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 G0

Ref: 87155776 | Lisboa > Lisboa > Santa Maria Maior









€1.250.000

Business type	Sale	**Property type**	Apartment
Bedrooms	2	**Bathrooms**	2
Area	134 m2	**Balcony**	Yes
Terrace	Yes	**Building area**	134 m2

Description

2-Bedroom | Ground Floor + Mezzanine | 134 m² + 6.6 m² Terrace | Lisbon, Baixa

€1,250,000 + €38,000 Furniture Package

Apartment G0 is a ground floor duplex of rare distinction, a two-bedroom residence that unfolds across 134 m², with the kind of spatial drama and architectural depth that defines Pedras Negras House as one of Lisbon's most captivating addresses.

The building's extraordinary architectural heritage anchors the living spaces. Imposing vaulted ceilings arch overhead, while original limestone columns, Lisbon's signature pombaline stone, robust and textured, define the open-plan ground floor without interrupting its sense of flow. A sculptural white spiral staircase rises to the mezzanine above, its curved form creating a striking counterpoint to the building's historic geometry. From above, looking down over the double-height living room, the full theatrical scale of the space becomes apparent, something that cannot be captured in images alone.

The ground floor is organized for both living and entertaining with ease. A generous living room, with a wall of curated shelving and custom furniture, anchored at one end, while a formal dining area for six, warmly lit beneath an Ando pendant, occupies the other. The fully equipped kitchen beyond is elegant and well-appointed, with stone countertops, under-cabinet lighting, and high-quality appliances. A private 6.6 m² terrace extends the space outdoors, offering a rare ground-level external moment in the heart of Baixa.

Upstairs, the mezzanine houses a dedicated study or home office, a walnut desk, a corduroy velvet chair, curated art, an intimate counterpoint to the amplitude below. The two bedrooms are finished to the same rigorous standard: custom-crafted beds in wicker and walnut, personalized joinery, warm tones of terracotta and rose, and ensuite bathrooms. It is a home that rewards those who value quiet craftsmanship as much as sheer scale.

Throughout, limestone floors, hand-selected furnishings, and a warm, considered palette of earthy reds, dark rose, and natural woods create an interior that feels full of soul and lived-in from the moment of arrival, despite being delivered completely furnished and fully ready for use.

As an owner, you benefit from:
Full property ownership with a tourism license for the entire building already secured
Complete professional management by Ando Living, entirely effortless
Choice of guaranteed 4% return (5 years) or variable return of 6%+
14 courtesy nights per year at any Ando Living property worldwide
Access to Ando Living Club, pool, wellness, storage, on-demand chef, and 24/7 virtual reception

Apartment G0 is a property for buyers who understand that character and scale at this level, in this location, do not appear frequently, a landmark residence and an attractive income-generating asset, delivered without compromise.

€10,000 – Reservation
20% – Upon signing the CPCV (Promise to Purchase Contract)
20% – September 2026
60% – Deed execution

Delivery Q4 2027

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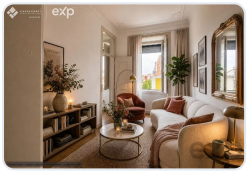


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This brochure was prepared by RealKasa® for property presentation.

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