



# DUBAI HOTEL FOR SALE

Reference Code: RHC2625

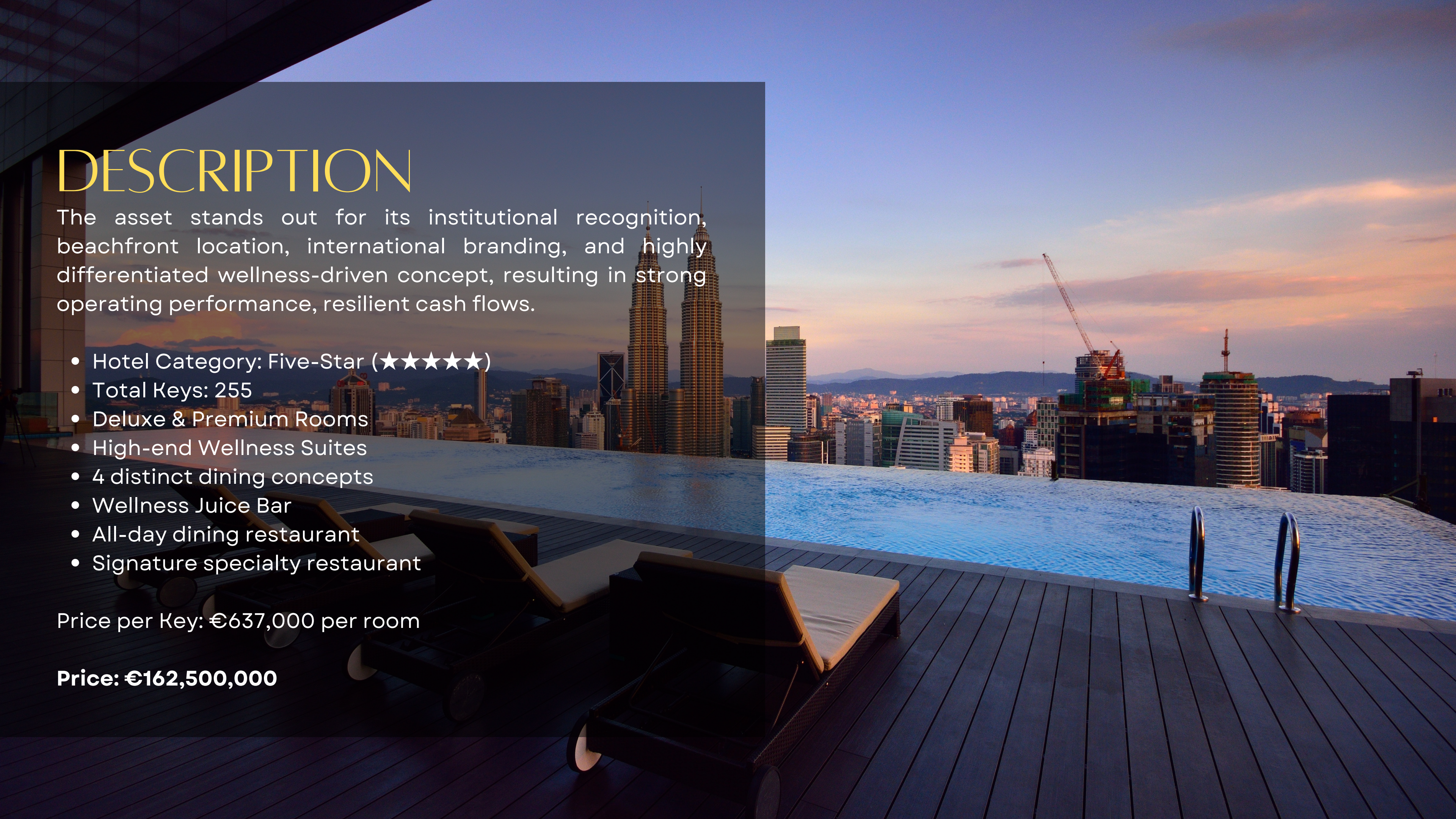
# DESCRIPTION

The asset stands out for its institutional recognition, beachfront location, international branding, and highly differentiated wellness-driven concept, resulting in strong operating performance, resilient cash flows.

- Hotel Category: Five-Star (★★★★★)
- Total Keys: 255
- Deluxe & Premium Rooms
- High-end Wellness Suites
- 4 distinct dining concepts
- Wellness Juice Bar
- All-day dining restaurant
- Signature specialty restaurant

Price per Key: €637,000 per room

**Price: €162,500,000**





# CHARACTERISTICS

## Facilities:

- Large-scale integrated wellness centre
- Outdoor swimming pools
- Direct private beach access
- 4 retail units
- 2 executive meeting rooms

## Strategic Location

Located in one of the world's most dynamic tourism, financial, and luxury destinations, the hotel enjoys:

- Consistent international demand
- Strong legal protection for foreign investors
- A tax-efficient investment environment

## Air Connectivity:

- Dubai International Airport – approx. 35 km
- Al Maktoum International Airport – approx. 45 km

# ECONOMIC FINANCIAL ANALYSIS

## Average Daily Rate (ADR – EUR)

- 2022: €313
- 2023: €345
- 2024: €380
- 2025 (Forecast): €413

## Average Occupancy

- 2022: 68%
- 2023: 72%
- 2024: 75%
- 2025 (Forecast): 78%

ADR has followed a clear upward trend, increasing from €313 in 2022 to €413 in 2025, representing a cumulative growth of 32%





# PALM JUMEIRAH

THE HOTEL IS IDEALLY POSITIONED WITHIN ONE OF DUBAI'S MOST PRESTIGIOUS COASTAL DISTRICTS, OFFERING A PRIME WATERFRONT SETTING WITH SEAMLESS CONNECTIVITY TO KEY BUSINESS HUBS, LUXURY DESTINATIONS, AND INTERNATIONAL GATEWAYS.

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