



BARCELONA HOTEL FOR SALE

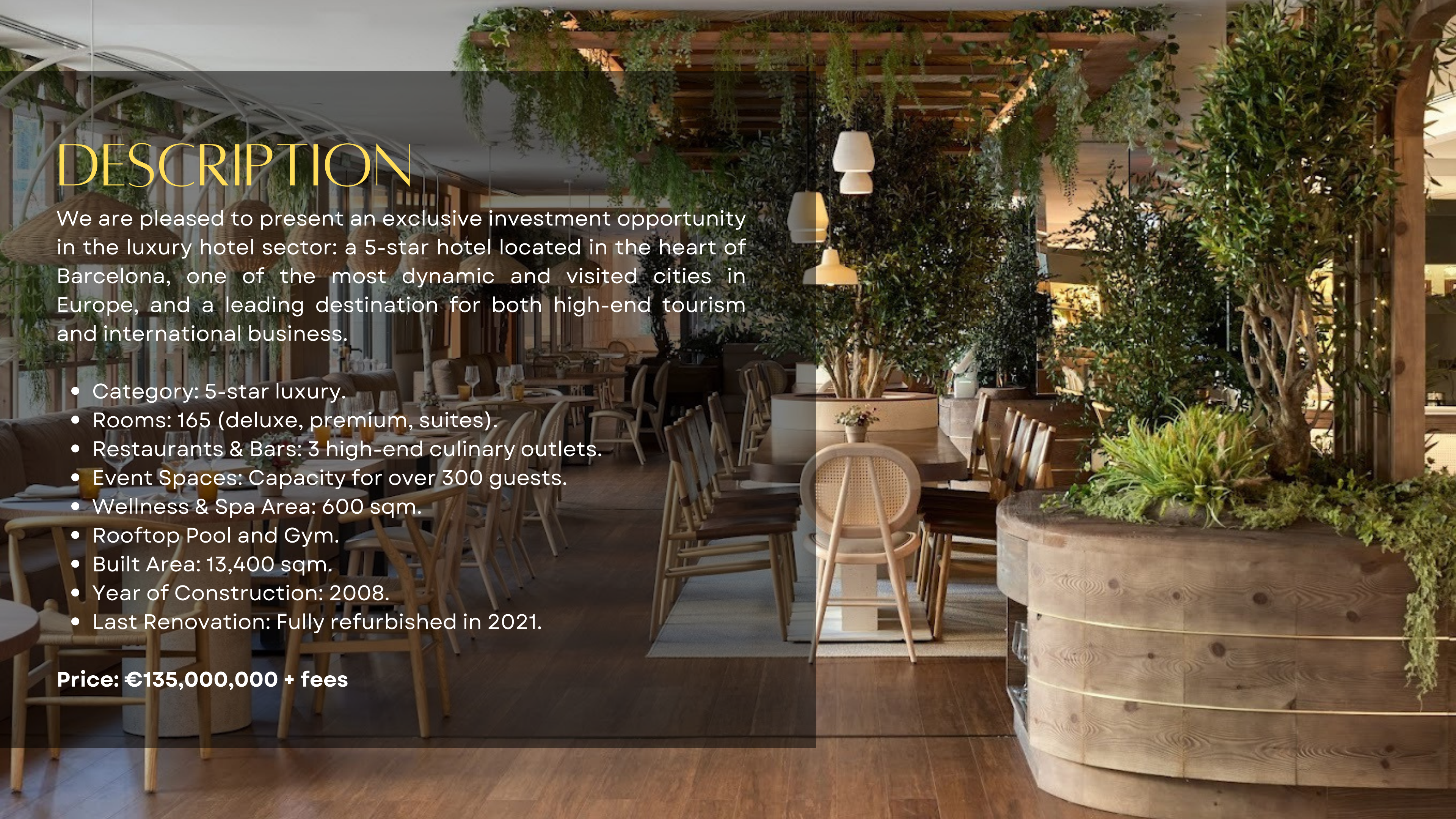
Reference Code: RHC25151

DESCRIPTION

We are pleased to present an exclusive investment opportunity in the luxury hotel sector: a 5-star hotel located in the heart of Barcelona, one of the most dynamic and visited cities in Europe, and a leading destination for both high-end tourism and international business.

- Category: 5-star luxury.
- Rooms: 165 (deluxe, premium, suites).
- Restaurants & Bars: 3 high-end culinary outlets.
- Event Spaces: Capacity for over 300 guests.
- Wellness & Spa Area: 600 sqm.
- Rooftop Pool and Gym.
- Built Area: 13,400 sqm.
- Year of Construction: 2008.
- Last Renovation: Fully refurbished in 2021.

Price: €135,000,000 + fees





CHARACTERISTICS

Luxury Facilities

- Gourmet restaurants and signature bars, renowned for high-end cuisine and guest experience.
- Luxury Spa & Wellness Center offering personalized treatments and relaxation areas.
- Rooftop panoramic pool with stunning views over the city.
- Fully equipped fitness center, valet parking, and 24/7 concierge service.

Strategic Location

- Situated in the core of Barcelona, walking distance to Passeig de Gràcia, Las Ramblas, and La Sagrada Família.
- Excellent access to El Prat International Airport, AVE high-speed train stations, and public transport networks.

ECONOMIC FINANCIAL ANALYSIS

ADR (€) 2021: €260 / 2022: €310 / 2023: €345 / 2024:
€365

Occupancy (%) 2021: 62% / 2022: 75% / 2023: 81% / 2024:
83%

Total Revenues: €26,000,000

Total Operating Expenses: €12,800,000

Projected GOP (2024): €13,200,000

Estimated EBITDA (post fees): €11,000,000

Projected Net Profit: €7,800,000

Estimated Return on Investment:

EBITDA Yield ≈ 8.15%

Net Yield ≈ 5.78%



BARCELONA

"BARCELONA IS NOT JUST A DESTINATION — IT IS A GLOBAL BRAND OF LIFESTYLE, CULTURE, AND LUXURY, WHERE INVESTING MEANS SECURING LONG-TERM VALUE, PRESTIGE, AND PROFITABILITY."

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