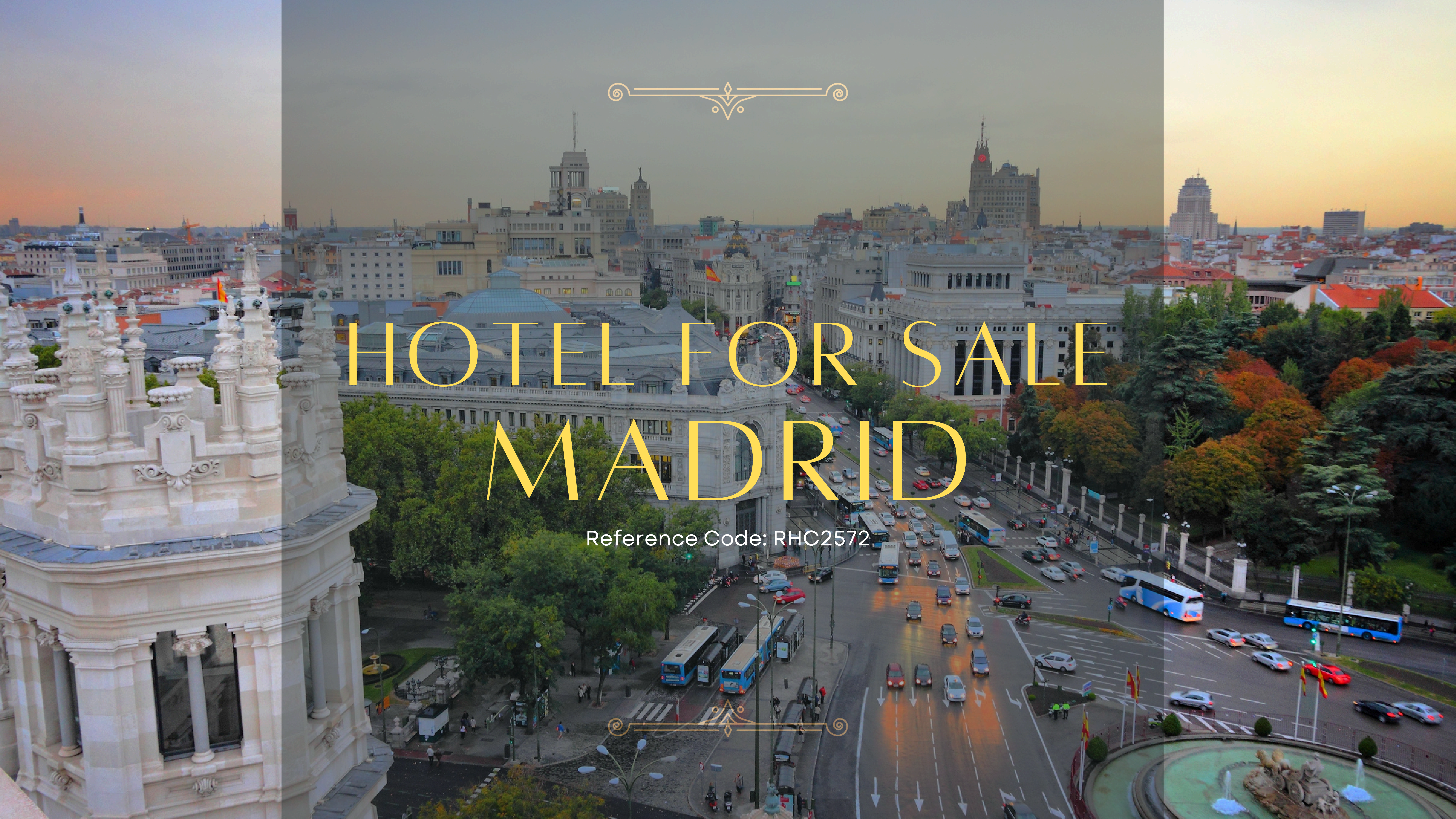


HOTEL FOR SALE
MADRID

Reference Code: RHC2572

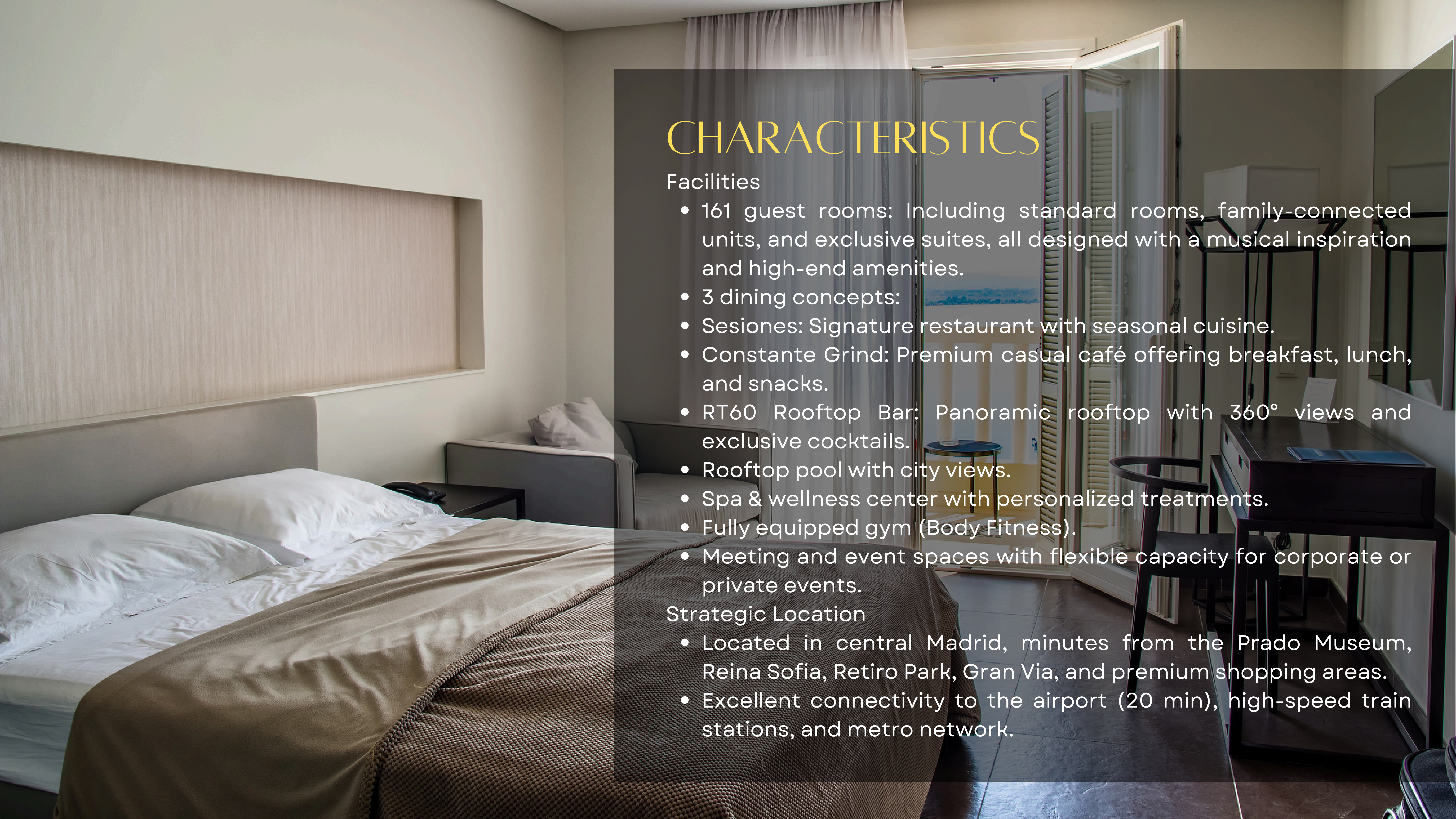
DESCRIPTION

We present an exclusive investment opportunity in Madrid's prime hotel market: a 4-star urban luxury hotel, newly built in 2021, strategically located in one of the capital's most desirable and high-performing districts.

Positioned at the cultural, tourist, and corporate heart of Madrid, the property blends modern architecture with a luxury lifestyle operation under a globally recognized brand.

- 160 rooms: including standard, suites, and family units.
- 3 restaurants and bars, rooftop lounge.
- Rooftop pool, spa, fitness center, wellness areas.
- Built area: 14,500 m^2
- Plot area: 4,000 m^2
- Hotel classification: 4★ Superior

Price: €103,000,000 + fees



CHARACTERISTICS

Facilities

- 161 guest rooms: Including standard rooms, family-connected units, and exclusive suites, all designed with a musical inspiration and high-end amenities.
- 3 dining concepts:
- Sesiones: Signature restaurant with seasonal cuisine.
- Constante Grind: Premium casual café offering breakfast, lunch, and snacks.
- RT60 Rooftop Bar: Panoramic rooftop with 360° views and exclusive cocktails.
- Rooftop pool with city views.
- Spa & wellness center with personalized treatments.
- Fully equipped gym (Body Fitness).
- Meeting and event spaces with flexible capacity for corporate or private events.

Strategic Location

- Located in central Madrid, minutes from the Prado Museum, Reina Sofía, Retiro Park, Gran Vía, and premium shopping areas.
- Excellent connectivity to the airport (20 min), high-speed train stations, and metro network.

ECONOMIC FINANCIAL ANALYSIS

Revenue Performance

- Average Daily Rate (ADR):
- €195 (2021) → €215 (2022) → €240 (2023) → €260 (2024F)
- Occupancy Rate:
- 58% (2021) → 70% (2022) → 78% (2023) → 81% (2024F)

Total Projected Revenues (2024): €17.3M

- Room Revenue: €12.4M
- F&B + Ancillary Revenues (30%): €3.7M
- Additional Income (events, wellness, retail): €1.15M

Operating Cost Structure

- Staffing (90 FTEs @ €38K avg.): €3.42M
- Management & Marketing Fees (7% of revenue): €1.21M
- General Opex: €4.20M
- Total Operating Costs: €8.83M

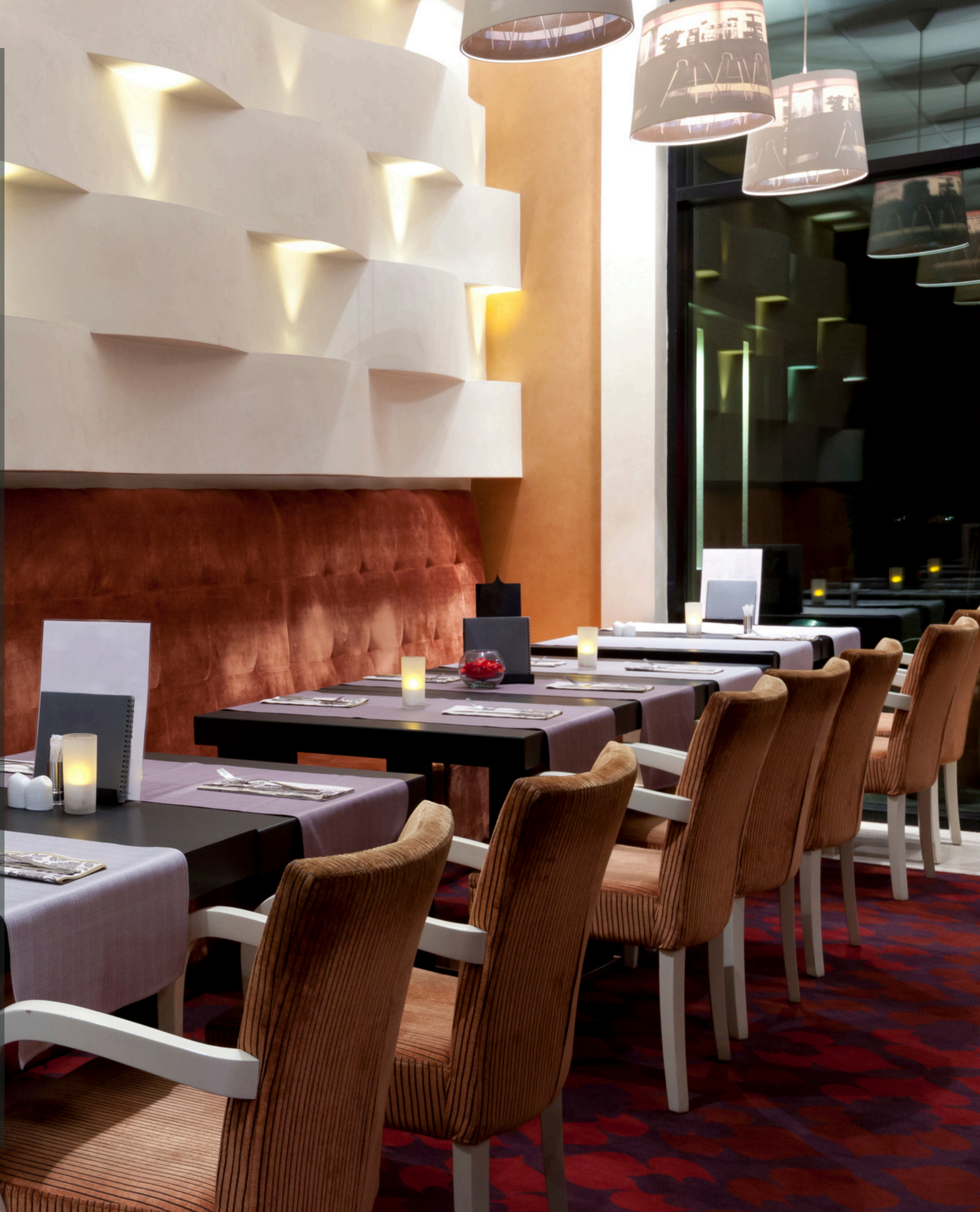
Profitability

- Gross Operating Profit (GOP): €8.47M
- EBITDA (post-maintenance CAPEX): €7.6M

NET RETURN ON INVESTMENT

7.35% net yield on €103M acquisition price

Significantly above the European prime hospitality benchmark (4.5%–6.5%)



MADRID

"MADRID STANDS OUT AS ONE OF EUROPE´S MOST DYNAMIC URBAN DESTINATIONS, COMBINING STEADILY GROWING TOURISM DEMAND WITH A STABLE, LIQUID, AND HIGH-PERFORMING HOTEL INVESTMENT ENVIRONMENT."