
DUBAI
HOTEL FOR SALE
Reference Code: RHC25128

DESCRIPTION

We are pleased to present an exceptional opportunity to acquire a strategic, high-yield hospitality asset located in one of the world’s most dynamic financial and tourism hubs: Dubai. The hotel, situated in the prestigious Jaddaf Waterfront development.

- Room Inventory: 60 (33 King, 17 Twin, 10 Suites)
- Dining & Leisure: 2 restaurants, lounge café, rooftop shisha lounge.
- Amenities: Rooftop pool, spa, retail store.
- Land Area: 11,958 sq.ft
- Built-Up Area (GFA): ~87,000 sq.ft
- Year of Construction: 2023
- Official Rating: 4 Stars

Price:

- **AED 68,000,000 (fully furnished)**
- **AED 65,000,000 (unfurnished)**

CHARACTERISTICS

Facilities:

- Guest Rooms: 33 King Rooms, 17 Twin Rooms, 10 Premium Suites.
- Dining: Ground-floor restaurant, rooftop dining venue, café and shisha lounge.
- Wellness & Leisure: Exclusive spa, rooftop infinity pool.
- Retail: Boutique shop on the ground floor.
- Parking: 21 basement parking bays.

Strategic Location:

- Part of Culture Village, aligned with Dubai's 2030 luxury tourism vision.
- Minutes from DXB International Airport, Dubai Mall, and Burj Khalifa.
- High-growth area attracting significant foreign investment.

ECONOMIC FINANCIAL ANALYSIS

Key Performance Indicators (Historical & Forecast 2021–2024):

ADR: 2021: AED 390 / 2022: AED 430 / 2023: AED 465 / 2024: AED 490

Average Occupancy: 2021: 58% / 2022: 63% / 2023: 68% / 2024: 72%

Total Revenue: 2021: AED 12.7M / 2022: AED 15.0M / 2023: AED 17.1M / 2024: AED 19.2M

Total Operating Costs: 2021: AED 8.6M / 2022: AED 9.7M / 2023: AED 10.4M / 2024: AED 11.1M

GOP: 2021: AED 4.1M / 2022: AED 5.3M / 2023: AED 6.7M / 2024: AED 8.1M

Projected EBITDA: AED 6.3M

Estimated Net Yield: 9.3%

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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