
MADRID
HOTEL FOR SALE
Reference Code: RHC25185

# DESCRIPTION

We are pleased to present an exclusive opportunity to acquire a luxury boutique hotel located in the heart of Madrid, in the highly coveted Colón Area – Barrio Salamanca, one of the city's most prestigious districts and the core of Madrid's Golden Mile.

- Rooms: 28 units (deluxe rooms and suites).
- Restaurant: 1 gourmet restaurant (40 seats).
- Bar & Lounge: 1 exclusive bar with terrace.
- Spa: Wellness area with private treatment rooms.
- Land Area: 800 $m^2$.
- Built Area: 2,000 $m^2$.
- Year Built: 2002.
- Last Major Renovation: 2018.
- Category: 4-star Superior / Luxury Boutique.

**Price: €36,000,000+ fees**

# CHARACTERISTICS

Luxury Facilities:

- 28 boutique rooms designed to premium standards.
- Exclusive suites with private terraces.
- Gourmet restaurant seating 40 guests.
- Signature bar and VIP lounge.
- Boutique spa and wellness center.

Strategic Location:

- Located in one of Madrid's most frequented tourist and commercial areas, just steps from financial centers, luxury retail, and top-tier gastronomy. Excellent connectivity to Adolfo Suárez Madrid-Barajas International Airport (20 minutes).

# ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €260 / 2022: €310 / 2023: €340 / 2024: €420
Occupancy: 2021: 65% / 2022: 72% / 2023: 78% / 2024: 80%

Total Forecasted Revenue 2024:

- Rooms: 28 rooms × €420 ADR × 365 days × 80% occupancy = €3,422,880
- Food & Beverage: €400,000
- Other Income: €200,000
- Total Gross Revenue: €4,022,880

Estimated Operating Costs: €1,970,686
Estimated Gross Operating Profit (GOP): €2,052,194
Estimated EBITDA: €1,850,000 (after minor adjustments and local taxes)
Projected Net Profit: €1,750,000
Gross Annual Yield: EBITDA ÷ Purchase = €1,850,000 / €36,000,000 = 5.14%

# 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.