

An aerial photograph of St. Peter's Square in Rome, Italy. The square is a large, elliptical plaza with a central obelisk and a large crowd of people. The square is surrounded by a colonnade of white columns. In the background, the city of Rome is visible, with its dense population and historic architecture. The Tiber River is visible in the distance. The text "HOTEL FOR SALE" is overlaid in large, yellow, serif capital letters across the center of the image.

HOTEL FOR SALE

Reference Code: RHC2501

DESCRIPTION

- We present a unique opportunity to acquire a prestigious 5-star luxury hotel in the heart of Rome, one of the world's most sought-after tourism and business destinations. This exclusive asset offers high investment potential, capital appreciation, and a strong revenue stream, making it an ideal acquisition for international high-net-worth investors, institutional funds, and leading hotel groups.

Investment Highlights:

- Prime Location: Strategically positioned in an exclusive area of Rome, ensuring high occupancy rates and premium clientele.
- Exceptional Facilities: Over 170 high-end rooms and suites, fine dining restaurants, conference rooms, a private park, and a luxury wellness center.
- Strong Financial Performance: Competitive ADR and EBITDA, with steady revenue growth.
- Capital Appreciation & Expansion Potential: The property's privileged location and demand for high-end hospitality in Rome offer significant long-term value growth.
- **Asking Price: €490 million**



A photograph of a luxurious hotel room. In the foreground, a large bed is neatly made with white linens and a patterned throw blanket. A cylindrical bolster pillow with orange and white stripes is placed at the head of the bed. To the left, a balcony with a white railing offers a view of the ocean and some buildings. The room is decorated with warm-toned curtains and framed artwork on the wall. A bedside table with a lamp is visible on the right.

CHARACTERISTICS

Luxury Facilities & Exclusive Services

- Rooms & Suites: Over 170 elegantly furnished units designed to meet international luxury standards.
- Common Areas & Amenities:
 - Elegant lobby and lounge areas
 - Multiple gastronomic spaces, including a fine-dining restaurant and cocktail bar
 - Large conference and event spaces, ideal for corporate meetings and high-end events
 - Exclusive private park, suitable for outdoor events and potential expansion
 - State-of-the-art wellness center with spa, gym, and relaxation areas

Strategic Location & Competitive Advantages

- Situated in a prestigious and well-connected district, ensuring easy access to:
 - Rome's historic and cultural landmarks
 - Financial and diplomatic centers
 - International airports and major transportation hubs
- Established luxury brand recognition, ensuring high demand from both leisure and corporate travelers.
- Proven track record of operational excellence, with a strong and loyal clientele base.

ECONOMIC FINANCIAL ANALYSIS

- Revenue Breakdown (2021-2023):
 - Average Daily Rate (ADR): Competitive positioning in the luxury segment
 - Occupancy Rate: Stable year-over-year performance with increasing demand projections for 2024
 - Food & Beverage Revenue: Strong contribution from fine dining, bars, and event catering
 - Additional Revenue Streams: High-margin wellness, corporate events, and private functions
- Profitability Metrics:
 - Gross Operating Profit (GOP): Above-market margins
 - EBITDA & Net Profit: Stable growth with potential for further optimization
 - Operational Costs: Efficient structure with scalable cost-management strategies





ROME

"ROME IS A GLOBALLY RENOWNED LUXURY TOURISM DESTINATION, ENSURING A SECURE AND HIGHLY PROFITABLE INVESTMENT."

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