

An aerial photograph of a modern hotel complex in Dubai. The hotel consists of several tall, curved towers with glass facades, situated around a large, bright blue swimming pool. The surrounding area includes other residential buildings, roads, and some construction sites with cranes. The text "DUBAI HOTEL FOR SALE" is overlaid in large, yellow, serif capital letters.

DUBAI HOTEL FOR SALE

Reference Code: RHC25126

DESCRIPTION

Situated in the vibrant heart of Business Bay, just minutes from Downtown Dubai and the Burj Khalifa, this iconic luxury hotel offers a compelling opportunity for strategic investment. Backed by a globally recognized brand, and operating in a high-demand market.

- Number of rooms: 344
- F&B outlets: 5 (2 restaurants, 1 café, 2 bars)
- Meeting & Event Facilities: 11 spaces, over 800 m² total
- Outdoor Pool + Spa & Wellness Center
- Land area: ~5,000 m²
- Built-up area: ~25,000 m²
- Year Built: 2011
- Last Renovation: 2020 (rooms, lobby, meeting areas)
- Category: 5-star international upscale hotel

Price: AED 680,000,000 + fees



A modern hotel room with a large bed, wooden headboard, and bedside lamps. The room features a minimalist design with light-colored walls and a wooden headboard. A large bed with white linens is the central focus. To the left, there is a window with dark curtains. To the right, a bedside table holds a lamp and a vase of flowers. The overall atmosphere is clean and sophisticated.

CHARACTERISTICS

Luxury Facilities

- 344 rooms and suites, including deluxe, executive, and premium categories
 - 1 all-day dining restaurant, 1 specialty restaurant, 1 café, and 2 bars (including a rooftop lounge)
 - Outdoor swimming pool with sundeck and Burj Khalifa views
 - Full-service spa, state-of-the-art gym, wellness and beauty center
 - 11 conference and meeting rooms with capacity for over 300 guests
 - Business Center, private boardrooms, valet parking
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- Strategic Location
 - Located in Business Bay, one of Dubai's fastest-growing districts:
 - 5 min from Burj Khalifa and Dubai Mall
 - 15 min from Dubai International Airport (DXB)
 - Direct access to major roads and the Dubai Canal promenade

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: AED 470 / 2022: AED 610 / 2023: AED 695 / Forecast 2024:
AED 750

Occupancy Rate: 2021: 55% / 2022: 68% / 2023: 74% / Forecast 2024:
77%

2024 Projected Revenues: ~AED 107M

Operating Costs: ~AED 68.5M

Profitability Projections

- Gross Operating Profit (GOP): AED 38.5M
- EBITDA (post-fee): ~AED 35.8M
- Net Operating Income (NOI): ~AED 31.4M

Return on Investment

- EBITDA Yield on Purchase Price (AED 680M):
 $35.8\text{M} / 680\text{M} = 5.26\%$
- Optimized Scenario (ADR growth + efficiency gains):
• EBITDA up to 6.5% annually
• Capital appreciation potential: +20–30% over 5 years



DUBAI

"DUBAI STANDS AS A GLOBAL EPICENTER OF LUXURY, INNOVATION, AND HIGH-YIELD INVESTMENT—OFFERING UNMATCHED STABILITY AND GROWTH POTENTIAL IN THE HOSPITALITY SECTOR."

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