



# HOTEL BENALMA

COSTA DEL SOL

**JLL's Hotels and Hospitality Group has been appointed as exclusive advisors to offer the opportunity to acquire the Hotel Benalma Costa Del Sol (the "Hotel").**

The 336-guestroom Hotel is situated in a prime beachfront location in Benalmádena, Malaga's prestigious Costa del Sol.

Having undergone a comprehensive capex program and repositioning in 2019, which focused on guestrooms, F&B areas, and public spaces, the Hotel offers excellent amenities, including three restaurants, four bars, two swimming pools, a spa and gym, mini golf, and a rooftop.

Owing to its prime beachfront location in Benalmádena, just a 20-minute drive from Málaga airport, the Hotel offers direct access to the beach Playa Bonita, with each of the guest rooms benefitting from an unparalleled sea view.

The Hotel is in close proximity to a number of demand generators, including Benalmádena beach, the popular town of Fuengirola and a selection of favoured golf courses, including the Torrequebrada Golf Club, a mere 5-minute drive.

The Asset is available unencumbered of brand and management to the incoming investor. This represents an excellent opportunity for an incoming investor to acquire a well-invested resort property in a market set to experience further tailwinds, and to benefit from the expected upside in trading.

Following your acceptance of the non-disclosure agreement, we would be pleased to provide you with a confidential Investor Memorandum ("IM") relating to the sale of the Hotel.



### PRIME BEACHFRONT LOCATION

Exceptional beachfront location with unobstructed sea views.



### WELL INVESTED FREEHOLD PROPERTY

336 guestrooms, expansive dining and leisure amenities, recently refurbished.



### VACANT POSSESSION OPTIONALITY

Available vacant possession and currently operated by Selenta Group, investors have full flexibility on future operations.



### LEADING EUROPEAN LEISURE DESTINATION

Costa del Sol is a leading Spanish tourist destination known for its beaches, golf and nightlife.



### STRONG HISTORICAL FINANCIAL PERFORMANCE

Revenue generating Hotel with operational upside.





# COSTA DEL SOL – DISTINGUISHED DESTINATION

## EXTENDED SEASON APPEAL

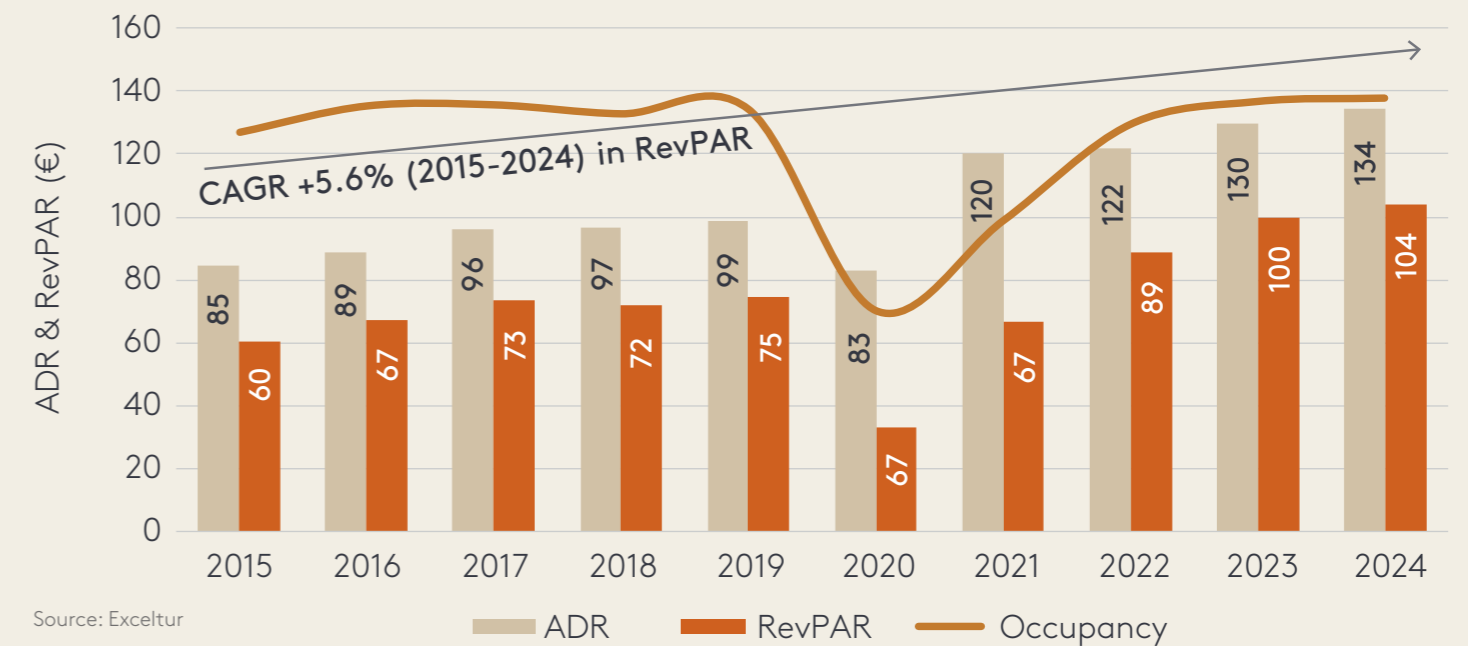
The region's favourable weather conditions, excellent connectivity, and year-round activities such as golf, wellness, and MICE contribute to its low seasonality and extended season trends when compared to other popular Spanish resort destinations.



# COSTA DEL SOL AND MÁLAGA TRADING PERFORMANCE

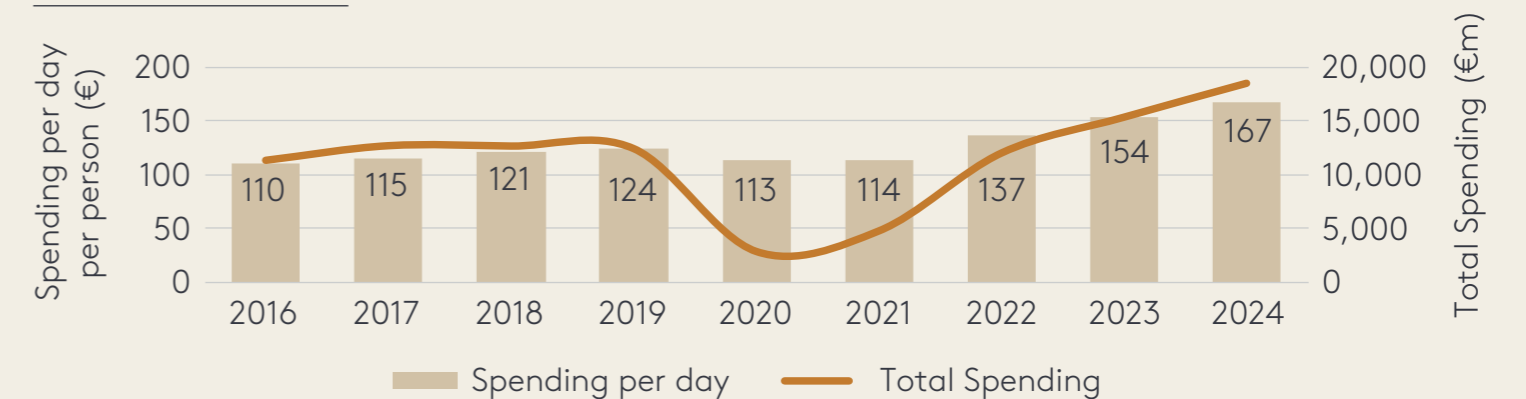
Costa del Sol is one of the strongest and best performing resort markets in Spain, showcasing a 5.6% CAGR RevPAR growth from 2015 to 2024 and 4.4% year on year (2024 vs. 2023). This dynamic has been primarily driven by occupancy, achieving a record 77.5% in 2024 full season while the rates have grown by a 4.7% CAGR (2015-2024). Further RevPAR growth is anticipated, fueled by a combination of the opening of new direct long-haul connections, such as New York and Montreal and the increasing appeal of the all-year round destination.

## TRADING PERFORMANCE (COSTA DEL SOL HOTEL MARKET)



Average daily spending of the region has also experienced a steady growth in the recent years, achieving a record €167 last year (+8.4% vs. 2023), whereas the total spending also surged to €18.5Bn (+20.5% y-o-y).

## AVERAGE SPENDING



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