



LISBON HOTEL FOR SALE

Reference Code: RHC2603

DESCRIPTION

We present qualified investors with an exceptional opportunity to acquire a five-star hotel asset, operated under a prestigious international brand, located in the heart of Lisbon.

- Category: 5★ Luxury Hotel
- Number of rooms: 331 units, Deluxe and Premium Rooms and Junior and Executive Suites
- 1 gourmet restaurant (~120 seats)
- 1 buffet / breakfast restaurant (~180 seats)
- 1 lobby bar & lounge
- Land area: ~6,500 m²
- Built area: ~28,000 m²
- Year of construction: 1980s

Price: Off Market

A modern hotel room with a large bed, blue armchairs, and a patterned carpet. The room features a large window with sheer curtains and dark brown drapes. A small table with a vase of flowers sits between the chairs. The bed has a patterned headboard and a matching blanket. A desk with a chair is visible on the right side of the room.

CHARACTERISTICS

Food & Beverage:

- 1 gourmet restaurant (≈120 seats), 1 buffet / breakfast restaurant (≈180 seats), 1 lobby bar & lounge

Other Facilities:

- Event and conference center (≈1,200 m²), Modular meeting rooms (up to 600 pax), Wellness gym, Business center

Strategic Location

- City: Lisbon, Portugal
- Setting: Prime district, adjacent to iconic park and main avenues

Nearby Airports:

- Humberto Delgado Airport – Lisbon (LIS): ≈7 km

ECONOMIC FINANCIAL ANALYSIS

Revenue and Operating Costs

ADR:

- 2022: 210 €
- 2023: 235 €
- 2024: 260 €
- 2025 (proj.): 285 €

Average Occupancy:

- 2022: 68%
- 2023: 72%
- 2024: 75%
- 2025 (proj.): 78%

ADR growth 2022–2025: +35.7%

Clear evidence of pricing power and successful repositioning into the ultra-premium segment.





LISBON

"LOCATED IN THE VERY HEART OF LISBON, THIS HOTEL BENEFITS FROM A PRIME POSITION WITHIN THE CITY'S MOST PRESTIGIOUS DISTRICT, OFFERING UNRIVALED ACCESS TO CULTURAL LANDMARKS, LUXURY RETAIL, AND KEY BUSINESS HUBS, MAKING IT A CORNERSTONE INVESTMENT IN A THRIVING EUROPEAN CAPITAL."

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