

HOTEL FOR SALE
IBIZA

Reference Code: RHC2596

DESCRIPTION

Located in one of the most iconic enclaves of the Mediterranean, this exclusive 4-star resort in Ibiza represents a unique opportunity to acquire a prime asset with a well-established presence in the upper-upscale leisure segment.

- Category: 4 stars
- Units: 324 rooms
- Total land area: 100,000 m²
- Built-up area: approx. 35,000 m²
- Beach Clubs: 3 clubs (capacity of 150 guests each)
- Pools: 4 (including adult, family and children's pools)
- Sports Facilities: 4 tennis courts, gym, professional cycling center
- Year Built: 1992
- Last Major Renovation: 2018

Price: €100,000,000 + fees

A modern hotel room with a large bed, a desk, and a window with curtains. The room is well-lit and features contemporary decor.

CHARACTERISTICS

Facilities:

- 324 fully equipped residential units.
- 3 exclusive beach clubs with sea views.
- Outdoor swimming pools surrounded by Mediterranean gardens.
- Professional tennis courts and a high-performance cycling center.
- Wellness area, spa, gym, themed restaurants and premium bars.
- Versatile function rooms for events and team-building activities.

Strategic Location:

- Located on Ibiza's east coast, in the Santa Eulària area.
- 25 minutes from Ibiza International Airport.
- Close to marinas, golf courses, and natural reserves.
- Quiet, upscale setting ideal for high-net-worth travelers.

ECONOMIC FINANCIAL ANALYSIS

Key Performance Indicators (Historical and 2024 Projection):

- ADR (Average Daily Rate): 2021: €290 / 2022: €320 / 2023: €340 / 2024E: €360
- Average Occupancy: 2021: 67% / 2022: 73% / 2023: 78% / 2024E: 80%
- Operating Costs:
 - Staff: 160 employees (annual cost: approximately €6.4 million).
 - Hotel management fees: 2.5% of total revenues.

Projected Financial Results 2024:

- Estimated Total Revenue: €23.5 million
- GOP (Gross Operating Profit): €8.9 million (38% of revenues)
- EBITDA: €7.2 million
- Net Profit: €5.5 million

Projected Return (Cap Rate): 5.5% net annual return based on the initial investment.



IBIZA

"IBIZA, WHERE MEDITERRANEAN CHARM MEETS GLOBAL SOPHISTICATION — A TIMELESS DESTINATION FOR LUXURY, LEISURE, AND LASTING INVESTMENT."

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