**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.

# Apartment 3.2 - Ando Living: Casa Pedras Negras

Ref: 87155788 | Lisboa > Lisboa > Santa Maria Maior









## €680.000

| | | | |
|---|---|---|---|
| **Business type** | Sale | **Property type** | Apartment |
| **Bedrooms** | 1 | **Bathrooms** | 1 |
| **Area** | 66,8 m2 | **Balcony** | Yes |
| **Terrace** | Yes | **Building area** | 66,8 m2 |

## Description

1-Bedroom | Floor 3 | 66.8 m² + 2.4 m² Balcony | Lisbon, Baixa

Located on the third floor of one of Lisbon's most historic streets, Apartment 3.2 is a beautifully designed one-bedroom residence that captures everything the city has to offer, history, warmth and effortless style.

With 66.8 m² and its own private balcony overlooking the courtyard, this 1-bedroom is carefully distributed across a spacious open-plan living and dining area, a fully equipped kitchen, a private master bedroom and a well-appointed bathroom. High ceilings, large casement windows and abundant natural light provide the space with a rare sense of volume and lightness that cannot be replicated in modern construction.

Ando Living's internal design team has curated every detail with intention, warm oak parquet underfoot, handmade furniture in natural textures, terracotta and ochre accents that echo Lisbon's light. Original plaster rosettes on the ceiling and classical cornices blend seamlessly with bespoke lighting and contemporary art, creating an interior that feels rooted in the building's heritage while entirely in tune with the present.

The apartment is delivered fully furnished and ready to move in, with a mandatory designer furniture package that ensures hotel-quality finishes from day one.

As an owner, you benefit from:
Fee-free property with full tourist license guaranteed
Professional management by Ando Living, zero effort required
Choice between guaranteed 4% yield (5 years) or 6% + target variable yield
14 free nights per year at any Ando Living property worldwide
Access to the Ando Living club, including pool, wellness areas, cleaning service, on-demand chef and 24/7 virtual reception

Whether you're looking for a pied-à-terre in the heart of Lisbon or a high-performing investment asset in one of Europe's most sought-after short-term rental markets, Apartment 3.2 delivers both, without compromise.
Price upon request. Delivery in Q4 2027.

Prices: €680,000 + €26,500 Furniture Package

**Renderings are indicative. All specifications subject to contract.**

## Related Properties

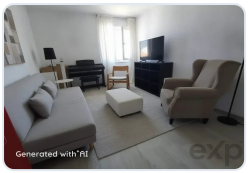


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Ref: 85966656

€290.000



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Ref: 87438293

€299.000

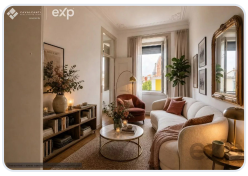


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Ref: 86968970

€335.000



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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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