



BARCELONA HOTEL FOR SALE

Reference Code: RHC25121

DESCRIPTION

We present a unique opportunity for qualified investors to acquire a fully operational 4-star urban hotel, strategically located in the financial, business and tourism core of Barcelona.

- Category: 4 stars
- Rooms: 42 double rooms
- Built Area: Approx. 2,090 m²
- Year Built: 1992
- Last Renovation: 2015 (rooms, public areas, HVAC)
- Facilities: breakfast lounge, reception, lobby bar
- Transport Connectivity: 550 m to Avinguda Roma – Tarragona bus stop, 15 km to Barcelona El Prat Airport

Price: €13,000,000 + fees





CHARACTERISTICS

Facilities

The hotel features 42 fully equipped guest rooms with en-suite bathrooms, air conditioning, minibar, flat-screen TV, parquet flooring in selected rooms, and complimentary Wi-Fi. Amenities include:

- Modern and functional lounge bar.
- Breakfast buffet dining area.
- 24-hour front desk and upgraded common areas.

Strategic Location

Just 200 meters from Sants Train Station and a 10-minute walk from Plaza España, the hotel benefits from:

- Direct connection to the airport, AVE high-speed train, and major metro lines.
- Walking distance to Montjuïc, Fira de Barcelona, and the Eixample district.
- Centrally located near key cultural, business, and entertainment hubs.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: 84 € / 2022: 96 € / 2023: 110 € / 2024: 115 €

Occupancy: 2021: 55% / 2022: 68% / 2023: 81% / 2024: 83%

RevPAR: 2021: 46.2 € / 2022: 65.3 € / 2023: 89.1 € / 2024: 95.5 €

Total Revenue: 2021: €725,711 / 2022: €1,014,766 / 2023: €1,480,679 / 2024: €1,577,772

Operating Costs (~55%): 2021: €399,141 / 2022: €558,121 / 2023: €814,373 / 2024: €867,774

GOP (EBITDA): 2021: €326,570 / 2022: €456,645 / 2023: €666,306 / 2024: €709,998

Estimated Return

- Acquisition Price: €13,000,000
- 2024 Projected EBITDA: €709,998
- Estimated Gross Yield: 5.46% annually
- Potential yield optimization up to 6.5–7%



BARCELONA

"BARCELONA STANDS AS ONE OF EUROPE'S MOST VIBRANT AND RESILIENT URBAN TOURISM MARKETS—WHERE STRONG YEAR-ROUND DEMAND, LIMITED HOTEL SUPPLY, AND GLOBAL APPEAL MAKE IT A PRIME DESTINATION FOR STRATEGIC HOTEL INVESTMENT."

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