2 HOTELS FOR SALE
PORTUGAL

Reference Code: RHC2573

DESCRIPTION

This exclusive portfolio consists of two flagship 5-star hotels located in Portugal's most dynamic and touristic urban centers: Lisbon and Oporto. Both assets stand as benchmarks of luxury hospitality in the Iberian Peninsula, presenting an unmatched opportunity for investors seeking stable income streams, long-term capital appreciation, and strategic market entry or expansion.

Key Investment Highlights:

- Total 569 Rooms (335 + 234)
- Prime city-center locations in Lisbon and Oporto.
- No current operator: ideal for repositioning, rebranding, or entry of major luxury operators.
- Immediate value creation through optimized management.
- Star Rating: 5-Star
- Forecast net yield: 6.74%

Price: €320,000,000 + fees

CHARACTERISTICS

LISBON | 5-Star Luxury Hotel | 335 Rooms

- Prime central location near key cultural and commercial landmarks.
- 335 rooms including several suites and premium categories.
- Panoramic rooftop area with city views.
- Signature restaurant, rooftop bar, lounge, and private dining.
- Full-service spa, outdoor swimming pool, fitness center.
- Club lounge for VIP guests.
- Private parking, academy, and extensive MICE facilities.
- Access to external club: 6 tennis courts + 7 padel courts.
- No operator: vacant possession.

OPORTO | 5-Star Luxury Hotel | 234 Rooms

- Strategic location in Oporto city center.
- 234 rooms including multiple suites.
- High-capacity conference & event center: 11 meeting rooms, up to 450 pax.
- Full spa, gym, CrossFit and multi-sport facilities.
- Exclusive restaurant, bar, club lounge.
- Private parking.
- No operator: vacant possession.

ECONOMIC FINANCIAL ANALYSIS

Lisbon Asset

- Rooms: 335
- ADR 2024: €270
- Occupancy 2024: 78%
- Room Revenue: €25,757,805
- F&B and Other Income (35%): €9,015,232
- Total Revenue: €34,773,037
- Operating Costs: €17,400,000
- GOP: €17,373,037
- EBITDA (net of CAPEX): €15,200,000

Oporto Asset

- Rooms: 234
- ADR 2024: €240
- Occupancy 2024: 76%
- Room Revenue: €15,541,824
- F&B and Other Income (35%): €5,439,638
- Total Revenue: €20,981,462
- Operating Costs: €10,800,000
- GOP: €10,181,462
- EBITDA (net of CAPEX): €8,900,000

Consolidated EBITDA (2024 Forecast): €24,100,000

Net Yield on Asking Price (€320M): 7.53%

LISBON & OPORTO

"PORTUGAL STANDS AS ONE OF SOUTHERN EUROPE'S MOST RESILIENT AND INVESTOR-FRIENDLY MARKETS, COMBINING POLITICAL STABILITY, ROBUST TOURISM GROWTH, AND PRIME REAL ESTATE FUNDAMENTALS IN LISBON AND OPORTO."