



BARCELONA HOTEL FOR SALE

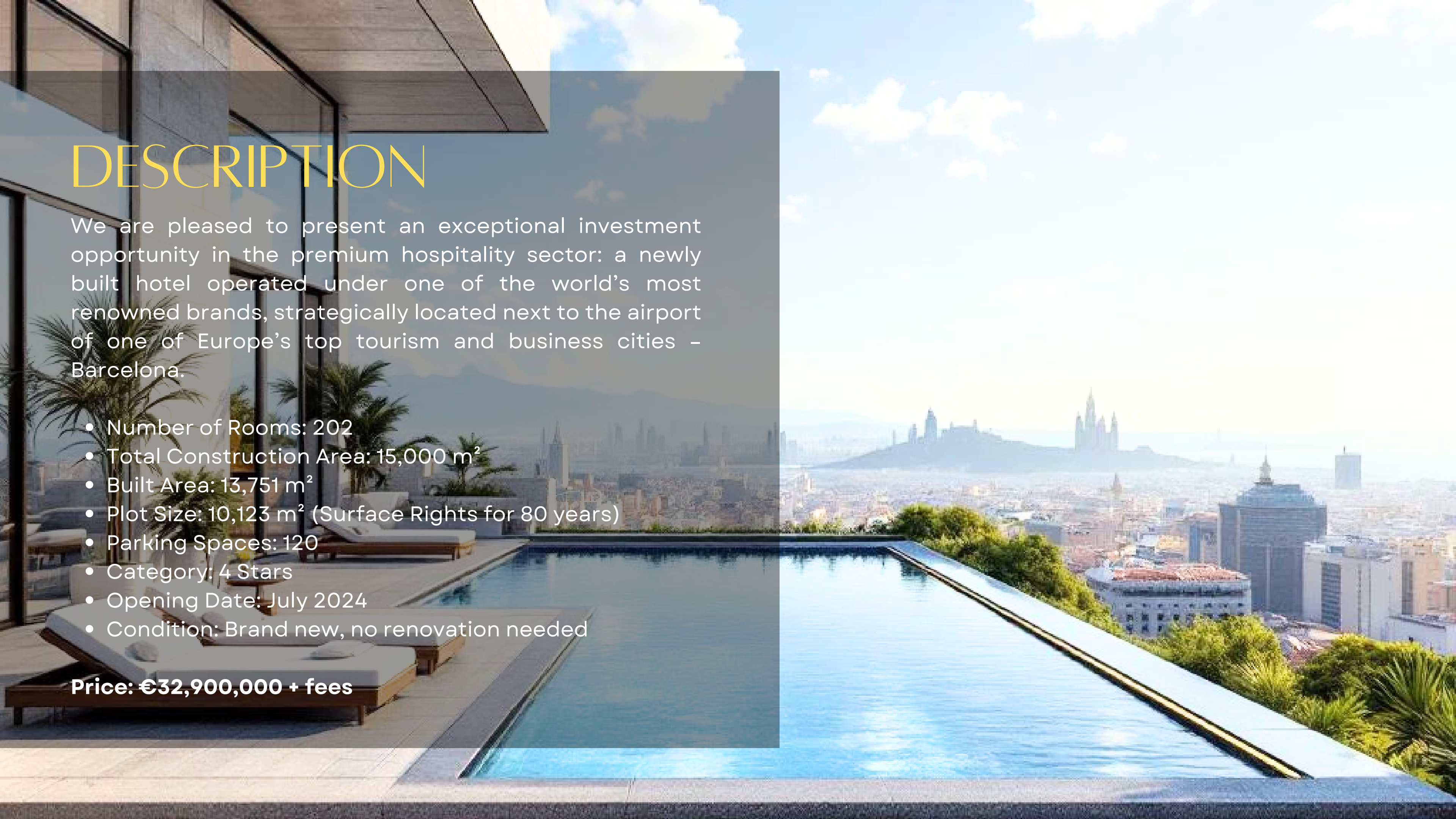
Reference Code: RHC25135

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
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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%

An aerial night photograph of Barcelona, Spain. The image captures the city's coastline, with the illuminated Guggenheim Museum Guggia on the left. The city lights reflect on the water, and the harbor is filled with ships. The background shows the city's dense urban landscape and the mountains in the distance under a dark, cloudy sky.

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."

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