



EXPLORER INVESTMENTS — DOURO VALLEY



In early 2025, Explorer Investments, through the Hospitality Fund I, completed the acquisition of a rare dual-asset luxury hospitality platform in Portugal's Douro Valley, comprising the Douro Royal Valley Hotel & Spa (5-star, 84 keys) and the Douro Palace Hotel & Spa (4-star, 60 keys). The transaction, valued at approximately €40 million, includes 144 rooms, more than 26,000 sqm of built area, and a combined 10+ hectare estate of vineyards, forest, and heritage land, establishing one of the most significant riverfront hospitality platforms in the region.

Located approximately one hour from Porto within a UNESCO World Heritage Site, the Douro Valley is one of Europe's most supply-constrained luxury destinations, where heritage protections and environmental regulation severely limit new development. The region has experienced sustained tourism outperformance, driven by Portugal's structural hospitality growth and the emergence of ultra-luxury anchors such as Six Senses Douro Valley — the brand's first European property. Against this backdrop, the acquisition secures a scarce riverfront footprint with strong long-term pricing power and clear repositioning potential.

The two assets are highly complementary. Douro Royal Valley is a contemporary, design-led 5-star hotel with panoramic river views, rooftop infinity pool, extensive MICE infrastructure, and a 700 sqm SPA, positioned for international luxury branding and premium repositioning. Douro Palace offers a contrasting, experience-driven 4-star product set within a historic manor estate, including vineyards, organic farmland, and a 435 sqm SPA, enabling a nature-led, authentic hospitality proposition aligned with rising demand for experiential travel.

The investment case is based on a dual value-creation strategy combining operational optimization and full asset repositioning. A strengthened commercial platform is expected to drive immediate RevPAR and occupancy gains, with significant EBITDA upside supported by high operational leverage. A phased transformation program, led by internationally recognised design and architecture teams, will reposition both assets from 2026 onwards, targeting RevPAR above €200 and a majority international guest mix.

LOCATION:
Greater Porto

SECTOR:
Hotels
(144 rooms)

DATE:
Q1 2025

BUYER:
Exlorer Investments

SELLER:
JASE

INVESTMENT:
€40M