



COZUMEL HOTEL FOR SALE

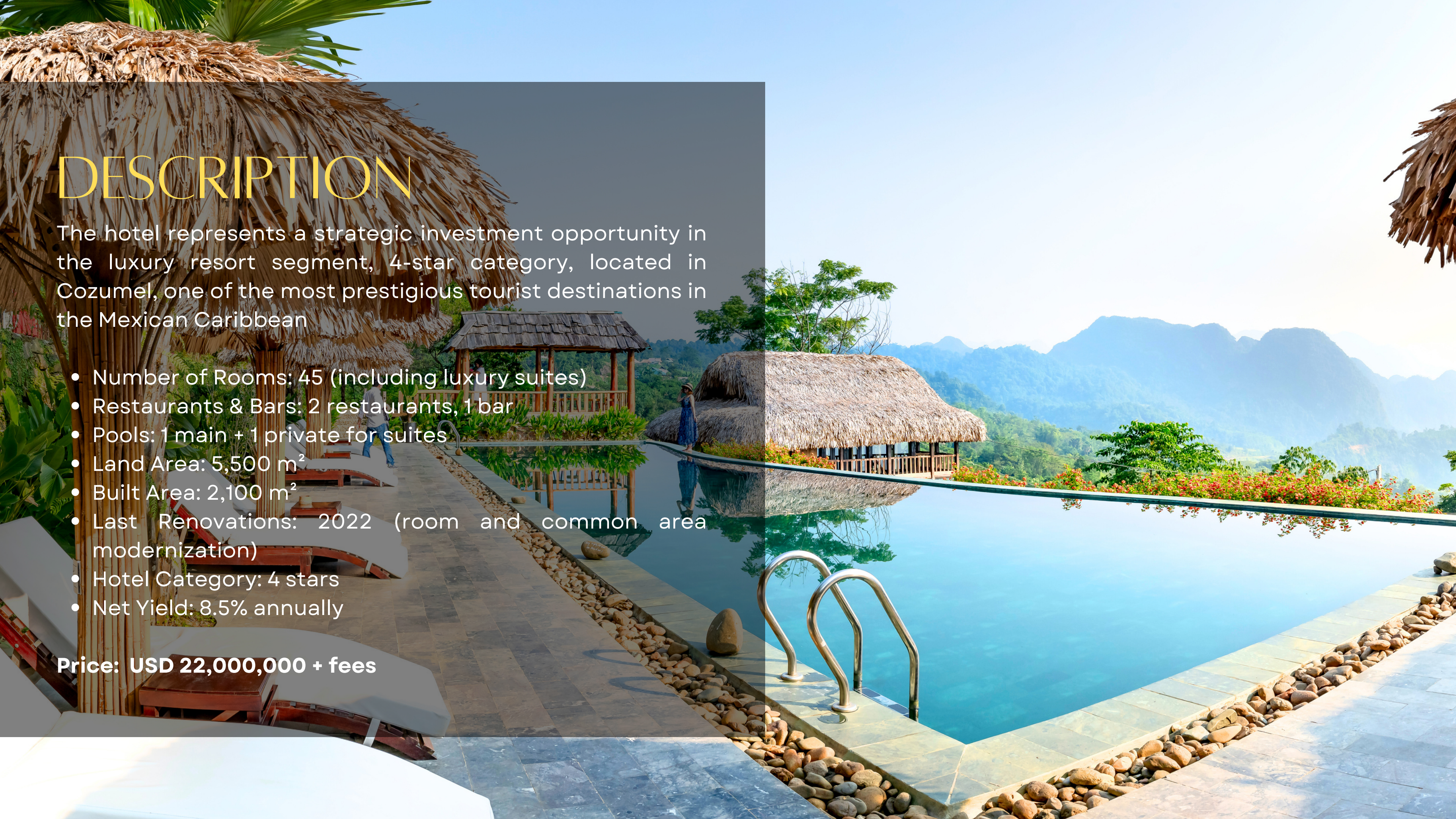
Reference Code: RHC25230

DESCRIPTION

The hotel represents a strategic investment opportunity in the luxury resort segment, 4-star category, located in Cozumel, one of the most prestigious tourist destinations in the Mexican Caribbean

- Number of Rooms: 45 (including luxury suites)
- Restaurants & Bars: 2 restaurants, 1 bar
- Pools: 1 main + 1 private for suites
- Land Area: 5,500 m²
- Built Area: 2,100 m²
- Last Renovations: 2022 (room and common area modernization)
- Hotel Category: 4 stars
- Net Yield: 8.5% annually

Price: USD 22,000,000 + fees



A modern hotel room with a large bed, a bedside lamp, and a chair. The room features a dark headboard, white linens, and a patterned rug. A semi-transparent text box is overlaid on the right side of the image.

CHARACTERISTICS

Luxury Facilities:

- 45 rooms, including suites with sea views and private balconies.
- 2 gourmet restaurants and 1 cocktail bar.
- Main swimming pool with sun deck and private pool for select suites.
- Spa with wellness services, gym, and relaxation areas.
- Event and banquet hall with a capacity of up to 100 guests.

Strategic Location:

- Situated in a high-value tourist area near Cozumel International Airport.

ECONOMIC FINANCIAL ANALYSIS

Projected Operational Data for 2024:

- ADR (Average Daily Rate): USD 250
- Average Occupancy: 70%
- Room Revenue: USD 3,916,875

Operating Costs:

- Staff and services: USD 1,200,000
- Maintenance, supplies, utilities: USD 400,000
- Management fees (if applicable): USD 200,000
- EBITDA: $\text{USD } 3,916,875 - (1,200,000 + 400,000 + 200,000) \approx \text{USD } 2,116,875$
- Net Profit (after 15% taxes/charges): $2,116,875 - (2,116,875 \times 0.15) \approx \text{USD } 1,799,344$

Net Yield: $1,799,344 / 22,000,000 \approx 8.2\%$





COZUMEL

“LOCATED IN COZUMEL, ONE OF THE CARIBBEAN’S MOST PRESTIGIOUS ISLAND DESTINATIONS, RENOWNED FOR ITS NATURAL BEAUTY, WORLD-CLASS DIVING, AND GROWING INTERNATIONAL DEMAND FOR LUXURY TOURISM.”

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