

Creating
Dreams
Living
Them

COCO HILLS

SKYLINE *Lifestyle* RESIDENCE





COCO HILLS

SKYLINE *Lifestyle* RESIDENCE

Experience living with a complete lifestyle at **Coco Hills**. Located in the beautiful hills of **Bingin, Uluwatu** – offering **100 beautifully designed properties** in one of **Bali's most exclusive locations**. Surrounded by luxury villas and breathtaking views of the ocean and city, this is more than just a home—it's a **destination** for those seeking the perfect balance of **comfort, convenience, and elegance**.

Enjoy **top-class amenities** like a **gym, podcast studio, co-working space, wellness treatments**, and a **relaxing pool with a beach vibe**. Dine at the on-site restaurant and be part of a vibrant, welcoming community.

COCO Hills is perfect for those seeking the perfect balance of **comfort, elegance, and a smart investment**.

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KEY FIGURES

Creating
Dreams
Living
Them

6 Developments

(2 finish build, 4 under construction)

In the **Bali Real Estate Market**

200+ PROPERTIES

(Under management)

COCO Management
x Balinest Portfolio

16+ countries

(Investors from)

Satisfied Guests and
Investors worldwide

400+

(Employess)

Globally Team Members

200+

(Properties under
development)

in **COCO DEVELOPMENT GROUP**
Across The Island

6 DEVELOPMENTS

LE MANSION



COCO LIFESTYLE RESORT



COCO BOULEVARD



COCO LIFESTYLE RESIDENCE



AMAZONA



COCO HILLS

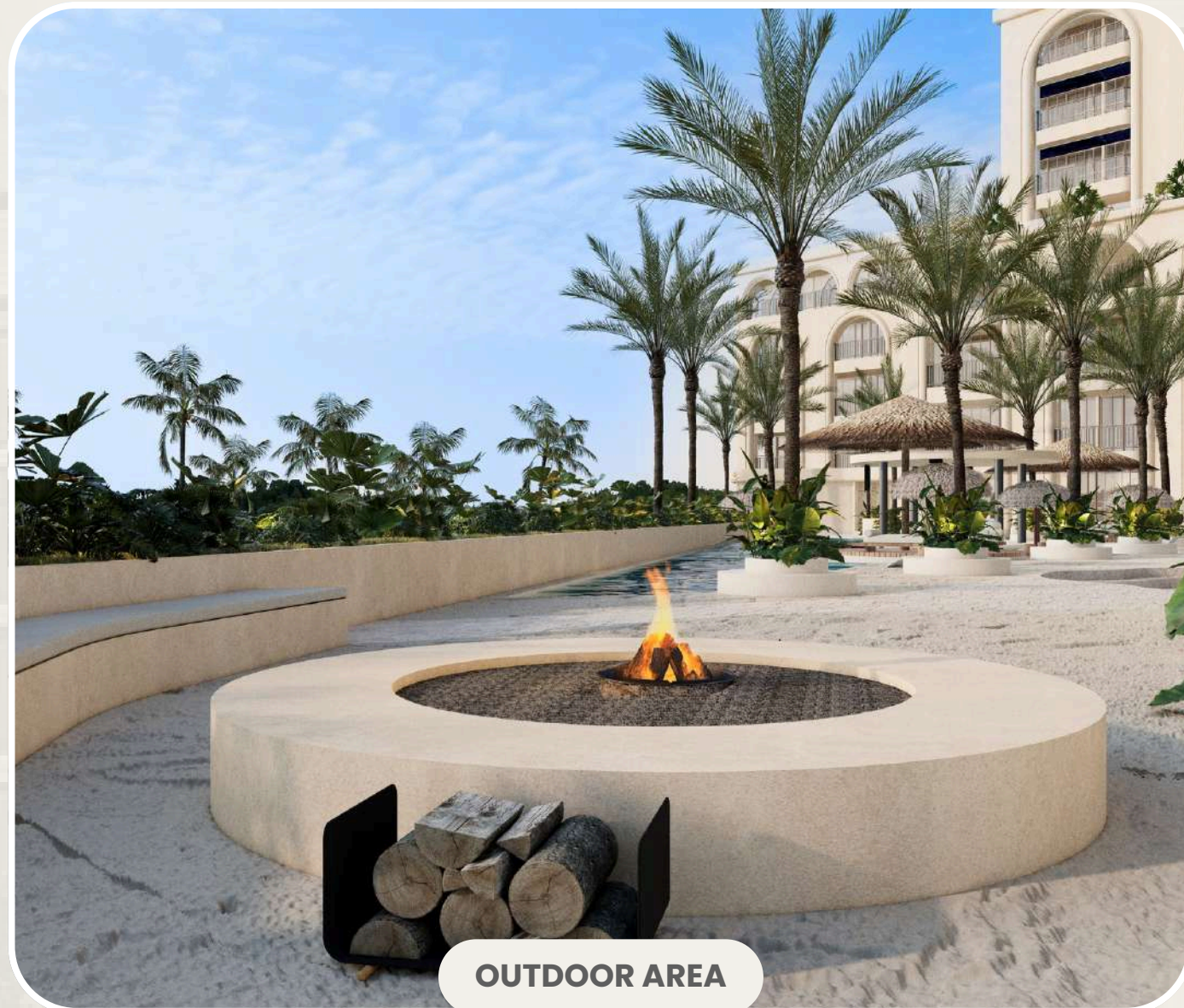


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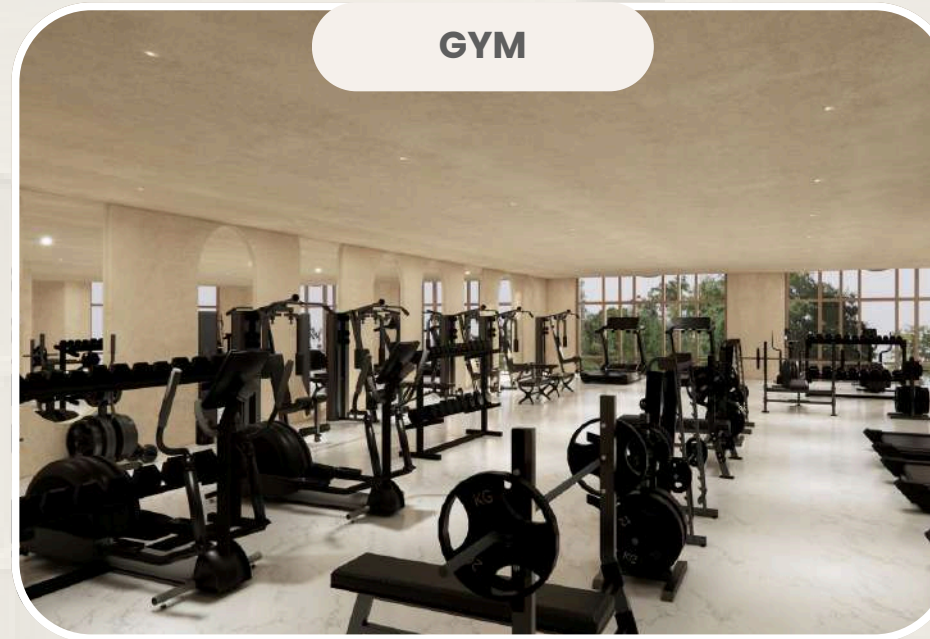
PROPERTIES

COCO HILLS

SKYLINE *Lifestyle* RESIDENCE



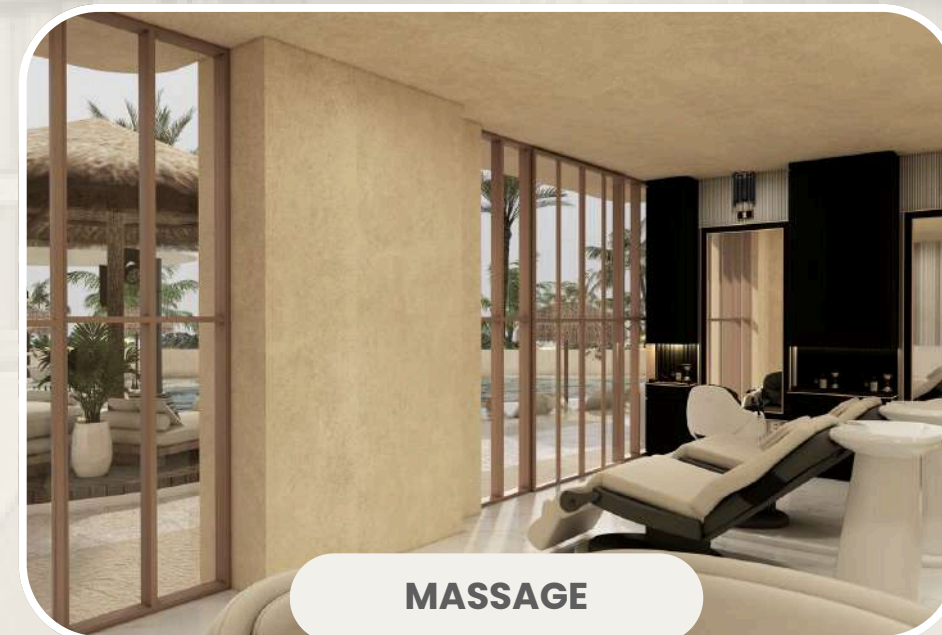
OUTDOOR AREA



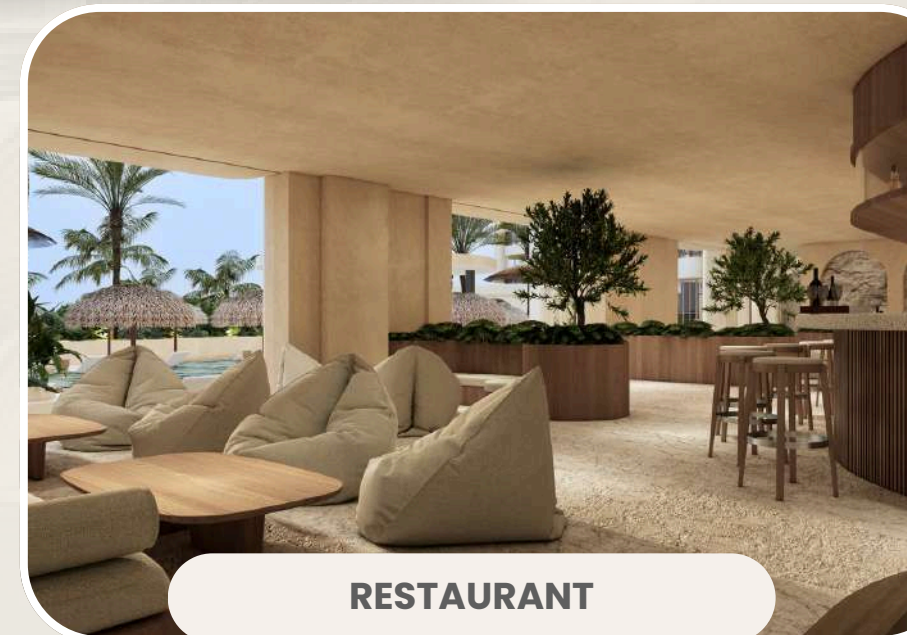
GYM



CO-WORKING SPACE



MASSAGE



RESTAURANT



OWN YOUR COCO PROPERTY IN PARADISE

COCO HILLS

SKYLINE *Lifestyle* RESIDENCE

WITH BENEFITS **FOR LIFE**

Annual ROI

up to **20%**

High-profitability of
rental properties

Prices starting from

\$ 155,000

Join the Community, with
benefits for life

Pay


20%


of the property
from rental income
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](#)


**El Kabron**


**Bingin Beach**


**Uluwatu Beach**


**Uluwatu Temple**


**Hatch Uluwatu**

**Nyang-Nyang Beach**

**Savaya**

**Nunggalan Beach**

**Bamboo Fitness**

**Ngurah Rai Airport**

8 Min

9 Min

14 Min

13 Min

5 Min

14 Min

13 Min

11 Min

7 Min

45 Min



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



COCO LIVING
COCO COLINA

\$ 155,000

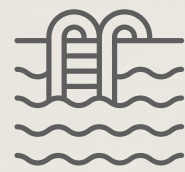
20% paid from rental income or resell profit



40 sqm



1 Bedroom



Private Pool



Kitchen



Living Room



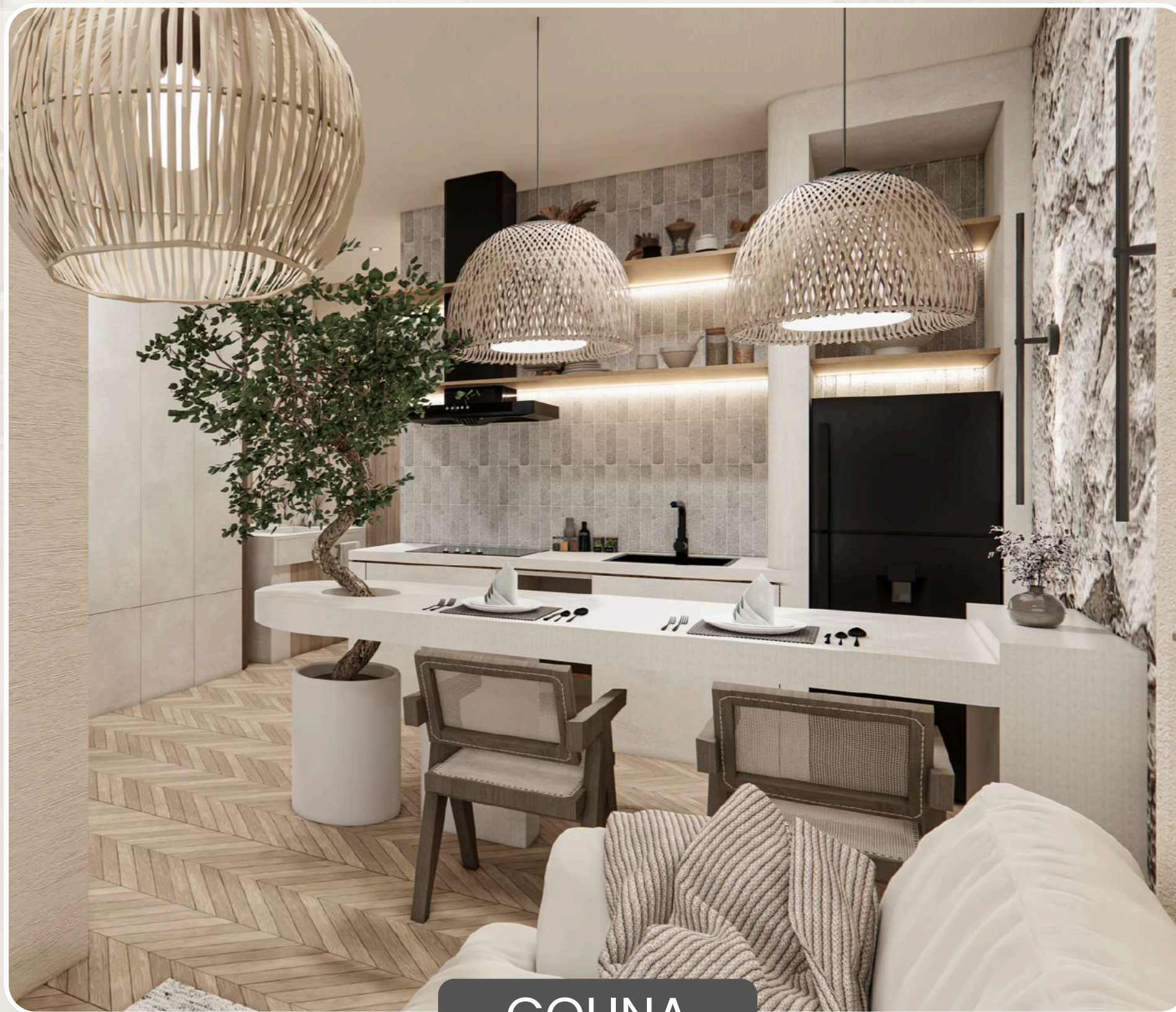
30 years lease

ROI 17%

PAYBACK IN 5-6 YEARS



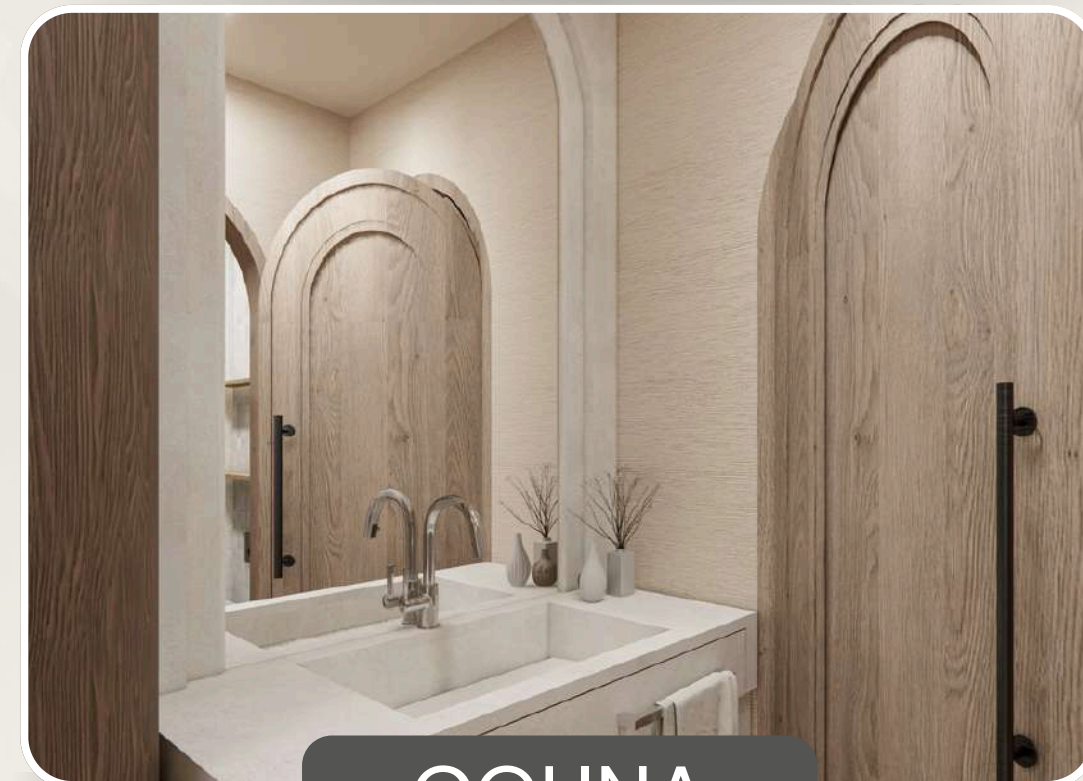
COCO LIVING
COCO COLINA



COLINA



COLINA



COLINA

COCO COLINA FULL CATALOG



SPECIAL OFFER FOR

COCO HILLS

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 AURA

\$ 200,000

20% paid from rental income or resell profit



60 sqm.



1 Bedroom



Private Pool



1 Kitchen



1 Living Room



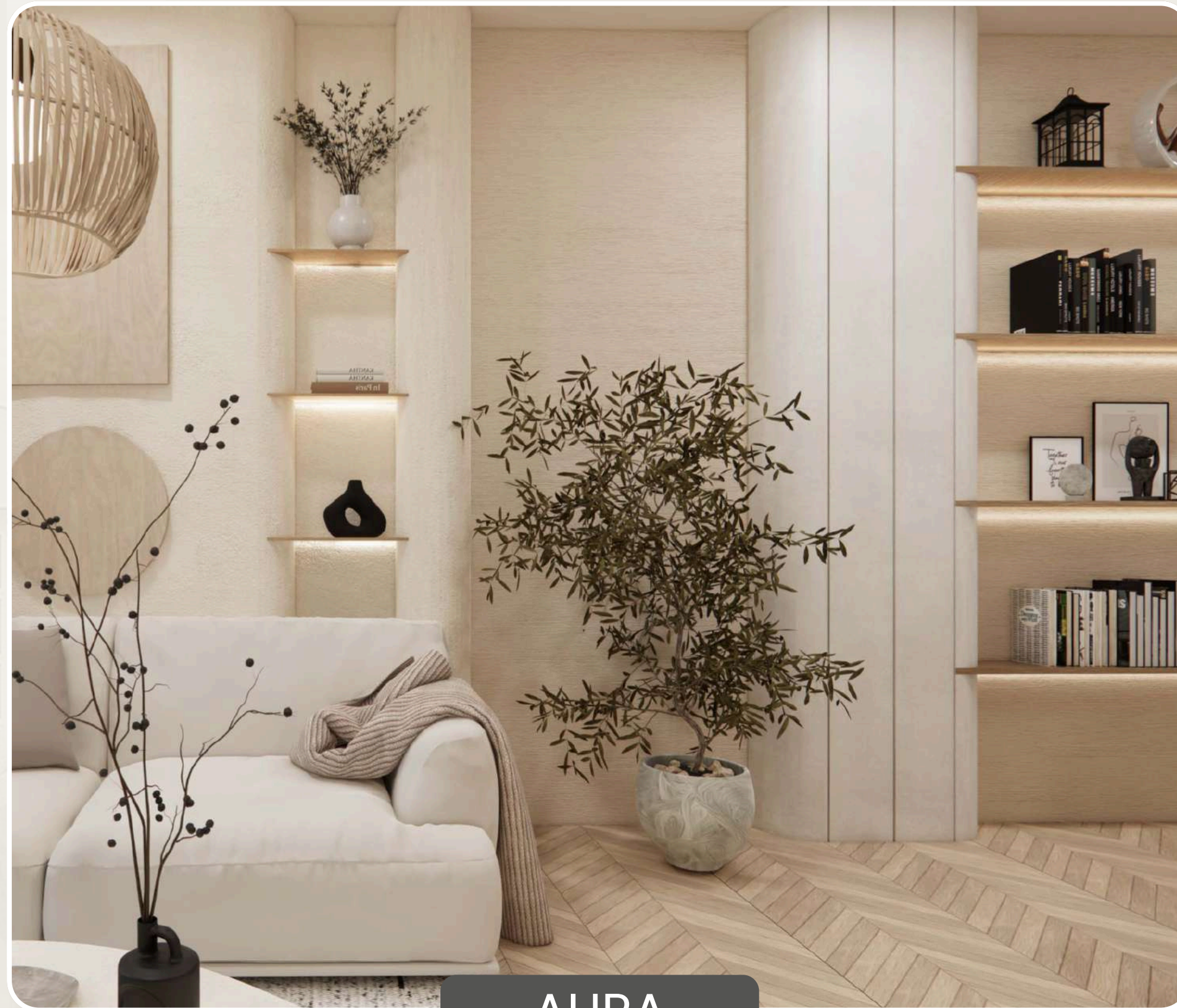
30 years lease

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

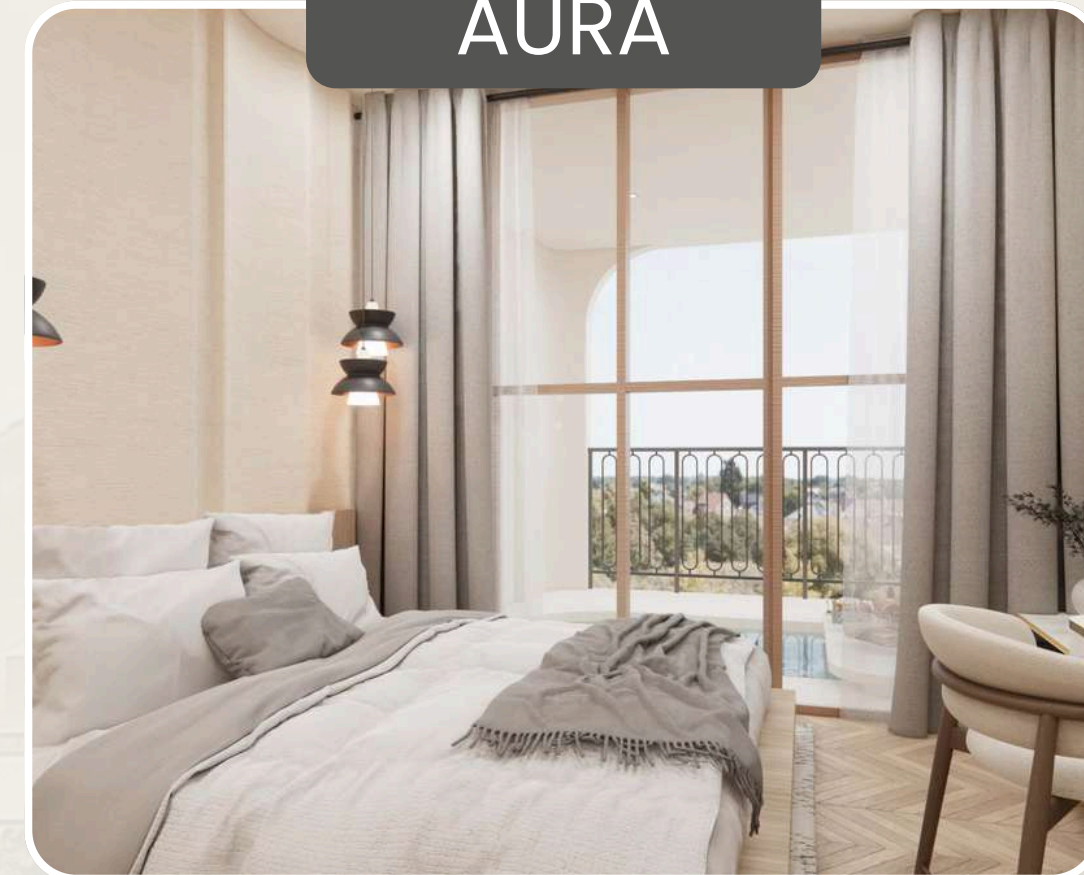
ROI 17%
PAYBACK IN 5-6 YEARS



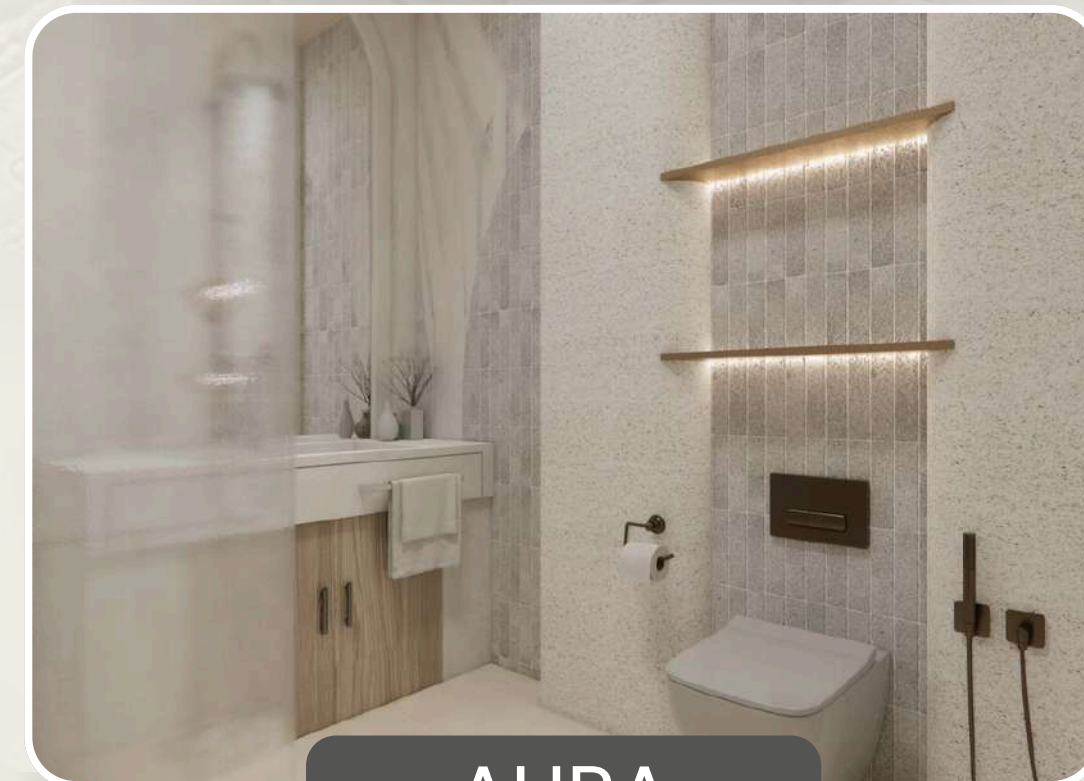
COCO LIVING
COCO AURA



AURA



AURA



AURA

[COCO AURA FULL CATALOG](#)



COCO LIVING
COCO HORIZONTE

\$ 245,000

20% paid from rental income or resell profit



80 sqm.



2 Bedroom



Private pool



1 Kitchen



1 Living Room

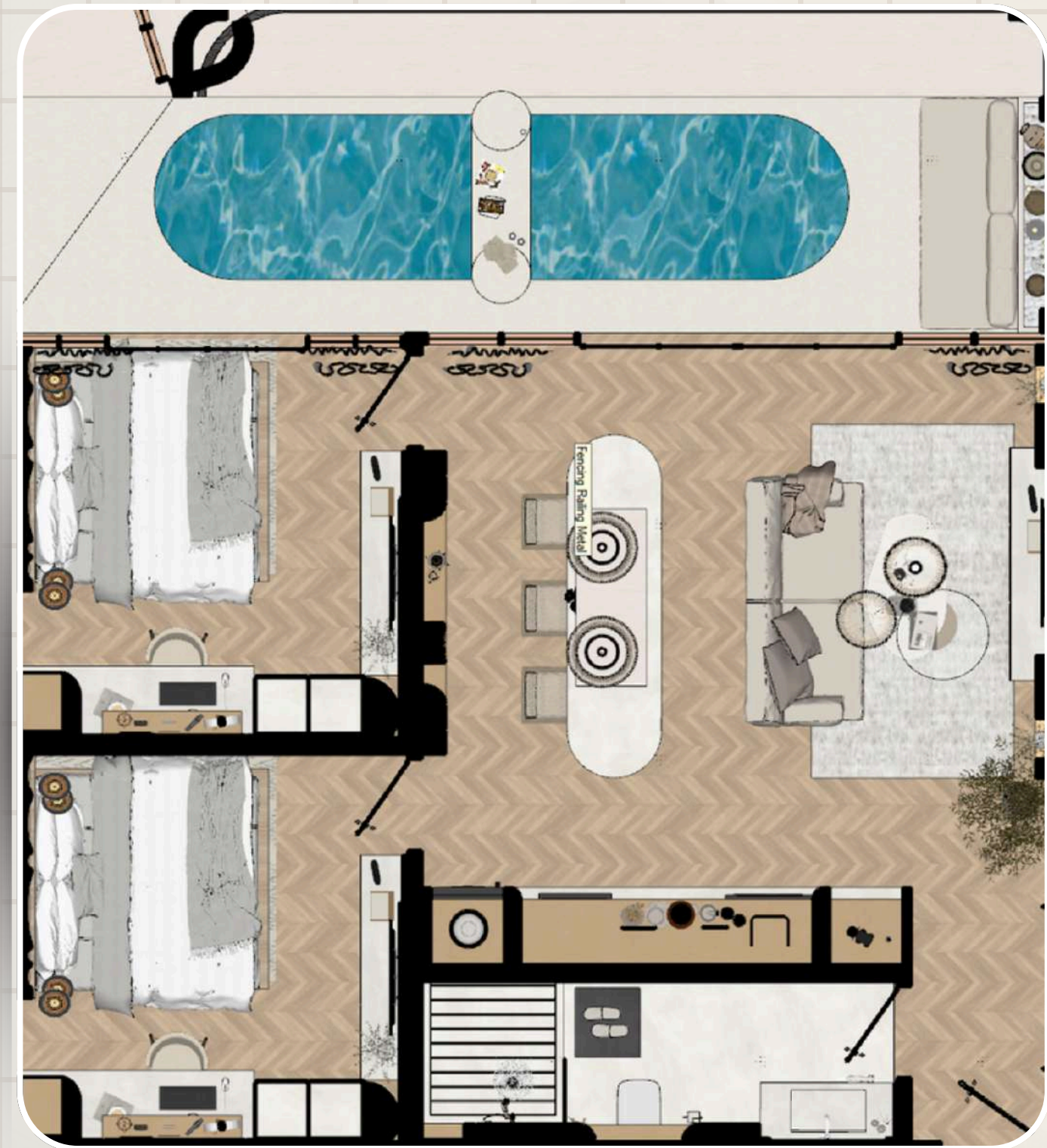


30 years lease

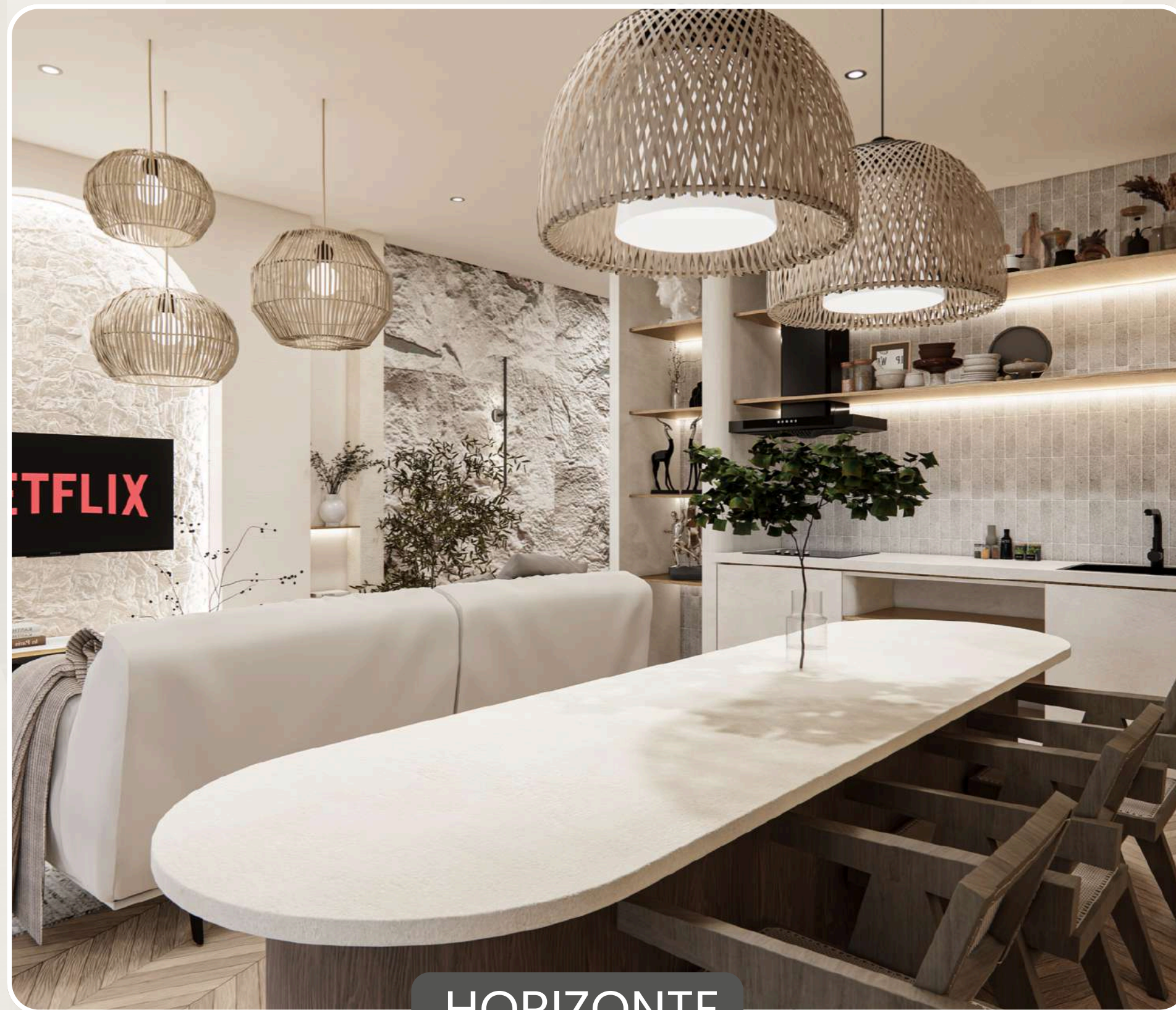
**The prices are final, VAT 11% included in the price of the units.*

ROI 20,66%

PAYBACK IN 5-6 YEARS



COCO LIVING
COCO HORIZONTE



HORIZONTE

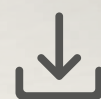


HORIZONTE



HORIZONTE

COCO HORIZONTE
FULL CATALOG





TYPE	LAND/BUILDING	TOTAL APARTMENT PRICE	PAID BY RENTAL PROFIT (20%)	PAYMENT BY INVESTOR (80%)
COLINA	40 SQ METER PER UNIT	\$ 155.000	\$ 31.000	\$ 124.000
AURA	60 SQ METER PER UNIT	\$ 200.000	\$ 40.000	\$ 160.000
HORIZONTE	80 SQ METER PER UNIT	\$ 245.000	\$ 49.000	\$ 196.000

COCO COLINA INVESTMENT PLAN

Short Term Investment

INVESTMENT	SELL PRICE
\$ 155.000	\$ 201.500

Sold when finished

PROFIT	ROI
\$ 46.500	30 %

Period: 2 Years

Medium Term Investment

INVESTMENT	SELL PRICE
\$ 155.000	\$ 232.510

Rental Profit	Resell Profit
----------------------	----------------------

3 Yrs x \$ 23.251
=\$69.753

\$ 77.510

Profit You Make
\$ 147.263

ROI
95 %

Period: 5 Years

Long Term Investment

INVESTMENT	SELL PRICE
\$ 155.000	\$ 0

Rental Profit	Resell Profit
----------------------	----------------------

\$1.107.816

-

Profit You Make
\$952,816

ROI
614 %

Period: 28 Years

[Follow this link to see detailed Forecast on Return on Investment numbers.](#)

PAYBACK CALCULATION COLINA

Grow Play Connect Invest

\$155.000 INVESTMENT	PESSIMISTIC	REALISTIC	OPTIMISITIC
BREAK EVEN	5,8 YEARS	5,2 YEARS	4,6 YEARS
ANNUAL ROI	15%	17%	20%
OCCUPANCY	70%	80%	90%
RENT PER DAY	\$130,01	\$130,05	\$134,95
MONTHLY INCOME FROM RENTAL	\$2.730	\$ 3.121	\$ 3.643
ANNUAL INCOME FROM RENTAL	\$33.216	\$37.975	\$44.330
MANAGEMENT FEE + OPERATION COST 30%	\$9.964	\$11.392	\$13.299
ANNUAL RETURN ON INVESTMENT	\$23.251	\$26.582	\$31.031
5 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	\$128.479	\$146.885	\$171.465
28 YEAR ROI (INCLUDED A 5% MARKET INCREASE)	<u>\$1.107.816</u>	<u>\$1.266.519</u>	<u>\$1.478.467</u>



PAYMENT SCHEDULE

COCO 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.*

Join the community

OWN YOUR COCO PROPERTY IN PARADISE WITH BENEFITS FOR LIFE

95

expertly crafted properties with premium amenities, including, gym, podcast studio, co-working space, wellness treatments, restaurant and a beach-inspired pool.

FIND YOUR PERFECT MATCH IN THE COCO HILLS

PRICES FROM \$ 155,000

OFFER VALID UNTIL Feb 2025

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

COCO Hills Bingin is the sixth lifestyle development by COCO. Bali's number one lifestyle property brand.





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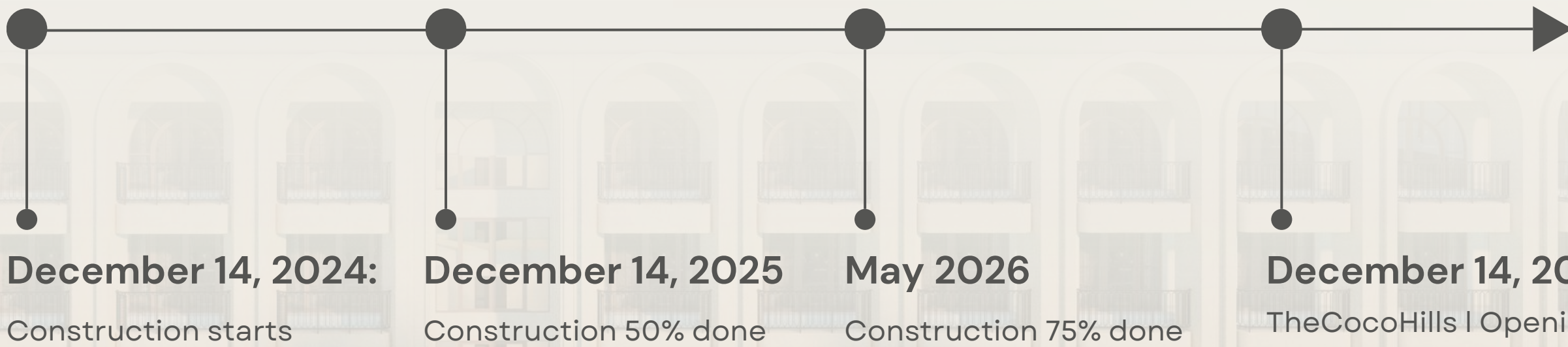
OWN YOUR COCO PROPERTY IN PARADISE

COCO HILLS

SKYLINE *Lifestyle* RESIDENCE

WITH BENEFITS **FOR LIFE**

PROJECT TIMELINE



**Prices increasing 7,5% per six month*

Development timeline: 24 months, starting December 14, 2024

TAILOR MADE MANAGEMENT

Grow

Play

Connect

Invest

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



DARA

Social Media Manager



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



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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 20%

30% INCREASE
of property resell value on completion

Grow

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THE COCO LIFESTYLE

WHY INVESTORS CHOOSE COCO DEVELOPMENT GROUP

- 1 Passive income on full auto pilot**
COCO Development Group take care all of 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 comes 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

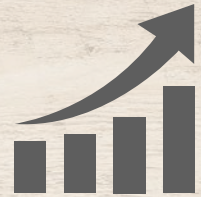
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THE COCO LIFESTYLE

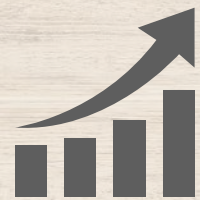
BINGIN



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 paradise with benefits 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

The Materials

H

HARMONY



COCO HILLS embodies the perfect **harmony between contemporary architecture and the breathtaking natural beauty of Uluwatu's cliffs** and expansive sea views

I

INNOVATION



COCO HILLS combines **cutting-edge design with eco-friendly construction techniques, creating a sustainable and modern living experience** that harmonizes with Uluwatu's breathtaking natural beauty.

L

LUXURY



The use of locally sourced wood ensures that the building harmonizes with its surroundings, offering a warm and inviting atmosphere.

L

LIFESTYLE



The use of locally sourced wood ensures that the building harmonizes with its surroundings, offering a warm and inviting atmosphere.

S

SERENITY



The use of locally sourced wood ensures that the building harmonizes with its surroundings, offering a warm and inviting atmosphere.

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 timespand 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 Denmarks 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 participates in the board and as a chairman, in several growth companies, has in the recent years travel the most of the world, and are today based in Bali.

RASMUS HOLST

Serial Entrepreneur,

Co-Founder COCO Development Group

Co-Founder Estate of Bali

Co-Founder Cocolivings.com



Co-Founder Regnskabshelten.dk

Denmark's fastest growing accounting firm with today 35 employees making \$2.5M in turnover.





LET'S GET IN TOUCH!

Grow

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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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coco

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THE COCO LIFESTYLE