
HOTEL PROJECT
TENERIFE
Reference Code: RHC2574

DESCRIPTION

A premium hotel development project located in the most exclusive area of Tenerife: La Caleta – Costa Adeje. This project combines an unrivaled beachfront location, proximity to a world-class golf course, and a consolidated luxury tourism destination, offering investors a unique opportunity to enter a high-yield and appreciating asset class in a top-tier European market.

Estimated Budget & Financing Needs

The total investment will be structured under a transparent development model, with flexible entry options for institutional and private investors.

- Maximum buildable area: 28,869 m²
- Total lodging capacity: up to 757 beds / 328 double units
- Expected ROI (IRR): 9%
- Target Net Yield: 6%
- High market liquidity and exit strategies available

Price: Confidential, subject to NDA presentation

CHARACTERISTICS

Concept & Market Positioning

A 5-star luxury resort combining a contemporary architectural design with a sustainable and experiential hospitality approach. Potential positioning options include:

- Lifestyle luxury resort
- Boutique wellness hotel
- Golf & Gastronomy destination
- Mixed-use branded residences

Luxury Facilities

- Suites and rooms with sea or golf views
- Infinity pools, rooftop bar, fine-dining restaurants
- Signature spa & wellness center
- Business lounge & events area
- Gym, sports zones, exclusive lounges

Strategic Location – Competitive Edge

- 300 meters from the beach and 100m from Costa Adeje Golf
- Directly opposite the Royal Hideaway Corales Suites (5*)
- Walking distance to La Caleta's fine dining zone and future luxury shopping mall
- Proximity to Tenerife Top Training Center and 5 beaches
- Within a 20-minute drive of Tenerife South Airport
- Surrounded by 17 five-star hotels in a 1.5 km radius

ECONOMIC FINANCIAL ANALYSIS

Revenue Projections

- ADR (Avg. Daily Rate): €260–€320
- Occupancy: 68%–75%
- F&B Contribution: 22%–28%
- Additional Revenue Streams: Events, Spa, Retail (approx. +12%)

Operational Structure & Costs

- Staff: 80–120 FTEs
- Management/Franchise Fees: 3%–7% of revenue
- Benchmarked fixed & variable costs across segments

Financial Indicators (Base Case)

- Gross Operating Profit (GOP): 38%–42%
- EBITDA: €7.5M – €9.2M
- Net Profit: €4.3M – €5.6M
- IRR: 9% – 12%
- Yield: 6% – 7%

COSTA ADEJE

"COSTA ADEJE STANDS AS THE CROWN JEWEL OF TENERIFE'S LUXURY TOURISM SECTOR — A CONSOLIDATED DESTINATION WHERE WORLD-CLASS HOSPITALITY, HIGH-END GASTRONOMY, AND PREMIUM REAL ESTATE CONVERGE IN PERFECT HARMONY."