



MADRID

HOTEL FOR SALE

Reference Code: RHC25184

DESCRIPTION

An exclusive opportunity to acquire a prime boutique hotel located in one of Madrid's most coveted areas: the Salamanca District, the epicentre of the city's prestigious Golden Mile.

- Number of rooms: 60 rooms and suites.
- Built area: ~3,200 sqm.
- Restaurant: 60 pax capacity + indoor terrace.
- Bar-café: 30 pax capacity.
- Wellness: Boutique fitness area and massage cabins.
- Year built: Classic building, fully refurbished.
- Last refurbishment: Major renovation within the last 10 years; partial modernisation recommended.
- Category: 4-star superior (repositionable to 5* boutique).

Price: €48,000,000+ fees

The background image shows a contemporary hotel room. On the left, there are two single beds pushed together, covered in white linens with a dark stripe at the foot. The headboard is a large, textured, light-brown panel. To the right of the beds is a dark wood desk with a large flat-screen TV mounted on the wall above it. The room has a modern, minimalist aesthetic with warm lighting and a mix of wood and fabric textures.

CHARACTERISTICS

Luxury Facilities:

- 60 contemporary design rooms and suites.
- Gourmet restaurant (approx. 60 pax capacity) with an indoor terrace.
- Boutique wellness & fitness area.
- Multi-purpose meeting and private event rooms.

Strategic Location:

- Heart of the Salamanca District, surrounded by luxury boutiques, art galleries, embassies and corporate headquarters.
- Excellent connectivity: 15 minutes from Madrid-Barajas Airport, immediate access to public transport and main roads.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €195 / 2022: €235 / 2023: €275 / 2024: €315

Average Occupancy: 2021: 70 % / 2022: 75 % / 2023: 80 % / 2024: 85 %

Total Estimated Revenue 2024: €6,595,538

Total Operating Costs: €2,200,000

GOP: €6,595,538 - €2,200,000 = €4,395,538

Estimated EBITDA: Less 10% for general/admin/financial expenses:
€4,395,538 - 10% ≈ €3,956,000

Estimated Net Profit: Less 25% corporate tax: €3,956,000 - 25% =
€2,967,000

Estimated Net Yield on Asking Price (High Yield):
€2,967,000 / €48,000,000 ≈ 6.18%

A low-angle, upward-looking photograph of a grand, ornate building facade in Madrid. The architecture features classical elements such as arched windows with decorative iron grilles, balconies with intricate wrought-iron railings, and a profusion of sculptural details including cornices, pilasters, and statues. The sky is a clear, bright blue. The overall tone is one of elegance and historical grandeur.

GOLDEN MILE

SITUATED IN THE HEART OF MADRID'S PRESTIGIOUS SALAMANCA DISTRICT — THE CITY'S MOST EXCLUSIVE SHOPPING AND BUSINESS ENCLAVE — THIS PRIME URBAN HOTEL OFFERS UNMATCHED ACCESS TO HIGH-END CLIENTELE, LUXURY BOUTIQUES AND MADRID'S CULTURAL LANDMARKS.

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