



PALMA DE MALLORCA HOTEL FOR SALE

Reference Code: RHC2590



DESCRIPTION

Located in the sought-after area of Palmanova, within the municipality of Calvià (Mallorca), this hotel represents a unique investment opportunity in the Mediterranean leisure market. The property combines stable operations, an approved expansion project, and a prime location just steps from the beach.

- Rooms: 126 operational (+29 approved)
- Category: 4-star
- Plot: 4,232 m²
- Built surface: approx. 5,150 m²
- Original construction: 1980s
- Full renovation: 2017
- Common areas: pool, restaurant, rooftop, gardens

Price: €20,000,000

Adjacent Plot for Expansion (optional): €3,000,000



CHARACTERISTICS

Facilities and Services

- 126 standard and family rooms across 5 floors
- Main buffet restaurant and poolside snack bar
- Outdoor pool, solarium, and garden areas
- 24h reception and leisure space
- Refurbished common areas (2017)

Positioning

- Solid reputation across major OTAs (Booking, Expedia, etc.)

Strategic Location

- Palmanova: a high-volume tourist destination within Calvià
- 3-minute walk to the beach
- Close to shops, restaurants, transport and nightlife
- 15 km from Palma de Mallorca International Airport

CAPEX: The hotel does not require major renovations at this time.

ECONOMIC FINANCIAL ANALYSIS

Estimated Revenues and Costs (2024 projection):

- ADR (Average Daily Rate): 2021: €102 / 2022: €117 / 2023: €123 / 2024E: €132
- Average Occupancy: 2021: 58% / 2022: 71% / 2023: 79% / 2024E: 82%
- Room Revenue (RevPAR): €132 x 82% = €108.24 x 126 rooms x 365 days = €4,980,000
- F&B Revenue (30% of lodging): €1,494,000
- Other Revenue (events, wellness, retail): €320,000
- Total Gross Revenue Estimate: €6,794,000

Operating Costs (Annual Estimate): €3,983,820

Projected 2024 Results:

- GOP (Gross Operating Profit): €2,810,180
- EBITDA: €2,250,000
- Net Profit after taxes and depreciation: €1,700,000

Projected ROI:

- Total investment (hotel + land): €23,000,000
- Net profit: €1,700,000

ROI: 7.39% (without expansion)

ROI after expansion (29 rooms + 10% extra buildable area): >10.1%





PALMA DE MALLORCA

"PALMA DE MALLORCA STANDS AS ONE OF THE MEDITERRANEAN'S MOST DYNAMIC AND SOUGHT-AFTER DESTINATIONS, BLENDING YEAR-ROUND TOURISM, STRONG INFRASTRUCTURE, AND GLOBAL CONNECTIVITY — MAKING IT AN EXCEPTIONAL SETTING FOR HIGH-RETURN HOTEL INVESTMENTS."

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