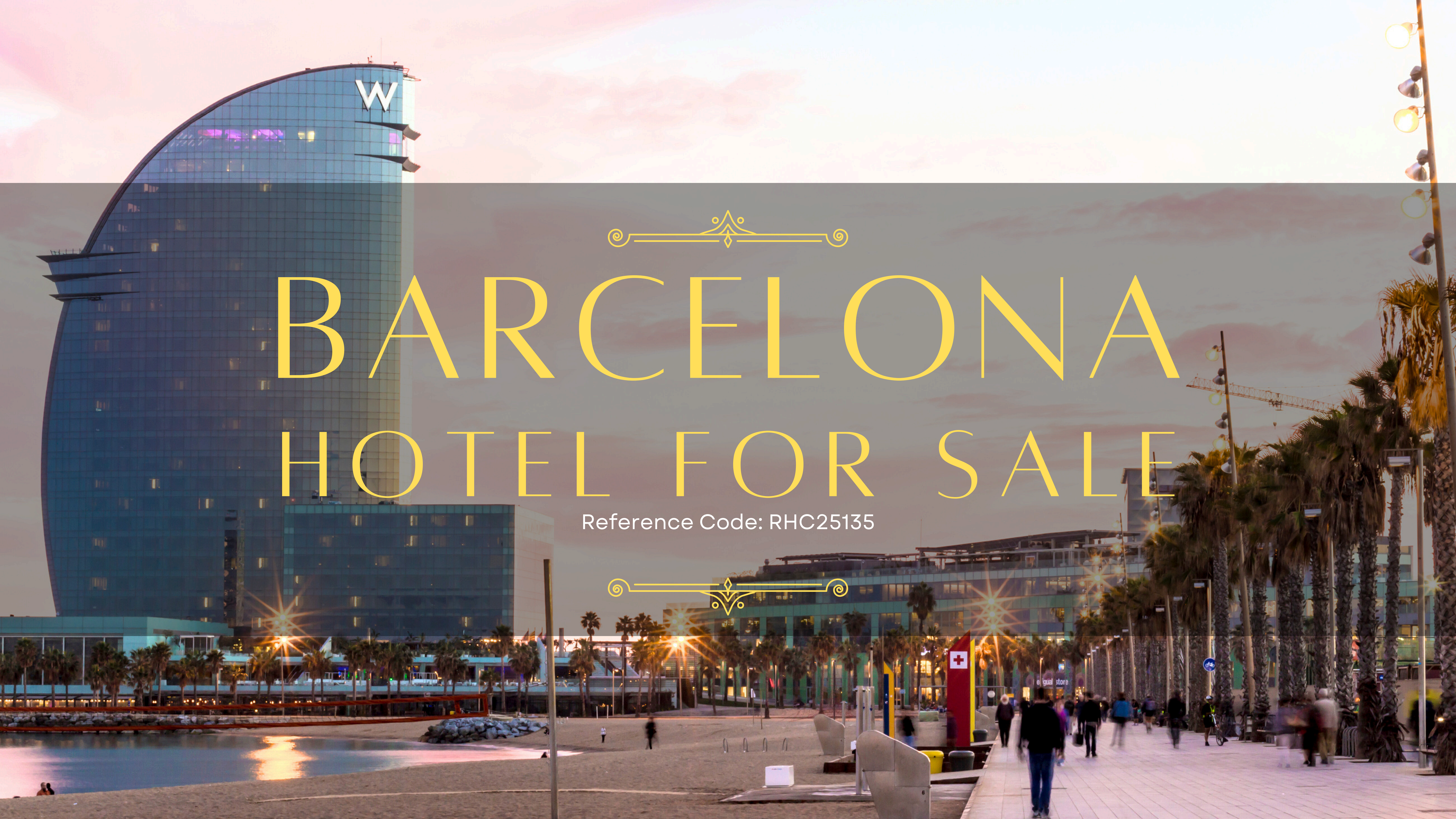
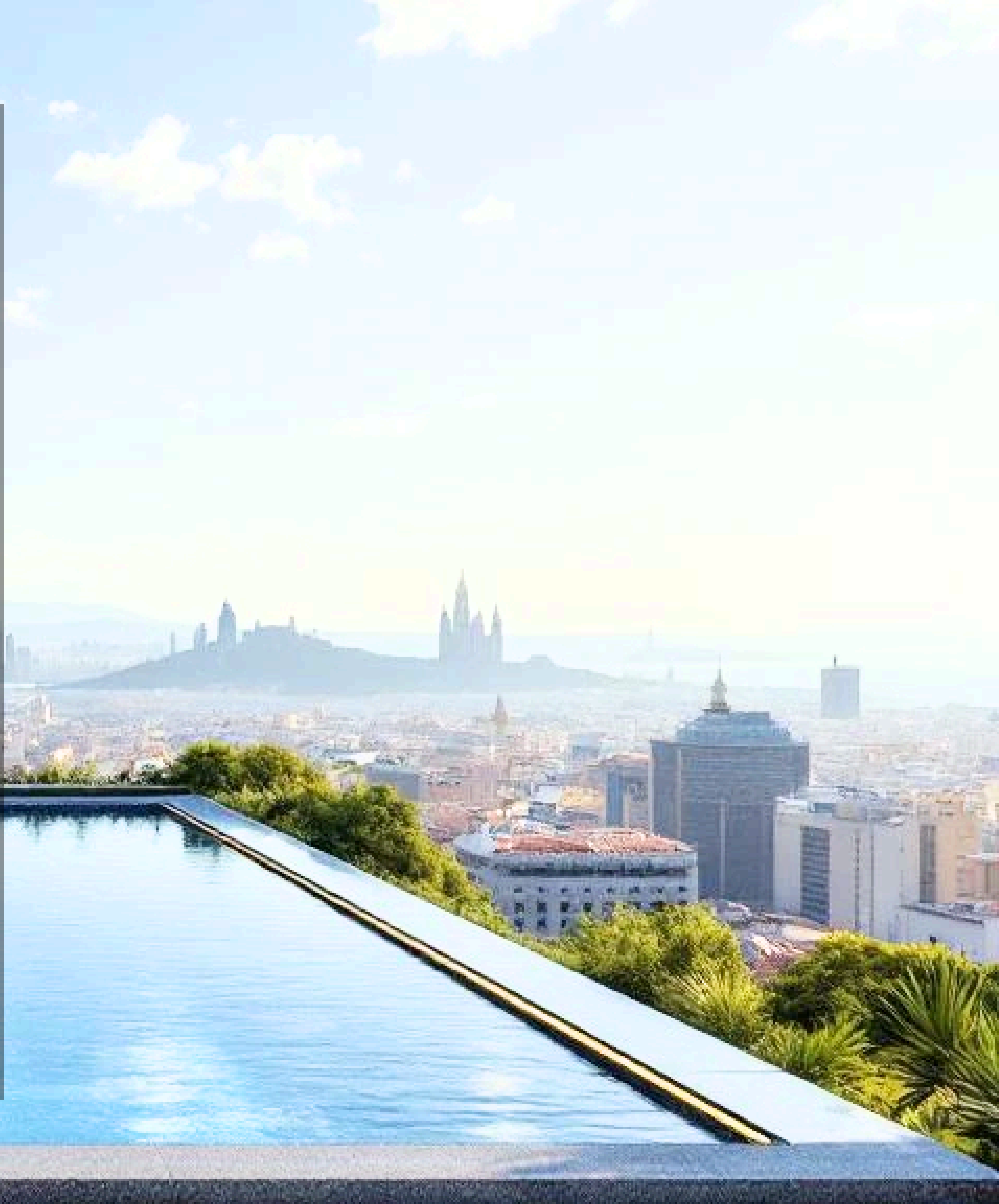

BARCELONA
HOTEL FOR SALE
Reference Code: RHC25135

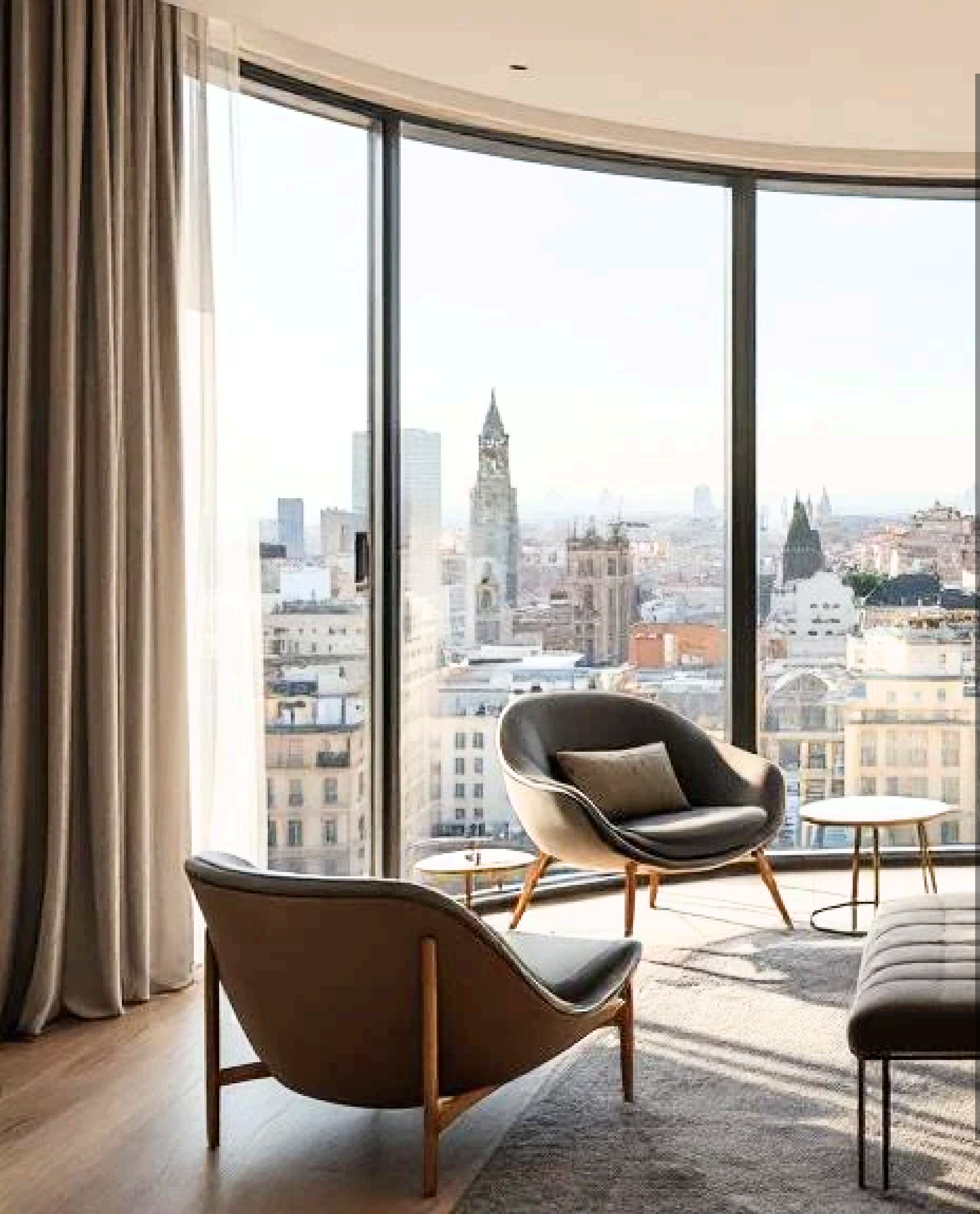


DESCRIPTION

We are pleased to present an exceptional investment opportunity in the premium hospitality sector: a newly built hotel operated under one of the world's most renowned brands, strategically located next to the airport of one of Europe's top tourism and business cities – Barcelona.

- Number of Rooms: 202
- Total Construction Area: 15,000 m²
- Built Area: 13,751 m²
- Plot Size: 10,123 m² (Surface Rights for 80 years)
- Parking Spaces: 120
- Category: 4 Stars
- Opening Date: July 2024
- Condition: Brand new, no renovation needed

Price: €32,900,000 + fees



CHARACTERISTICS

Facilities

- 202 Rooms: 177 Doubles, 16 Executive Suites, 9 Accessible Rooms
- Convention Center: 460 m² ballroom, divisible into 3 multi-purpose rooms
- Common Areas: Indoor swimming pool, outdoor terrace, fully equipped fitness center
- F&B Services: Mediterranean restaurant, lounge bar, and full event catering services
- Additional Facilities: Industrial kitchen, in-house laundry, administrative offices

Strategic Location

- Just 5 minutes from Barcelona El Prat Airport
- Direct access to C-32 highway and train connection to the airport and Barcelona city center
- Close to business hubs such as Viladecans Business Park and Viladecans The Style Outlets

ECONOMIC FINANCIAL ANALYSIS

Projected Revenue and KPIs (2024)

- Forecast ADR 2024: €120
- Forecast Average Occupancy 2024: 72%
- Forecast RevPAR 2024: €86.40
- Projected Room Revenue: €86.40 x 202 rooms x 365 days = €6,373,632

Total Gross Operating Revenue: €7,873,632
Operating Costs: €4,150,000

Financial Indicators

- GOP (Gross Operating Profit): €3,723,632
- Estimated EBITDA (after operating expenses, before rent): €1,973,632
- Net Profit after Rent (Year 1): €1,973,632 – €1,750,000 = €223,632
-

Return on Investment (Cap Rate)

- Guaranteed Rent Year 1: €1,750,000
- Acquisition Price: €32,900,000
- Initial Gross Yield: 5.32%
- Stabilized Yield by Year 3 (Rent €1,878,240): 5.71%

BARCELONA

"BARCELONA STANDS AS ONE OF EUROPE'S MOST DYNAMIC AND RESILIENT TOURISM AND BUSINESS HUBS, COMBINING YEAR-ROUND INTERNATIONAL DEMAND, WORLD-CLASS INFRASTRUCTURE, AND A THRIVING HOSPITALITY MARKET—MAKING IT AN IDEAL LOCATION FOR STRATEGIC HOTEL INVESTMENT."