HOTEL FOR SALE
MADRID

Reference Code: RHC25103

DESCRIPTION

We present a truly singular investment opportunity: the acquisition of one of the most iconic and profitable hotel assets in the European market. This five-star hotel, inaugurated in 2020, redefines luxury and operational excellence in one of Europe’s most dynamic capitals.

- Rooms: 200 rooms, 39 suites
- Restaurants: 2 luxury venues with dedicated kitchens
- Event Spaces: 9 function rooms, capacity for over 1,000 guests
- Wellness: 600 m^2 spa, 8 cabins, 200 m^2 gym
- Retail Gallery: 9,000 m^2 GLA with AAA tenants
- Total Built Area: Approx. 36,000 m^2
- Location: Historical and financial center of Madrid, Spain
- Category: 5-Star Grand Luxury

Price: Confidential

CHARACTERISTICS

Luxury Facilities

- Rooms: 200 rooms, 39 high-end suites
- Gastronomy: 2 luxury restaurants with international recognition
- Wellness & Fitness: Spain's largest hotel spa (600 m²), 8 treatment rooms, 200 m² gym
- Events: 9 function rooms, including 2 ballrooms and 4 meeting rooms
- Integrated Retail: Direct access to a 9,000 m² luxury retail gallery with 32 premium boutiques and 12 upscale eateries

Strategic Location

Located in one of Madrid's most iconic locations, the hotel offers unmatched connectivity to the international airport, business hubs, entertainment districts, and heritage landmarks. Its prime positioning ensures a steady flow of affluent tourists and corporate travelers.

ECONOMIC FINANCIAL ANALYSIS

ADR (Average Daily Rate):

- 2021: €720 / 2022: €84 / 2023: €920 / 2024 (forecast): €980

Average Occupancy:

- 2021: 62% / 2022: 70% / 2023: 75% / 2024 (forecast): 78%

Estimated Total Annual Revenue (2024):

- Room Revenue: €980 × 239 keys × 365 days × 78% = ~€66.3M
- Other Revenues: +€25M

Estimated Total Gross Revenue: ~€91.3M

GOP (Gross Operating Profit):

- Estimated GOP margin: ~38.5%
- 2024 GOP: ~€35.2M

Operating Costs (staff, fees, utilities): ~€56M

Estimated EBITDA: €30–32M

Projected Net Profit: €20–24M

Return on Investment

- EBITDA Yield: ~5.7%

MADRID

"MADRID STANDS AS ONE OF EUROPE'S MOST VIBRANT CAPITALS—AN EPICENTER OF CULTURE, FINANCE, AND HIGH-END TOURISM—OFFERING A UNIQUE BLEND OF HISTORICAL CHARM AND MODERN LUXURY THAT ATTRACTS MILLIONS OF AFFLUENT TRAVELERS EACH YEAR."

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