



HOTEL FOR SALE MADRID

Reference Code: RHC2541

DESCRIPTION

This is a unique investment opportunity in an exclusive, recently renovated 4-star hotel located in one of the most strategic and growing areas of the Madrid hotel market. This asset combines efficient operations, and a prime location, offering excellent returns for institutional investors, family offices, and large hotel groups.

- Category: 4-Star Hotel Spa & Resort
- Location: Tres Cantos, Madrid
- Plot Area: 6,621 m²
- Building Area: 25,340 m²
- Number of Rooms: 90 suites of 45 m² each with spacious terraces
- Infrastructure: 6 floors + rooftop solarium
- Condition: Recently renovated

Price: €20 million + fees





CHARACTERISTICS

Luxury Facilities

- 90 highly comfortable exterior suites.
- Top-level dining with gourmet restaurants and exclusive bars
- Spa & Wellness with rooftop solarium.
- Business center with meeting and event rooms.
- Gym equipped with cutting-edge technology.

Strategic Location

- Located in a business and technology hub in Madrid.
- Immediate connectivity to airports and financial centers.

CAPEX:

- Hotel status: Fully operational with recent renovations.
- Estimated CAPEX: No significant immediate investments required.

ECONOMIC FINANCIAL ANALYSIS

Revenues and Costs (Estimates Based on 2021-2023 and Projection 2024)

- ADR (Average Daily Rate): €120-150
 - Average occupancy: 75-80%
 - Accommodation revenue: ~€4.5M-5M annually.
 - F&B revenue (restaurants, bars, events): ~€1.2M annually.
 - Other ancillary revenue: ~€0.8M annually.
 - Total estimated annual revenue: ~€7M
 - Operating costs: ~€4.2M annually.
 - GOP (Gross Operating Profit): ~€2.8M
 - Estimated EBITDA: ~€2M
- Projected Profitability
 - Estimated purchase price: €18M
 - Estimated annual EBITDA: €2M
 - Gross profitability: 11.1% annually
 - Net profitability (after expenses and taxes): ~8.5-9% annually





A wide-angle aerial photograph of the Madrid skyline at sunset. Two prominent, leaning glass skyscrapers (Torre Agbar) dominate the center. The sky is a mix of orange, yellow, and blue. In the foreground, there are various urban buildings, including a large, modern building with a grid-like facade on the right and older residential buildings on the left. The overall scene is bathed in the warm light of the setting sun.

MADRID

“MADRID OFFERS A UNIQUE INVESTMENT POTENTIAL, WITH ITS POSITION AS A GLOBAL HUB FOR BUSINESS, CULTURE, AND TOURISM, DRIVING SUSTAINED DEMAND FOR LUXURY HOSPITALITY ASSETS AND ENSURING STRONG RETURNS AND LONG-TERM CAPITAL APPRECIATION.”

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