

An aerial photograph of a large, winding swimming pool at a resort. The pool is surrounded by numerous lounge chairs, white umbrellas, and palm trees. The water is a vibrant blue, and the pool's edge is irregular and organic. In the background, there are more palm trees and some resort buildings. The overall scene is bright and sunny, suggesting a tropical or subtropical location.

DOMINICAN REPUBLIC HOTEL FOR SALE

Reference Code: RHC25228

DESCRIPTION

We present an exclusive hotel investment opportunity in the Caribbean, positioned as a high-end asset with a strong performance profile.

- Keys: 110 (182 rooms)
 - Restaurants & Bars: multiple gourmet & casual outlets
 - Pools: infinity & swim-up pools
 - Spa & Wellness: full-service spa with massage cabins and hydrotherapy circuit
 - Built Area: 35,612 m²
 - Land Area: 27,550 m²
 - Hotel Category: 5 stars
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- Price per Key: USD 274.726 per room

Price: USD 50,000,000 + fees



A modern hotel room with a large bed, a bathtub, and a balcony with a view of the ocean. The room features a large window with dark curtains, a white bathtub, and a bed with a blue and white patterned duvet. The ceiling has a recessed orange light strip. The balcony has a glass railing and a view of the ocean and other buildings.

CHARACTERISTICS

Luxury Facilities

- Accommodation Capacity:
 - 14 three-bedroom condos → 42 rooms
 - 44 two-bedroom condos → 88 rooms
 - 10 penthouse lofts → 10 rooms
 - 42 traditional hotel rooms
 - Total: 110 keys / 182 rooms
- Common Areas:
 - Gourmet restaurants and bars
 - Infinity-style outdoor pools

Strategic Location

- Situated in Punta Cana, Dominican Republic, a global reference in Caribbean tourism.
- Excellent connectivity: only 20 minutes from the international airport.

ECONOMIC FINANCIAL ANALYSIS

Operating Assumptions

ADR (Average Daily Rate):

- 2022: USD 120
- 2023: USD 149
- 2024: USD 175
- 2025: USD 190

Occupancy Rate:

- 2022: 52%
- 2023: 55%
- 2024: 61%
- 2025: 65 %

The ADR of this hotel in the Dominican Republic has increased by 58.33% from 2022-2025.



PUNTA CANA

"STRATEGICALLY LOCATED IN THE HEART OF PUNTA CANA, THIS LUXURY HOTEL OFFERS UNPARALLELED ACCESS TO WORLD-RENOWNED BEACHES, PREMIUM LEISURE EXPERIENCES, AND SEAMLESS CONNECTIVITY TO INTERNATIONAL TRAVEL HUBS."

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