
COSTA DEL SOL
HOTELS FOR SALE
Reference Code: RHC2608

DESCRIPTION

The asset is located in the city of Benalmádena, one of Southern Europe’s most consolidated and resilient tourism markets.

- Asset type: Integrated leisure & experiential resort
- Category: 4★
- Operational suites: 864 distributed across 4 hotels
- Average suite size: 70-75 sqm
- Maximum capacity per unit: up to 5 guests
- Total land area: approx. 400,000 sqm
- Current built area: approx. 100,000 sqm
- Operational since: 2004-2010 (by asset)

- Price per Key: €1,351,852 per suite

Price: €1,168,000,000 + fees

CHARACTERISTS

Two hotel development plots with approved licenses:

- Plot A:
  - 125,000 sqm buildable area
  - 500 rooms / 3,000 beds
- Plot B:
  - 180,000 sqm buildable area
  - 750 suites / up to 4,500 beds
- Potential casino license (subject to regional regulation)
- Planned international high-performance sports center

Strategic Location

- City: Benalmádena
- Tourism market: Costa del Sol – one of Europe's leading destinations
- Nearest international airport:
  - Málaga-Costa del Sol International Airport - Distance: approx. 20 km (20-minute drive)

ECONOMIC FINANCIAL ANALYSIS

ADR (Average Daily Rate): 2022: 250€ / 2023: 270€ / 2024: 290€ / 2025: 380€
Occupancy Average: 2022: 78% / 2023: 80% / 2024: 82% / 2025: 87%

Total estimated revenue 2025: 129,1 M€
Total operating costs: 63M€

Financial Performance

- Estimated GOP: ≈ 89,4 M€
- Estimated EBITDA: ≈ 83M€
- Estimated net profit: ≈ 67,6M€

Net yield on acquisition price: 5,79%

COSTA DEL SOL

"LOCATED IN BENALMÁDENA, ONE OF THE MOST ESTABLISHED AND INTERNATIONALLY RECOGNIZED DESTINATIONS ON THE COSTA DEL SOL, THE ASSET BENEFITS FROM YEAR-ROUND TOURISM DEMAND, EXCEPTIONAL CONNECTIVITY, AND A MATURE HOSPITALITY MARKET WITH STRONG FUNDAMENTALS."