

A wide-angle photograph of the Dubai Marina skyline at dusk. The image shows several tall, modern skyscrapers with glass facades reflecting the sky. In the foreground, a curved metal railing is visible on the left, and a marina filled with numerous white yachts is on the right. The water is calm, reflecting the buildings and the sky. The overall color palette is dominated by blues, greys, and the warm tones of the sunset.

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%

A nighttime photograph of a Dubai marina. In the foreground, a modern bridge with a blue-lit metal railing leads towards the water. Several white yachts are docked along the left and right sides of the marina. The background is filled with numerous tall, modern skyscrapers, many of which are brightly lit with warm yellow and orange lights, contrasting with the dark blue night sky. The word "DUBAI" is superimposed in large, yellow, serif capital letters across the center of the image.

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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