Deals, *openings* & market data

Premium hospitality · Spain · Europe · Mediterranean

October 2026

HOTEL DEALS

5 transactions

PORT DE SÓLLER, MALLORCA (SPAIN)

Amundi Real Estate acquires Bikini Island & Mountain Port de Sóller

EjePrime · 22/10/2026

Amundi Real Estate Italia SGR buys from JP Immobilien an adults-only lifestyle hotel at the foot of the Serra de Tramuntana. The asset, renovated in 2018, has three food and beverage outlets, an outdoor pool and a spa. Christie & Co ran the sale process.

Source

114 rooms and suites

4 stars

EIXAMPLE, BARCELONA (SPAIN)

Yurbban Hospitality Group acquires the Allegro Barcelona hotel

EjePrime / HVS Europe Hotel Transactions Bulletin · 02/10/2026

The acquisition was completed on 30 September by Yurbban's UMA brand, as a club deal, on the corner of Rosselló and Enric Granados streets. The hotel will be fully renovated and will reopen as UMA House Granados between February and March 2027.

Source

56 rooms

3 stars

MADRID AND SPAIN

Sancus Capital holds 93.43% of Hotei Properties after its takeover bid

EjePrime · 02/10/2026

The vehicle linked to Sancus Capital holds 93.43% of the listed Socimi Hotei at the close of the tender offer, at €3.2 per share. Settlement precedes the sale of the Nômade Madrid hotel building to GS Bacares Iberia for €105m, one of the conditions of the offer.

Source

€371m

Company valuation

MUNICH, HANOVER, BRAUNSCHWEIG (GERMANY)

Leonardo Hotels acquires three former Revo hotels

EjePrime · 07/10/2026

Three hotels (341, 220 and 174 rooms) move to the Leonardo brand, including the Leonardo Royal Munich Bavaria Towers. The deal takes the group to twelve assets in Munich and marks its entry into Braunschweig.

Source

341 + 220 + 174 rooms

HASLEMERE, SURREY (UNITED KINGDOM)

A Dubai family office acquires the Voco Lythe Hill Hotel & Spa

HVS Europe Hotel Transactions Bulletin · 21/10/2026

The seller is Nq2 Hospitality. The buyer plans to upgrade the property to five stars and add rooms. Amount published by the source: guide price.

Source

£8.25m

60 rooms · 4 stars

OPENINGS & OPERATOR ARRIVALS

4 properties

IHG HOTELS & RESORTS · VIGNETTE COLLECTION

MADRID, CALLE DE SAN BERNARDO

San Bernardo, Vignette Collection

IHG / Hosteltur · 29/09/2026

IHG signs its luxury conversion brand in Madrid: 67 rooms in a partly listed heritage office building, operated by franchisee Hotel Collection International. Opening expected in March 2028; IHG's Luxury & Lifestyle portfolio in Spain reaches 21 properties.

Read more

UMA · YURBBAN HOSPITALITY GROUP

BARCELONA, EIXAMPLE

UMA House Granados

EjePrime · 02/10/2026

UMA's second address in Barcelona, after Trafalgar: 56 rooms after renovation, interior design by Raquel Sogorb (Monplet Studio) and its own food offer. Opening planned between February and March 2027.

Read more

OAKMOND MARBELLA WELLNESS CLINIC RESORT

MARBELLA, COSTA DEL SOL

Oakmond Marbella (former Hotel Incosol)

Atlántico · 16/10/2026

Conversion of the former Incosol into a five-star complex of about 40,000 m²: 140 rooms, 28 residences and villas, a spa and a 10,000 m² medical clinic. Construction has been awarded to San José.

Read more

IHG HOTELS & RESORTS · KIMPTON, WITH EL CORTE INGLÉS

MADRID, GOYA 89 AND CONDE DE PEÑALVER 3

Kimpton Madrid

Hosteltur · 22/10/2026

Kimpton's first five-star hotel in the capital, in buildings adjoining the El Corte Inglés complex, planned for 2030. IHG has 69 hotels open and 19 in development in Spain.

Read more

MARKET DATA

4 indicators

> €3bn
9 months 2026

Hotel investment in Spain, January to September 2026

Christie & Co, Q3 2026 Snapshot (via idealista/news)

More than 100 assets and over 13,000 rooms traded. Average price per room for single existing hotels: €233,000. Volume split: Madrid 40%, Barcelona 29%, Costa del Sol 12%, Balearics 9%.

Read more

€110.5
September 2026

Revenue per available room (RevPAR) in Spain, +7.7% year on year

INE, Coyuntura Turística Hotelera (23/10/2026)

Average rate per occupied room reaches €141.6, up 7.4%. Bed-place occupancy stands at 67.0%. Provisional data.

Read more

40.1m
September 2026

Hotel overnight stays in Spain, +1.7% year on year

INE, Coyuntura Turística Hotelera (23/10/2026)

Non-resident overnight stays grow by 3.2%. The hotel price index rises 6.7% year on year. Provisional data.

Read more

€2,930/m²
Q3 2026

Resale home prices in Spain, +11.8% year on year

idealista (via ESdiario, 02/10/2026)

The Balearics remain the most expensive region at €5,593/m² (+4.1% year on year); San Sebastián is the most expensive provincial capital at €6,726/m².

Read more