

**Profile number**

110405

**Boutique real estate development in Southern Spain seeks investor****Located in**

Spain

**Personal data****Sector**

Leisure

**Type of company**

Hotels

**Legal entity:**

Limited Company

**Type of transaction**

To be determined

**Life phase enterprise**

Starting

**Employees in FTE**

&lt; 5

**Type of buyer:**

- MBI candidate
- Strategic acquisition
- Investor

**Financial information****Turnover last financial year**

Confidential

**Asking price**

€ 500.000 - € 1.000.000

**Earnings before taxes**

Confidential

**Company history/background****Small-scale real estate with active operation**

A Dutch entrepreneur wishes to acquire and personally operate a boutique accommodation in a tourist region in southern Spain. The goal is to combine rental income with appreciation in the property's value. The first location forms the basis for further expansion. Multiple locations are desired.

## Adult travelers/visitors with seasonal spread

The formula targets adult travelers seeking peace, quality, and privacy. The high season ensures strong revenues, while longer stays in the winter provide additional stability.

## Unique selling points

### Value creation and exit via bank or sale

Value is generated through improved operations and real estate expansion. The intended exit is via refinancing with a Spanish bank or sale. Collateral is linked to the real estate via a mortgage structure.

## Other

### Capital sought

For the purchase of the first location, €800,000 is being sought via a loan secured by real estate. Interest can accrue during the start-up phase and be paid out after stabilization. Potential equity participation is open for discussion.