



MEXICO HOTELS FOR SALE

Reference Code: RHC25154

DESCRIPTION

We present a unique investment opportunity in a luxury hotel asset located in the prestigious Riviera Cancun, one of the fastest-growing and most demanded tourist destinations in Mexico and the Caribbean.

- Total Number of Rooms: 450 luxury suites
- Restaurants and Bars: 5 dining venues with combined capacity of 600 guests
- Pools: 4 panoramic pools, including an infinity pool with sea views
- Total Built Area: 80,000 m²
- Year of Construction: 2019, with ongoing maintenance and improvements
- Hotel Rating: 5-star luxury

Price: USD 170,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- Over 80,000 m² of constructed area including high-end common spaces.
- Multiple restaurants and bars capable of serving hundreds of guests, offering international and local culinary experiences.
- Panoramic swimming pools, a state-of-the-art spa, and wellness centers.

Strategic Location

- Situated in Puerto Morelos, an emerging hub with privileged access to Riviera Cancun.
- Proximity to international airports and nautical tourism ports.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021 - 2023 (Average): USD 320 / 2024 Projection: USD 350

Average Occupancy Rate: 2021 - 2023 (Average): USD 78% / 2024 Projection: 82%

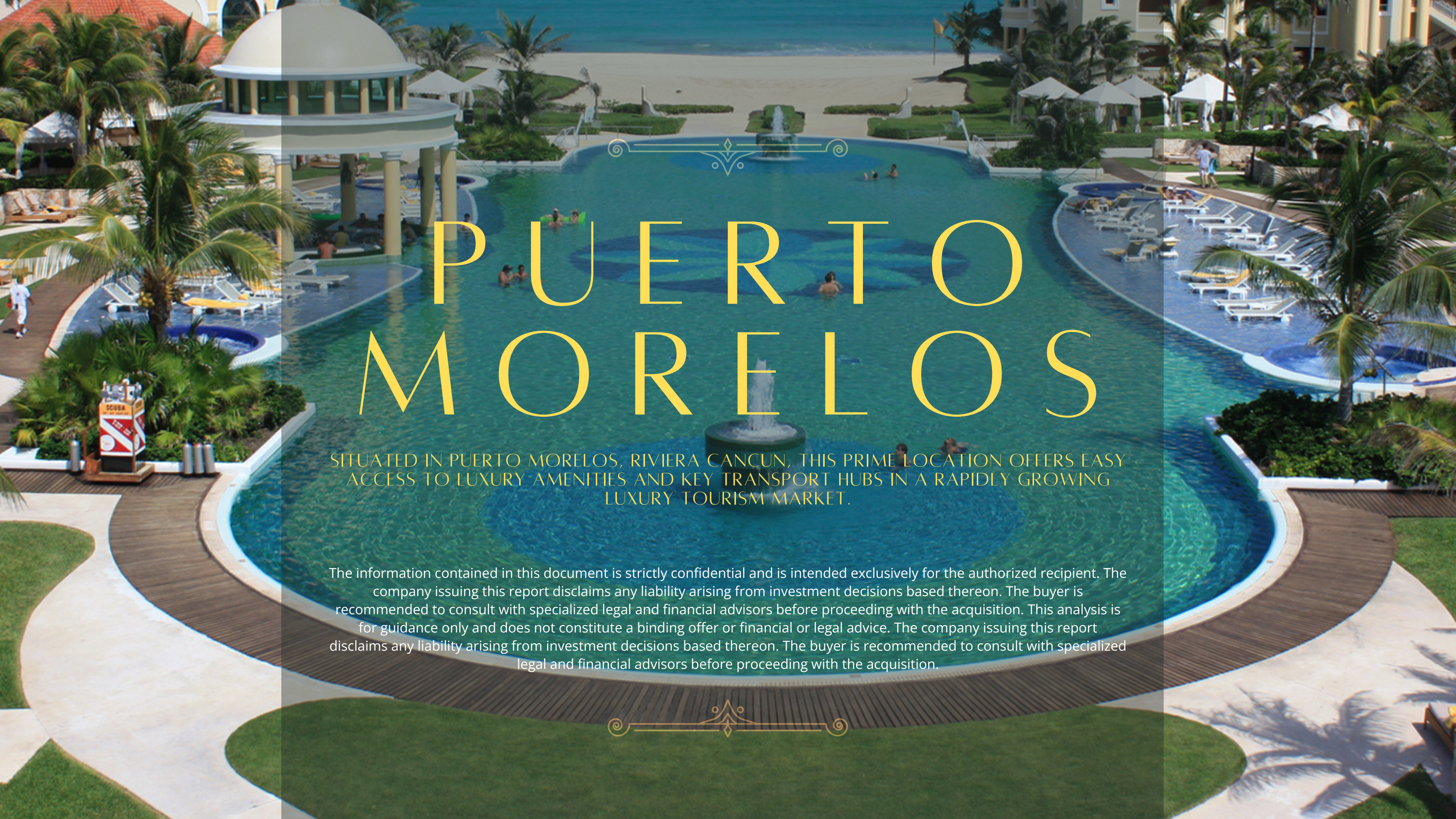
Operating Costs: 2021 - 2023 (Average): USD 42,000,000 / 2024 Projection: USD 44,000,000

Management Fees: 2021 - 2023 (Average): USD 5,100,000 / 2024 Projection: USD 5,450,000

Projected 2024 Financial Results:

- Total Revenues: USD 65,700,000
- Gross Operating Profit (GOP): USD 18,600,000
- EBITDA: USD 15,300,000
- Net Profit (after taxes and depreciation): USD 10,200,000

Estimated Net Yield on Asking Price: 6.0%



PUERTO MORELOS

SITUATED IN PUERTO MORELOS, RIVIERA CANCUN, THIS PRIME LOCATION OFFERS EASY ACCESS TO LUXURY AMENITIES AND KEY TRANSPORT HUBS IN A RAPIDLY GROWING LUXURY TOURISM MARKET.

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