STRICTLY CONFIDENTIAL | QUALIFIED INVESTORS ONLY

OFF-MARKET HOTEL OPPORTUNITIES

SPAIN | ITALY | UNITED ARAB EMIRATES

Investor Portfolio - September 2026

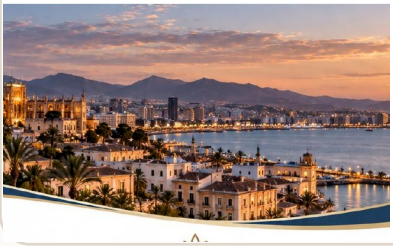
A curated selection of confidential hospitality investment opportunities presented without asset identity pending NDA / LOI process.

49	3	2026
OPPORTUNITIES	MARKETS	SEPTEMBER

Illustrative destination imagery only. Hotel identities and exact locations are withheld.

Portfolio at a Glance

Corrected master investor preview based on the currently supplied working portfolio.



SPAIN

26 opportunities

Mediterranean resorts, island hotels, city assets, golf and coastal opportunities

ITALY

15 opportunities

Historic city hotels, waterfront assets, luxury developments, resorts and island opportunities

UNITED ARAB EMIRATES

8 opportunities

Large-scale luxury hotels, beachfront assets, serviced apartments and branded operations

PRICING & CONFIDENTIALITY NOTE

Guide prices are investor-facing indicative levels based on the current working portfolio and the pricing uplift instructed. They are not a substitute for seller confirmation. Final price, fees, taxes, structure and availability must be reconfirmed before any LOI or offer.

Spain Opportunities

Opportunities 1-4 of 26 | Mediterranean, island & urban hospitality

SP-01

Ibiza

5-STAR LUXURY RESORT

INDICATIVE GUIDE PRICE

€137M

Premium island hospitality asset with upscale wellness and lifestyle positioning, serving strong international leisure demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-02

Ibiza

3-STAR COASTAL HOTEL

INDICATIVE GUIDE PRICE

€47M

Established island leisure hotel in a high-demand tourism market, with pool and resort facilities and repositioning potential.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-03

Costa Brava

4-STAR SUPERIOR COASTAL HOTEL

INDICATIVE GUIDE PRICE

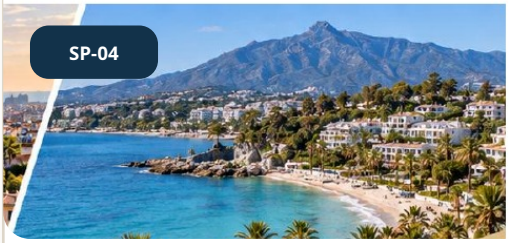
€14M

Boutique coastal hospitality asset with wellness appeal, convenient beach access and strong year-round leisure positioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-04



Marbella - Costa del Sol

5-STAR LUXURY RESORT

INDICATIVE GUIDE PRICE

€202M

High-end resort with golf, spa and premium leisure amenities in one of Southern Spain's most established luxury destinations.

OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 5-8 of 26 | Mediterranean, island & urban hospitality

Mallorca

4-STAR LEISURE HOTEL

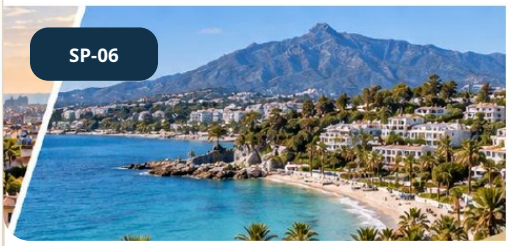
INDICATIVE GUIDE PRICE

€25M

Well-positioned island hotel serving beach, leisure and city-break demand, with established tourism fundamentals.

OFF-MARKET | NDA + LOI

Illustrative imagery



Puerto Banus - Marbella

4-STAR RESORT HOTEL

INDICATIVE GUIDE PRICE

€77M

Large operational resort close to Puerto Banus with gardens, pools, food and beverage outlets and leisure facilities.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

5-STAR ISLAND HOTEL

INDICATIVE GUIDE PRICE

€107M

Upscale island hospitality opportunity in a mature Mediterranean resort market, positioned for international leisure demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

5-STAR LUXURY RESORT

INDICATIVE GUIDE PRICE

€102M

Exclusive resort in a strong natural setting, combining wellness, golf-oriented demand and high-end international leisure appeal.

OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 9-12 of 26 | Mediterranean, island & urban hospitality

Mallorca

3-STAR LEISURE HOTEL

INDICATIVE GUIDE PRICE

€12M

Value-add holiday property in an established island market with scope for refurbishment, repositioning and operating improvement.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

TOURIST APARTMENT COMPLEX

INDICATIVE GUIDE PRICE

€7M

Multi-unit tourist accommodation opportunity suited to self-catering, leisure stays and strong seasonal rental demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

4-STAR LIFESTYLE HOTEL

INDICATIVE GUIDE PRICE

€56M

Established coastal lifestyle hotel with distinctive positioning, strong seasonal tourism and attractive international appeal.

OFF-MARKET | NDA + LOI

Illustrative imagery

Tenerife South

4-STAR RESORT HOTEL

INDICATIVE GUIDE PRICE

Price on Request

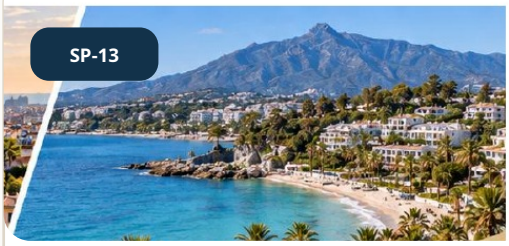
Well-established resort opportunity in a major year-round tourism market, with pool, leisure areas and access to key visitor amenities.

OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 13-16 of 26 | Mediterranean, island & urban hospitality



Estepona - Costa del Sol

4-STAR RESORT HOTEL

INDICATIVE GUIDE PRICE

€47M

Resort serving leisure and golf tourism, with attractive repositioning and value-enhancement potential in a growing coastal market.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

4-STAR HOTEL

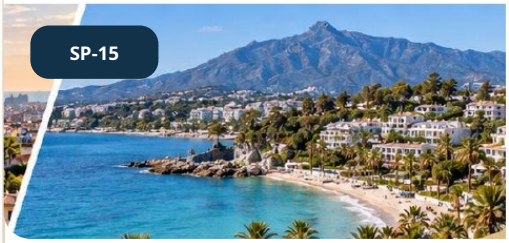
INDICATIVE GUIDE PRICE

€32M

Established island property with substantial facilities and a profile suited to repositioning, operational improvement and leisure demand.

OFF-MARKET | NDA + LOI

Illustrative imagery



Marbella - Costa del Sol

4-STAR BEACH RESORT

INDICATIVE GUIDE PRICE

€122M

Premium coastal hospitality opportunity combining strong tourism fundamentals, leisure facilities and long-term resort-market appeal.

OFF-MARKET | NDA + LOI

Illustrative imagery

Mallorca

COASTAL HOTEL

INDICATIVE GUIDE PRICE

€14M

Hospitality asset in a distinctive natural coastal setting, suitable for leisure-driven repositioning and value enhancement.

OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 17-20 of 26 | Mediterranean, island & urban hospitality

SP-17

Barcelona

URBAN HOTEL

INDICATIVE GUIDE PRICE

€23M

Well-located city hotel positioned for business and leisure demand in one of Europe's strongest year-round hospitality markets.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-18

Barcelona

URBAN HOTEL

INDICATIVE GUIDE PRICE

€42M

Modern city hospitality asset in a strategic urban location, appealing to corporate and leisure segments with consistent demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-19

Madrid

2-STAR CITY HOTEL

INDICATIVE GUIDE PRICE

€27.5M

Established city hotel with repositioning potential in a major European tourism and business destination.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-20

Valencia

CITY HOTEL

INDICATIVE GUIDE PRICE

€42M

Urban hospitality opportunity serving leisure and business travel with access to major visitor attractions and strong city demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 21-23 of 26 | Mediterranean, island & urban hospitality

SP-21

San Sebastian

CITY HOTEL

INDICATIVE GUIDE PRICE

€18M

Well-positioned urban hospitality opportunity in a premium regional destination with robust leisure and business demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-22

Madrid

5-STAR LUXURY HOTEL - APPROX. 320 ROOMS

INDICATIVE GUIDE PRICE

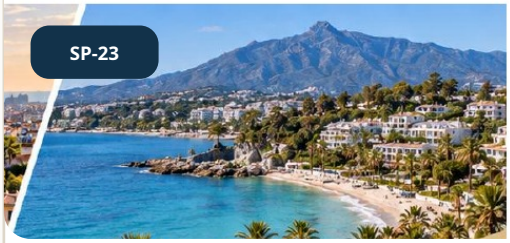
€302M

Fully operational luxury city hotel with established international positioning in one of Europe's strongest capital-city markets.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-23



Marbella - Beachfront

5-STAR LUXURY BEACH RESORT - APPROX. 150-170 KEYS

INDICATIVE GUIDE PRICE

€162M

Beachfront luxury resort with strong tourism fundamentals, leisure facilities and significant long-term value appreciation potential.

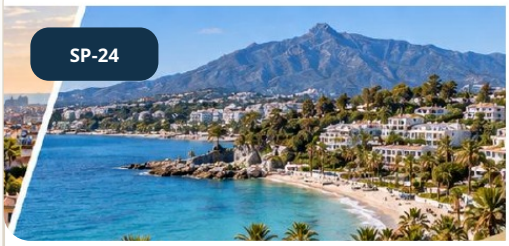
OFF-MARKET | NDA + LOI

Illustrative imagery

Spain Opportunities

Opportunities 24-26 of 26 | Mediterranean, island & urban hospitality

SP-24



Marbella / Benahavis

4-STAR GOLF RESORT - APPROX. 140-150 KEYS

INDICATIVE GUIDE PRICE

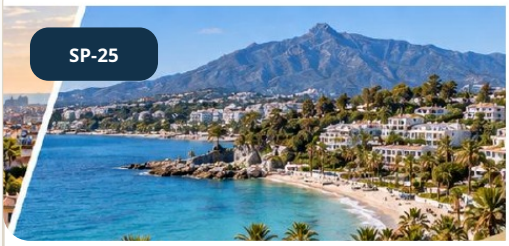
€92M

Established golf resort with conference and leisure facilities, offering repositioning and value-add potential in a proven luxury market.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-25



Marbella

4-STAR BUSINESS & LEISURE HOTEL - APPROX. 150-170 KEYS

INDICATIVE GUIDE PRICE

€67M

Operational hospitality asset with balanced year-round business and leisure demand and attractive repositioning potential.

OFF-MARKET | NDA + LOI

Illustrative imagery

SP-26

Malaga Coast

4-STAR BEACH HOTEL - APPROX. 80-100 KEYS

INDICATIVE GUIDE PRICE

€16M

Coastal hospitality asset with redevelopment and value-enhancement potential in a high-demand Mediterranean market.

OFF-MARKET | NDA + LOI

Illustrative imagery

Italy Opportunities

Opportunities 1-4 of 15 | Historic, luxury, waterfront & development assets

IT-01

Venice Lido

5-STAR HISTORIC HOTEL - 60 ROOMS/SUITES

INDICATIVE GUIDE PRICE

€67M

Historic luxury hotel close to the sea and Venice connections, with restaurant, spa, holistic wellness and outdoor pool.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-02

Rome - Central

4-STAR HOTEL - 110 ROOMS

INDICATIVE GUIDE PRICE

€62M

Historic city hotel of approximately 5,700 sqm with restaurant, bar, meeting spaces and an internal courtyard for events.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-03

Rome - Via Veneto Area

4-STAR HOTEL - 53 ROOMS

INDICATIVE GUIDE PRICE

€42M

Central boutique hotel in an early-1900s building, within walking distance of Villa Borghese and major Rome attractions.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-04

Rome - Central

5-STAR LUXURY HOTEL - 82 ROOMS/SUITES

INDICATIVE GUIDE PRICE

€82M

Luxury five-star city hotel combining historic architecture, contemporary design, spa, dining and versatile event spaces.

OFF-MARKET | NDA + LOI

Illustrative imagery

Italy Opportunities

Opportunities 5-8 of 15 | Historic, luxury, waterfront & development assets

IT-05

Rome - Historic Centre

4-STAR SUPERIOR HISTORIC HOTEL - 80 KEYS

INDICATIVE GUIDE PRICE

€112M

Rare heritage hospitality asset with exceptional historic-centre positioning, proven operations and panoramic destination appeal.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-06

Alghero - Sardinia

LUXURY HERITAGE HOTEL & SPA

INDICATIVE GUIDE PRICE

€27M

Distinctive seafront heritage hospitality asset with strong destination appeal and a high-end leisure and wellness profile.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-07

Milan

5-STAR HOTEL - APPROX. 310 ROOMS

INDICATIVE GUIDE PRICE

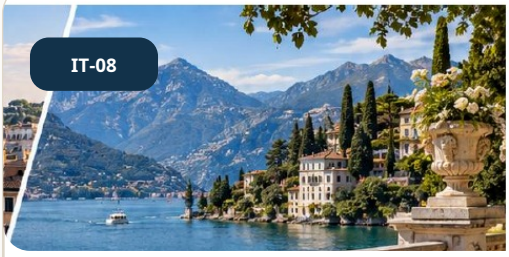
€60M

Large luxury urban hotel in a prime metropolitan location, suited to institutional hospitality investment and repositioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-08



Lake Como

5-STAR SUPERIOR DEVELOPMENT - 140 KEYS

INDICATIVE GUIDE PRICE

€35M

Prime development opportunity with substantial buildable area, planning progress and flexibility for ultra-luxury hospitality positioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

Italy Opportunities

Opportunities 9-12 of 15 | Historic, luxury, waterfront & development assets

Rome - Via Veneto

5-STAR LIFESTYLE PROJECT - 122 ROOMS/SUITES

INDICATIVE GUIDE PRICE

Price on Request

Brand-driven luxury lifestyle project with destination dining, rooftop concept and strong premium-rate positioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

Italian Island

PRIVATE ISLAND HOSPITALITY ASSET

INDICATIVE GUIDE PRICE

Price on Request

Highly confidential island hospitality opportunity suitable for exclusive resort, retreat or ultra-luxury repositioning strategies.

OFF-MARKET | NDA + LOI

Illustrative imagery

Northern Sardinia

HISTORIC 5-STAR HOTEL & PRIVATE RESIDENCE - 24 SUITES

INDICATIVE GUIDE PRICE

Price on Request

Rare legacy hospitality asset with exclusive suites, private park, wellness facilities, helipad and private jetty.

OFF-MARKET | NDA + LOI

Illustrative imagery

Sardinia

4-STAR RESORT PORTFOLIO - 819 UNITS

INDICATIVE GUIDE PRICE

€147M

Large mixed resort comprising hotel accommodation, apartments, cottages and villas, supported by a substantial spa centre.

OFF-MARKET | NDA + LOI

Illustrative imagery

Italy Opportunities

Opportunities 13-15 of 15 | Historic, luxury, waterfront & development assets

IT-13

Venice

4-STAR WATERFRONT HOTEL - 51 ROOMS

INDICATIVE GUIDE PRICE

€43.6M

Compact waterfront city hotel in a globally recognised leisure market, offering scarcity value and strong destination fundamentals.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-14

Venice

5-STAR BOUTIQUE HOTEL - 32 LUXURY SUITES

INDICATIVE GUIDE PRICE

€41.52M

High-end boutique hospitality opportunity centred on luxury suites and an exclusive Venice positioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

IT-15

Venice

5-STAR VILLA & SUITE RESORT COMPLEX

INDICATIVE GUIDE PRICE

€57M

Luxury hospitality complex combining suites and villas in a scarce destination market, suitable for premium resort positioning.

OFF-MARKET | NDA + LOI

Illustrative imagery

United Arab Emirates Opportunities

Opportunities 1-4 of 8 | Prime luxury and large-scale hospitality assets

UAE-01

Dubai - Palm Jumeirah

5-STAR LUXURY BEACH RESORT - 200+ KEYS

INDICATIVE GUIDE PRICE

USD 179M

Prime beachfront luxury hospitality asset with international positioning, private beach access and strong long-term investment appeal.

OFF-MARKET | NDA + LOI

Illustrative imagery

UAE-02

Dubai - Palm Jumeirah

4-STAR LIFESTYLE HOTEL - 140+ KEYS

INDICATIVE GUIDE PRICE

USD 138M

Contemporary beachfront hotel in one of Dubai's most prestigious hospitality destinations, with strong lifestyle and leisure demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

UAE-03

Dubai - Business Bay

5-STAR LUXURY HOTEL - 430+ KEYS

INDICATIVE GUIDE PRICE

USD 302M

Large premium city hotel in Dubai's central business district, serving both corporate and leisure demand.

OFF-MARKET | NDA + LOI

Illustrative imagery

UAE-04

Dubai - Barsha Heights

HOTEL & SERVICED APARTMENTS - 1,000+ KEYS

INDICATIVE GUIDE PRICE

USD 274M

Large-scale mixed hospitality asset combining hotel accommodation and serviced residences in a strategic business location.

OFF-MARKET | NDA + LOI

Illustrative imagery

United Arab Emirates Opportunities

Opportunities 5-8 of 8 | Prime luxury and large-scale hospitality assets

Dubai Marina

5-STAR LUXURY HOTEL - APPROX. 370 KEYS

INDICATIVE GUIDE PRICE

USD 179M

Established luxury hotel with leisure amenities in one of Dubai's strongest tourism and lifestyle districts.

OFF-MARKET | NDA + LOI

Illustrative imagery

Abu Dhabi - Corniche District

5-STAR LUXURY HOTEL - 420+ KEYS

INDICATIVE GUIDE PRICE

Price on Request

Landmark waterfront hospitality asset with extensive conference and leisure facilities in a prestigious capital-city location.

OFF-MARKET | NDA + LOI

Illustrative imagery

Dubai - Al Jaddaf

4-STAR BOUTIQUE HOTEL - APPROX. 60 KEYS

INDICATIVE GUIDE PRICE

USD 21M

Modern boutique hospitality asset in a rapidly developing district, offering attractive repositioning and investment potential.

OFF-MARKET | NDA + LOI

Illustrative imagery

UAE - Prime Urban Location

INTERNATIONALLY MANAGED HOTEL - APPROX. 264 UNITS

INDICATIVE GUIDE PRICE

AED 630M

Operational branded hospitality asset with approximately 264 units, multiple F&B outlets, pools, gym and shared premium facilities.

OFF-MARKET | NDA + LOI

Illustrative imagery

Confidentiality, Process & Next Steps

01

CONFIDENTIALITY

The identity of each hotel, ownership details, and financial information, due diligence package, exact location, and seller procedures will be disclosed only after the execution of a Mutual Non-Disclosure Agreement (MNDA/NDA).

02

INVESTOR PROCESS

Interested investors may submit a Letter of Intent (LOI) for any opportunity of interest. Upon acceptance by the seller, the complete due diligence process, management meetings, property inspections, and transaction documentation will be coordinated.

03

OUR COMMITMENT

We remain at your disposal to identify the most suitable opportunities according to your investment criteria and to coordinate the next steps in the acquisition process.

For further information

NDA / LOI PROCESS REQUIRED

Prices and availability subject to seller reconfirmation.