



# HOTEL FOR SALE MADRID

Reference Code: RHC2541

# DESCRIPTION

This is a unique investment opportunity in an exclusive, recently renovated 4-star hotel located in one of the most strategic and growing areas of the Madrid hotel market. This asset combines efficient operations, and a prime location, offering excellent returns for institutional investors, family offices, and large hotel groups.

- Category: 4-Star Hotel Spa & Resort
- Location: Tres Cantos, Madrid
- Plot Area: 6,621 m<sup>2</sup>
- Building Area: 25,340 m<sup>2</sup>
- Number of Rooms: 90 suites of 45 m<sup>2</sup> each with spacious terraces
- Infrastructure: 6 floors + rooftop solarium
- Condition: Recently renovated

**Price: €20 million + fees**





## CHARACTERISTICS

### Luxury Facilities

- 90 highly comfortable exterior suites.
- Top-level dining with gourmet restaurants and exclusive bars
- Spa & Wellness with rooftop solarium.
- Business center with meeting and event rooms.
- Gym equipped with cutting-edge technology.

### Strategic Location

- Located in a business and technology hub in Madrid.
- Immediate connectivity to airports and financial centers.

### CAPEX:

- Hotel status: Fully operational with recent renovations.
- Estimated CAPEX: No significant immediate investments required.

# ECONOMIC FINANCIAL ANALYSIS

Revenues and Costs (Estimates Based on 2021-2023 and Projection 2024)

- ADR (Average Daily Rate): €120-150

- Average occupancy: 75-80%
- Accommodation revenue: ~€4.5M-5M annually.
- F&B revenue (restaurants, bars, events): ~€1.2M annually.
- Other ancillary revenue: ~€0.8M annually.

• Total estimated annual revenue: ~€7M

• Operating costs: ~€4.2M annually.

• GOP (Gross Operating Profit): ~€2.8M

• Estimated EBITDA: ~€2M

- Projected Profitability

• Estimated purchase price: €18M

• Estimated annual EBITDA: €2M

• Gross profitability: 11.1% annually

• Net profitability (after expenses and taxes): ~8.5-9% annually





# MADRID

“MADRID OFFERS A UNIQUE INVESTMENT POTENTIAL, WITH ITS POSITION AS A GLOBAL HUB FOR BUSINESS, CULTURE, AND TOURISM, DRIVING SUSTAINED DEMAND FOR LUXURY HOSPITALITY ASSETS AND ENSURING STRONG RETURNS AND LONG-TERM CAPITAL APPRECIATION.”

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