



HOTEL FOR SALE MADRID

Reference Code: RHC2565



DESCRIPTION

This luxury hotel represents a prime investment opportunity in one of Europe's most dynamic and high-performing hospitality markets. Located in Madrid's Northern Business Belt, the hotel stands out as the largest full-service luxury hotel in the area, combining contemporary elegance, operational scale, and consistent profitability. This is a strategic asset with significant potential for both recurring income and capital appreciation.

Total Guest Rooms: 280

- 180 double rooms
- 100 junior suites with kitchenettes
- Hotel Classification: 4-star superior, with potential for repositioning as 5-star
- Projected ROI: 8% – 10% annually
- Capital Appreciation Forecast (5 years): 15% – 20%

Price: €70,000,000 + Fees



CHARACTERISTICS

Property Specifications

- Total Guest Rooms: 280
 - 180 double rooms
 - 100 junior suites with kitchenettes
- Event Space: 2,500 sqm of meeting & conference areas
- Catering Capacity: Up to 600 guests
- Undeveloped Wellness Space: 500 sqm
- Parking Spaces: 80
- Gross Built Area: Approx. 17,000 sqm
- Construction Year: 2008
- Last Renovation: 2019 (rooms and common areas)
- Hotel Classification: 4-star superior, with potential for repositioning as 5-star

CAPEX: No Additional Investment Require

ECONOMIC FINANCIAL ANALYSIS

Key Financial Metrics (2024 Projection)

- Annual Revenue: ~€19.9M
 - Rooms: €15.7M (ADR: €180–€250 | Avg. occupancy: 75%)
 - F&B / Events: €3.5M
 - Ancillary Revenues: €750K
- Operating Costs: ~€9.4M
- EBITDA: ~€8M
- Net Profit: ~€6.5M

Investment Performance

- Acquisition Price: €70M
- EBITDA Yield: 11.4%
- Net ROI: ~9.3%
- 5-Year Capital Gain Potential: 15%–20%





MADRID

"MADRID COMBINES ECONOMIC STABILITY, BOOMING TOURISM, AND SURGING CORPORATE DEMAND—POSITIONING IT AS ONE OF THE MOST SECURE AND SOUGHT-AFTER HOTEL INVESTMENT MARKETS IN EUROPE. THIS ASSET OFFERS NOT ONLY IMMEDIATE PROFITABILITY, BUT ALSO PRIVILEGED ACCESS TO A RAPIDLY APPRECIATING MARKET."

The information contained in this document is strictly confidential and is intended exclusively for the authorized recipient. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition. This analysis is for guidance only and does not constitute a binding offer or financial or legal advice. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition.