

PORTUGAL
HOTEL FOR SALE

Reference Code: RHC25131

DESCRIPTION

Located in one of the most exclusive coastal areas of Portugal, this 5-star hotel on the beachfront of Marina de Troia represents a rare opportunity in the European luxury hospitality market.

- Total Units: 205 (61 hotel rooms + 144 apartments)
- Official Category: 5 stars
- Built Area: ~38,000 m²
- Land Area: ~25,000 m²
- Restaurants & Bars: 3 restaurants, 1 bar
- Swimming Pools: 2 outdoor, 1 indoor + wellness center
- Casino: 2,000+ m², scalable area
- Year Built: 2009
- Last Renovation: 2018 (interiors + tech upgrades)

Price: €185 million + taxes + 2% buyer fee



CHARACTERISTICS

Facilities:

- 205 units: 61 designer hotel rooms (41–75 m²) and 144 upscale apartments (99–298 m²).
- Gastronomy: 3 signature restaurants with diverse culinary concepts.
- Wellness: Indoor spa, heated pool, 2 outdoor pools.
- Entertainment: State-of-the-art casino with over 200 slot machines and 15 gaming tables.

Strategic Location:

- Marina de Troia, overlooking Praia de Troia R o.
- Only 30 minutes from Lisbon via ferry or highway.
- Close to Troia Golf Resort – one of Europe’s premier golf destinations.
- High-end demand with limited luxury competition in the region.

ECONOMIC FINANCIAL ANALYSIS

Financial Overview (2021–2024):

ADR: 2021: \$ 265 / 2022: \$295 / 2023: \$325 / 2024: \$345

Occupancy: 2021: 54% / 2022: 68% / 2023: 74% / 2024: 78%

Total Revenue: 2021: \$12.5M / 2022: \$16.7M / 2023: \$21.3M / 2024: \$24.5M

EBITDA Projection (2024):

- Gross Revenue: €24.5 M + €11.1 M = €35.6 M
- Operating Expenses: ~€14.8 M
- Projected EBITDA: €20.8 M
- Taxes, amortizations, other: ~€3.5 M
- Projected Net Profit: €17.3 M

Estimated Return:

- Purchase Price: €185 M
- Net Yield: ~ 9.35% annually



MARINA DE TROIA

"NESTLED BETWEEN THE ATLANTIC OCEAN AND THE SADO ESTUARY,
MARINA DE TROIA OFFERS A RARE BLEND OF NATURAL BEAUTY,
EXCLUSIVITY, AND CONNECTIVITY—MAKING IT ONE OF PORTUGAL'S MOST
SOUGHT-AFTER LUXURY DESTINATIONS."

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