HOTEL INVESTMENT OPPORTUNITY

PROJECT

DUNAS

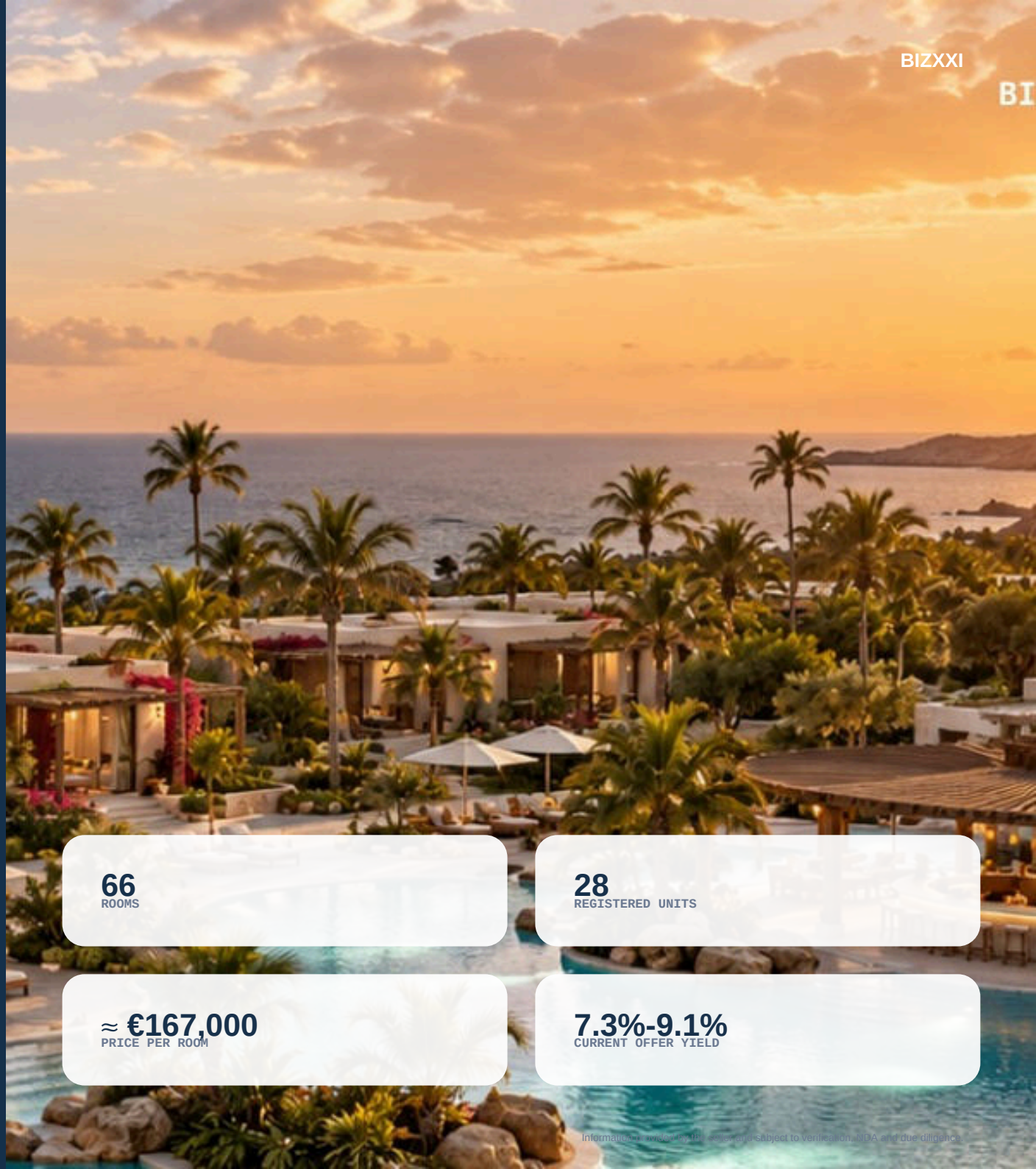
4-star adults-only and LGTBI-friendly resort

Horizontal-layout holiday resort in a consolidated destination in the south of the Canary Islands. Turnkey product, no repositioning CAPEX, active operator offer and flexible land-registry structure.

INDICATIVE PRICE

€11.0M

CONCEPTUAL NON-IDENTIFYING IMAGE



Information provided is indicative and subject to verification, DDA and due diligence.

DUNAS

4-star adults-only resort | LGTBI friendly | renovated and operational

€11.0M

€800k	€1.0M	NO CAPEX	0.75%
PROPOSED RENT YEAR 1	PROPOSED RENT YEAR 2+	REPOSITIONING	EST. AJD / STAMP DUTY

PRODUCT AND POSITIONING

- 4-star adults-only, LGTBI-friendly resort, fully renovated and operational.
- 66 bungalow-style rooms, split between Deluxe Rooms and Junior Suites.
- Swimming pool, solarium, pool bar, chill-out area, restaurant with terrace, gym, outdoor jacuzzi and reception.
- Located in a consolidated leisure destination in the south of the Canary Islands, with year-round demand.
- 28 independent registered units, providing flexibility for financing and future exit strategies.

TRANSACTION AND STRUCTURE

- Active operator offer: €800,000 in year one and €1,000,000/year from the first full operating year onwards.
- The operator would assume staff, maintenance and repairs, according to the proposal provided.
- Seller's indicative scenarios using equivalent rents of €60-€70/room/night would raise gross yield to 13.1%-15.3%.

INVESTMENT THESIS

Acquisition of a completed and operating resort with adults-only positioning, no repositioning CAPEX and an operating proposal offering immediate income visibility. Scenarios, contract, registry and tax treatment subject to due diligence.

Identification, land-registry extract, historical information and operator proposal available exclusively under NDA.

Information provided by the seller and subject to verification, NDA and due diligence.