



TENDER HOTEL FOR SALE

Reference Code: RHC25139

DESCRIPTION

Located in the heart of Puerto de la Cruz, one of Tenerife's most iconic tourist destinations, this fully modernized 3-star hotel presents a strategic investment opportunity in the premium hospitality sector.

- 107 double rooms (23 m² each, with balconies).
- 1 restaurant, 2 bars, event hall, and solarium.
- Built area: 7,016 m²
- Land area: 6,136 m²
- Current rating: 3 stars

Price: Available under NDA



CHARACTERISTICS

Facilities

- 107 double rooms, 23 m² each, all with private balconies (city or garden views).
- Outdoor pool, solarium, landscaped gardens, playground, and pool bar.
- Main restaurant, hall bar, event room, staff dining area, and storage rooms.

Strategic Location

- Situated in the center of Puerto de la Cruz.
- 500 m from Lago Martiánez, 700 m from the old town and main square.
- Direct access to TF-5 motorway; 27 km from TFN Airport.

ECONOMIC FINANCIAL ANALYSIS

ADR : 2021: €59 / 2022: €71 / 2023: €82 / 2024: €89

Occupancy: 2021: 51% / 2022: 64% / 2023: 78% / 2024: 81%

RevPAR: 2021: €30.09 / 2022: €45.44 / 2023: €63.96 / 2024: €72.09

Total 2024 Revenue: ~ €3,732,633

Total operating costs: ~ €2,046,631

2024 Projected Operating Results

- GOP (Gross Operating Profit): $€3,732,633 - €2,046,631 = €1,686,002$
- Estimated EBITDA: approx. €1,230,000
- Projected Net Return (ROIC): Based on a €10M sale price → 12.3% net annual return



TENERIFE

"TENERIFE IS NOT JUST A DESTINATION. IT'S A YEAR-ROUND INVESTMENT HAVEN, WHERE THE SUN SHINES 320 DAYS A YEAR AND THE TOURISM ECONOMY NEVER SLEEPS."

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