



HOTEL PROJECT TENERIFE

Reference Code: RHC2575

DESCRIPTION

We present a landmark luxury hotel development in Guía de Isora, Tenerife – an iconic destination poised to become one of Southern Europe's most exclusive resort offerings. Strategically positioned to attract high-end leisure and business tourism, this project combines prime real estate, world-class architecture, and top-tier hospitality standards to deliver superior financial performance and long-term value creation.

- Total Rooms: 237
- Dining Facilities: 3 Restaurants, 2 Signature Bars
- Wellness: Full-service Spa & Fitness Center
- Land Area: 70,000 m²
- Built Area: Approx. 41,000 m²
- Hotel Category: 5-Star Deluxe
- Estimated Opening: Q2 2027

Total Investment Required: To be disclosed upon request





CHARACTERISTICS

Luxury Facilities

- Accommodation:
 - 1 Presidential Suite
 - 54 Suites
 - 162 Double Rooms
 - 4 Detached Villas
 - 16 Duplex Villas
 - Total Keys: 237
- Multiple fine-dining restaurants & signature bars
- Infinity pools, private cabanas, and wellness spa
- High-end retail, business center & event venues
- Premium beach access and curated leisure offerings

Strategic Location

- Frontline views of the Atlantic Ocean
- Close to Tenerife South International Airport
- Proximity to marinas, golf courses, and luxury retail
- In a destination with robust year-round tourism

ECONOMIC FINANCIAL ANALYSIS

Estimated Revenues (Stabilized Year)

- Projected ADR (Average Daily Rate): €580
- Estimated Occupancy: 68–72%
- F&B Revenue (Restaurants, Bars, Events): ~€9.5 million annually
- Ancillary Revenue (Spa, Retail, Events, etc.): ~€4 million annually

Operational Costs

- 280–300 full-time employees
- Management/Franchise Fees: ~8–10% of revenue
- Ongoing maintenance & CapEx reserve: 3–4%

Key Financial Indicators

- Gross Operating Profit (GOP): ~40–43%
- Projected EBITDA: €18–20 million (Stabilized)
- Net Profit Margin: ~12–14%
- IRR (Base Case): 13–16%
- Scenario Analysis:
 - Conservative: 10% IRR
 - Base Case: 15% IRR
 - Optimistic: >18% IRR





GUÍA DE ISORA

"GUÍA DE ISORA, LOCATED ON TENERIFE'S SOUTHWEST COAST, STANDS AS ONE OF THE MOST EXCLUSIVE AND HIGH-POTENTIAL DESTINATIONS IN THE ATLANTIC — A HAVEN OF NATURAL BEAUTY, SERENITY, AND RISING DEMAND FOR LUXURY TOURISM."

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