



IBIZA HOTEL FOR SALE

Reference Code: RHC25186

DESCRIPTION

This hotel represents a highly attractive investment opportunity, underpinned by solid operational performance, proven profitability, and significant potential for medium-term capital appreciation.

- Rooms: 173 rooms & suites.
- Facilities: Main restaurant, 2 bars, club lounge, 3,500 m² spa, infinity pool, gym, event spaces.
- Built Area: Approx. 12,000 m² on a prime seafront plot.
- Year Built: 1970s.
- Latest Major Renovation: Full modernization of interiors, spa and common areas within the last decade.
- Category: 4* Superior

Price: €165,000,000 + fees





CHARACTERISTICS

Luxury Facilities

- The property offers 173 rooms and suites with contemporary design, many featuring panoramic views over the Marina and the historic old town.
- Amenities include a gourmet restaurant, lounge bars, a private club, panoramic terrace, infinity outdoor pool, a state-of-the-art 3,500 m² spa and wellness centre, gym, and beauty salon.

Strategic Location:

- Prime position in the heart of the Marina, with privileged views of Dalt Vila (UNESCO World Heritage Site) and immediate access to high-end shopping, exclusive beach clubs and vibrant nightlife.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €450 / 2022: €520 / 2023: €580 / 2024: €620

Occupancy: 2021: 68% / 2022: 75% / 2023: 82% / 2024: 85%

Projected 2024 Revenue:

- Rooms revenue: €33.23 M
- F&B (~25%): €11 M
- Other revenue (~10%): €4.4 M
- Total Gross Operating Revenue (GOR): ~€48.6 M

Operating Costs: €21.8 M

Gross Operating Profit (GOP): ~€26.8 M

Estimated EBITDA: ~55% of GOP → €14.7 M

Net Profit: ~45% of GOP → €12 M

Net Yield: €12 M / €160 M = 7,27% annual net yield



IBIZA

“IBIZA STANDS AS A GLOBAL ICON OF LUXURY, LIFESTYLE, AND VIBRANT TOURISM, MAKING IT ONE OF EUROPE’S MOST RESILIENT AND SOUGHT-AFTER DESTINATIONS FOR HIGH-END HOSPITALITY INVESTMENTS.”

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