

Ref: P25282

Special Aparthotel in the center of Lisbon

Enquire



Investment type : For sale

Property type : Hotel

Bedrooms : 342120

Restaurants : 1

Hotel area :

Country : Portugal

Condition : Turnkey

A 34-key aparthotel, it consists of eight floors above ground (2,120 m² gross floor area) and one underground floor (271 m²), distributed as follows:

- 6th and 7th floors: Bar + rooftop
- 2nd to 5th floors: 34 rooms
- 1st floor: Bar, events and conference room
- Ground floor: Restaurant and hotel reception
- Basement: Technical and service areas
- Terrace at street level with 84 seats

The hotel is currently owner-managed, but the hotel intends to sell the vacant asset or fully lease it to external operators in the hotel and restaurant sector.

- Stabilized Gross Revenue (GRI): ~€1,402,800
- Rooms (Libere Hospitality): €856,800/year | 20-year contract | Exit option in year 10 | 100% of the FF&E is the operator's responsibility | Tax contribution is limited to €6,000/year
- Restaurant: €546,000/year | 20-year contract | Exit option in year 5 | 100% of the fit-out is the operator's responsibility | Progressive rent up to a stabilized €546,000
- Estimated stabilized NOI of the property: €1,395,800
- Property insurance: €4,000/yea
- Property taxes: €9,000/year

Gross Yield: 6.1% | Net Yield: 6.0%

The location is excellent, highly touristic, with high occupancy throughout the year. Furthermore, the property offers a good return, making it a very attractive investment opportunity overall.

PRICE 23 M + 3 % buyers fee

Details on request with NDA.

