



MEXICO HOTEL FOR SALE

Reference Code: RHC25168

DESCRIPTION

Located in Tulum's prestigious beachfront hotel zone, this boutique wellness hotel presents an exceptional opportunity for investors seeking a high-yield.

- Number of Rooms: 16
- Total Beachfront Land: 5,254 m² (titled)
- Beachfront: 50 linear meters
- Built Area: Approx. 1,600 m²
- Additional Jungle Land: 20,000 m² (ejido)
- Hotel Category: Boutique (4-star equivalent)

Price: USD 13,000,000 + fees





CHARACTERISTICS

Luxury Facilities

- Signature beachfront restaurant, bar, and organic juice & coffee bar
- Full-service spa with holistic treatments and therapies
- Oceanfront yoga studio with daily sessions and custom retreats
- Pool surrounded by lush tropical gardens

Strategic Location:

- 15 minutes from the new Tulum International Airport (opening 2025)
- Easy access to Maya Train and Riviera Maya tourism hubs

ECONOMIC FINANCIAL ANALYSIS

ADR (Average Daily Rate): \$410 USD

Annual Occupancy: 78%

Total Gross Revenue: \$2,437,600 USD

Operating Expenses (incl. payroll, fees, utilities): \$1,495,600 USD

GOP (Gross Operating Profit): \$942,000 USD

Projected EBITDA: \$942,000 USD

Gross Yield (EBITDA / Price): 7.2% annually

Net Yield: ~6.1% 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.

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