



PALMA DE MALLORCA HOTEL FOR SALE

Reference Code: RHC2599



DESCRIPTION

We are pleased to present a unique investment opportunity: a recently renovated 4-star hotel located in one of the most sought-after areas of Palma de Mallorca city.

- Number of Rooms: 78
- F&B Facilities: High-turnover Sky Lounge Bar-Restaurant.
- Commercial Units: 3 units leased long-term (contracts ending 2028-2040).
- Built Surface: Exact data not provided; typical 4-star urban hotel with a commercial ground floor.
- Current Category: 4 stars.

Price: €60,000,000 + fees

Type of Sale: Free of Operator | Off-Market Transaction





CHARACTERISTICS

Facilities:

- 78 rooms, mainly standard doubles (~25 m²), with some superior and quadruple rooms.
- Sky Lounge Bar-Restaurant with panoramic terrace, a reference point in Palma, generating approximately €950,000 per year.
- Commercial premises on the ground floor leased to internationally recognized brands.

Strategic Location:

- Located in a prime area of Palma de Mallorca.
- Less than 10 minutes from Palma International Airport.

Competitive Advantages:

- Operator-free asset, ideal for own branding or integration into an international portfolio.
- High visibility and positioning in the premium urban hotel market.

ECONOMIC FINANCIAL ANALYSIS

Current Operational Data:

- Average Daily Rate (ADR): €200
- Average Occupancy: 85% annually (peaking at 95% between April and October)

Estimated Revenues:

- Rooms: 78 rooms × 365 days × 85% occupancy × €200 ADR = €4,846,500
- Sky Bar (Annual revenues): €950,000
- Commercial rentals (Annual rents): €390,000
- Total Revenues: €6,186,500

Estimated Costs: €2,783,925

Financial Results:

- GOP (Gross Operating Profit): €6,186,500 – €2,783,925 = €3,402,575
- Estimated EBITDA: very close to GOP due to absence of operator fees.

Yield Calculation:

- Operational Yield on Purchase Price = $(\text{EBITDA} / \text{Asking Price}) \times 100$ ($€3,402,575 / €63,000,000$) × 100 ≈ 5.4%

Optimistic 2025-2026 Forecast:

- EBITDA projected to rise to approximately €3,700,000, pushing yield to 5.87%.



PALMA DE MALLORCA

"LOCATED IN THE HEART OF PALMA DE MALLORCA, THIS EXCLUSIVE HOTEL OFFERS A UNIQUE INVESTMENT OPPORTUNITY IN ONE OF THE MEDITERRANEAN'S MOST SOUGHT-AFTER DESTINATIONS, BLENDING HISTORICAL CHARM WITH MODERN LUXURY AND EXCEPTIONAL PROFITABILITY POTENTIAL."

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