

MALLORCA
HOTEL FOR SALE

Reference Code: RHC25118

DESCRIPTION

This 100-room beachfront hotel, located in S'illot (Mallorca), represents a unique investment opportunity for high-net-worth individuals, institutional funds, and leading hotel groups.

- Rooms: 100
- Hotel beds: 177
- 1 Restaurant & 1 Bar
- Pool: 1 outdoor with sea view
- Plot size: Approx. 2,700 m²
- Built area: Approx. 5,100 m²
- Year built: 1972
- Last major renovation: 2005
- Current hotel category: 3 stars

Price: €15,500,000 + fees

CAPEX (4★ Upgrade): €5,000,000

CHARACTERISTICS

Facilities:

- Rooms: 100
- Category: 3★
- Hotel beds: 177
- Restaurant: 1 main dining area (120 pax capacity, expandable)
- Bars: 1 (with potential for rooftop bar or seafront lounge)
- Pool: 1 outdoor with sea view
- Plot size: Approx. 2,700 m²
- Built area: Approx. 5,100 m²
- Year built: 1972
- Last major renovation: 2005
- Current hotel category: 3 stars
- Target category post-CAPEX: 4 stars

Strategic location:

- Directly on S'Illot beach, in the peaceful eastern coast of Mallorca.
- 15 minutes from Manacor (Rafa Nadal Academy & Museum).

ECONOMIC FINANCIAL ANALYSIS

Year ADR (€): 2021: €82 / 2022: €95 / 2023: €110 / 2024*: €155

Occupancy (%): 2021: 45% / 2022: 58% / 2023: 62% / 2024*: 68%

RevPAR (€): 2021: €36.9 / 2022: €55.1 / 2023: €68.2 / 2024*: €105.4

Projected Annual Revenue (2024):

- Room revenue: 100 rooms × 365 days × 68% occupancy × €155 ADR = €3,847,700
- F&B revenue (25% of room revenue): €961,925
- Other revenues (spa, events, retail): €325,000
- Total Gross Revenue Estimate: €5,134,625
- Total Operating Costs: €2,160,770

Operating Result:

- Estimated GOP: €2,973,855
- Projected EBITDA after CAPEX depreciation: €2,400,000
- Estimated Net Return on Total Investment (€20.5M): ~ 11.7% annually



MALLORCA

"MALLORCA'S EAST COAST IS EMERGING AS THE NEXT FRONTIER FOR LUXURY HOSPITALITY INVESTMENT — THIS BEACHFRONT ASSET OFFERS PRIME POSITIONING, STRONG YIELD POTENTIAL, AND LONG-TERM VALUE APPRECIATION IN ONE OF EUROPE'S MOST RESILIENT TOURISM MARKETS."

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