
DUBAI
HOTEL FOR SALE
Reference Code: RHC25209

DESCRIPTION

A prestigious 5-star hotel is offered for sale, strategically located in Business Bay, Downtown Dubai, one of the most dynamic financial and tourism hubs in the region.

- Rooms: 432 (standard, business, premium suites).
- F&B: 7 outlets (restaurants, bars, retail).
- Wellness: Dreamworks Spa, gym, outdoor pool.
- Business center: Executive meeting rooms and lounge.
- Plot size: 8,000 sqm.
- Height: 20 floors.
- Opening: 2019 (modern asset, no immediate CAPEX required).
- Category: 5 stars.
- Net Profit: 7,2% net

Price: €229,700,000 + fees

CHARACTERISTS

- 432 contemporary rooms and suites, many with private terraces.
- 7 high-end F&B and retail outlets.
- Panoramic outdoor swimming pool.
- Business center with event and conference rooms.
- Leading Dubai spa.

Strategic Location

- Business Bay – financial district, adjacent to Downtown Dubai.
- Direct access to Dubai Canal, close to Burj Khalifa.

ECONOMIC FINANCIAL ANALYSIS

- ADR: 2021: AED 580 / 2022: AED 720 / 2023: AED 850 / 2024: AED 890 (~EUR 220)
- Occupancy Rate: 2021: 65% / 2022: 72% / 2023: 78% / 2024: 80%

Total Estimated 2023 Revenue: ≈ AED 155M (~EUR 38.7M).

Operating Costs

- Operating & labor costs ≈ 55% of revenue.
- International management fees ≈ 3%.

Projected EBITDA: ≈ AED 60–65M (~EUR 15–16.5M).

Return

- Investment: EUR 229.7M
- Net ROI: 7.2% 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."
The information contained in this document is strictly confidential and is intended exclusively for the authorized recipient. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition. This analysis is for guidance only and does not constitute a binding offer or financial or legal advice. The company issuing this report disclaims any liability arising from investment decisions based thereon. The buyer is recommended to consult with specialized legal and financial advisors before proceeding with the acquisition.