

A large, multi-story hotel building with a swimming pool and palm trees. The building has multiple balconies with orange railings. The pool is surrounded by lounge chairs and orange umbrellas. The text "RIVIERA MAYA" is written in large, yellow, serif capital letters across the middle of the image, and "HOTEL FOR SALE" is written in smaller, yellow, serif capital letters below it. The background shows a clear blue sky and the hotel building's facade.

RIVIERA MAYA

HOTEL FOR SALE

Reference Code: RHC2613

DESCRIPTION

We are pleased to present a strategic acquisition opportunity consisting of a 4-star boutique hotel located in Playa del Carmen, Quintana Roo.

- Category: 4-Star Boutique Lifestyle Hotel
- Number of Keys: 32 fully equipped, spacious rooms
- Room Types: Superior Rooms & Suites
- Rooftop Restaurant with Pool (estimated capacity 60–70 guests)
- Bar & Pool Lounge Area
- Additional Services: Tours, curated local experiences, private transportation
- Price per Key: 2,234,375MXN per suite

Price: MXN \$71,500,000 + fees





CHARACTERISTS

Facilities:

- 32 modern, spacious guest rooms
- Panoramic rooftop restaurant
- Elevated swimming pool
- Lounge and bar area
- Design-focused reception and lobby
- Integrated tourism services

Strategic Location:

Situated steps away from Playa del Carmen's 5th Avenue, the city's main commercial and gastronomic corridor.

Key Air Connectivity:

- Cancún International Airport (CUN): 55 km
- Tulum International Airport (TQO): 65 km



ECONOMIC FINANCIAL ANALYSIS

ADR (Average Daily Rate):

2022: \$1,900 MXN

2023: \$2,200 MXN

2024: \$2,500 MXN

2025 (Projected): \$2,700 MXN

ADR has increased approximately 42% over three years, reflecting strong demand and pricing power within the destination.

Average Occupancy:

2022: 65%

2023: 72%

2024: 78%

2025 (Projected): 80%





RIVIERA MAYA

“STRATEGICALLY LOCATED JUST STEPS FROM PLAYA DEL CARMEN’S ICONIC 5TH AVENUE AND THE PRISTINE CARIBBEAN BEACHES, THE HOTEL BENEFITS FROM UNMATCHED VISIBILITY, HIGH FOOT TRAFFIC, AND IMMEDIATE ACCESS TO THE CITY’S PREMIER DINING, SHOPPING, AND ENTERTAINMENT DESTINATIONS, MAKING IT A PRIME ASSET FOR INVESTORS SEEKING A HIGH-YIELD BOUTIQUE PROPERTY.”

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