**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 House in Pedras Negras, Apartment 4.1

Ref: 87155783 | Lisboa > Lisboa > Santa Maria Maior









## €1.170.000

| | | | |
|---|---|---|---|
| **Business type** | Sale | **Property type** | Apartment |
| **Bedrooms** | 2 | **Bathrooms** | 3 |
| **Area** | 125,7 m2 | **Balcony** | Yes |
| **Terrace** | Yes | **Building area** | 125,7 m2 |

## Description

2-Bedroom | 4th Floor | 125.7 m² + 2.4 m² balcony | Lisbon, Baixa

€1,170,000 + €38,000 furniture package

On the top floor of Pedras Negras House, where the roofs of old Lisbon shimmer through the windows and the city stretches silently below, Apartment 4.1 offers something increasingly rare in the heart of Baixa, space, light and genuine character, all on a single floor.

With 125.7 m² distributed across a carefully planned two-bedroom layout, this top-floor residence is one of the most liveable units in the building. The living room is spacious and welcoming, with a highlight being the original decorative plaster rosette on the ceiling, a refined period detail that crowns the space with a discrete authority that no renovation could recreate. Two pairs of traditional sash windows offer views of Lisbon's terracotta rooftops, flooding the room with the golden late afternoon light the city is famous for. A deep burnt sienna corduroy sofa, a sculptural travertine coffee table and a walnut media unit create a relaxed, yet never informal atmosphere.

The dining alcove is a particularly charming detail: a curved built-in bench in the bay window, combined with a walnut dining table and patterned chairs, a reference to the type of convivial domestic intimacy found in the finest European apartments. The compact kitchen follows immediately after, fully equipped with high-quality appliances and stone surfaces.

Each of the two bedrooms is, in itself, a serene refuge. The flooring is covered with wide-plank oak parquet, the ceiling height is generous and the rattan and walnut bed frames, Ando Living's signature mark, with welcoming and beautifully finished lighting, give each bedroom a boutique feel that works equally well for short-term guests or personal use. Both bedrooms have private bathrooms and built-in storage, with the master suite also including a walnut desk, an elegant acknowledgment that modern owners often blur the line between personal life and work.

The patio-facing balcony, while intimate, provides a rare moment of contact with the outside, a place to enjoy morning light or the tranquility of a Lisbon evening, before the city wakes up.

Completely furnished and ready to move in, Apartment 4.1 is one of the building's most versatile units, suitable both for an owner seeking a reliable base in Lisbon, and for an investor looking to maximize returns in one of the city's most sought-after areas for short-term stays.

As a property owner, you benefit from:
Full ownership with tourism license for the entire building already secured
Complete professional management by Ando Living, without any intervention on your part
Choice between a guaranteed 4% return (5 years) or a variable return target of 6%+
14 free nights per year at any Ando Living property worldwide
Access to the Ando Living Clubhouse, swimming pool, wellness center, cleaning service, on-demand chef and 24/7 virtual reception

€10,000 – Reservation
20% – Following signature of CPCV (Purchase Promise Contract)
20% – September 2026

60% – Deed signature

Delivery in Q4 2027.

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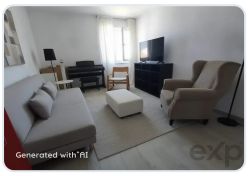


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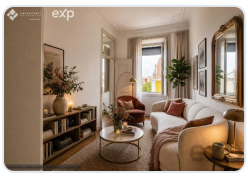


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This brochure was prepared by RealKasa® for property presentation.

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