



MALLORCA HOTEL FOR SALE

Reference Code: RHC25119



DESCRIPTION

We present a rare opportunity to acquire a prime beachfront hotel asset located on the eastern coast of Mallorca, one of the most dynamic and sought-after tourism markets in the Mediterranean.

- Number of rooms: 267
- Current category: 3 stars
- Built area: $\approx 14,000 \text{ m}^2$
- Land area: $\approx 37,000 \text{ m}^2$
- Swimming pools: 1 main pool + children's area
- Restaurant capacity: over 250 guests
- Year of construction: 1970s
- Latest refurbishments: 2019 (partial upgrades)
- Repositioning potential as a 4* lifestyle or family resort

Price: €19,000,000 + fees

Estimated CAPEX: €10,000,000



CHARACTERISTICS

Facilities

The hotel comprises 267 rooms, including standard and family units, many offering privileged sea or garden views.

Key existing facilities:

- Main restaurant with panoramic terrace
- Pool bar and lounge bar
- Large central swimming pool
- Direct beach access

Strategic Location

- Just 10 minutes from the international airport.
- Steps from Ciudad Jardín beach and promenade.

CAPEX PLAN

- Objective: Reposition to upper midscale 4-star resort
- Status: Architectural project under development; pre-validation discussions ongoing
- Licensing: Advanced stage with strong institutional relations

ECONOMIC FINANCIAL ANALYSIS

Revenue & Costs (Post-Refurbishment 4-Star Forecast)

ADR: 2021: €76 / 2022: €84 / 2023: €92 / 2024E: €140

Occupancy: /2021: 55% / 2022: 61% / 2023: 68% / 2024E: 75%

Projected Annual Revenues:

- Room Revenue:
- €140 x 267 rooms x 75% occupancy x 300 days = €8,412,750
- F&B Revenue (30% of room revenue): ~ €2,523,825
- Other Revenue (retail, wellness, events – 5%): ~ €420,637

Total projected annual revenue post-refurbishment: ~ €11,357,212

Total operating costs: ~ €6,100,000

Projected Financial Results

- GOP (Gross Operating Profit): ~ €5,257,212
- Estimated EBITDA: ~ €4,500,000
- Net Profit (after taxes and depreciation): ~ €3,400,000

Estimated Yield

- Total investment: €29,000,000 (purchase price + CAPEX)
- Estimated net return (yield): ~ 11.72% annually





MALLORCA

"MALLORCA STANDS AS ONE OF THE MEDITERRANEAN'S MOST DYNAMIC AND RESILIENT TOURISM MARKETS, OFFERING YEAR-ROUND DEMAND, INTERNATIONAL CONNECTIVITY, AND A PREMIUM BLEND OF CULTURE, LEISURE, AND COASTAL LIVING."

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