



Confidential Acquisition Opportunity

HOTEL & RESORT RIU PALACE ISLAND

379- Key Luxury Beachfront Resort | Paradise Island | Upper Upscale | Nassau | The Commonwealth of The Bahamas |
Caribbean

ADULTS-ONLY RESORT

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

An institutional-quality beachfront resort with established operations and long-term value creation potential.



INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built:1982. Renovated: 2017. Stories: 14
- GBA:1,017,138 SF, on 3.71-acre lot.
- Typical Floor: 21,958 SF
- Meeting Space: 3,014 SF
- Luxury beachfront, Upper Upscale
- Located in established hospitality corridor.
- All-inclusive operating model.



SUPPORTING ASSETS & AMENITIES

- Multiple restaurants, bars, spas, swimming pools, and resort amenities
- Golf courses
- Conferences & meeting facilities
- Entertainment & recreational activities
- City tours and guided experiences



MANAGEMENT & OPERATING CONTROL

- RIU-brand controlled and professionally managed.
- Long-standing operating history and KPIs.
- Managed by an experienced hospitality management company.

379 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Bahamas's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

A location that combines international accessibility, established hospitality infrastructure, and enduring tourism demand.

-  Directly on the beach, premium oceanfront experiences, higher ADR, RevPAR, and occupancy.
-  100 meters from the Atlantis Casino, the largest in the Caribbean, 3 km from Nassau’s city center.
-  Draws both business, leisure, and entertainment-focused travelers year-round.
-  Being on Paradise Island, a renowned tourist destination, supports premium pricing, top choice for adults seeking exclusivity.
-  Close to historic landmarks, cultural attractions, retail, dining, and entertainment districts.
-  Year-round good weather, strong tourist traffic, and excellent global air connectivity.



DESTINATION APPEAL

For Sustainable Long-Term Hospitality Demand Drivers.



TOURISM, LEISURE & ENTERTAINMENT

- Paradise Island is a premier Caribbean destination, famous for its pristine beaches, turquoise waters, and luxury resorts.
- **The adults-only**, all-inclusive format appeals to couples and groups seeking a sophisticated, relaxing environment.
- Vibrant nightlife, shopping, dining, and cultural experiences

INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Lynden Pindling International Airport () – is one of Latin America's busiest airports
- 20 Km / 12 miles from the property, Hotel RIU Palace Paradise Island.
- Major road networks leading to the property.
- Efficient local transportation and proximity to key demand centers

BUSINESS & CONFERENCE DEMAND

- Strong MICE (Meetings, Incentives, Conferences & Exhibitions) market
- Multiple convention centers and event venues in the region
- Attracts corporate groups, international conferences, and incentive travel

SUPPORTING INFRASTRUCTURE & SAFETY

- Well-developed infrastructure with reliable utilities and communications
- Local police presence, medical facilities, and emergency services
- Clean, well-maintained, and visitor-friendly environment

LUXURY APPEAL & DESTINATION QUALITY

- Premium destination known for luxury resorts and world-class hospitality
- Year-round warm weather and pristine coastal environment
- High repeat visitation and strong international brand recognition

INVESTMENT PERSPECTIVE

A Compelling Opportunity with Multiple Value Drivers

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GLOBAL BRAND PRESENCE IN HOSPITALITY CORRIDOR
Benefits from internationally recognized RIU brand and market presence.
- 

ESTABLISHED OPERATING PLATFORM
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.
- 

INSTITUTIONAL ASSET WITH STRONG MARKET FUNDAMENTALS
High-quality hospitality assets with institutional ownership. Has ongoing potential for higher revenue streams.
- 

PRIME DESTINATION & INTERNATIONAL CONNECTIVITY
Proximity to international airport and key transport links.
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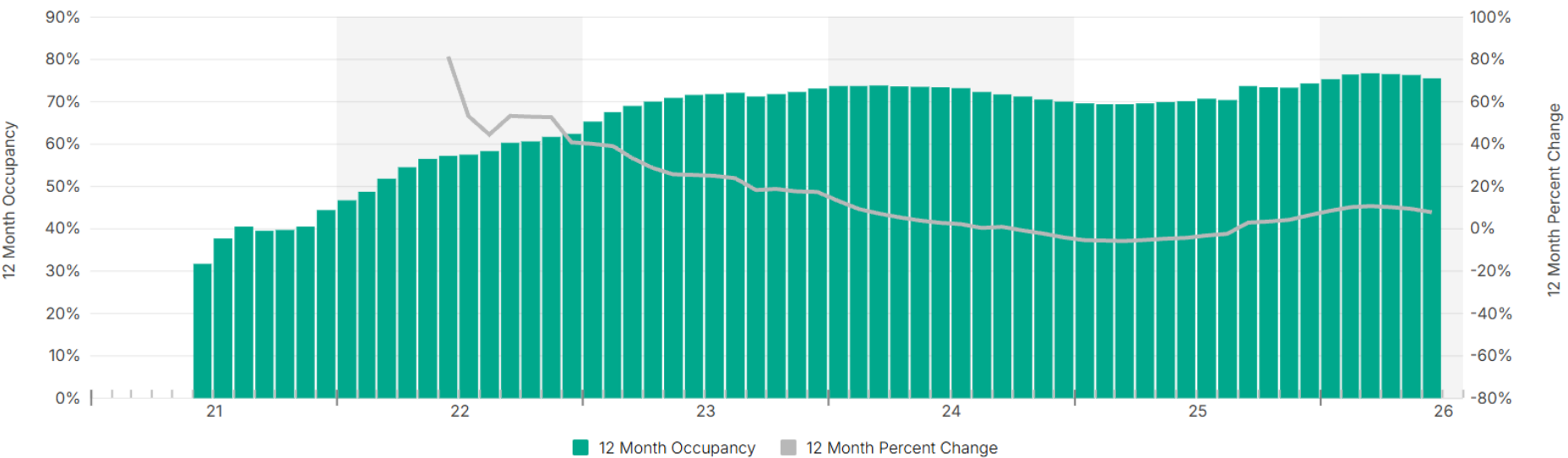
STRONG TOURISM DEMAND
Benefiting from robust international tourist traffic and year-round appeal.



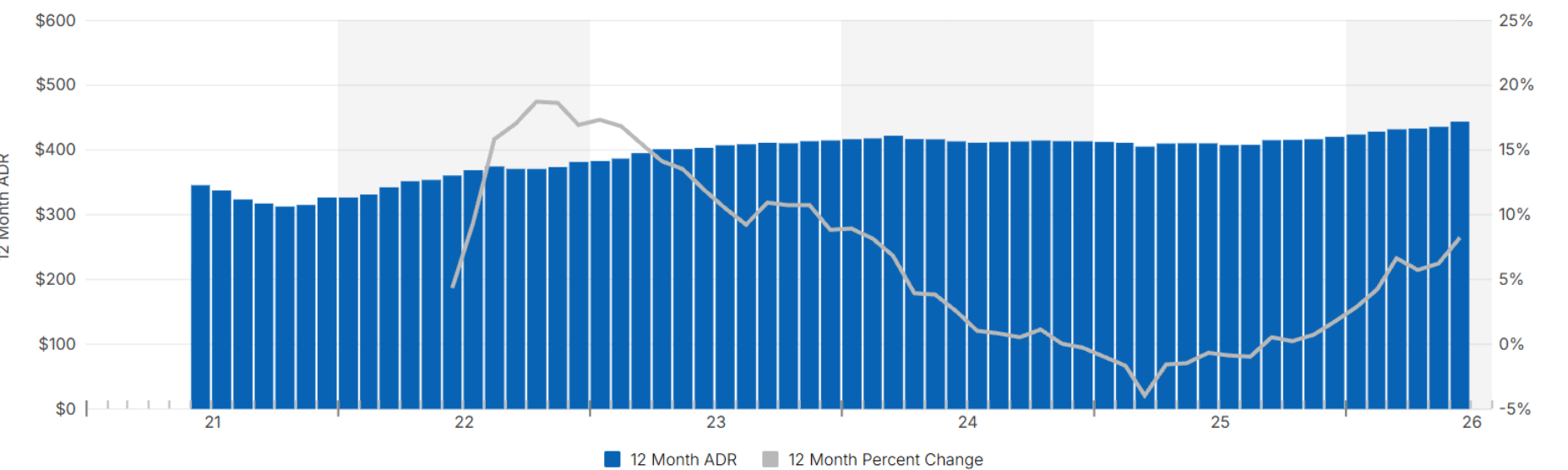
**STRATEGICALLY POSITIONED.
OPERATIONALLY STRONG.
INVESTMENT-DRIVEN.**

A premier hospitality asset with multiple paths to enhance value and long-term returns.

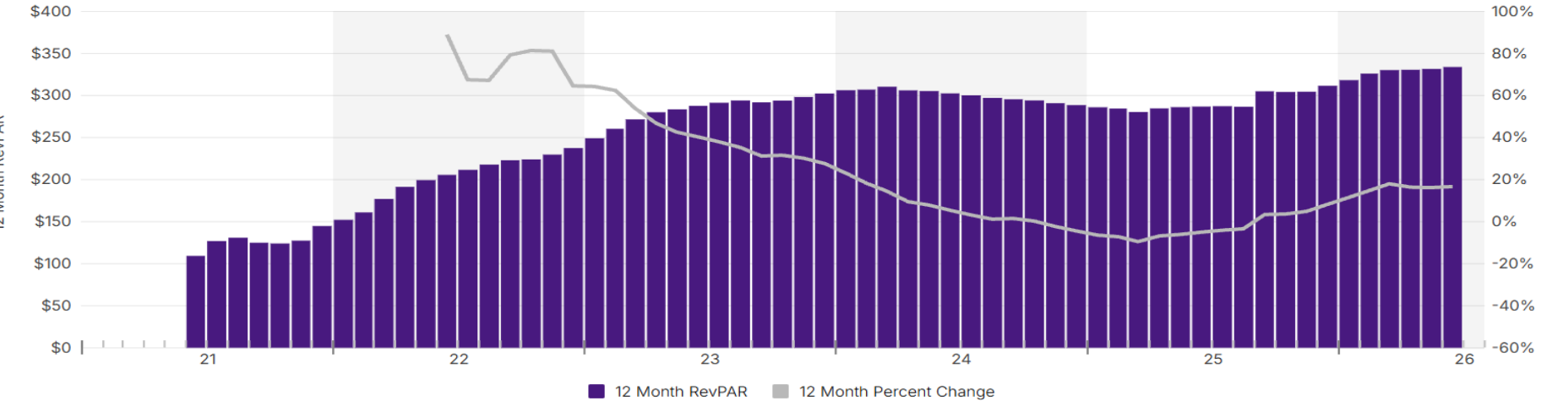
OCCUPANCY



ADR



REVPAR



WHY HOTEL & RESORT RIU PALACE, PARADISE ISLAND – THE BAHAMAS?

01

Premier Luxury Resort Destination

Recognized as one of the premier luxury resort destinations with strong long-term investment appeal in the Caribbean.

02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.

03

International financial hub environment

Powerful business climate for international business environment attracts business meetings.

04

Resort of leisure and adults-only exclusivity

Established championship golf courses, luxury marinas, world-class recreational amenities, and an ‘adults only’ exclusivity environment.

05

Premium ADR Environment

Premium Average Daily Rate (ADR) performance compared with many comparable resorts.

06

Global Brand & Institutional Ownership

Supported by global brand presence and institutional ownership, enhancing long-term stability and credibility.

THE SUNRISE BROKERS CONFIDENTIAL TRANSACTION PROCESS

01

Initiate Letter of Business Interest

Initial expression of acquisition interest and buyer qualifications.

02

Execute NDA

Mutual confidentiality agreement providing access to detailed information.

03

Receive Confidential Information Package

Executive due diligence materials for confidential review.

04

Conduct Management Discussions & Site Visit

Meet the management, inspect the property, and discuss transaction structure.

05

Submit Letter of Intent

Submission of a non-binding proposal outlining principal commercial terms.

06

Negotiate Purchase Agreement

Negotiation and execution of definitive acquisition documentation.

07

Complete Closing

Completion of the transaction through independent legal and settlement professionals.

THE SUNRISE PERSPECTIVE



Every hospitality acquisition is more than a real estate transaction.



We present opportunities that align long-term ownership objectives with qualified global investors.



Confidentiality, discretion, and institutional standards guide every engagement.



Our objective is not simply to market an asset—but to facilitate strategic ownership transitions.

CONTACT

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Confidential Acquisition Opportunity for:

[HOTEL & RESORT RIU PALACE PARADISE ISLAND](#)

THE BAHAMAS IN THE CARIBBEAN

A premier, institutional-Upper Upscale beachfront resort offering strong historical performance, diversified amenities, and exceptional growth potential.

