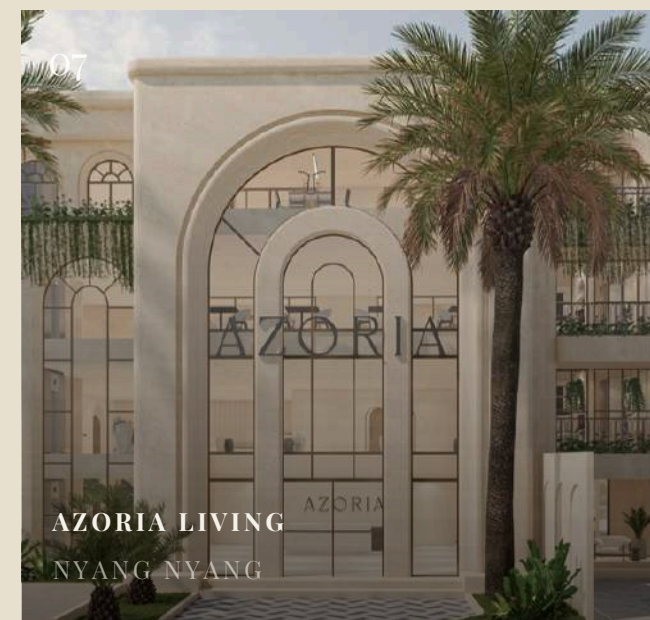
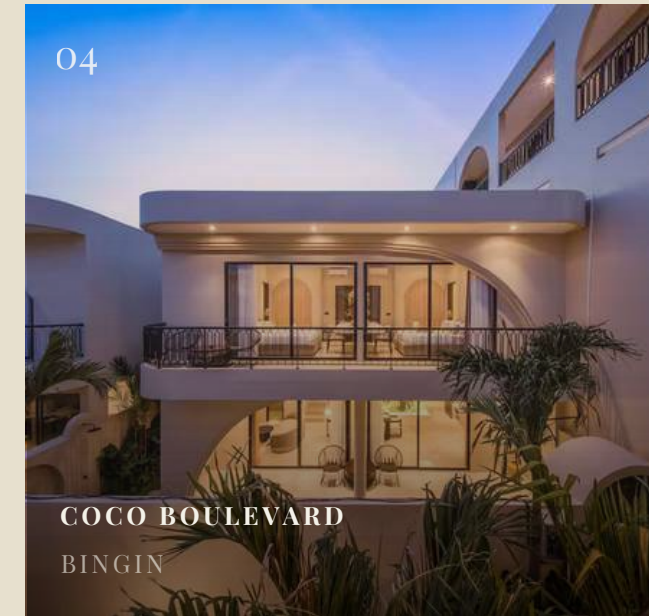
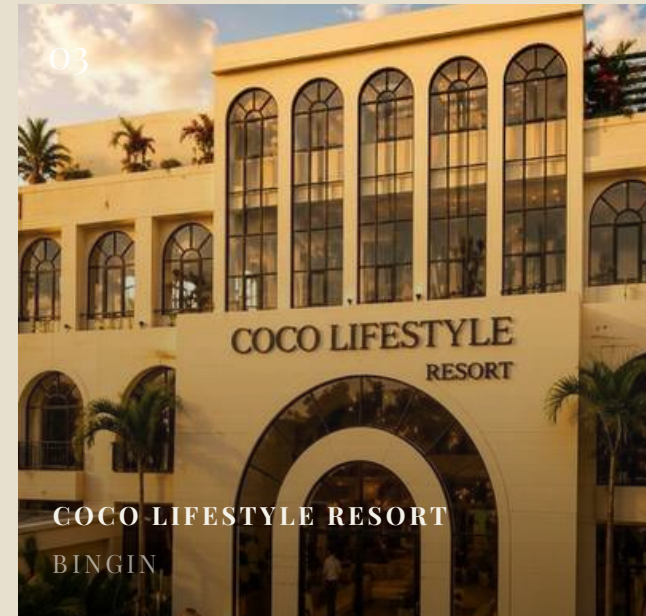
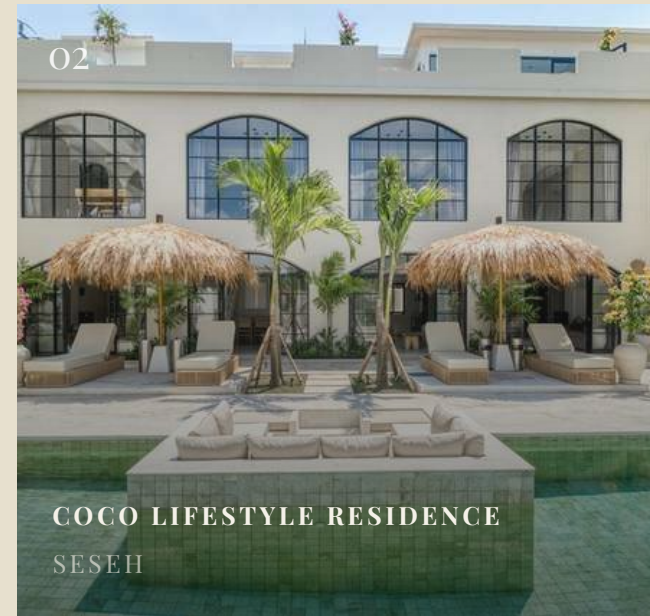
800+
Investors from across the world

20%
Pay from rental or resale profit



10 *Developments in Bali*

Four years, one island, one standard.

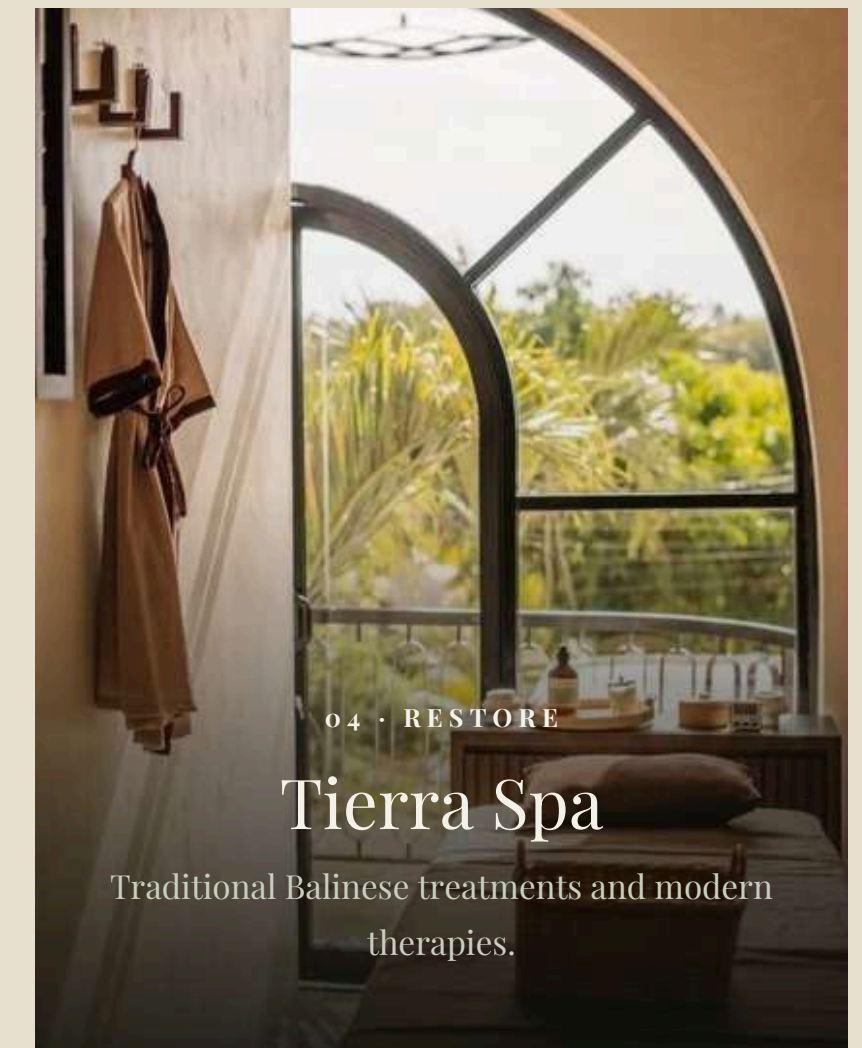
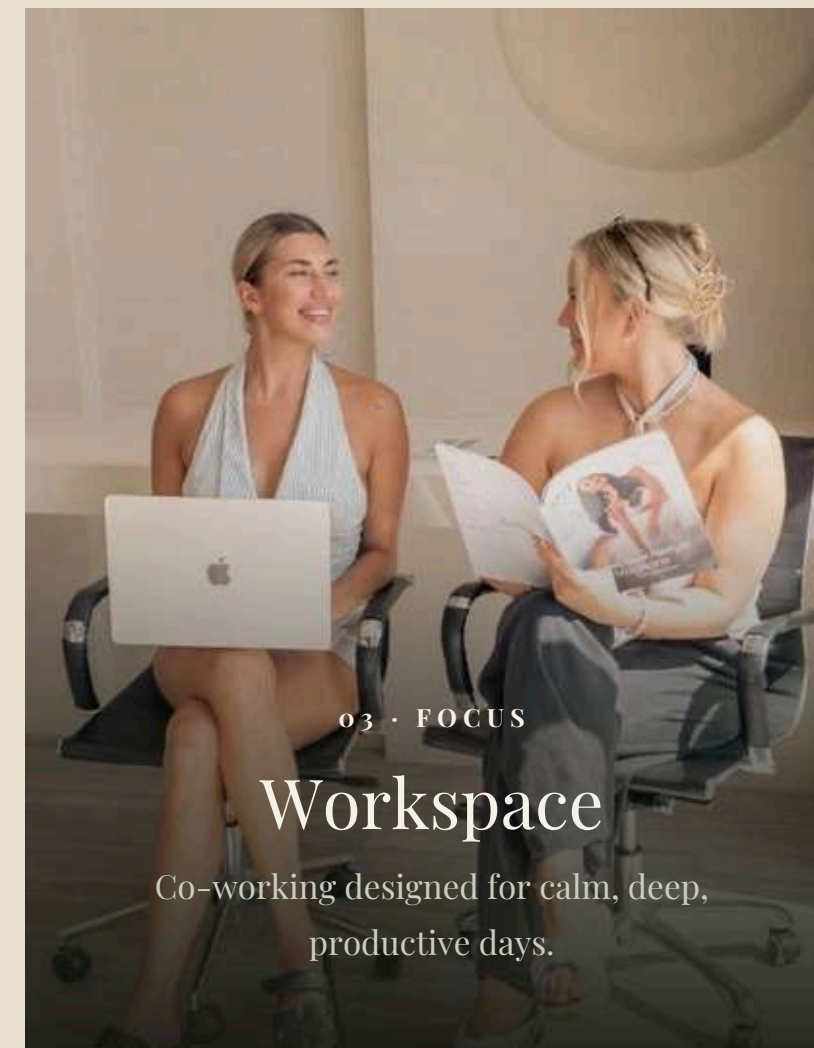
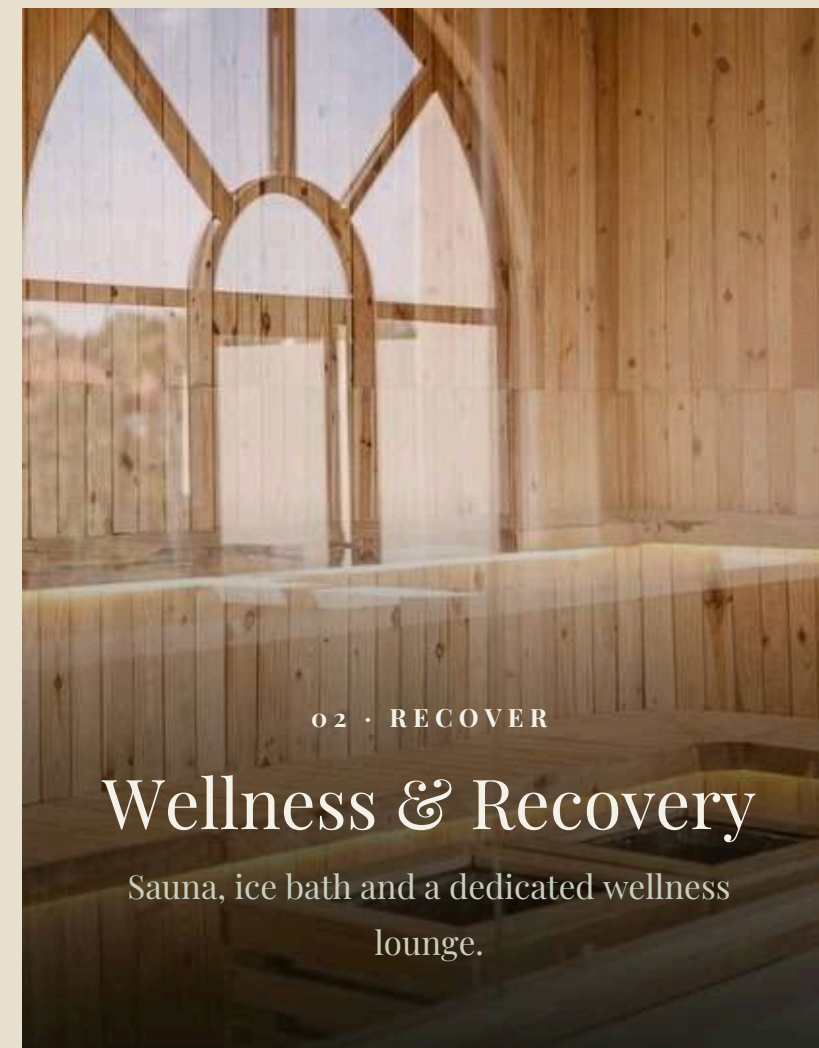


NEW

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.



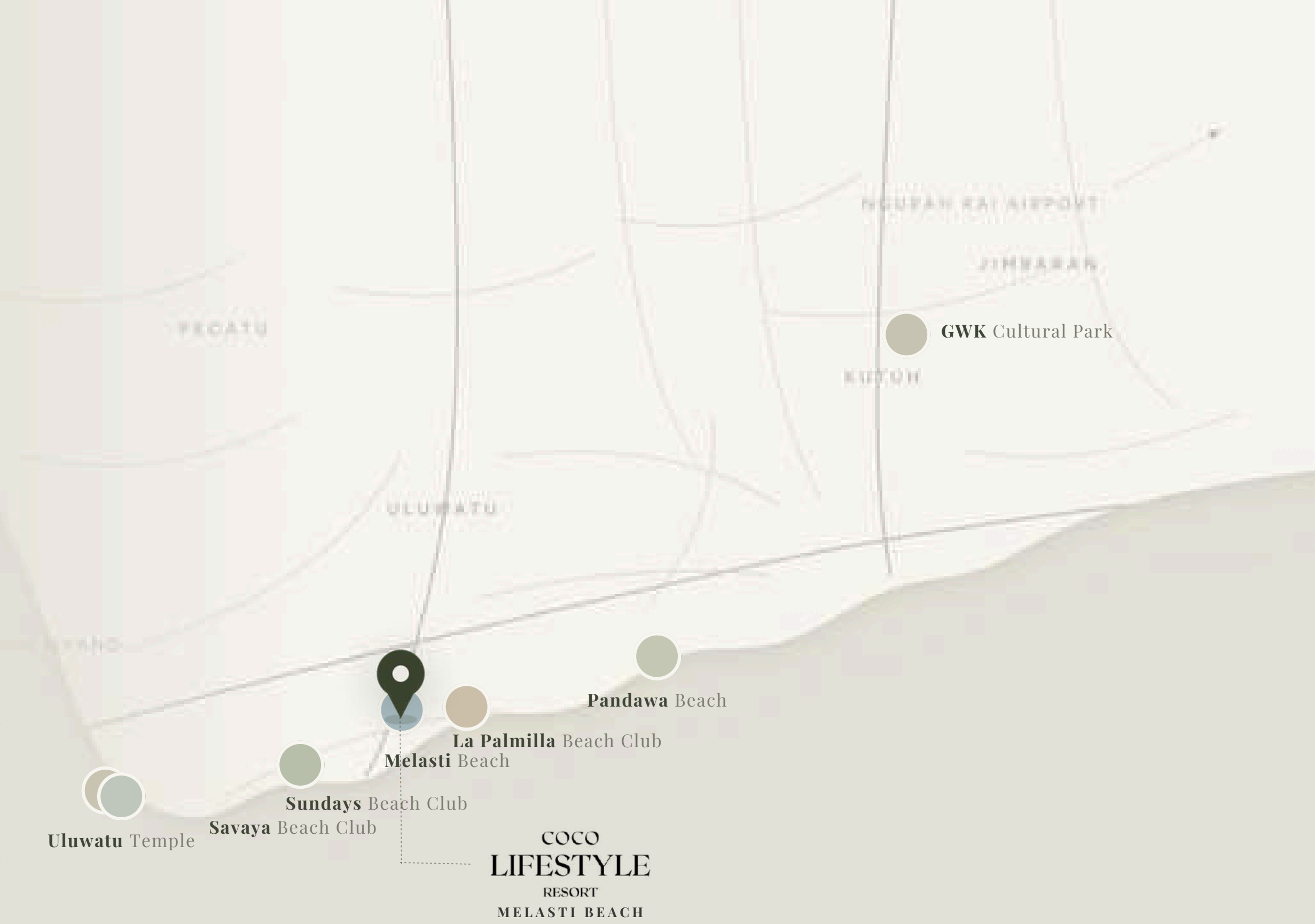
PRIME LOCATION

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

PAID BY INVESTOR · 80%

€ 90,000

€ 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

PAID BY INVESTOR · 80%

€ 137,500

€ 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

PAID BY INVESTOR · 80%

€ 220,000

€ 176,000

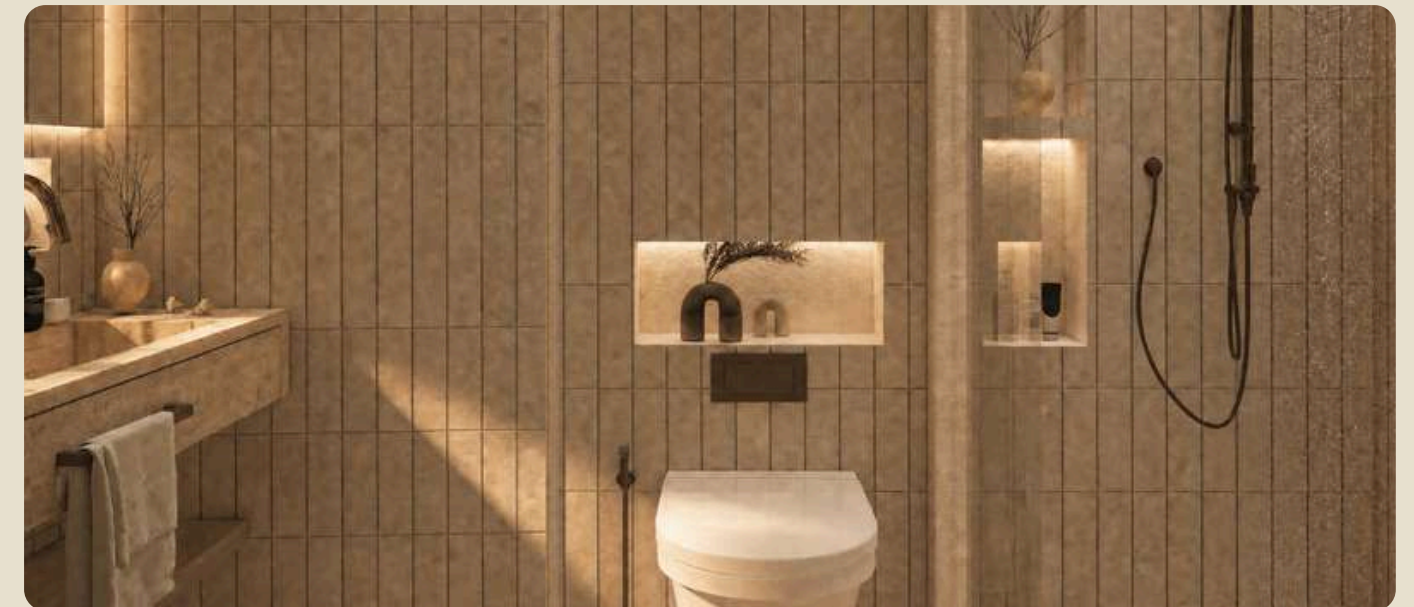
The remaining 20% — € 44,000 — from rental income or resale profit.

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

— THE COLLECTION

Coco *Cabana*

I II III IV
Move Restore Focus Belong



FULL CATALOG 

— COCO LIFESTYLE RESORT
MELASTI BEACH



COCO CABANA



COCO CABANA



COCO CABANA



COCO CABANA



COCO CABANA



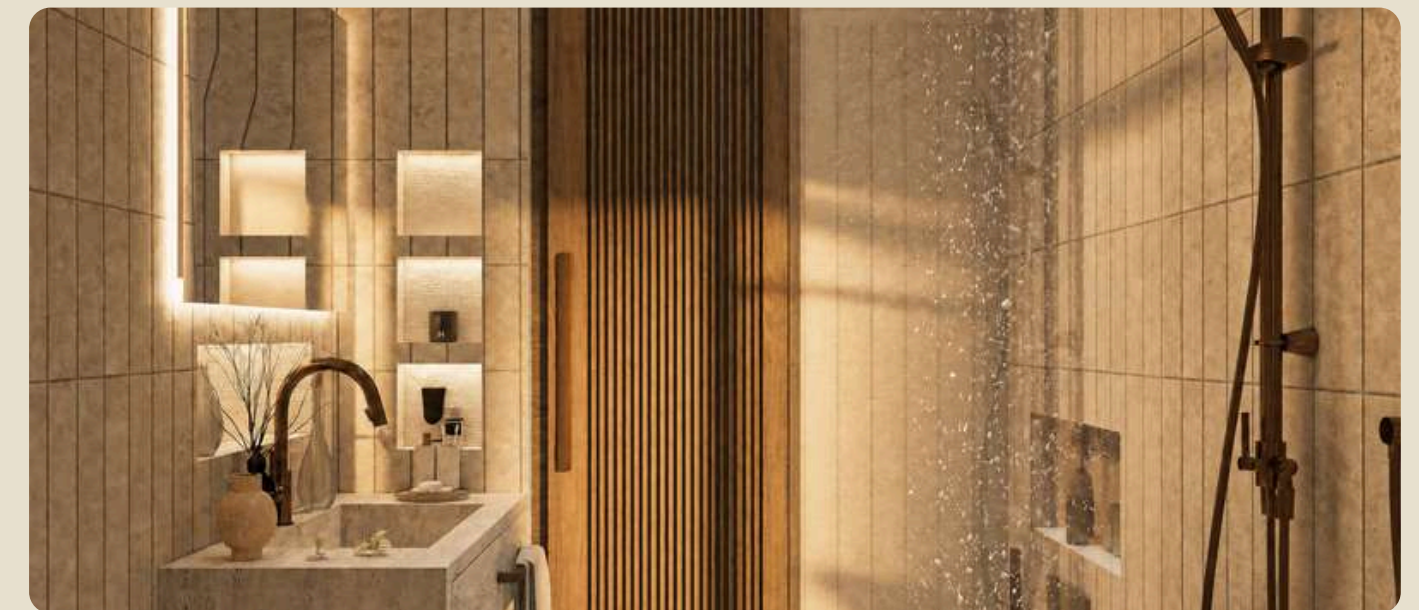
COCO CABANA



COCO CABANA

— THE COLLECTION

Coco *Solea*



I II III IV
Move Restore Focus Belong

[FULL CATALOG](#) ➤

— COCO LIFESTYLE RESORT
MELASTI BEACH



COCO SOLEA



COCO SOLEA



COCO SOLEA



MARVEL STUDIOS

COCO SOLEA



MARVEL STUDIOS

COCO SOLEA



COCO SOLEA



COCO SOLEA



COCO SOLEA



COCO SOLEA



COCO SOLEA
CURVED



COCO SOLEA
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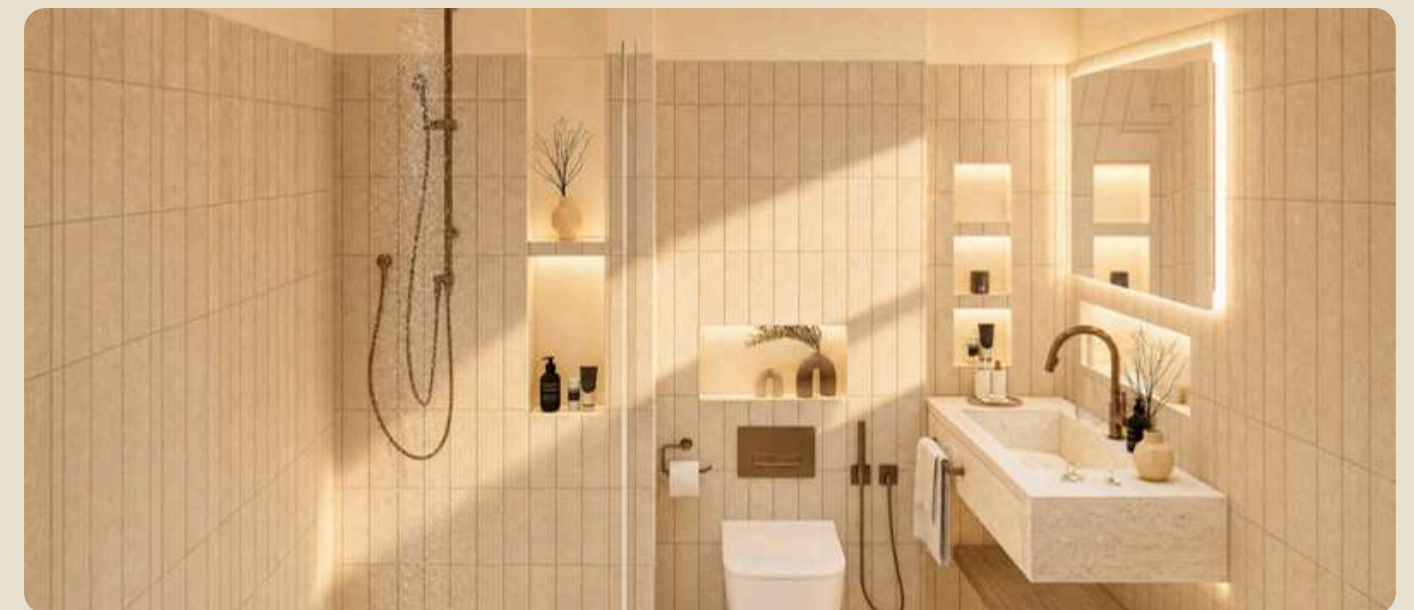
— THE COLLECTION

Coco *Horizonte*



[FULL CATALOG](#) ➤

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



— COCO LIFESTYLE RESORT
MELASTI BEACH



COCO HORIZONTE



COCO HORIZONTE



COCO HORIZONTE



COCO HORIZONTE



COCO HORIZONTE



COCO HORIZONTE

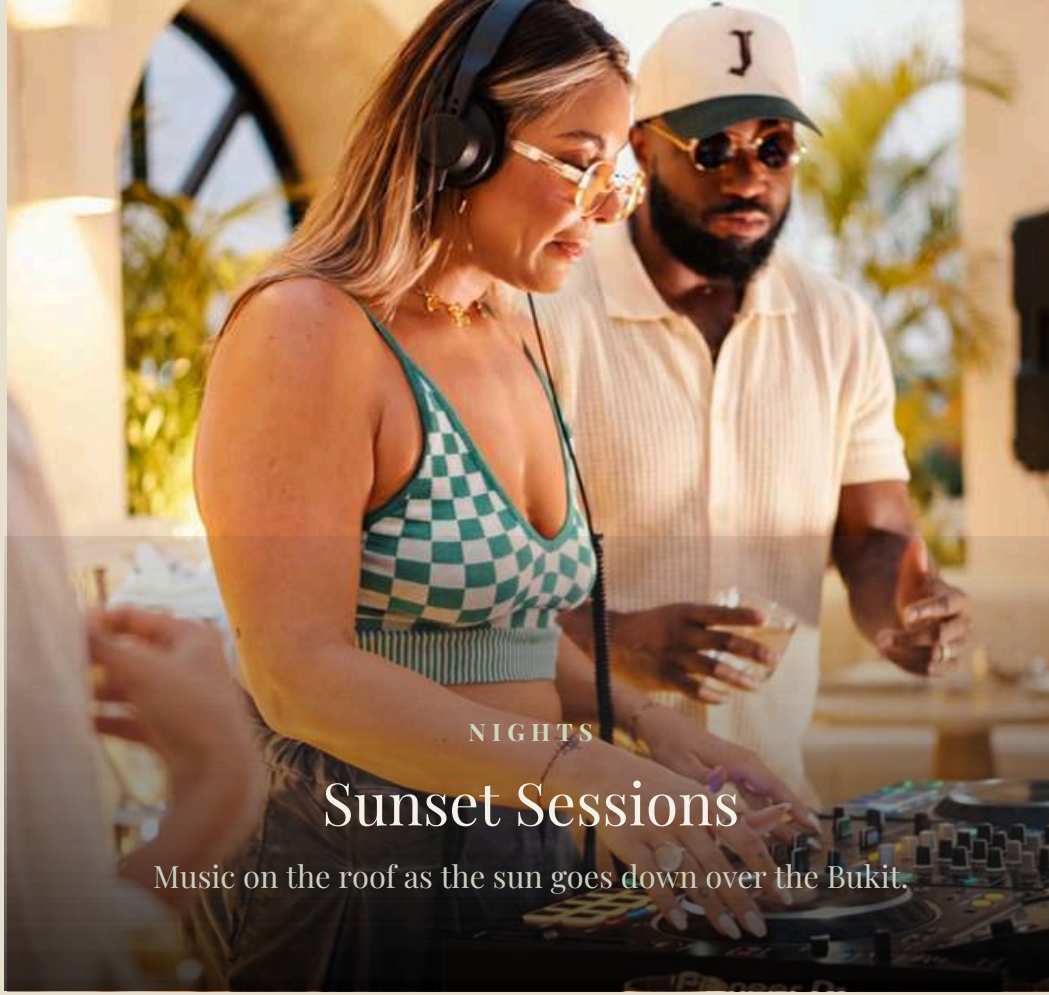


COCO HORIZONTE

EXPERIENCES & COMMUNITY

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.



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

I II III IV
Move Restore Focus Belong





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

Break-even in *5.6 years*

INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISTIC
€ 90,000			
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.*

From ground to *opening*.



**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

75% – 85%

Annual returns

12 – 17%

Resale value by completion

25 – 30%

COCO
LIFESTYLE
RESORT
MELASTI BEACH

I II III IV
Move Restore Focus 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.

I

Move

II

Restore

III

Focus

IV

Belong

The *Materials*

M

MODERN



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

E

ELEMENTAL



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

L

LIMESTONE



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

A

ARTISANAL



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

S

SERENE



SERENE spaces designed for recovery, stillness and slow mornings.

T

TACTILE



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

I

ISLAND

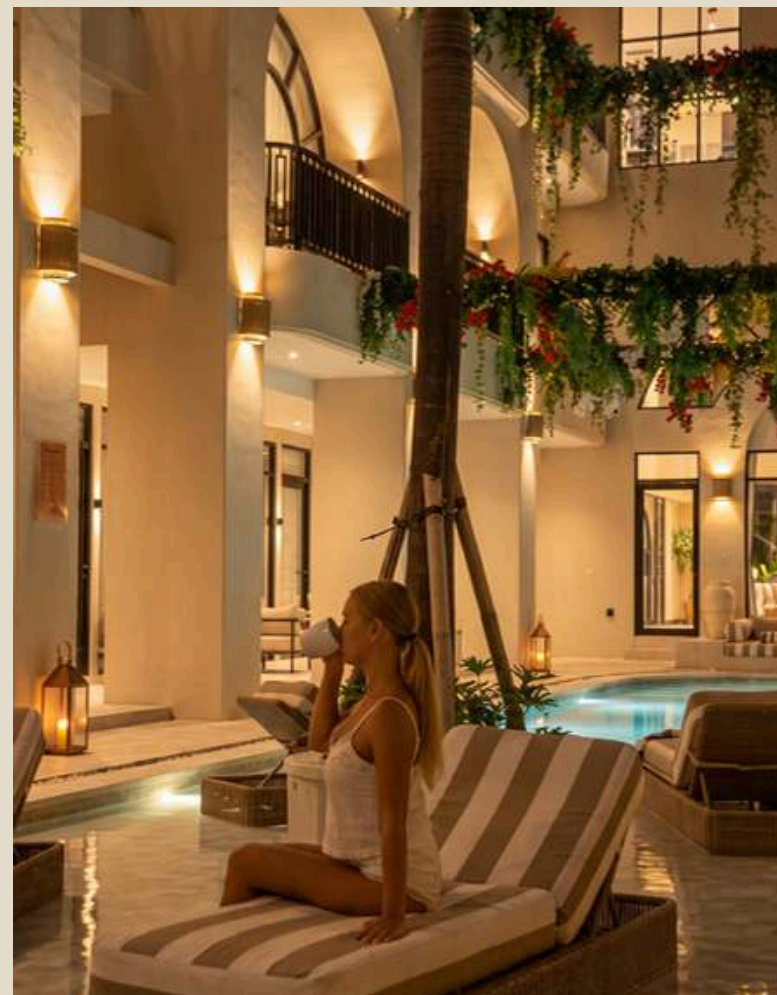


ISLAND planting and open air carried through every courtyard and terrace.

THE SETTING

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.



Rasmus *Holst*

Serial Entrepreneur

Founder, CEO & Creative Director, COCO Development Group

