



IBIZA HOTEL FOR SALE

Reference Code: RHC2588

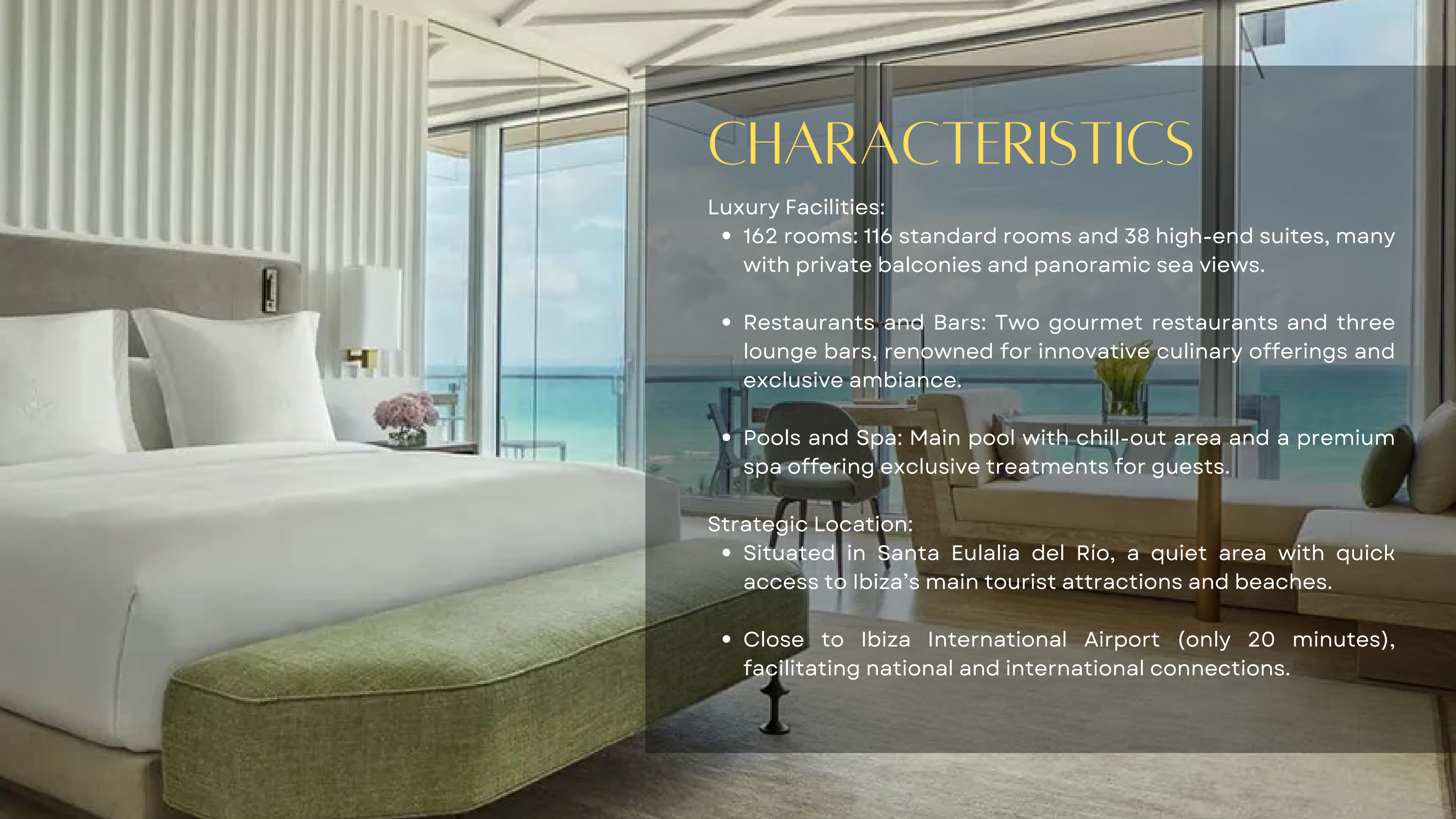
DESCRIPTION

This exclusive luxury hotel, located in one of Ibiza's most prestigious areas, represents a strategic investment opportunity with high potential for profitability and appreciation.

- Rooms: 162 (116 standard, 38 suites)
- Restaurants/Bars: 2 restaurants (capacity 120 and 80 diners), 3 bars (varied capacity)
- Pools: 1 main pool + spa
- Area: 12,000 m² built on 18,000 m² of land
- Year Built: 2009
- Latest Renovations: Partial refurbishment in 2018
- Category: 5-star luxury
- Net Yield: ~8.27%

Price: €75,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- 162 rooms: 116 standard rooms and 38 high-end suites, many with private balconies and panoramic sea views.
- Restaurants and Bars: Two gourmet restaurants and three lounge bars, renowned for innovative culinary offerings and exclusive ambiance.
- Pools and Spa: Main pool with chill-out area and a premium spa offering exclusive treatments for guests.

Strategic Location:

- Situated in Santa Eulalia del Río, a quiet area with quick access to Ibiza's main tourist attractions and beaches.
- Close to Ibiza International Airport (only 20 minutes), facilitating national and international connections.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €280 / 2022: €290 / 2023: €305 / 2024: €320

Average Occupancy: 2021: 72% / 2022: 75% / 2023: 78% / 2024: 80%

Total Revenues (rooms + F&B + other) = 15,165,120 + 7,000,000 + 1,500,000 = €23,665,120

Approximate operating costs ≈ €12,183,256

Operating result

- $\text{GOP} = \text{Total revenues} - \text{Operating costs} = 23,665,120 - 12,183,256 = \text{€}11,481,864$
- EBITDA (estimated 90% of GOP): €10,333,678
- Net profit (approx. 60% of EBITDA): €6,200,000

Profitability

- $\text{Estimated net yield} = \text{Net profit} / \text{Purchase price} = 6,200,000 / 75,000,000 \approx 8.27\% \text{ annually}$



IBIZA

IBIZA STANDS AS A PREMIER LUXURY DESTINATION, BLENDING WORLD-CLASS HOSPITALITY WITH A VIBRANT CULTURAL SCENE, MAKING IT AN UNPARALLELED INVESTMENT OPPORTUNITY IN THE GLOBAL HOTEL MARKET.

The information contained in this document is strictly confidential and is intended exclusively for the authorized recipient. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition. This analysis is for guidance only and does not constitute a binding offer or financial or legal advice. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition.

