
DUBAI
HOTEL FOR SALE
Reference Code: RHC25127

DESCRIPTION

This is a rare opportunity to acquire a high-performing, fully operational luxury hotel located in one of the most dynamic and prestigious global markets: Dubai.

- Number of Rooms: 264
- Nightclubs: 3 operating venues
- Restaurants & Bars: 6 (3 restaurants, 3 bars/lounges)
- Land Area: ~5,800 sqm
- Built-Up Area (43 floors): ~58,000 sqm
- Year of Construction: 2009
- Last Major Renovation: 2018
- Hotel Rating: 4* superior / lifestyle luxury segment

Price: AED 800,000,000 + fees

CHARACTERISTICS

Luxury Facilities

- 264 rooms and suites with modern design, smart tech, and panoramic Dubai skyline views.
- 3 signature restaurants and 3 bars/lounges with unique F&B concepts.
- 3 trend-setting nightclubs generating high guest traction and supplemental income.
- Outdoor pool with private cabanas and lounge areas.
- Urban spa, wellness center, and state-of-the-art fitness facilities.
- Business and event venues accommodating up to 250 guests.

- Strategic Location:
- Located in Dubai Media City, attracting executive, leisure, and creative markets.
- Proximity to Palm Jumeirah, Dubai Marina, JBR, and high-end retail.
- 25-minute drive from Dubai International Airport (DXB).
- Excellent access via Sheikh Zayed Road and public transport.

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: AED 520 / 2022: AED 610 / 2023: AED 675 / 2024: AED 710
Occupancy: 2021: 62% / 2022: 74% / 2023: 81% / 2024: 84%
Total Revenue: 2021: AED 48,000,000 / 2022: AED 64,000,000 / 2023: AED 75,000,000 / 2024: AED 78,500,000
Net Profit: 2021: AED 38,000,000 / 2022: AED 50,000,000 / 2023: AED 60,000,000 / 2024: AED 63,000,000
2023 Revenue Breakdown: AED 75 million

Cost Structure (2023):

- Operating Costs: AED 10 million
- Staffing (120 employees): AED 18 million
- Management & Maintenance Fees: AED 5 million
- EBITDA: AED 42 million
- Local taxes & amortizations: approx. AED 2 million

Current Net Yield on Asking Price (AED 800M):
Net Return = (Net Profit / Asking Price) x 100
= (60,000,000 / 800,000,000) x 100 = 7.5% annually
Optimized operation could increase yield to 8.3% – 9.1% net

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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