

MALLORCA
HOTEL FOR SALE

Reference Code: RHC25196

DESCRIPTION

This exclusive 4-star superior hotel asset, located in the coveted enclave of Mallorca, represents a unique opportunity for high-net-worth investors, international funds, and large hotel groups.

- Number of rooms: 124 suites, 40 m² each.
- Restaurants and bars: 2 restaurants + lounge bar.
- Swimming pools: 1 main outdoor pool with views.
- Built area: 8,677 m².
- Plot size: 6,550 m².
- Last renovation: 2017.
- Category: 4-star superior.
- Net Yield: ~9.2%

Price: €24,000,000 + fees



A modern, minimalist bedroom with a large bed, bedside lamps, and a large window. The room features a neutral color palette with white walls, a dark wood floor, and a large window with a view of the city. The bed is dressed in white linens with a dark throw blanket. Two bedside lamps with white shades are on either side of the bed. A large window with a view of the city is in the background.

CHARACTERISTICS

Luxury Facilities:

- 124 suites, 40 m², contemporary design with private terraces.
- Mediterranean cuisine restaurants and a lounge bar with views.
- Outdoor swimming pool, landscaped gardens, solarium.
- Spa with water circuits, treatment cabins, and yoga area.

Strategic Location:

- Portals Nous, one of Mallorca's most exclusive areas.
- Quick access to Palma, airport, and high-end tourist zones.

ECONOMIC FINANCIAL ANALYSIS

Base Data Estimates (Mallorca 4-star superior segment):

- ADR (Average Daily Rate): €230
- Annual average occupancy: 78%
- Room revenue:
- $€230 \times 124 \text{ rooms} \times 365 \text{ days} \times 78\% = €8,099,000$

Total estimated annual revenue: €10,610,000

Operating costs (including staff, supplies, management fees):
~55% of revenues = €5,835,500

GOP (Gross Operating Profit): €4,774,500

EBITDA projection = €4,194,500

Net Yield: €2,208,000

Projected Net Profit and Yield:

- **Net Profit / Asking Price** = $€2,208,000 / 24,000,000 = 9.2\%$ net yield



MALLORCA

"MALLORCA STANDS AS ONE OF EUROPE'S MOST SOUGHT-AFTER LUXURY DESTINATIONS, COMBINING YEAR-ROUND TOURISM DEMAND, A VIBRANT CULTURAL SCENE, AND EXCEPTIONAL CONNECTIVITY WITH MAJOR INTERNATIONAL MARKETS."

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