

HOTEL FOR SALE
DOMINICAN REPUBLIC

Reference Code: RHC2532



DESCRIPTION

Located in a paradisiacal enclave in the Dominican Republic, this exclusive 4-star resort in Playa Las Galeras, Samaná, presents itself as a high-yield strategic investment. With an all-inclusive business model and solid operational performance.

- Established resort with 404 rooms and expansion potential for an additional 250 rooms.
- Land Area: 200,000 m²
- Built Area: 32,969 m²
- 500 linear meters of beachfront
- Category: 4-star all-inclusive resort
- Structure: 9 buildings, 3 levels

Price: USD 70,000,000 + fees



CHARACTERISTICS

- 404 rooms with garden or ocean views.
- 6 specialty restaurants, 5 bars, and 1 café.
- Premium recreational facilities:
 - 2 swimming pools
 - Kids' club and children's pool
 - Outdoor aquarium
 - Tennis, volleyball, and badminton courts
 - Beach club

Exclusive areas:

- Green areas and gardens
- Lounge and reception areas
- 75 parking spaces

CAPEX

- Option for modernization to elevate the category to 5 stars.
- Estimated investment: USD 5,000,000 – USD 10,000,000.
- Expected impact: ADR increase between 20-30%.

ECONOMIC FINANCIAL ANALYSIS

Key Profitability Indicators

- Average Daily Rate (ADR) in peak season: USD 200
- Estimated annual occupancy: 75%
- Revenue per Available Room (RevPAR): USD 150

Estimated Annual Revenue:

- Rooms: $404 \times 75\% \times \text{USD } 200 \times 365 \text{ days} = \text{USD } 22,113,000$
- F&B and additional services (25% of total revenue): USD 7,500,000
- Total Estimated Annual Revenue: USD 30,141,250

Operating Costs:

- Employees: 280 staff members.
- Estimated operating costs (50% of revenue): USD 15,070,625
- Estimated EBITDA: USD 15,070,625

Projected Profitability:

- ROI as a percentage of sale price: 21.5%





LAS GALERAS

"ITS PRIME LOCATION, FIRST-CLASS INFRASTRUCTURE, AND EXPANSION POSSIBILITIES MAKE IT A HIGHLY ATTRACTIVE ASSET FOR INSTITUTIONAL INVESTORS, INVESTMENT FUNDS, AND INTERNATIONAL HOTEL OPERATORS."

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