Hotel for Sale #118

Price: $3,500,000 USD



Bedrooms: 18

Rooms: 18

Address: Centro, Playa del Carmen Real Estate, Quintana Roo

Description

Located in the heart of Playa del Carmen, Hotel for Sale #118 offers an exceptional investment opportunity. This 18-room boutique hotel embodies classical Mexican architecture, blending authentic charm with contemporary guest services and amenities.

Hotel Features:

- **Lot Size:** 354 m²
- **Construction:** ~800 m², with the potential to build three more stories, doubling its size and adding up to 24 more rooms.
- **Rooms:** Fully furnished, with world-class mattresses and linens, full bathrooms, air conditioning, and cable television.
- **Amenities:**
  - On-site restaurant and bar, with a 70 m² Palapa (grass roof)
  - Rooftop balcony with unrestricted views of the Caribbean Sea
  - Gardens, security cameras, and a wood terrace

Restaurant:

This celebrated on-site restaurant has consistently performed with TripAdvisor Certificates of Excellence for 11 years running. It is in TripAdvisor's Hall of Fame and has over 3,000 positive reviews, placing it in the top 5% of Playa del Carmen's restaurants.

Online Presence:

The hotel benefits from a solid online presence, including:

- **WordPress Website:** Integrated with Google Analytics and a complete reservation system.
- **Social Media:** Well-managed accounts on Facebook, Twitter, Instagram, and TripAdvisor.

Financials:

- **Occupancy Rate:** Runs conservatively at 46% with an ADR of ~$105/night, generating average annual sales of $322K.

- **Growth Potential:** At 75% occupancy with no rate increase, yearly sales would reach $517K. A $10 increase in ADR would raise sales to $567K.

Conclusion:

Hotel for Sale #118 presents a unique opportunity to invest in Playa del Carmen’s thriving hospitality industry. Combining authentic architecture with contemporary amenities and a solid financial foundation offers immediate and long-term growth potential.











