HOTEL FOR SALE
MADRID

Reference Code: RHC2556

DESCRIPTION

We are pleased to present a strategic investment opportunity in the hospitality sector: the sale of a prominent 4-star hotel located in the heart of Madrid's financial district, one of the most sought-after locations in Europe. This asset offers a solid opportunity in terms of profitability, market positioning, and growth potential.

- Number of rooms: 126
- Types of rooms: 30 suites, 96 standard luxury rooms.
- Year of construction: 2015
- Category: 4-Star Hotel
- Total land area: 5,000 m²
- Built area: 7,500 m²

Price: €45,000,000 + Fees

CHARACTERISTICS

High-Quality Facilities:

- 126 rooms, including premium suites and well-appointed standard rooms, all equipped with modern technology and comfortable furnishings.
- Gastronomic Restaurant: Offering a quality dining experience with a focus on regional and international cuisine.
- Exclusive Lounge & Bar: A relaxing space for both leisure and business guests.
- Event Rooms: Fully equipped with modern technology to host corporate and social events.
- Wellness & Fitness Center: Featuring state-of-the-art equipment and wellness services, perfect for guests looking to unwind and stay active.
- Rooftop Pool: With panoramic views of Madrid, providing a relaxing environment for guests.

CAPEX: The hotel does not require significant renovations at present.

ECONOMIC FINANCIAL ANALYSIS

Revenue and Costs (2021-2023):

- ADR (Average Daily Rate):
  - 2021: €230, 2022: €250, 2023: €270
  - Forecast for 2024: €290
- Average Occupancy:
  - 2021: 78%, 2022: 80%, 2023: 82%
  - Forecast for 2024: 85%

F&B Revenue (Restaurants, Bars, Banquets):

- Estimated total revenue for 2024: €2.5 million.

Other Complementary Revenue (Events, Wellness, Retail):

- Additional projected revenue for 2024: €1.5 million.

Operating Costs:

- Number of employees: 120
- Annual employee cost: €2.8 million
- Management fees: 10% of gross revenue (approximately €1.2 million).

Profitability:

- Total projected revenue for 2024: €12 million
- Operating costs: €4 million
- GOP (Gross Operating Profit): €8 million
- Projected EBITDA: €6.5 million
- Projected Net Profit: €4 million

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."