RealKasa® eXp®

Real Estate Solutions

At RealKasa®, our market strategy is focused on discretion, premium presentation, and highly qualified buyer matching. Each property is positioned with a tailored narrative to maximize perceived value and market response.

Ando Living Pedras Negras House, Apartment G2

Ref: 87155765 | Lisboa > Lisboa > Santa Maria Maior









€1.090.000

Business type	Sale	**Property type**	Apartment
Bedrooms	1	**Bathrooms**	3
Area	188 m2	**Balcony**	Yes
Terrace	Yes	**Building area**	188 m2

Description

1-Bedroom Plus Study | Ground Floor + Mezzanine | 188 m² | Lisbon, Baixa
Price: €1,090,000 + €38,000 Furniture Package

There are apartments, and then there are spaces that take your breath away. Apartment G2 is undoubtedly the latter, a 188 m² duplex of extraordinary architectural character, occupying the ground floor and mezzanine of one of Lisbon's most emblematic historic buildings.

The moment you enter, the 18th-century structures of the building take center stage. Dramatic vaulted arches rise above, framing the living spaces with a grandeur that no modern construction can replicate. Original limestone columns, clad in characteristic Pombaline stone, anchor the open floor. Meanwhile, a sculptural floating staircase in reclaimed wood, wrapped in glass, ascends to the mezzanine level above. The effect is simply breathtaking: a fluid conversation between Lisbon's architectural past and refined contemporary sensibility.

The ground floor unfolds generously into a double-height living room, a formal dining area for six, and a fully equipped, beautifully appointed kitchen with stone countertops, under-cabinet lighting, and top-tier appliances. Warm limestone flooring runs throughout the area, reflecting soft natural light flowing in from street-facing windows. A first suite with two full bathrooms completes the lower level, offering flexibility for guests or co-ownership use.

Ascending the stairs, the mezzanine houses the master bedroom, an intimate, vaulted retreat with its own bathroom, built-in storage, and an arched window framing a piece of Baixa's sky. The Ando Living design team has furnished this level with cane and walnut bed, custom cabinetry, and warm earthy tones that echo the building's terracotta palette below.

Every detail of G2 has been curated with the same intentional restraint: sofas in brick-red and dusty-pink thick-pile velvet, hand-finished travertine surfaces, sculptural lighting, and art that feels considered rather than decorative. It is a home with genuine soul, delivered turnkey, fully furnished, and move-in ready from day one.

As an owner, you enjoy:
Full ownership with secure tourist license for the entire building
Full-service professional management by Ando Living, completely hassle-free
Choice between guaranteed 4% return (5 years) or variable 6%+ return
14 complimentary nights per year at any Ando Living property worldwide
Access to Ando Living Club, pool, wellness, cleaning service, on-demand chef, and 24/7 virtual reception

For buyers seeking something truly rare, a heritage duplex of this scale and finish in the absolute heart of Lisbon, Apartment G2 is in a category of its own. Whether as a prestigious primary residence, a benchmark short-term rental asset, or both, the opportunity here is exceptional.

€10,000 – reservation
20% – at CPCV signing (Contract of Promise of Purchase and Sale)
20% – in September 2026
60% – at deed signing

Delivery in Q4 2027.

Related Properties



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Ref: 85966656

€290.000



Lisboa > Lisboa

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€299.000

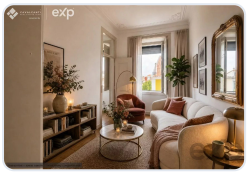


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Ref: 87114945

€338.000

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This brochure was prepared by RealKasa® for property presentation.

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