



MEXICO HOTELS FOR SALE

Reference Code: RHC25173

DESCRIPTION

This is a rare opportunity to acquire one of the most sought-after hospitality assets in the Mexican Caribbean: a fully operational, luxury all-inclusive beachfront resort in Cancun.

- Rooms: 569 (including doubles, family rooms, and suites)
- Restaurants: 6 (buffet and themed options)
- Bars / Lounges: 5
- Pools: 4 outdoor pools, including infinity pool and jacuzzi
- Land Area: Approx. 21,000 m²
- Built Area: Approx. 48,000 m²
- Year Built: 2003
- Last Renovation: 2020 (rooms, pools, lobby)
- Category: 5-Star

Price: \$1,500,000,000 USD + fees





CHARACTERISTICS

Luxury Facilities:

- Rooms: 569 guest rooms over 14 floors, featuring premium amenities, panoramic balconies, and modern finishes.
- Dining: 6 restaurants (buffet and themed) offering international and local cuisine. 5 bars including lounges and a poolside bar.
- Wellness & Entertainment: Full-service spa, gym, jacuzzi, nightclub, live shows, and kids' club.

Strategic Location:

- 20 minutes from Cancun International Airport.
- Immediate access to shopping centers (La Isla, Kukulkán), nightlife, and cultural attractions

ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: \$185 / 2022: \$215 / 2023: \$232 / 2024: \$240

Average Occupancy: 2021: 74% / 2022: 83% / 2023: 87% / 2024: 88%

Estimated Total Revenue 2023:

- Rooms: $569 \times \$232 \text{ ADR} \times 365 \text{ days} \times 87\% = \42.0M USD
- F&B: \$30.1M USD
- Complementary services (spa, events, retail): \$5.0M USD
- Total 2023 Revenue: \$77.1M USD

Operating Costs (2023 Estimate):

- Labor & Operations: \$24.8M USD
- Management Fees: \$4.2M USD
- Other Expenses: \$8.1M USD
- Total Operating Costs: \$37.1M USD



CANCUN

PRIME BEACHFRONT LOCATION IN CANCUN'S HOTEL ZONE, SURROUNDED BY TOP-TIER TOURISM, RETAIL, AND ENTERTAINMENT.

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