

**Profile number**

110254

**Portfolio of 19 tourist apartments in Cordoba with licenses and high profitability****Located in**

Andalusia

**Personal data****Sector**

Leisure

**Type of company**

Hotels

**Legal entity:**

Limited Company

**Type of transaction**

Assets / liabilities

**Life phase enterprise**

Full-grown

**Employees in FTE**

&lt; 5

**Type of buyer:**

- Strategic acquisition
- Investor

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

€ 100.000 - € 250.000

**Asking price**

€ 100.000 - € 250.000

**Earnings before taxes**

€ 0 - € 100.000

**Company history/background**

Offered for sale is a consolidated portfolio of tourist apartments in the city of Cordoba, developed and managed professionally over the last few years.

The business has been built gradually, incorporating properties in strategic locations in the historic center and areas of high tourist demand.

The portfolio has a demonstrable history of reserves, active operation and an organized structure through a

professional PMS, allowing complete control of the activity.

The reason for the sale is due to a business reorganization and the owner's focus on other heritage projects currently under development.

Comprehensive management of tourist apartments using a mixed model:

– Percentage-based management for owners (commissions between 10% and 30%). – Subletting of apartments with fixed monthly rent.

Activities include: – Managing reservations on platforms (Booking.com, Airbnb, our own website, and direct bookings). – Optimizing prices and occupancy. – Coordinating cleaning and maintenance. – Guest relations and daily operational management.

The business is fully operational and has active reservations.

### Unique selling points

– Active portfolio of 19 tourist apartments. – Valid tourist licenses in a market where new licenses are not being granted. – Hybrid business model combining stability and high margins. – Recurring and verifiable revenue. – Easily scalable operation. – Existing infrastructure: PMS, channels, processes, and suppliers. – Possibility of expanding capacity in several apartments with sofa beds. – Option to include storage/laundry to optimize operating costs (negotiable). – Ideal for investors, companies in the sector, or tourism groups.

### Other

We are looking for an investor or company in the tourism sector interested in acquiring an operational portfolio with income from day one.

Ideal for: – Investors seeking immediate returns. – Management companies looking for rapid growth. – Tourism or real estate groups.

A serious profile will be valued, with the ability to ensure business continuity and the possibility of an orderly transition.