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PRIME SYDNEY AIRPORT HOTEL OPPORTUNITY HITS MARKET IN MASCOT

Swan Suites, an all-suite hotel in the heart of one of Sydney's fastest-growing suburbs, is being offered to market with the asset presenting an exceptional opportunity for investors seeking a high-quality asset with flexible acquisition structures.

The hotel, located at 2 Chalmers Crescent, Mascot, is currently under construction, occupying a prime freehold site of approximately 1,248 sqm which, upon completion, will feature 124 elegantly appointed guest suites, a bar, restaurant, gym, and car parking facilities.

With strong interest already shown by major hotel operators, the property also offers investors the opportunity to capitalise on a proposed alternate scheme, subject to council approval, which could increase the suite count to 134, further enhancing the asset's long-term value.

Commenting on the opportunity, **Mark Durran, Managing Director, Hotel Capital Markets** at **Savills Australia and New Zealand** said, "Opportunities to own a hotel beside Australia's busiest airport are rare.

"Swan Suites, designed by the award-winning Koichi Takada Architects, will cater to both leisure, corporate and long-stay travellers thanks to its all-suite configuration offering versatility for investors," Mr Durran concluded.

Mascot has seen a significant transformation in recent years, with numerous new developments in residential, retail, and leisure spaces. The suburb's strategic location, adjacent to Sydney Airport and just minutes from the CBD via Mascot train station, has cemented its appeal as a destination for both business and leisure travellers.

Leo Killen, Associate, Hotel Capital Markets at **Savills Australia and New Zealand** added, "Mascot's recent renewal has driven demand for short-term accommodation, particularly from business travellers. This surge in interest, coupled with Sydney's leading performance in RevPAR growth, makes Swan Suites a compelling investment."

Sydney Airport's ongoing traffic growth, with over 10.3 million passengers recorded in Q1 2024 alone, reinforces the property's premium location. As airport passenger volumes continue to rise, the demand for nearby accommodation is expected to grow, positioning Swan Suites as a premier offering for discerning travellers.

Nick Lower, National Director, Hotels at **Savills Australia and New Zealand** concluded, "Swan Suites is a standout opportunity for investors looking to expand their footprint in Sydney's thriving hotel market. Its proximity to Australia's busiest airport and the flexibility to enhance capacity to 134 rooms make it an asset with immense immediate and long-term potential."

Expressions of Interest for Swan Suites Mascot close at 4pm (AEDT) on Thursday 7th November 2024.

For further information please contact:
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Press Release

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