

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		

Description

T2 | Ground Floor + Mezzanine | 134 sqm + 6.6 sqm Balcony | 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 sqm with the kind of spatial drama and architectural depth that defines Pedras Negras House as one of Lisbon's most compelling addresses.

The building's extraordinary heritage fabric anchors the living spaces. Soaring vaulted ceilings arch overhead, while original limestone columns, Lisbon's signature Pombaline stone, robust and textured, define the open-plan ground floor without ever interrupting its sense of flow. A sculptural helical staircase in crisp white rises to the mezzanine above, its curved form 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 laid out for both living and entertaining with ease. A generous living room with a wall of curated shelving and bespoke furniture anchors one end, while a formal dining area for six, warmly lit beneath a signature Ando pendant, occupies the other. The fully fitted kitchen beyond is sleek and well-appointed, with stone worktops, under-cabinet lighting, and premium appliances. A private balcony of 6.6 sqm extends the space outward, offering a rare outdoor moment at ground level in the heart of Baixa.

Upstairs, the mezzanine houses a dedicated study or home office, a walnut writing desk, a corduroy chair, curated art, an intimate counterpoint to the expansiveness below. The two bedrooms are each finished to the same exacting standard: bespoke cane-and-walnut bed frames, custom joinery, warm terracotta and rose tones, and individual en-suite bathrooms. It is a home that rewards the person who values quiet craft as much as pure scale.

Throughout, limestone flooring, hand-selected furniture, and a warm, considered palette of earthy reds, dusky pinks, and natural timbers create an interior that feels soulful and lived-in from the moment you arrive, despite being delivered fully furnished and entirely turnkey.

As an owner, you benefit from:

Freehold ownership with a building-wide touristic license already secured

Full professional management by Ando Living, entirely 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 the Ando Living Clubhouse, pool, wellness, housekeeping, chef on demand, and 24/7 virtual reception

Apartment G0 is a property for buyers who understand that character and scale at this level, in this location, don't come to market often—a landmark residence and a compelling income-generating asset, delivered without compromise.

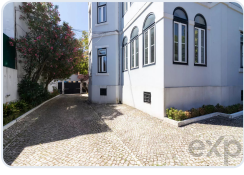
€10,000 - Reservation

20% - Upon signing the CPCV (Purchase Promise Contract)

20% - September 2026

60% - Deed execution

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