



MADRID HOTEL FOR SALE

Reference Code: RHC25163

DESCRIPTION

We are pleased to present a rare investment opportunity in the luxury hospitality sector: a premium real estate asset located on Paseo de la Castellana, Madrid's most prestigious commercial and financial avenue.

- Units: 22 luxury apartments (1 and 2-bedroom, some with private terraces)
- Total Built Area: approx. 3,800 sqm
- Plot Size: approx. 1,100 sqm
- Common Areas: reception, lounges, service areas
- Year Built: 2009
- Last Renovation: 2020 (interior design, HVAC, automation)
- Official Category: 5-star
- Projected Net Yield: 5.2% – 6.1% annually

Price: €62,000,000 + fees

A modern hotel room with a large bed, a side table with a kettle and cups, and a large lamp.

CHARACTERISTICS

Luxury Facilities

- Spacious layouts, high-end finishes, premium furnishings and smart-home automation.
- Common areas designed to international 5-star standards, aligned with Hyatt's operational protocols.
- Full-service offering: concierge, housekeeping, maintenance, 24/7 security, optional room service.

Strategic Location:

- Paseo de la Castellana, Madrid: the city's core financial and luxury corridor.
- Minutes from AZCA business district, Santiago Bernabéu Stadium, and the high-end Serrano shopping area.



ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €280 / 2022: €310 / 2023: €340 / 2024: €365

Average Occupancy: 2021: 72% / 2022: 79% / 2023: 83% / 2024: 85%

Total Revenue: 2021: €1,765,000 / 2022: €2,162,000 / 2023: €2,495,000 / 2024: €2,707,000

Operating Costs

- Staff, cleaning, maintenance, security: approx. €750,000/year
- Hyatt management fee (if retained): 5%-6% of gross revenue
- Other fixed and variable costs: approx. €400,000/year

Projected 2024 EBITDA ≈ €1,450,000 – €1,550,000

Net Return on Acquisition Price (Cap Rate) = Between 5.2% and 6.1% annually, depending on the chosen operation model.



PASEO DE LA CASTELLANA

"LOCATED ON PASEO DE LA CASTELLANA, MADRID'S MOST PRESTIGIOUS BOULEVARD, THE PROPERTY ENJOYS UNRIVALED VISIBILITY AND CONNECTIVITY IN THE HEART OF SPAIN'S FINANCIAL, DIPLOMATIC, AND LUXURY RETAIL DISTRICT."

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