



MALLORCA HOTEL FOR SALE

Reference Code: RHC25138

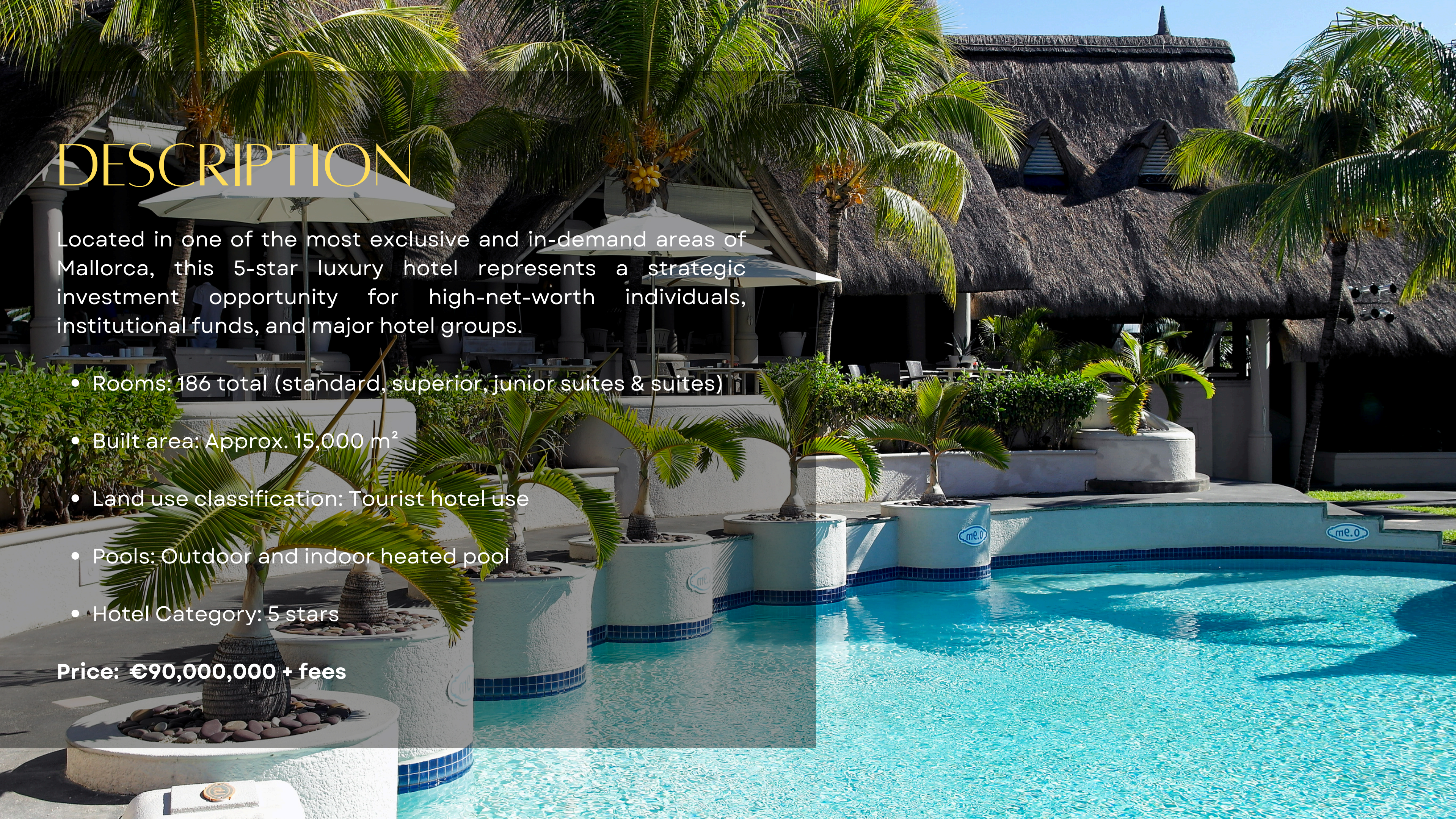


DESCRIPTION

Located in one of the most exclusive and in-demand areas of Mallorca, this 5-star luxury hotel represents a strategic investment opportunity for high-net-worth individuals, institutional funds, and major hotel groups.

- Rooms: 186 total (standard, superior, junior suites & suites)
- Built area: Approx. 15,000 m²
- Land use classification: Tourist hotel use
- Pools: Outdoor and indoor heated pool
- Hotel Category: 5 stars

Price: €90,000,000 + fees



A photograph of a hotel room interior. On the left, a bed with white linens is partially visible. A wall-mounted lamp with two glass shades is on the wall. A large window with patterned curtains looks out onto a balcony with two wicker chairs and a small table. Beyond the balcony is a clear blue sea with a small boat, and in the background, there are green mountains under a clear sky.

CHARACTERISTICS

Facilities:

- 186 high-end rooms including standard doubles, superior rooms, junior suites, and full suites.
- 3 distinctive restaurants.
- Rooftop bar with panoramic views of the Mediterranean.
- 5-star Wellness & Spa: hydrotherapy circuit, treatment rooms, sauna, indoor pool, and a fully equipped gym.

Strategic Location:

- Located on Avenida América, Playa de Palma, a high-demand international zone.
- 10 minutes from Palma de Mallorca Airport.
- Immediate access to the beach, premium leisure.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €180 / 2022: €210 / 2023: €240 / 2024: €265

Occupancy: 2021: 54% / 2022: 68% / 2023: 73% / 2024: 78%

RevPAR: 2021: €97.2 / 2022: 142.8 / 2023: 175.2 / 2024: 206.7

Estimated 2024 Operating Revenue: ~ €17,678,000

Operating Costs: ~ €8,707,000

Gross Operating Profit (GOP): ~ €8,971,000

Estimated 2024 EBITDA: ~ €7,800,000

Net Profit (post CAPEX & amortization): ~ €6,200,000

Gross Yield on Acquisition Price: ~ 8.7% annually

Estimated Net Yield: ~ 6.9% annually



MALLORCA

"PALMA DE MALLORCA STANDS AS ONE OF EUROPE'S MOST SOUGHT-AFTER LUXURY DESTINATIONS, COMBINING MEDITERRANEAN CHARM, WORLD-CLASS INFRASTRUCTURE, AND YEAR-ROUND TOURISM APPEAL—MAKING IT AN EXCEPTIONAL MARKET FOR HIGH-VALUE HOSPITALITY INVESTMENTS."

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