PALMA DE MALLORCA HOTEL FOR SALE

Reference Code: RHC2586

DESCRIPTION

Just 100 meters from the Mediterranean Sea, this fully operational 4-star hotel in Ciudad Jardin (Palma de Mallorca) offers a rare investment opportunity in one of Europe's most resilient and in-demand tourism markets.
With stable year-round returns and prime location near Palma's seafront promenade and airport.

- 70 double rooms.
- Restaurant with capacity for 70 guests.
- Outdoor terrace bar and pool area.
- Built area: 2,530 m^2
- Land plot: 1,218 m^2
- Room size ratio: 38.33 m^2/room
- Built in: 1996
- Last renovation: 2017 (rooms, facade, common areas)
- Official category: 4 stars

Price (non-negotiable): €10,500,000

CHARACTERISTICS

Facilities

- 70 standard double rooms in good condition.
- Mediterranean-style restaurant.
- Cocktail bar with outdoor terrace.
- Outdoor pool and sun deck.
- 24h reception, elevator, laundry, communal areas.
- Bike rentals and services targeting both leisure and urban travelers.

Services

- Integrated with leading OTAs and booking platforms.
- Appeals to leisure guests, weekend travelers, and business visitors alike.

Strategic Location

- Palma de Mallorca: a Mediterranean capital for tourism, culture, and business.
- Just 10 minutes from the international airport.
- Steps from Ciudad Jardín beach and promenade.
- Close to restaurants, cycling paths, and public transport.

ECONOMIC FINANCIAL ANALYSIS

Estimated Revenues and Costs (2024 projection):

- ADR (Average Daily Rate): 2021: €78/ 2022: €89 / 2023: €102 / 2024E: €110
- Average Occupancy: 2021: 58% / 2022: 71% / 2023: 77% / 2024E: 80%
- RevPAR 2024E: €88

2024 Profitability Projection

- Room revenue (2024): 70 rooms × 365 days × 80% occupancy × €110 ADR = €2,245,200
- Additional revenue (F&B + other): €450,000 + €95,000 = €545,000
- Total forecasted revenue: €2,790,200
- Estimated operating costs (60%): €1,674,120

- GOP (40%): €1,116,080
- Estimated EBITDA (32%): €892,864
- Net Profit (27%): €753,354

Net yield (Net Profit / Price): ≈ 6.1%
EBITDA yield (EBITDA / Price): ≈ 8.5%

PALMA DE MALLORCA

"PALMA DE MALLORCA STANDS AS ONE OF THE MEDITERRANEAN´S MOST DYNAMIC AND RESILIENT TOURISM MARKETS, OFFERING YEAR-ROUND DEMAND, INTERNATIONAL CONNECTIVITY, AND A PREMIUM BLEND OF CULTURE, LEISURE, AND COASTAL LIVING."