

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**

<b>Business type</b>	Sale	<b>Property type</b>	Apartment
<b>Bedrooms</b>	1	<b>Bathrooms</b>	3
<b>Area</b>	188 m2		

## Description

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T1+1 | Ground Floor + Mezzanine | 188 sqm | Lisbon, Baixa

Price: €1,090,000 + €38,000 Furniture Package

There are apartments, and then there are spaces that stop you in your tracks. Apartment G2 is unquestionably the latter, a 188 sqm duplex of extraordinary architectural character, occupying the ground floor and mezzanine of one of Lisbon's most storied historic buildings.

The moment you step inside, the building's 18th-century bones take center stage. Dramatic vaulted arches soar overhead, framing the living spaces with the kind of grandeur that no amount of modern construction can replicate. Original limestone columns, dressed in their characteristic Pombaline stone, anchor the open-plan ground floor. At the same time, a sculptural floating staircase in reclaimed wood, encased in glass, rises to the mezzanine level above. The effect is nothing short of breathtaking: a seamless conversation between Lisbon's architectural past and a refined contemporary sensibility.

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

Up the staircase, the mezzanine houses the principal bedroom, an intimate, vaulted retreat with its own bathroom, built-in storage, and an arched window that frames a sliver of Baixa sky. Ando Living's design team has furnished this level with their signature cane-and-walnut bed, bespoke joinery, and warm terracotta tones that echo the building's earthy palette below.

Every detail of G2 has been curated with the same intentional restraint: deep-pile corduroy sofas in brick red and dust rose, 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 ready from day one.

As an owner, you benefit from:

Freehold ownership with full building-wide touristic license secured

Professional full-service management by Ando Living, completely hands-off

Choice of 4% guaranteed yield (5 years) or 6%+ variable yield target

14 complimentary nights per year at any Ando Living property worldwide

Access to Ando Living Clubhouse, pool, wellness, housekeeping, chef on demand, and 24/7 virtual reception

For buyers seeking something genuinely rare, a heritage duplex of this scale and finish in the absolute heart of Lisbon, Apartment G2 stands in a category of its own. Whether held as a flagship pied-à-terre, a landmark short-term rental asset, or both, the opportunity here is exceptional.

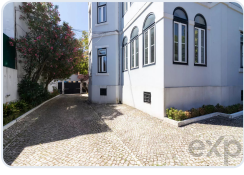
€10,000 - Reservation

20% - CPCV Signing (Purchase Promise Contract)

20% - September 2026

60% - Deed Execution

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## Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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