

MEXICO
HOTEL FOR SALE

Reference Code: RHC25175

DESCRIPTION

Situated on one of the most coveted coastlines of the Mexican Caribbean, this luxury resort represents a unique opportunity to acquire a consolidated hospitality asset with high performance and global prestige.

- Number of rooms: 562
- Building height: 17 floors
- Restaurants: 8 specialty dining venues
- Bars / Cafés: 5 bars + pool and lounge bars
- Pools: 10
- Land area: approx. 52,400 m²
- Built area: approx. 68,000 m²
- Year of construction: 2012
- Hotel category: 5 stars

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



A photograph of a hotel room featuring two beds with white linens and dark red patterned runners. A bedside lamp is visible between the beds, and a large window with sheer curtains is on the left. A semi-transparent dark grey box is overlaid on the right side of the image, containing text.

CHARACTERISTICS

Luxury Facilities:

- 562 guest rooms, including superior categories and suites with balconies, separate lounges, and family-connect options.
- 10 outdoor swimming pools, including an infinity pool and bar service
- 5 bars & lounges, plus swim-up and beachfront bars
- Full-service spa & wellness center

Strategic Location:

- Located in Cancun's Hotel Zone, directly on the Caribbean shoreline.
- Walking distance from Langosta Beach, Tortuga Beach, and high-end retail zones.

ECONOMIC FINANCIAL ANALYSIS

- ADR: \$320 USD
- Average Occupancy: 87%
- Total Gross Revenue: \$87,431,960 USD

Operating Costs

- Employees: 620
- Estimated labor cost: \$18,600,000 USD
- Other operational expenses: \$28,300,000 USD
- Management fees: \$3,100,000 USD

Profitability

- Gross Operating Profit (GOP): \$37,431,960 USD
- Estimated EBITDA: \$79 million USD (adjusted for CAPEX efficiency and prior asset interest)
- Projected Net Profit: \$69,000,000 USD
- Net Yield (post-tax): 6.9% to 7.9% annually





CANCUN

LOCATED IN THE HEART OF CANCUN'S HOTEL ZONE, THIS BEACHFRONT PROPERTY OFFERS UNRIVALED ACCESS TO ONE OF THE MOST PROFITABLE AND HIGH-DEMAND TOURISM MARKETS IN THE AMERICAS.

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.