

A wide-angle photograph of a Dubai skyline featuring several tall, modern skyscrapers with glass facades. In the foreground, there are palm trees and a paved walkway. A semi-transparent grey rectangle is overlaid in the center, containing the text 'DUBAI' in large yellow letters, 'HOTEL FOR SALE' in smaller white letters, and a reference code 'RHC25208' in white. Decorative yellow scrollwork is positioned above and below the text.

DUBAI

HOTEL FOR SALE

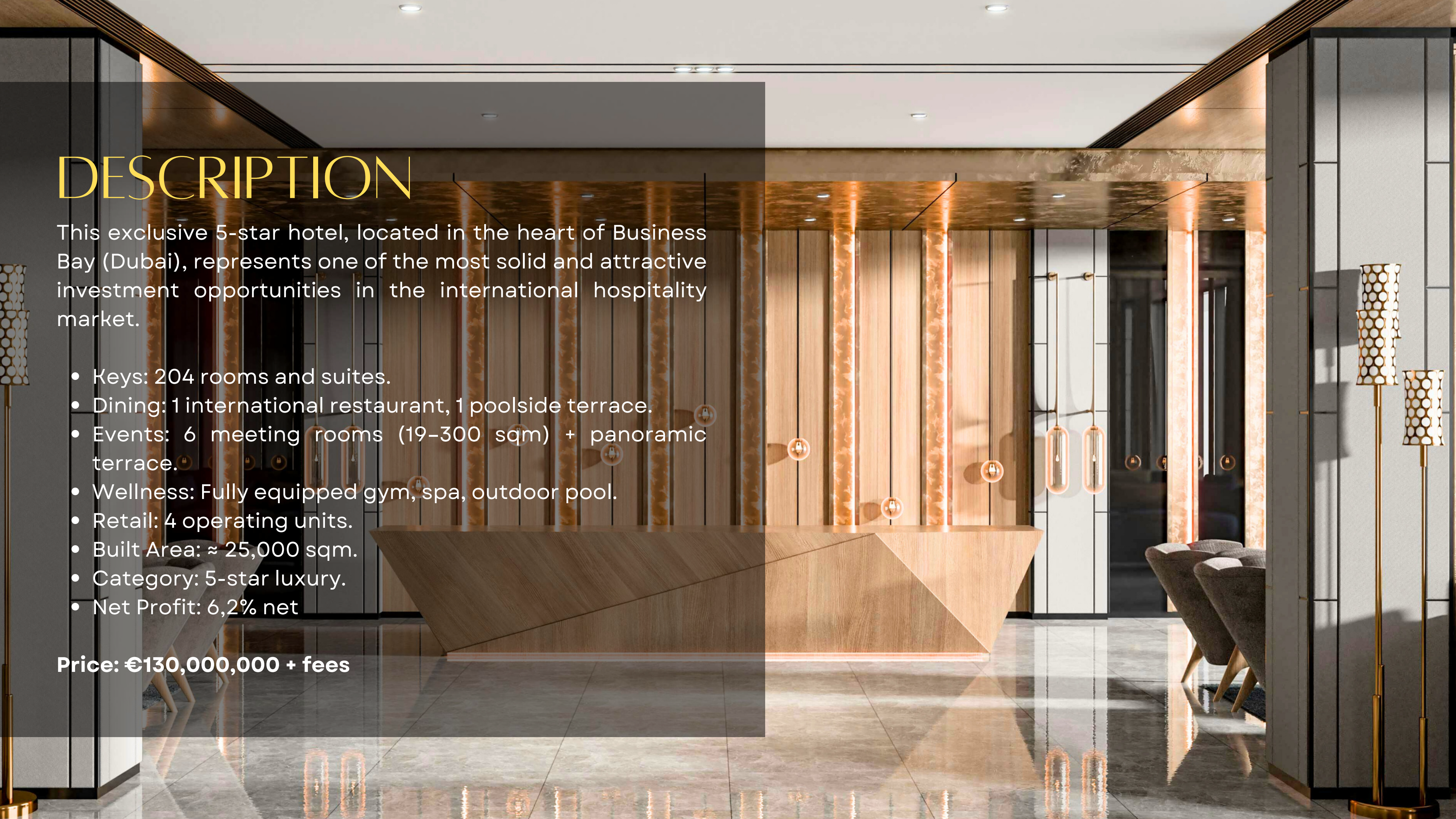
Reference Code: RHC25208

DESCRIPTION

This exclusive 5-star hotel, located in the heart of Business Bay (Dubai), represents one of the most solid and attractive investment opportunities in the international hospitality market.

- Keys: 204 rooms and suites.
- Dining: 1 international restaurant, 1 poolside terrace.
- Events: 6 meeting rooms (19-300 sqm) + panoramic terrace.
- Wellness: Fully equipped gym, spa, outdoor pool.
- Retail: 4 operating units.
- Built Area: ~ 25,000 sqm.
- Category: 5-star luxury.
- Net Profit: 6,2% net

Price: €130,000,000 + fees





CHARACTERISTICS

Facilities and Services

- Rooms & Suites: 204 keys, all with premium finishes and panoramic views of Dubai Canal and skyline.
- Meetings & Events: 6 versatile rooms (19–300 sqm), large foyer, outdoor terrace with panoramic views, capacity up to 200 guests.
- Retail: 4 commercial units on-site.

Strategic location:

- Situated in Business Bay, Dubai's top growth and investment hub.
- Close to Downtown Dubai, Burj Khalifa, DIFC, and Dubai International Airport.

ECONOMIC FINANCIAL ANALYSIS

- ADR: 2021: AED 620 (~ €155) / 2022: AED 680 (~ €170) / 2023: AED 760 (~ €190) / 2024: AED 800 (~ €200)
- Occupancy: 2021: 62% / 2022: 71% / 2023: 77% / 2024: 82%

Total Annual Revenue 2024 (projected): ~ €23M
Operating Costs ~ €13.8M

Profitability

- GOP (Gross Operating Profit): ~ €9.2M
- EBITDA: ~ €8.4M
- Net Profit: ~ €8.1M

Yield / ROI

- Acquisition price: €130M
- Net Yield: 6.2% per annum





DUBAI

"LOCATED IN THE VIBRANT HEART OF BUSINESS BAY, DUBAI'S PREMIER BUSINESS AND LIFESTYLE DISTRICT, THE HOTEL BENEFITS FROM UNMATCHED CONNECTIVITY, STRONG CORPORATE DEMAND, AND PROXIMITY TO THE CITY'S MOST ICONIC LANDMARKS."

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