



Confidential Acquisition Opportunity

El Dorado Royale & El Dorado Casitas Royale

679-Key | Luxury Caribbean Beachfront Resort Complex Riviera Maya | Cancun–Playa del Carmen | Mexico

Adults Only Resort

A Sunrise Brokers Executive Brief™

EXECUTIVE OVERVIEW

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



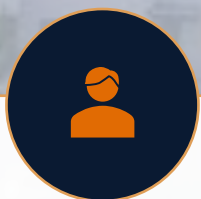
INCOME-PRODUCING FEATURED BUILDING ASSETS

- Built in 2000; Renovated: No; Stories: 3
- El Dorado Royale: 476 Keys, GBA: 356,996 SF, Typical Floor: 118,995 SF
- El Dorado Casitas Royale: 203 Keys, GBA: 152,245 SF; Typical Floor: 76,122 SF.
- Lot Size: 118.4 acres (479,327 m sq)
- Located in an 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

- Institutional Owners run the brand and professional management through long-term HMAs.
- Long-standing operating history and KPIs.
- Managed by an experienced hospitality management company, Lomas Hospitality

679 KEYS

Well-appointed rooms & suites

PRIME LOCATION

Cancun's premier beachfront hospitality corridor

STRONG FINANCIAL PERFORMANCE

Consistent historical revenue & profitability

HIGH OCCUPANCY

Strong demand drivers year-round

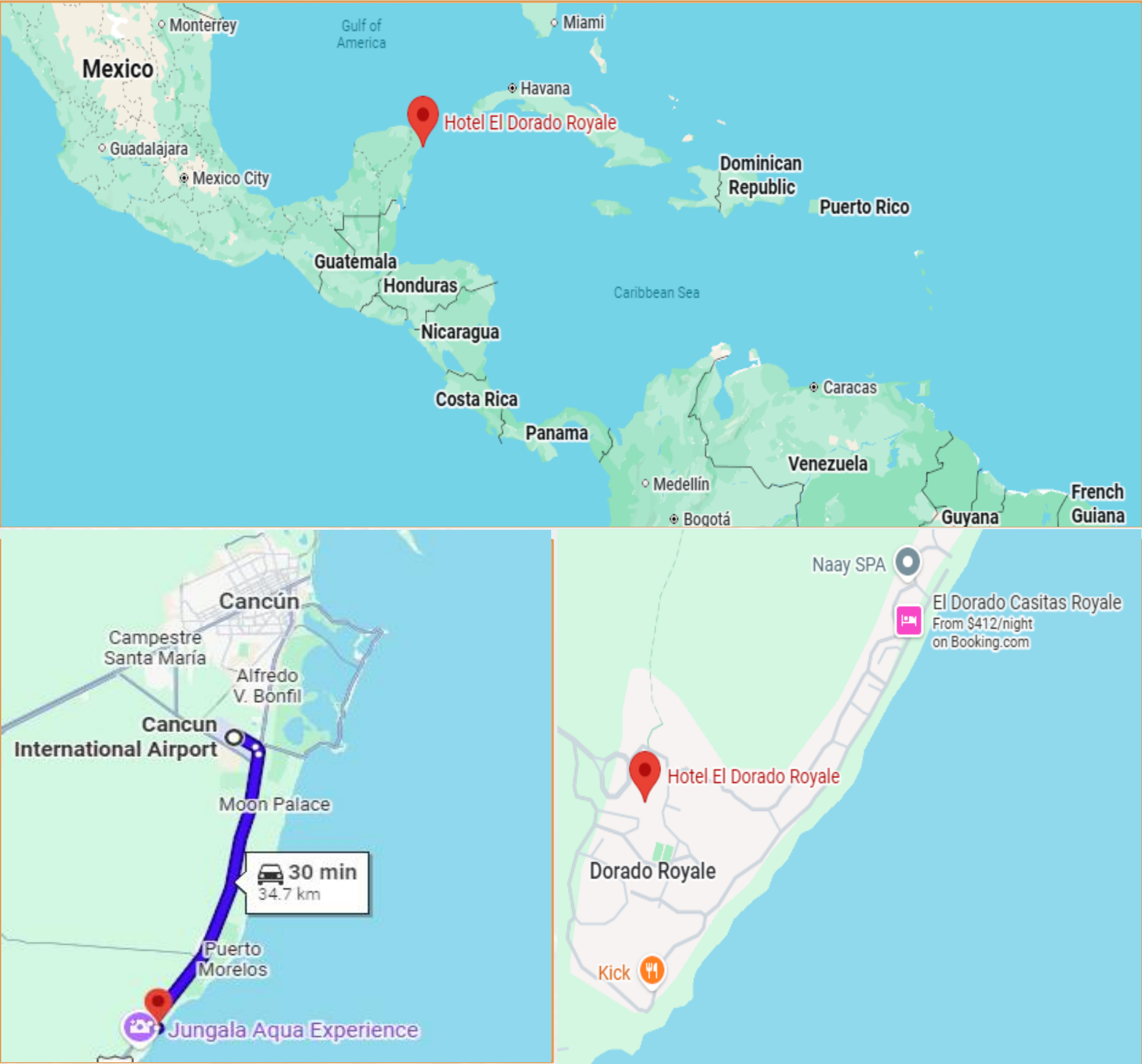
FLEXIBLE TRANSACTION

Seller open to various transaction structures

STRATEGIC LOCATION ADVANTAGE

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

-  Located in a popular hospitality corridor in the coastal city of Cancun, Mexico.
-  45 Km / 27 miles from Cancun International Airport (CUN), Cancun, Mexico.
-  Direct access from Highway 307 and key regional routes.
-  Surrounded by luxury resorts, hotels, and world-class tourism infrastructure.
-  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

- World-famous beaches, turquoise waters, and natural beauty
- Nearby attractions: Mayan ruins (Chichén Itzá, Tulum), Isla Mujeres, Xcaret, cenotes, eco-parks, and water activities
- Vibrant nightlife, shopping, dining, and cultural experiences



INTERNATIONAL ACCESS & LOCAL CONNECTIVITY

- Cancun International Airport (CUN) - one of Latin America's busiest airports
- 45 Km / 27 miles from the property
- Direct access via Highway 307 and major road networks
- 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



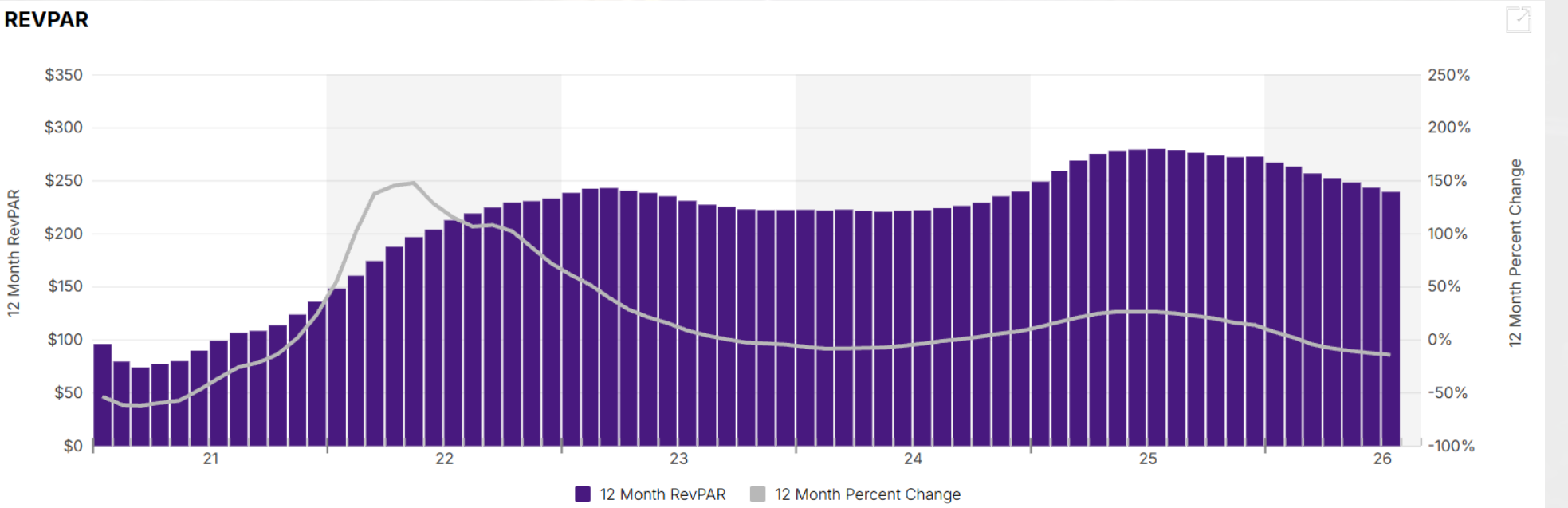
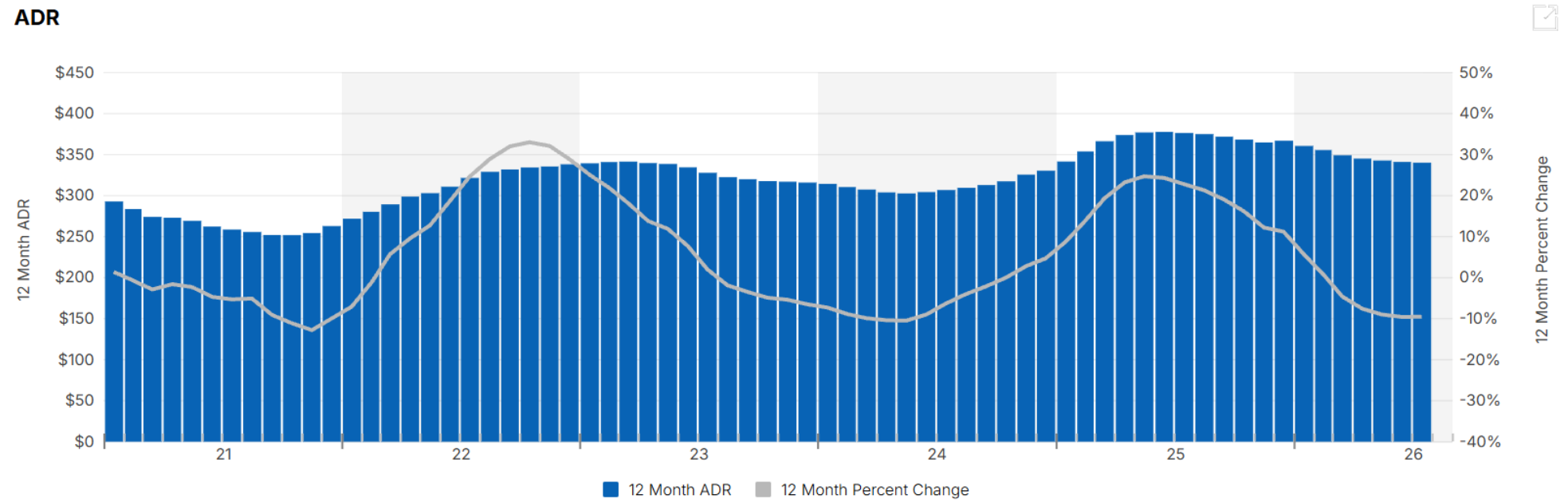
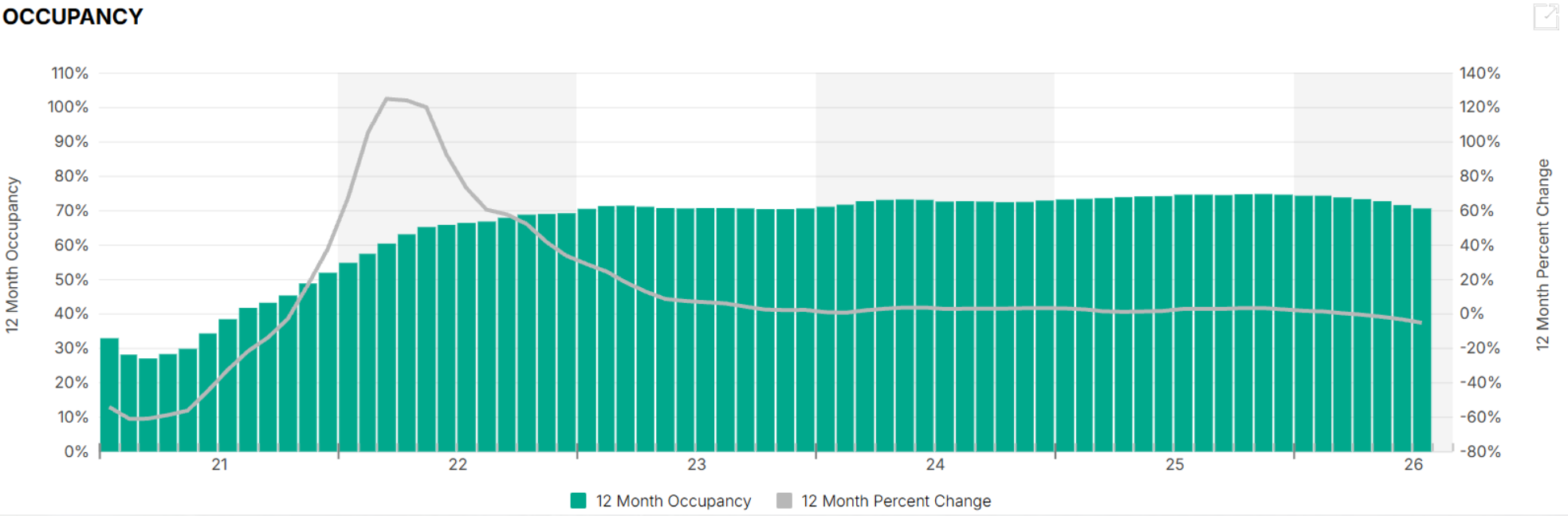
LUXURY APPEAL & DESTINATION QUALITY

- 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

-  **OWNER’S OWN BRANDED PRESENCE**
Benefits from a well-recognized brand and market presence in Caribbean.
-  **ESTABLISHED OPERATING PLATFORM**
Operated under an established hospitality management platform with an emphasis on operational consistency and guest experience.
-  **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.
-  **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.

WHY EL DORADO ROYALE SPA RESORT & EL CASITAS ROYALE RESORTS ADULTS-ONLY RESORTS?

- 01

Resort Destination

Recognized as one of the premier ‘Adults Only’ resorts in coastal destinations in the Caribbean
- 02

Strong Tourism Demand

Benefits from consistent international visitor arrivals and year-round leisure travel demand.
- 03

Growth Potential

Has established good occupancy and has significant scope for the expansion of resort attractions, supporting destination growth and value.
- 04

Golf, Marina & Recreation

Established championship golf courses, luxury marinas, and world-class recreational amenities short distances away.
- 05

Premium ADR & RevPAR Environment

Premium Average Daily Rate (ADR) and RevPAR performance compared with many of the Caribbean resort markets.
- 06

Brand & Institutional Ownership

Open to new ownership for branded and institutional ownership due to strong location and tourist traffic.

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:

El Dorado Royale & El Dorado Casitas Royale, Cancún, México

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

PLANO DE CONJUNTO GENERAL.

