

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



A modern bedroom interior featuring a warm, light-colored wooden wall and ceiling. A white bed with a textured duvet and pillows is positioned against the wall. To the left of the bed is a wooden nightstand with a white lamp and a potted plant with tall, thin green leaves. To the right is a wooden shelving unit with open shelves and a glass-fronted cabinet. A semi-transparent dark grey rectangle is overlaid on the right side of the image, containing text.

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.”

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.