



MEXICO HOTEL FOR SALE

Reference Code: RHC25108

DESCRIPTION

Established beachfront hotel in Cozumel, Mexico, with strong international reputation in dive tourism. Located just 1 km from the main ferry pier, this multi-level colonial-style property includes key infrastructure and federal concessions, offering an outstanding opportunity for repositioning, rebranding, or boutique franchise integration.

- Location: 1 km south of Cozumel's main ferry pier
- Rooms: 61 units with private terraces
- Land: 2,906 m² (1,656 + 1,250 m²)
- Built area: Approx. 3,100 m²
- Year built: 1976
- Current category: 3-star hotel

Price: 11,900,000€ + fees





CHARACTERISTICS

Executive Summary

- 61-room beachfront operational hotel
- Two adjacent lots totaling 2,906 m² of land, three stories built
- Two-level restaurant, pool, conference center, laundry
- Built-in dive tourism infrastructure
- Includes federal concession for private pier
- Turnkey operation – fully furnished and equipped
- Mixed-use zoning (commercial/residential)
- Excellent maritime and airport connectivity

ECONOMIC FINANCIAL ANALYSIS

Revised Financial Outlook (2024)

- Room Revenue: 61 rooms × \$125 ADR × 74% occupancy × 365 days ≈ \$2.06M
- Ancillary Revenue (F&B, diving services, events) : ≈ \$600K
- Total Revenue: ≈ \$2.66M
- Operating Costs (staff, utilities, maintenance): ≈ \$1.0M – \$1.1M
- Projected EBITDA: ≈ \$1.0M – \$1.15M

Implied ROI (on \$11.9M acquisition price): 8.4% – 9.7%



MEXICO

"A RARE OPPORTUNITY TO ACQUIRE A BEACHFRONT HOSPITALITY ASSET
IN ONE OF MEXICO'S MOST ICONIC AND RESILIENT TOURIST
DESTINATIONS — COZUMEL."

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