



MEXICO HOTEL FOR SALE

Reference Code: RHC25167



DESCRIPTION

This exclusive hotel portfolio, comprising two fully operational boutique properties on the beachfront in Tulum's Hotel Zone.

- Total Land Area: 15,591 m²
- Built Area: Approximately 5,800 m²
- Rooms: 45 units (all oceanfront)
- Beach Club: 50 lounge beds and outdoor dining space
- Infinity pool, elevated yoga area, and spa with indoor/outdoor treatment rooms
- Hotel Category: 5 Stars

Price: USD 42,000,000 + fees





CHARACTERISTICS

Luxury Facilities

- 45 oceanfront rooms featuring bespoke design, private terraces, and high-end finishes.
- Gourmet restaurant, beach club, and signature bar with premium mixology.
- Wellness center including spa, yoga area, and gym.
- Private parking with 24-hour security.
- Dedicated space for private events and celebrations.

Strategic Location:

- Located at Km 8.2 of Tulum's Hotel Zone, directly on the beach.
- 163 linear meters of private beachfront.



ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: \$530 / 2022: \$570 / 2023: \$590 / 2024: \$585

Occupancy: 2021: 82% / 2022: 84% / 2023: 86% / 2024: 80%

Total Revenue: 2021: \$10.4M / 2022: \$11.8M / 2023: \$12.5M / 2024: \$11.5M

Operating Costs: 2021: \$6.1M / 2022: \$6.5M / 2023: \$6.9M / 2024: \$7.4M

GOP: 2021: \$4.3M / 2022: \$5.3M / 2023: \$5.6M / 2024: \$4.1M

EBITDA: 2021: \$3.8M / 2022: \$4.6M / 2023: \$4.9M / 2024: \$3.6M

Net Profit (Est.): \$3.3M

Estimated Net Return 2024: $\$3,300,000 / \$42,000,000 = 7.9\%$
annual net yield



TULUM

STRATEGICALLY LOCATED IN THE HEART OF TULUM'S EXCLUSIVE HOTEL ZONE, THE PROPERTY ENJOYS DIRECT BEACHFRONT ACCESS ALONG ONE OF THE MOST SOUGHT-AFTER COASTLINES IN THE MEXICAN CARIBBEAN — A DESTINATION RENOWNED FOR ITS HIGH-END TOURISM, NATURAL BEAUTY, AND SUSTAINED INTERNATIONAL DEMAND.

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.

