



COZUMEL

HOTEL FOR SALE

Reference Code: RHC25234



DESCRIPTION

We are pleased to offer for sale a luxury boutique hotel located in one of the most exclusive and fastest-growing tourist areas of the Mexican Caribbean: Cozumel, Quintana Roo.

- Rooms: 29 (Deluxe and Suites).
- Restaurant: 80 seats.
- Bars: 2, including rooftop bar.
- Pool: Infinity pool facing the sea.
- Land area: 2,800 m² approx.
- Built area: 3,900 m² approx.
- Year built: 2018
- Last renovation: 2022 (rooms and rooftop bar modernized)
- Category: 5 stars

Price: USD 22,000,000 + fees





CHARACTERISTICS

Luxury Facilities:

- 29 rooms and suites with panoramic Caribbean Sea views.
- Gourmet restaurant with 80-seat capacity.
- 2 signature bars, including a rooftop infinity bar.
- Infinity pool facing the ocean.

Strategic Location

- Frontline beachfront location, 10 minutes from Cozumel International Airport.
- Immediate access to international cruise terminals (millions of visitors annually).

ECONOMIC FINANCIAL ANALYSIS

ADR History and Projection: 2021: USD \$290 / 2022: USD \$320 /
2023: USD \$350 / 2024 (forecast): USD \$370
Projected Occupancy Rates: 2021: 58% / 2022: 65% / 2023: 72% /
2024 (forecast): 75%

Projected Annual Revenue 2024: USD \$4,400,000
Operating Costs: USD \$2,920,000

Financial Results 2024:

- GOP (Gross Operating Profit): USD \$1,480,000
- EBITDA projected: USD \$2,600,000
- Taxes (20% on EBITDA): USD \$520,000
- Net Profit (after taxes): USD \$2,080,000

Yield on Investment:

- Net Yield: $2,080,000 / 22,000,000 \approx 9.45\%$





COZUMEL

"STRATEGICALLY LOCATED ON THE PRISTINE BEACHFRONT OF COZUMEL, THIS LUXURY BOUTIQUE HOTEL OFFERS DIRECT ACCESS TO THE CARIBBEAN SEA, PROXIMITY TO THE INTERNATIONAL AIRPORT, CRUISE PORTS, AND THE ISLAND'S MOST EXCLUSIVE ATTRACTIONS, ENSURING BOTH HIGH VISIBILITY AND EXCEPTIONAL GUEST EXPERIENCE."

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