



MEXICO HOTEL FOR SALE

Reference Code: RHC25153

DESCRIPTION

Located in one of the most coveted destinations in the Mexican Caribbean, this luxury beachfront resort represents a rare and exclusive investment opportunity in the international hospitality sector.

- Rooms: 593 luxury “plus” suites
- Restaurants: 5 gourmet, Bars: 3 signature bars
- Pools: 4 (including one infinity pool with ocean view)
- Spa: 1,000 m², fully equipped fitness center
- Land area: Approx. 120,000 m²
- Built area: Approx. 75,000 m²
- Year built: 2019
- Renovations & upgrades: 2023-2024 (suite modernization, F&B improvements)
- Hotel classification: 5 stars

Price: USD 450,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- 593 high-end suites with private terraces, premium amenities, and sea or garden views.
- 5 gourmet restaurants and 3 signature bars offering international cuisine.
- 1,000 m² luxury spa with holistic treatments and relaxation areas.
- Panoramic pools, exclusive beach club, state-of-the-art fitness center and wellness spaces.

Strategic Location

- Oceanfront property in Playa Mujeres, Quintana Roo.
- Only 35 minutes from Cancún International Airport.

ECONOMIC FINANCIAL ANALYSIS

Revenue and Costs (Estimated for 2023 - USD):

- ADR (Average Daily Rate):
 - 2021: \$420 | 2022: \$460 | 2023: \$495 | 2024 Projection: \$510
- Average Occupancy:
 - 2021: 71% | 2022: 78% | 2023: 81% | 2024 Projection: 83%

Estimated Annual Revenue:

- Rooms: \$88,174,350 (510 USD x 83% x 593 suites x 365 days)
- F&B + Banquets: \$22,000,000
- Spa, wellness, events, and retail: \$5,000,000
- Total Projected Revenue 2024: \$115,174,350

Operating Costs:

- Staffing (approx. 750 employees): \$25,000,000
- Management fees and other operating expenses: \$18,000,000
- Estimated Net Yield: \$31,080,000
- Net yield on investment (after taxes and depreciation): 6.9%



PLAYA MUJERES

“SITUATED IN THE PRESTIGIOUS PLAYA MUJERES, THIS HOTEL BENEFITS FROM ITS PROXIMITY TO CANCÚN INTERNATIONAL AIRPORT AND IS SET WITHIN ONE OF THE FASTEST-GROWING LUXURY TOURISM CORRIDORS IN THE MEXICAN CARIBBEAN, OFFERING UNPARALLELED ACCESS TO PRISTINE BEACHES, EXCLUSIVE RESIDENTIAL COMMUNITIES, AND WORLD-CLASS AMENITIES.”

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