



HOTEL FOR SALE PORTO

Reference Code: RHC2506

DESCRIPTION

- Exclusive opportunity to acquire this hotel, a newly built 4-star superior property in the heart of Porto, one of Europe's fastest-growing tourism destinations. This investment offers stable income, significant appreciation potential, and premium amenities catering to high-end clientele.
- Key Investment Highlights:
- High-Quality Construction: Modern design with luxury finishes, providing an authentic 5-star experience.
- Diverse Revenue Streams: Estimated annual revenue of €15M, driven by hotel operations, a signature restaurant, and a full-service spa.
- Turnkey Investment: Ready to operate with no additional CAPEX required.
- Booming Market: Porto's tourism sector is experiencing exponential growth, with foreign spending surpassing €479M in 2024.

• **Price: €95 million**





CHARACTERISTICS

- Category: 4-star superior (meets 5-star service standards)
- Total Area: 8,000 m² across multiple floors
- Rooms: 97 elegantly designed rooms, meeting luxury hospitality standards
- Premium Facilities:
- Gourmet restaurant offering a unique culinary experience
- Full-service spa for high-end wellness treatments
- Three conference rooms equipped for business events
- Interpretive cultural center highlighting Porto's rich history
- Private parking with lift access for 21 vehicles

ECONOMIC FINANCIAL ANALYSIS

- Projected Annual Revenue: €15M+ at full capacity
- Revenue Breakdown:
 - Room sales
 - Food & Beverage (restaurant and bar)
 - Spa & wellness services
 - Event hosting and conference bookings
- Investment Rationale:
 - High occupancy rates, driven by Porto's sustained tourism growth
 - Premium location ensures consistent demand from international travelers
 - Low operational risk with strong profit margins





PORTO

"PORTO HAS ESTABLISHED ITSELF AS ONE OF EUROPE'S MOST CAPTIVATING TOURIST DESTINATIONS, WITH A GROWING DEMAND IN THE HIGH-END SEGMENT. THE CITY'S RICH HISTORY, VIBRANT CULTURE, AND INCREASING INFLUX OF INTERNATIONAL VISITORS ENSURE A SECURE AND HIGHLY PROFITABLE INVESTMENT OPPORTUNITY."

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