

MEXICO
HOTEL FOR SALE

Reference Code: RHC25152

DESCRIPTION

Located in one of the fastest-growing tourist destinations in Latin America, this luxury boutique hotel represents a unique investment opportunity. Combining premium design, sustainability, and tailored guest experiences.

- 15 suites in total (8 in operation, 7 in development).
- Room types: Jungle Garden Suites, Private Pool Suites, Lagoon Front Suites.
- Restaurant capacity: up to 100 guests (currently 60).
- Rooftop wellness area and gym.
- Land size: 7,000 m²
- Built area: 2,500 m²
- Construction years: 2021–2023
- Last renovations and expansion: 2024–2025

Price: \$3,388,000 USD + fees





CHARACTERISTICS

Facilities:

- Rooftop wellness center with gym, event deck, and panoramic views.
- High-end restaurant with current seating for 60 guests, expandable to 100.
- Yoga temple, private dock, firepit areas, tropical gardens, and pétanque court.

Strategic Location

- Bacalar: +600% tourism growth since 2014.
- 5 minutes from Tren Maya, 45 minutes from Chetumal International Airport.
- 2 hours from Tulum International Airport (28 international flights daily).

ECONOMIC FINANCIAL ANALYSIS

Key Profitability Figures

ADR (USD) 2023: \$240 / 2024 (proj.): \$270 / 2025 (proj.): \$280

Average Occupancy: 2023: 55% / 2024 (proj.): 65% / 2025 (proj.): 80% (target)

Estimated Annual Revenue: 2023: \$634,800 / 2024 (proj.): \$958,875 / 2025 (proj.): \$1,226,400 (+26%)

2025 Confirmed Bookings (as of February 12): \$2,118,897 MXN

- Revenue growth forecast (2025 vs. 2024): +25%

Additional Income:

- F&B (restaurant, bar, events): +20% of total revenue.
- In-house experiences (retreats, tours, wellness): +15% profit margin.

Estimated Operating Costs (Annual): \$380,000 USD

2025 Financial Projection:

- GOP: \$850,000 USD
- EBITDA: \$650,000 USD
- Projected ROI: 19.2% on total invested capital

A modern bedroom interior featuring a large bed with a dark wooden headboard and a patterned blanket. To the left is a tall wooden cabinet with a potted plant on top. In the foreground, there is a wooden chair and a round wooden ottoman. The room is decorated with various potted plants and a large mirror on the wall. The word "BALACAR" is overlaid in large, yellow, serif capital letters.

BALACAR

“BACALAR, MEXICO IS EMERGING AS THE NEW JEWEL OF LUXURY ECO-TOURISM IN LATIN AMERICA — A PRISTINE DESTINATION COMBINING NATURAL BEAUTY, CULTURAL HERITAGE, AND EXPONENTIAL TOURISM GROWTH, MAKING IT A PRIME LOCATION FOR HIGH-RETURN HOSPITALITY INVESTMENTS.”

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