



MEXICO HOTEL FOR SALE

Reference Code: RHC25158

DESCRIPTION

We present one of the most solid and strategic investment opportunities in the international hospitality market: an iconic 5-star beachfront resort located in the heart of Cancún's Hotel Zone, Quintana Roo.

- Rooms: 562 (including 100 swim-up units and 200 ocean-view suites)
- Restaurants: 7 (total capacity: 900 guests)
- Bars: 5
- Pools: 4 (adults-only, infinity, family, wellness)
- Spa area: 1,800 m²
- Meeting & events space: 1,200 m² + outdoor terraces
- Built area: 61,000 m²
- Land size: 30,000 m² (beachfront lot)
- **Price: \$850,000,000 USD + fees**





CHARACTERISTICS

Luxury Facilities

- 562 rooms including standard, junior suites, family suites, and swim-up units
- 7 themed restaurants: Japanese, Italian, fusion, Mexican, steakhouse
- 5 bars: lobby, swim-up, lounge bar, etc.
- 4 pools, including an infinity pool and adults-only area
- Premium wellness center and spa

Strategic Location

- Direct beachfront access in Cancún's most sought-after area
- 25 minutes from Cancún International Airport

ECONOMIC FINANCIAL ANALYSIS

ADR (USD): 2021: \$260 / 2022: \$288 / 2023: \$305 / 2024: \$325

Occupancy: 2021: 75% / 2022: 80% / 2023: 82% / 2024: 83%

Total Revenue: \$158.8M USD

Total Operating Expenses: \$62.3M USD

GOP: \$96.5M USD

EBITDA: \$79.2M USD (EBITDA margin: 49.9%)

Net Profit Projection: \$65.5M USD

Return on Investment (ROI): 7.7% net annually

Conservative scenario: 6.4%





MEXICO

"STRATEGICALLY SITUATED ON A PRISTINE BEACHFRONT PARCEL IN CANCUN'S PRESTIGIOUS HOTEL ZONE, THIS RESORT OFFERS UNPARALLELED ACCESS TO THE CARIBBEAN'S CRYSTAL-CLEAR WATERS, WORLD-CLASS AMENITIES, AND VIBRANT TOURISM INFRASTRUCTURE, MAKING IT A PRIME DESTINATION FOR LUXURY TRAVELERS AND INVESTORS ALIKE."

The information contained in this document is strictly confidential and is intended exclusively for the authorized recipient. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition. This analysis is for guidance only and does not constitute a binding offer or financial or legal advice. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition.

