



## Investors Proposal

Málaga (Spain)  
Urban Lodging



## THE CITY: MALAGA

5.3 million passengers staying  
Almost 20 million overnight stays  
Average Increase: 3,3% yearly  
Occupancy rate: 64%

Nearly forty museums  
233 conventions per year  
Almost 100,000 participants

Population: 570.000 hab.  
320 days of sun per year

Source: Town Hall of Malaga

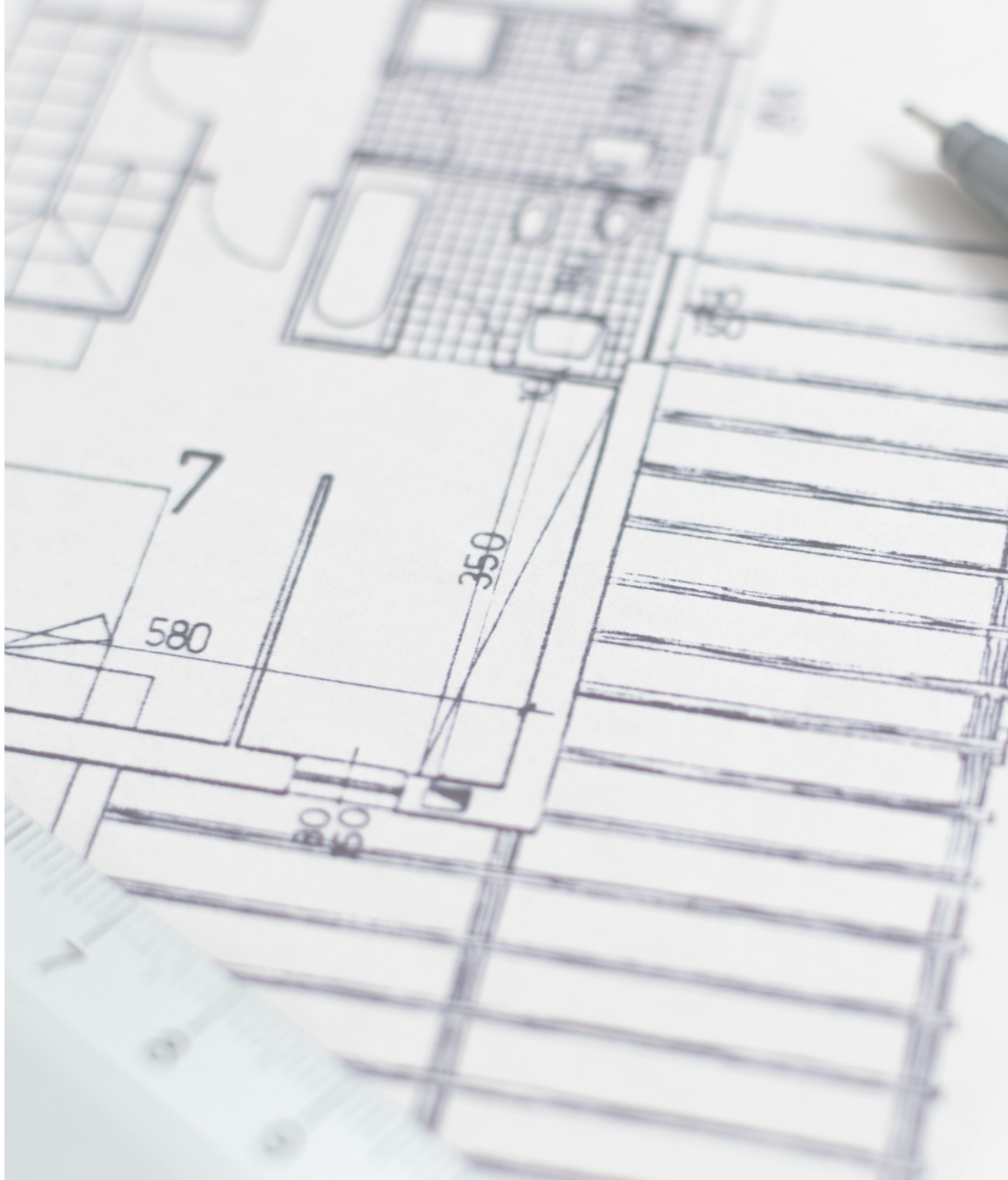


## THE PROPERTY

A 19th Century  
Neoclassical Buildings  
Built in 1909  
Cultural Heritage Facade

Built area: 2860 m<sup>2</sup>  
Balconies: 56  
Entries and Exits on 2 Streets  
5 Open Storey Building

Ground Floor	586,78 m <sup>2</sup>
First Floor	550,42 m <sup>2</sup>
Second Floor	550,42 m <sup>2</sup>
Third Floor	550,42 m <sup>2</sup>
Fourth Floor	550,42 m <sup>2</sup>



## THE PROJECT

### First Draft

Accomodation	1.430 m <sup>2</sup>
Food & Beverage	230 m <sup>2</sup>
Coworking	140 m <sup>2</sup>
Reception	60 m <sup>2</sup>
Community	280 m <sup>2</sup>
Back Office	90 m <sup>2</sup>
Lifts, corridors	630 m <sup>2</sup>
TOTAL	2.860 m <sup>2</sup>

Number of Room	79
Max. Pax	302
Limit 20% I+D	18,54 %



## PROJECTED RESULTS

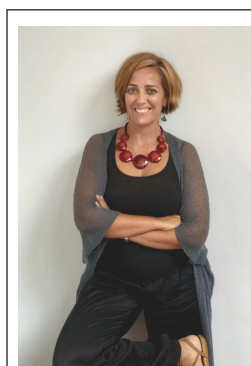
Sales	2.645.000 €
Fixed Costs	-1.000.000 €
Variable Costs	-670.000 €
<b>Contribution Margin</b>	<b>975.000 €</b>
Depreciations	-270.000 €
<b>Net Profit</b>	<b>705.000 €</b>

Purchase Cost	4.860.000 €
Costs of Acquisition	600.000 €
Conditioning Investment	2.320.000 €
<b>Total Investment</b>	<b>7.780.000 €</b>
ROR (Rate of Return)	9 %



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