

A scenic view of a historic hillside town, likely in Portugal, featuring colorful buildings with red-tiled roofs. The town is built on a steep hillside, with a prominent church and a cable car visible. The foreground shows a riverfront promenade with many white umbrellas and people, and several boats are docked along the water.

OPPORTO HOTEL FOR SALE

Reference Code: RHC2604

DESCRIPTION

We present a hotel located in the heart of Porto, representing a strategic and high-yield investment opportunity in the European hospitality sector.

- Rooms: 97 rooms, including suites and some connecting rooms.
- Food & Beverage and Leisure Facilities: Main restaurant, bar, spa with indoor dynamic pool, gym, and three meeting rooms.
- Land and Built Area: Available under NDA.
- Category: 4★ Hotel
- Price per Key: ~€876,000 per room.

Price: €85,000,000 + fees





CHARACTERISTICS

Facilities:

- Rooms and Suites: 97 rooms equipped to luxury standards, with family and corporate connectivity options.
- Gastronomy: Main restaurant with full service, lounge bar, and space for banquets and corporate events.
- Wellness & Recreation: Spa with indoor dynamic pool, sauna, Turkish baths, chromotherapy, and fully equipped gym.

Strategic Location

- Located in Porto, one of Portugal's most relevant tourist and business destinations.
- Nearby Airports: Francisco Sá Carneiro Airport (6 km).



ECONOMIC FINANCIAL ANALYSIS

Revenue and Operating Costs

ADR:

- 2022: 140 €
- 2023: 152 €
- 2024: 165 €
- 2025 (proj.): 175 €

Average Occupancy:

- 2022: 68%
- 2023: 70%
- 2024: 73%
- 2025 (proj.): 75%

Average annual ADR growth: ~9% (from €140 in 2022 to €175 forecast for 2025).



PORTO

"LOCATED IN THE VERY HEART OF PORTO, THE HOTEL ENJOYS A PRIME SETTING SURROUNDED BY THE CITY'S MAIN CULTURAL, COMMERCIAL, AND BUSINESS LANDMARKS."

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