

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: Pedras Negras House

Ref: 87155788 | Lisboa > Lisboa > Santa Maria Maior



€680.000

Business type	Sale	Property type	Apartment
Bedrooms	1	Bathrooms	1
Area	66,8 m2		

Description

T1 | Floor 3 | 66.8 sqm + 2.4 sqm Balcony | Lisbon, Baixa

Set on the third floor of one of Lisbon's most storied streets, Apartment 3.2 is a beautifully considered one-bedroom residence that captures everything the city does best, history, warmth, and effortless style.

Spanning 66.8 sqm with its own private balcony overlooking the courtyard, this T1 is thoughtfully laid out across a generous open-plan living and dining area, a fully fitted kitchen, a private double bedroom, and a well-appointed bathroom. Soaring ceilings, oversized sash windows, and abundant natural light give the space a rare sense of volume and airiness that cannot be replicated in modern construction.

Ando Living's in-house design team has curated every detail with intention, warm oak parquet underfoot, handcrafted furniture in natural textures, terracotta and ochre accents that echo the light of Lisbon itself. Original plasterwork ceiling roses and classical cornicing sit effortlessly alongside bespoke lighting and contemporary art, creating an interior that feels rooted in the building's heritage yet thoroughly at home in the present.

The apartment is delivered fully furnished and turnkey-ready, with a mandatory designer furniture package that ensures a seamless, hotel-quality finish from day one.

As an owner, you benefit from:

Freehold ownership with a full touristic license secured

Professional management by Ando Living, zero effort required

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, including pool, wellness areas, housekeeping, chef on demand, and 24/7 virtual reception

Whether you're seeking a pied-à-terre in the heart of Lisbon or a high-performing investment asset in one of Europe's most in-demand short-term rental markets, Apartment 3.2 delivers both, without compromise.

Price available upon request. Delivery Q4 2027.

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

Renders are indicative. All specifications subject to contract.

Related Properties



Lisboa > Lisboa > Lisboa

A 1909 Masterpiece: The Crown of Lisbon's Hills

Ref: 86119022

under request



Lisboa > Lisboa > Lisboa

43 m² store for sale in Lisbon, Portugal

Ref: 86136356

under request



Lisboa > Lisboa > Lisboa

LOJA Avenidas Muito Central - INVESTIMENTO

Ref: 85966656

€290.000



Lisboa > Lisboa > São Vicente

Penthouse 1-Bedroom Furnished Apartment in Lisbon

Ref: 86902045

€305.000

Real Estate Solutions

This brochure was prepared by RealKasa® for property presentation.

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