



BENIDORM HOTEL FOR SALE

Reference Code: RHC25202

DESCRIPTION

An exceptional opportunity to acquire a fully operational hotel located in the heart of Benidorm, one of the most dynamic tourist destinations in the Mediterranean.

- Guest Rooms: 66 (double and superior).
- Restaurant: 120 seats.
- Bar & Lounge with terrace.
- Outdoor pool with sun deck.
- Built area: approx. 3,800 m².
- Plot area: approx. 1,200 m².
- Year of construction: 1972, with periodic refurbishments (latest in 2019).
- Current Category: 3 stars.
- Net Yield: 8.8%

Price: €8,000,000 + fees





CHARACTERISTICS

Facilities and Services

- 66 guest rooms (standard and superior).
- Bar & Lounge with terrace.
- Outdoor swimming pool with sun deck.
- Support areas: industrial kitchen, storage, laundry facilities.

Strategic location:

- Located in central Benidorm, only 400 meters from the beach.
- Close to shops, restaurants, leisure areas, and public transport.

ECONOMIC FINANCIAL ANALYSIS

Operational assumptions (average 2021-2023 and 2024 forecast):

- ADR (Average Daily Rate): €90
- Average Occupancy: 80%

Room Revenues: $19,272 \times €90 = €1,734,480$

F&B and Other Revenues: $\sim 30\%$ of room revenues = €520,000

Total Annual Revenues: $\sim €2,250,000$

Operating Cost Structure: $\sim €1,300,000$

GOP (Gross Operating Profit): $\sim €950,000$

EBITDA: $\sim €850,000$

Net Operating Income: €704,000

Net Yield: $8,000,000 / 704,000 = 8.8\%$



BENIDORM

“BENIDORM STANDS AS ONE OF EUROPE’S MOST RESILIENT AND HIGH-PERFORMING TOURISM MARKETS, OFFERING INVESTORS LONG-TERM STABILITY AND EXCEPTIONAL REVENUE POTENTIAL.”

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