

HOTEL MARINA BADALONA



Barcelona-Dom

INTERNATIONAL PROPERTIES AND INVESTMENTS

PROPOSAL TO INVESTORS

Investment project for the construction of 4 * Hotel "MARINA BADALONA" on the seafront in Barcelona, with an investment of 35,7 million € and a project implementation period of 2 years.



CONSTRUCTION COMPANY

The construction works are carried out by the company "Sorigué" founded in 1954.

Sorigué has developed a comprehensive business model, has delegations in major Spanish cities and is developing its activities throughout the country. Also, major projects were implemented at the international level.

You can find information about the company here:
<http://www.sorigue.com/es>



MARKET ANALYSIS

In Barcelona, the growing demand is clearly greater than the offer of hotels available in the area, and increasingly restricting the opening of new hotels.

Over the past 20 years, the flow of tourists to Barcelona has increased, according to the most conservative estimate, three times. In just one month (January), 2017 in Barcelona visited about half a million tourists, which is 15.9% more than in January 2016, writes Noticia.ru.

Naturally, this positively affected the workload of local hotels. Guests of the Catalan capital spent here 1 240 000 nights. This is by 12.6% more than a year earlier.



THE LOCATION

The site for construction of the hotel is located on the waterfront, directly opposite the beach and marina of Badalona.

It is worth noting that in Barcelona the hotels are located in the city center, and NOT on the seafront, with two exceptions: *the hotel W Barcelona* (belonging to the chain of hotels Starwood - Marriott) and *the hotel Arts* (managed by Ritz-Carlton, the brand of the same hotel chain). Both stand out for their iconic image and high visibility around the city skyline.

The Hotel Marina in Badalona represents the third hotel with these features.



THE HOTEL: TECHNICAL SPECIFICATIONS

The hotel will comprise of 220 rooms and will comply with the hotel's 4 * hotel standards.

Services: menu and buffet restaurant, bar and terrace, swimming pool, spa, conference halls (1,500 m2 conference hall, 4 conference rooms and adjoining areas), parking for 100 parking spaces.

In addition, the construction also includes multipurpose premises for commercial and public use, intended for improving the hotel's integration in the Barcelona's promenade and marina's environment.



COSTS ANALYSIS

Surface right price: 10 Mill€ + IVA (21%)

Construction cost: 20,7 Mill€

Furniture: 2,7 Mill€ (bank could offer leasing)

Licenses: 0,7 Mill€

Architect fees: 1,5 Mill€

Others: 0,1 Mill€

TOTAL: 35, 7 Mill€

RETURN ON INVESTMENT: annual profitability 7%

