



HOTEL FOR SALE BARCELONA

Reference Code: RHC2527

DESCRIPTION

This 4 star hotel, located in a prime area of Barcelona, presents an exceptional investment opportunity with strong historical profitability and significant potential for value appreciation. The hotel offers two purchase options: with or without an operator, providing flexibility for investors. With an average occupancy rate of 90% and a steady ADR, this asset is poised for high returns and long-term capital growth.

Number of Rooms: 80

- Sale Price:
 - With Operator: €33,000,000
 - Without Operator: €38,500,000

(Termination fee of €5,500,000 and a 6-month notice period)





CHARACTERISTICS

- Number of Rooms: 80
- Built Area: 4,850 m² (10 floors, 3 underground)
- Year of Construction: 2008 (recent renovations completed)
- Last Renovation: Refurbishment of rooms and common areas in 2019.
- If desired, a Capex investment of €2.5M is recommended for further modernization of select areas, including the spa, fitness center, and F&B facilities. These upgrades would enhance the asset's appeal, though they are not mandatory.
- Execution Timeline: 12-18 months.

ECONOMIC FINANCIAL ANALYSIS

Key Metrics

- ADR (Average Daily Rate):
 - 2021-2023: €134 + VAT
 - 2024 Forecast: €140 + VAT
- Average Occupancy:
 - 2021-2023: 88%
 - 2024 Forecast: 90%
- F&B Revenue: 20% of total revenue.
 - Additional Revenue (events, spa, retail): 15% of total revenue.

Operating Costs

- Employees: 7 permanent staff members, with optimized labor costs.
- Management Fees: Competitive management fees under the ACTA Hotels contract.

Projected Profitability

- GOP: 30%
- EBITDA: 22%





BARCELONA

"THIS LUXURY HOTEL IN CENTRAL BARCELONA OFFERS A PRIME INVESTMENT OPPORTUNITY IN A HIGH-DEMAND MARKET. WITH STRONG OPERATIONAL PERFORMANCE, HIGH OCCUPANCY RATES, AND SIGNIFICANT POTENTIAL FOR VALUE APPRECIATION, THIS ASSET PROVIDES A STABLE INCOME STREAM AND LONG-TERM GROWTH PROSPECTS FOR INVESTORS."

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