



CANARY ISLANDS HOTELS FOR SALE

Reference Code: RHC25183

DESCRIPTION

This is a unique opportunity to acquire a premium-category hotel, recently refurbished and strategically located in one of the most sought-after tourist destinations.

- Umber of rooms: 251 (including 24 staff apartments).
- Facilities: buffet restaurant, bar-lounge, discotheque, heated pools (adults and children), gym, kids club.
- Approx. built area: 20,000 sqm.
- Land plot: 15,000 sqm.
- Year built: N/A (complete refurbishment in 2024).
- Category: 4-star hotel (upgrade potential).

Price: €32,000,000





CHARACTERISTICS

Luxury Facilities:

- 251 rooms, including 24 apartments dedicated to staff housing, optimizing operational cost structures.
- Buffet restaurant, bar-lounge, and fully renovated discotheque.
- Heated adult pool and heated children's pool, ensuring year-round guest comfort.
- Free shuttle service to the beach, enhancing guest experience.

Strategic Location:

- Located in a prime, well-established tourist destination with excellent connections to international airports, top beaches, and leisure hubs.



ECONOMIC FINANCIAL ANALYSIS

Estimated Revenue & Costs:

- ADR: 2021: €80 / 2022: €85 / 2023: €90 / 2024: €95
- Average occupancy: 80%

Annual Gross Revenue:

- Rooms available: $251 \times 365 = 91,615$ room nights.
- Rooms sold: $91,615 \times 80\% = 73,292$ room nights.
- Accommodation revenue: $73,292 \times €95 = €6,963,740$
- F&B and other revenue (20%): €1,392,748
- Total Revenue: €8,356,488

Total Operating Costs: $\approx €5,152,778$

GOP (Gross Operating Profit): $\approx €3,203,710$

Estimated EBITDA: $\approx €3,003,710$

Net Yield on Investment (Net Profit):

$= €2,252,782 / €32,000,000 \approx 7\%$

An aerial photograph of San Juan, Puerto Rico, showing the historic Old San Juan district. The Cathedral of San Juan is the central focus, with its two large domes and ornate facade. The surrounding area includes colorful buildings, palm trees, and a view of the ocean in the background. The sky is a clear, vibrant blue.

COSTA CALMA, ISLAND OF FUERTEVENTURA

“NESTLED IN ONE OF THE MOST VIBRANT AND SOUGHT-AFTER COASTAL DESTINATIONS, THIS HOTEL ENJOYS PRIVILEGED PROXIMITY TO PRISTINE BEACHES, LIVELY TOURIST ATTRACTIONS, AND EXCELLENT INTERNATIONAL TRANSPORT CONNECTIONS.”

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