

MAJLJORCA
HOTEL FOR SALE

Reference Code: RHC25144

DESCRIPTION

We are pleased to present, under a confidential sale process, an exclusive 5-star luxury resort located in a privileged area of the Balearic Islands. This property offers a strong operational track record, set in a high-value natural and touristic environment.

- Number of units: 38 luxury suites.
- Restaurant capacity: 80 seats, plus bar with outdoor terrace.
- Outdoor pool, wellness area of 250 m².
- Plot size: 34,000 m².
- Built area: 5,200 m².
- Year built: 1999.
- Last full renovation: 2018.
- Official rating: 5 stars.

Price: €12,500,000 + fees





CHARACTERISTICS

Luxury Facilities

- 38 spacious suites (ranging from 45m² to 90m²), all with private terraces, panoramic views, and a villa-style design.
- Full Wellness & Spa Center: sauna, hammam, fitness area, and massage rooms.
- Heated outdoor swimming pool, surrounded by landscaped gardens and solarium.

Strategic Location

- Located in one of the most sought-after areas of Mallorca.
- Close to golf courses, marinas, crystal-clear beaches, and upscale shopping areas.
- 45 minutes from Palma International Airport.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: €230 / 2022: €260 / 2023: €280 / 2024: €300

Avg. Occupancy: 2021: 61% / 2022: 68% / 2023: 72% / 2024: 75%

Operating Costs: 2021: €1,300,000 / 2022: €1,450,000 / 2023: €1,600,000 / 2024: €1,650,000

Estimated Profitability (2024)

- Projected Revenue:
 - Rooms: $€300 \text{ ADR} \times 38 \text{ suites} \times 365 \text{ days} \times 75\% = \sim €3,117,750$
 - F&B + Other: $\sim €850,000$
 - Total Revenue Estimate 2024: $\sim €3,967,750$
- GOP (Gross Operating Profit): $€3,967,750 - €1,650,000 = €2,317,750$
- Estimated EBITDA (after management fees, maintenance, amortization): $\sim €1,800,000$

Net profitability estimated between 10% and 12%, depending on the selected management model.



MALLORCA

"MALLORCA STANDS AS ONE OF EUROPE'S MOST SOUGHT-AFTER LUXURY DESTINATIONS, COMBINING YEAR-ROUND INTERNATIONAL TOURISM DEMAND WITH A SECURE, HIGH-GROWTH INVESTMENT ENVIRONMENT."

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