
MEXICO
HOTEL FOR SALE
Reference Code: RHC25174

# DESCRIPTION

Located in one of the most sought-after areas of the Mexican Caribbean, this exclusive luxury resort offers an exceptional combination of operational performance, brand positioning, and long-term appreciation potential.

- Land Area: 91,653.91 $m^2$ (986,570 sq. ft.)
- Built Surface: 56,150.93 $m^2$ (604,270 sq. ft.)
- Number of Rooms: 450 luxury suites
- Restaurants: 6 signature dining venues
- Bars, Pools & Gym: Multiple facilities including lounge areas and fitness center
- Hotel Category: 5-star international luxury standard
- Year Built: Originally constructed in 2008

**Price: $415,000,000 USD + fees**

# CHARACTERISTICS

Luxury Facilities:

- Rooms: 450 fully equipped luxury suites designed to meet international standards
- Dining: 6 high-end restaurants offering diverse culinary experiences
- Recreation & Wellness: Multiple swimming pools, full-service spa, modern gym, kids' club, and multipurpose event space

Strategic Location:

- Situated in a key international tourism corridor (Bahía Petempich, Puerto Morelos)
- 21 minutes from Cancún International Airport

# ECONOMIC FINANCIAL ANALYSIS

ADR: 2021: $243 / 2022: $261 / 2023: $275 / 2024: $285-$295
Occupancy Rate: 2021: 88% / 2022: 92% / 2023: 94% / 2024: 94%

Operating Costs:

- Staff: Approx. 540 employees, average cost $1,800/month
- Management Fees: Estimated at 5% of gross revenue

Profitability Estimates (2023 Actual):

- Gross Operating Profit (GOP): ~47%
- Net Profit (post-tax and depreciation): ~9.5%

Investment Yield Projection:

- Conservative Scenario (stable ADR, 92% occupancy): 8.7% net yield.

# RIVIERA MAYA

IDEALLY SITUATED ON THE PRISTINE SHORES OF BAHÍA PETEMPICH, THE RESORT OFFERS A RARE COMBINATION OF BEACHFRONT TRANQUILITY AND IMMEDIATE ACCESS TO THE REGION´S MOST DYNAMIC TOURISM AND INVESTMENT CORRIDOR.