



MEXICO HOTEL FOR SALE

Reference Code: RHC25155





DESCRIPTION

An exclusive opportunity to acquire a luxury hospitality asset in one of the most attractive and rapidly growing tourist destinations in the Caribbean: Tulum, Mexico.

- Total Land: 4,600 m²
- Built Area: 11,500 m²
- Accommodation: 87 Junior Suites, 2-bedroom apartments
- Event Capacity: Hall 1: 250 pax, Hall 2: 100 pax
- F&B Spaces: Restaurant, café, bar
- Pools: 2 rooftop pools
- Retail: 2 commercial units + leased upper floor (Casa Sofía)
- Construction Year: Recent (fully operational and modernized)
- Star Rating: 5 Stars

Price: USD \$20,000,000 + fees

CHARACTERISTICS

Luxury Facilities:

- Two event halls with capacities for 250 and 100 guests, respectively.
- Two panoramic rooftop pools with 360° views.
- Gastronomy spaces: Restaurant, bar, café.
- Additional assets: 2 commercial premises + rooftop-leased venue to "Casa Sofía" restaurant.

Strategic Location

- Located in Tulum, a world-class destination with constant international demand.
- Close proximity to the new Tulum International Airport and the upcoming Maya Train Station.

ECONOMIC FINANCIAL ANALYSIS

- ADR (Average Daily Rate): 2021: \$215 USD / 2022: \$248 USD / 2023: \$273 USD / 2024 (projected): \$285 USD
- Occupancy Rate: 2021: 62% / 2022: 67% / 2023: 71% / 2024 (projected): 74%

- Revenue from F&B and Events: ~22% of total revenues
- Other Revenue Streams (Retail, Wellness, Rentals): ~8%

Operating Costs:

- Total Staff: ~60 employees
- Estimated Annual Payroll: \$850,000 USD
- Management Fees: 6% of gross operating revenue

Profitability Projection (2024):

- Gross Operating Profit (GOP): 41%
- EBITDA Margin: 28%
- Net Yield (post-tax and depreciation): 6.4%



TULUM

“LOCATED IN THE HEART OF TULUM, THIS CONFIDENTIAL INVESTMENT DOSSIER PRESENTS A RARE OPPORTUNITY TO ACQUIRE A PREMIER LUXURY ASSET IN ONE OF THE CARIBBEAN’S MOST DYNAMIC AND SOUGHT-AFTER DESTINATIONS.”

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