
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 m^2 total
- Outdoor Pool + Spa & Wellness Center
- Land area: ~5,000 m^2
- Built-up area: ~25,000 m^2
- Year Built: 2011
- Last Renovation: 2020 (rooms, lobby, meeting areas)
- Category: 5-star international upscale hotel

Price: AED 680,000,000 + fees

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

- 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):
- 35.8M / 680M = 5.26%
- Optimized Scenario (ADR growth + efficiency gains):
- EBITDA up to 6.5% annually
- Capital appreciation potential: +20–30% over 5 years

D U B A I

"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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