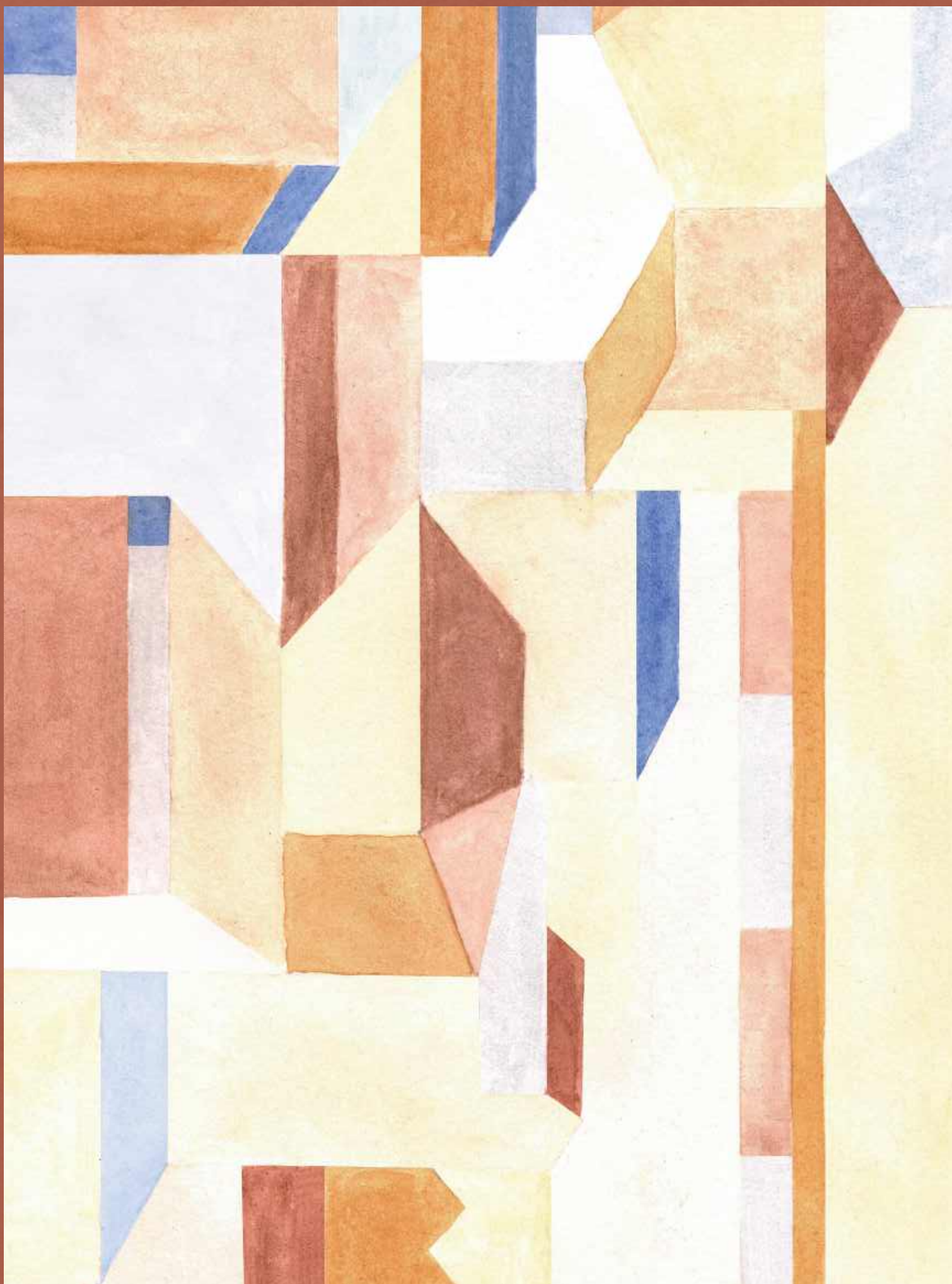
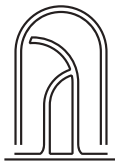


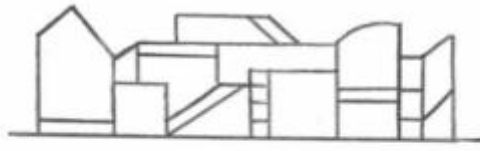
ANDO
Living



PEDRAS NEGRAS HOUSE



This is not just a place to stay or live in.
It is a lifestyle-serviced residence built around
business and leisure, connecting a community
of travellers and locals alike.



LISBON

EUROPE'S COASTAL CAPITAL OF CULTURE

LISBON IS MORE THAN BEAUTIFUL — IT'S WONDERFULLY LIVABLE. JUST A TWO-HOUR FLIGHT FROM MOST MAJOR EUROPEAN CITIES, THE PORTUGUESE CAPITAL OFFERS THE PERFECT MIX OF PROXIMITY, LIFESTYLE, AND LONG-TERM VALUE.

IT'S A CITY THAT MOVES: A DYNAMIC CULTURAL SCENE WITH OVER 60 MUSEUMS, CONTEMPORARY GALLERIES, LIVE MUSIC, INTERNATIONAL EVENTS — ALL SET AGAINST A BACKDROP OF SUN-DRENCHED HILLS AND RIVER VIEWS.

WHETHER YOU'RE WALKING ALONG THE TAGUS, CATCHING A CONCERT, EXPLORING HISTORIC NEIGHBOURHOODS, OR SIMPLY ENJOYING LUNCH BY THE SEA, LISBON COMBINES HERITAGE WITH A MODERN, OPEN-MINDED ENERGY THAT'S HARD TO MATCH.

AND WITH OVER 300 DAYS OF SUNSHINE A YEAR, IT'S NOT JUST A PLACE TO VISIT — IT'S A PLACE TO OWN.

TOP IMAGE
LISBON, PORTUGAL

BAIXA

TIMELESS ELEGANCE IN THE CITY'S OLDEST NEIGHBOURHOOD

HISTORIC GRANDEUR IN THE HEART OF LISBON

BAIXA IS LISBON'S MOST CENTRAL AND ICONIC NEIGHBOURHOOD — A VIBRANT GRID OF GRAND PLAZAS, ELEGANT BOULEVARDS, AND POMBALINE ARCHITECTURE THAT REFLECT THE CITY'S RESILIENCE AND CHARM. LOCATED JUST STEPS FROM THE TAGUS RIVER AND THE HISTORIC SÉ CATHEDRAL, ANDO LIVING PEDRAS NEGRAS HOUSE SITS AT THE CROSSROADS BETWEEN BAIXA'S URBAN ENERGY AND THE TIMELESS QUIET OF OLD LISBON.

HERE, EVERYTHING IS WITHIN REACH — FROM DESIGNER BOUTIQUES AND TRENDY CAFÉS TO TRADITIONAL PASTELARIAS, WINE BARS, AND THE ICONIC YELLOW TRAM 28, WHICH WINDS ITS WAY THROUGH THE NEIGHBORHOOD'S MOST SCENIC STREETS. BAIXA IS WHERE LISBON'S HISTORY MEETS ITS MODERN PULSE, OFFERING AN IMMERSIVE URBAN LIFESTYLE FRAMED BY MONUMENTAL BEAUTY.

WITH HIDDEN GEMS LIKE RUA DAS PEDRAS NEGRAS LEADING INTO THE WINDING STREETS OF SÉ, THIS LOCATION OFFERS THE PERFECT BLEND OF VIBRANCY AND AUTHENTICITY — IDEAL FOR THOSE WHO WANT TO LIVE AT THE HEART OF THE CITY, WITHOUT EVER LOSING SIGHT OF ITS SOUL.



ABOVE IMAGE
LISBON OVERVIEW



RUA DAS PEDRAS NEGRAS THE TRUE SPIRIT OF LISBON, STONE BY STONE

RUA DAS PEDRAS NEGRAS IS ONE OF LISBON'S MOST EMBLEMATIC STREETS — TUCKED BETWEEN THE SÉ CATHEDRAL AND THE BAIXA DISTRICT. ITS NAME MEANS “BLACK STONES”, REFERENCING THE BASALT BLOCKS THAT ONCE PAVED THE WAY TO THE CITY'S ANCIENT HARBOR.

TODAY, IT REMAINS A STREET OF TRUE LISBON CHARACTER: GENTLY SLOPING, LINED WITH POMBALINE BUILDINGS, ORNATE IRON BALCONIES, MAJESTIC WOODEN DOORS, AND TILES THAT TELL STORIES.

THE SOARING HIGH CEILINGS, STONE WALLS, AND GRACEFUL PROPORTIONS OF THE BUILDINGS REFLECT LISBON'S GOLDEN AGE OF ARCHITECTURE. YOU'LL FIND PEACEFUL RESIDENTIAL CHARM HERE — BUT JUST STEPS AWAY, THE FULL BUZZ OF DOWNTOWN.

RUA DAS PEDRAS NEGRAS OFFERS A RARE BLEND OF HISTORY, BEAUTY, AND CENTRALITY IN ONE OF LISBON'S MOST DESIRABLE POSTCODES.

ABOVE IMAGES
LISBON, PORTUGAL

ANDO LIVING

PEDRAS NEGRAS HOUSE



A HISTORIC GEM WITH MODERN COMFORT

PEDRAS NEGRAS HOUSE BRINGS TOGETHER ARCHITECTURAL HERITAGE AND REFINED LIVING.

THE BUILDING OFFERS 20 SERVICED APARTMENTS ACROSS 4 FLOORS, RANGING FROM CHARMING STUDIOS TO SPACIOUS THREE-BEDROOMS. EACH APARTMENT HAS ITS OWN LAYOUT AND CHARACTER, WITH EXCEPTIONALLY HIGH CEILINGS, LARGE WINDOWS, AND AN ABUNDANCE OF NATURAL LIGHT.

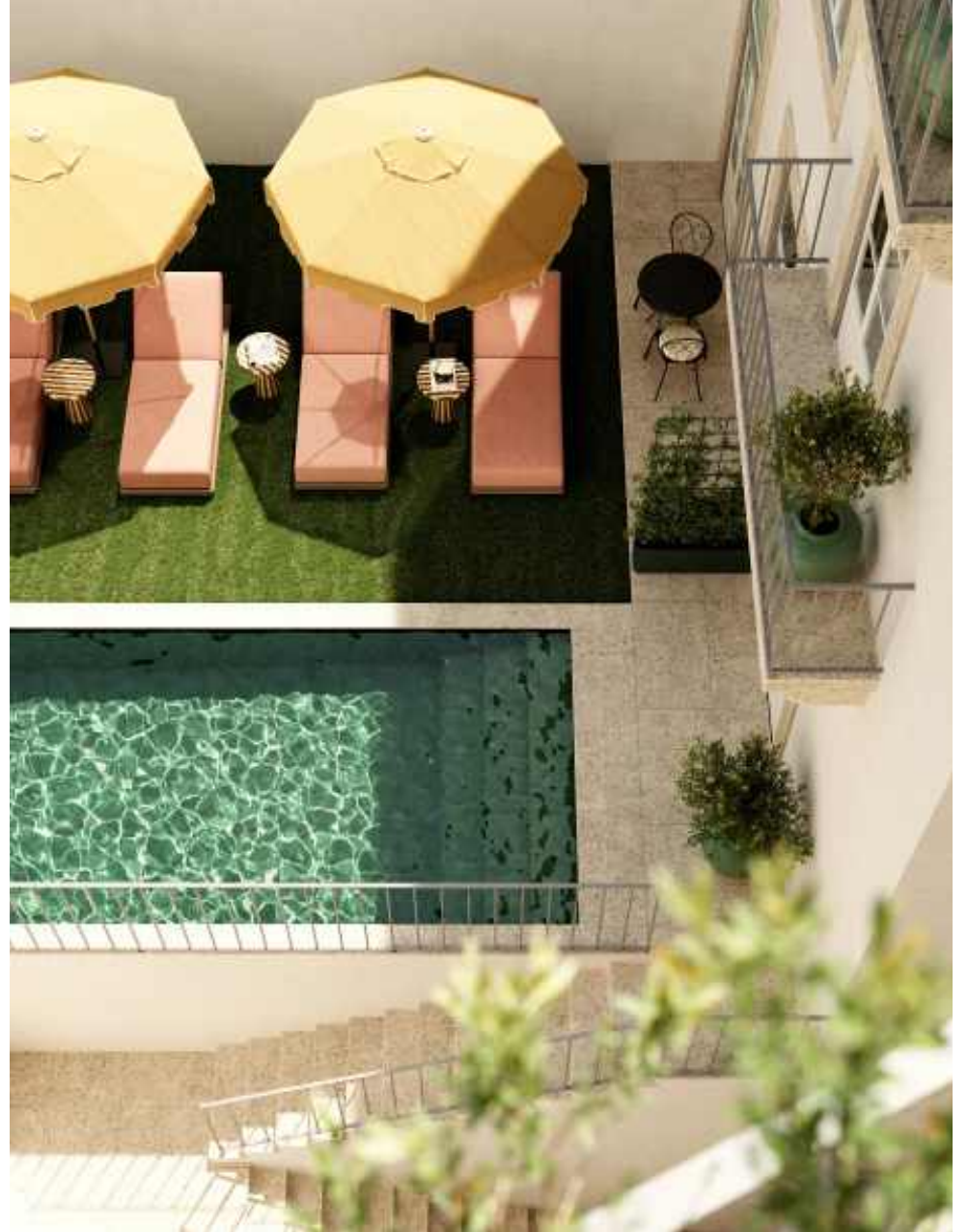
PRESERVED WITH CARE, THE STRUCTURE SHOWCASES THE BEST OF PORTUGUESE ARCHITECTURE: ORIGINAL WOOD PARQUET, TRADITIONAL PORTUGUESE AZULEJOS, STONE WALLS, AND ELEGANT HISTORIC DETAILING.

OUR IN-HOUSE ARCHITECTURE AND INTERIOR DESIGN TEAM HAS CAREFULLY UPDATED THE SPACE WITH NATURAL TEXTURES, PREMIUM FINISHES, AND SOFT, SOULFUL TONES — CREATING WARM, REFINED INTERIORS THAT FEEL ROOTED IN LISBON, YET TIMELESS IN SPIRIT. IT'S A HOME FOR THOSE WHO APPRECIATE AUTHENTICITY, DESIGN, AND THE QUIET LUXURY OF FEELING CONNECTED TO A PLACE.

A RARE HIGHLIGHT: PEDRAS NEGRAS HOUSE FEATURES **AN ON-SITE OUTDOOR POOL** — AN EXCEPTIONAL AMENITY IN SUCH A CENTRAL AND HISTORIC NEIGHBOURHOOD. PERFECT FOR REFRESHING DIPS UNDER LISBON'S 300 DAYS OF ANNUAL SUNSHINE.

ABOVE IMAGE
PEDRAS NEGRAS HOUSE FACADE RENDERING

EARN INCOME WHEN YOU ARE AWAY, WITHOUT DOING A THING



THANKS TO THE TOURISTIC LICENSE WE SECURED, YOUR APARTMENT AT PEDRAS NEGRAS HOUSE CAN BE OPERATED IN SHORT TERM BASIS LEGALLY WHEN NOT IN USE. HANDLING EVERYTHING FROM FULL RENTAL MANAGEMENT TO DAY-TO-DAY OPERATIONS.

THIS IS THE BEST NEIGHBOURHOOD FOR SHORT-TERM RENTALS DUE TO ITS PROXIMETY TO MAJOR TOURIST ATTRACTMENTS.

AND OUR LIVING APARTMENTS CONSISTENTLY ACHIEVE OVER **90%** OCCUPANCY RATES AND AVERAGE DAILY RATES OF OVER €270 FOR ONE BEDROOM APARTMENT.

THIS TRANSLATES IN TO YIELD OF +6% (VARIABLE CONTRACT - TARGET) OR 4% FIXED AFTER ALL OPERATIONAL COSTS. **PASSIVE INCOME FOR YOU, WITH NO EFFORT REQUIRED ON YOUR PART.**

DISCOVER PEDRAS NEGRAS HOUSE



“

FOR THIS PROJECT, I WANTED TO HONOUR THE HERITAGE OF THE ORIGINAL POMBALINE BUILDING WHILE BRINGING IN A CONTEMPORARY, REFINED AESTHETIC.

I WORKED WITH A PALETTE OF EARTHY TONES, TERRACOTTA, DEEP REDS, RICH BLUES AND SOFT YELLOWS — COLOURS THAT ECHO THE LIGHT AND TEXTURES OF LISBON'S BAIXA NEIGHBOURHOOD. THE GOAL WAS TO CREATE THAT SOULFUL AND WELCOMING FEEL THAT DEFINES THE ANDO LIVING DESIGN ETHOS.

EACH OF THE 20 APARTMENTS, ALONG WITH THE SHARED SPACES AND THE POOL, WAS CAREFULLY DESIGNED TO REFLECT THAT BALANCE BETWEEN HISTORICAL CHARACTER AND MODERN COMFORT.

”

CÉSAR BALCÁZAR
ANDO LIVING INTERIOR DESIGNER



IMAGE ABOVE
RENDER MEZZANINE GO

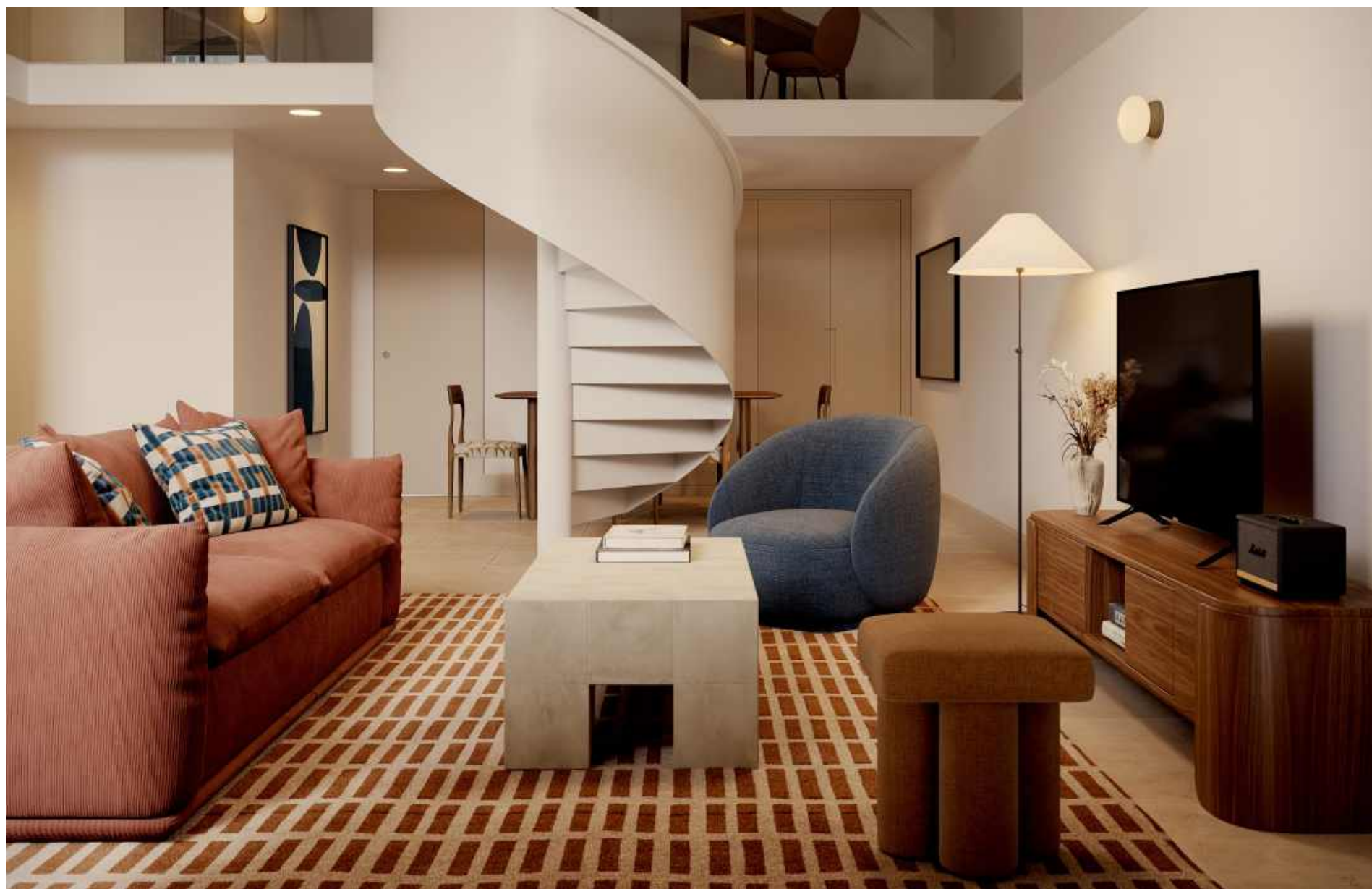
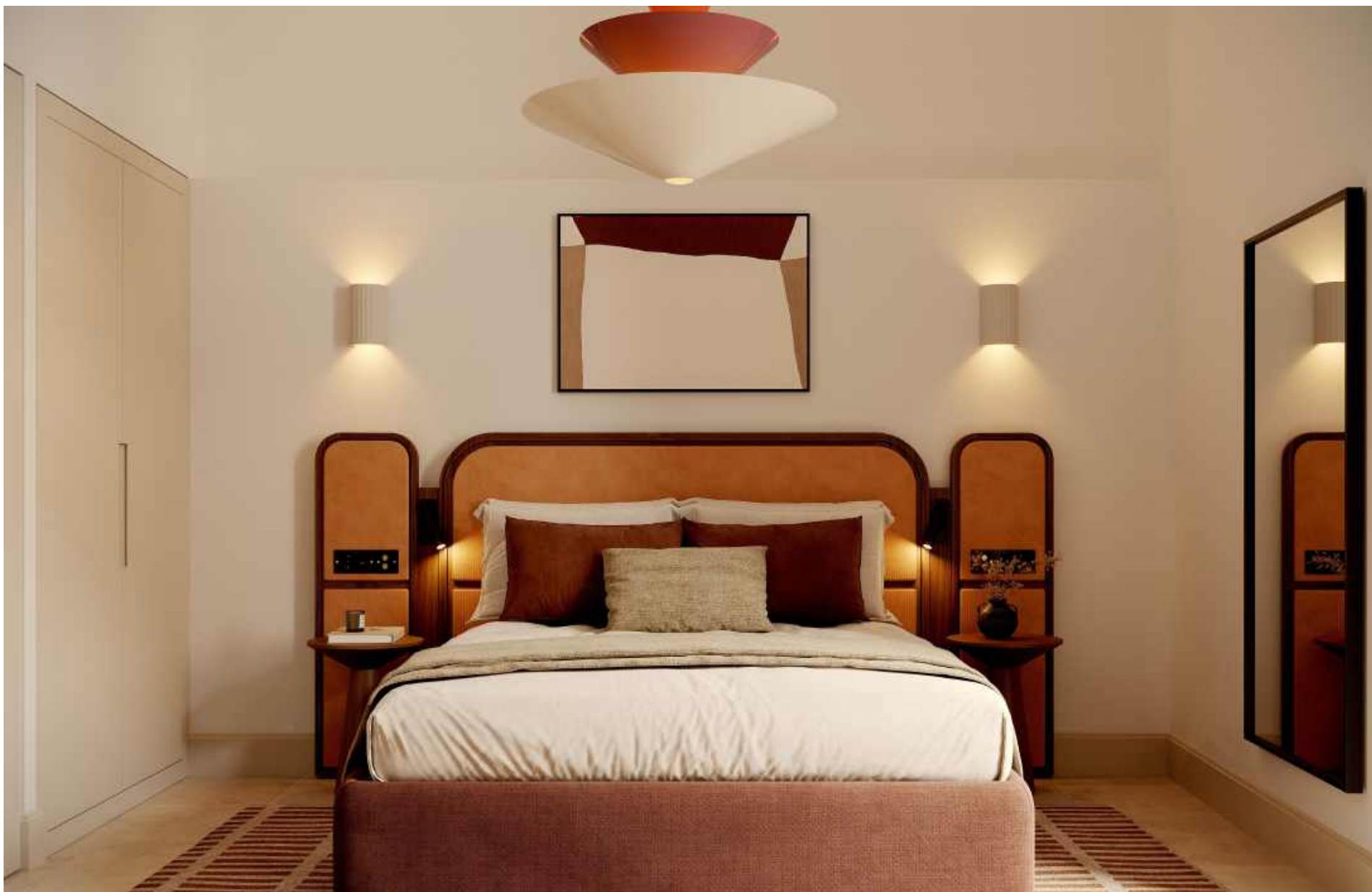


IMAGE ABOVE
RENDER MEZZANINE GO



IMAGE ABOVE
RENDER MEZZANINE G1



IMAGE ABOVE
RENDER MEZZANINE G1

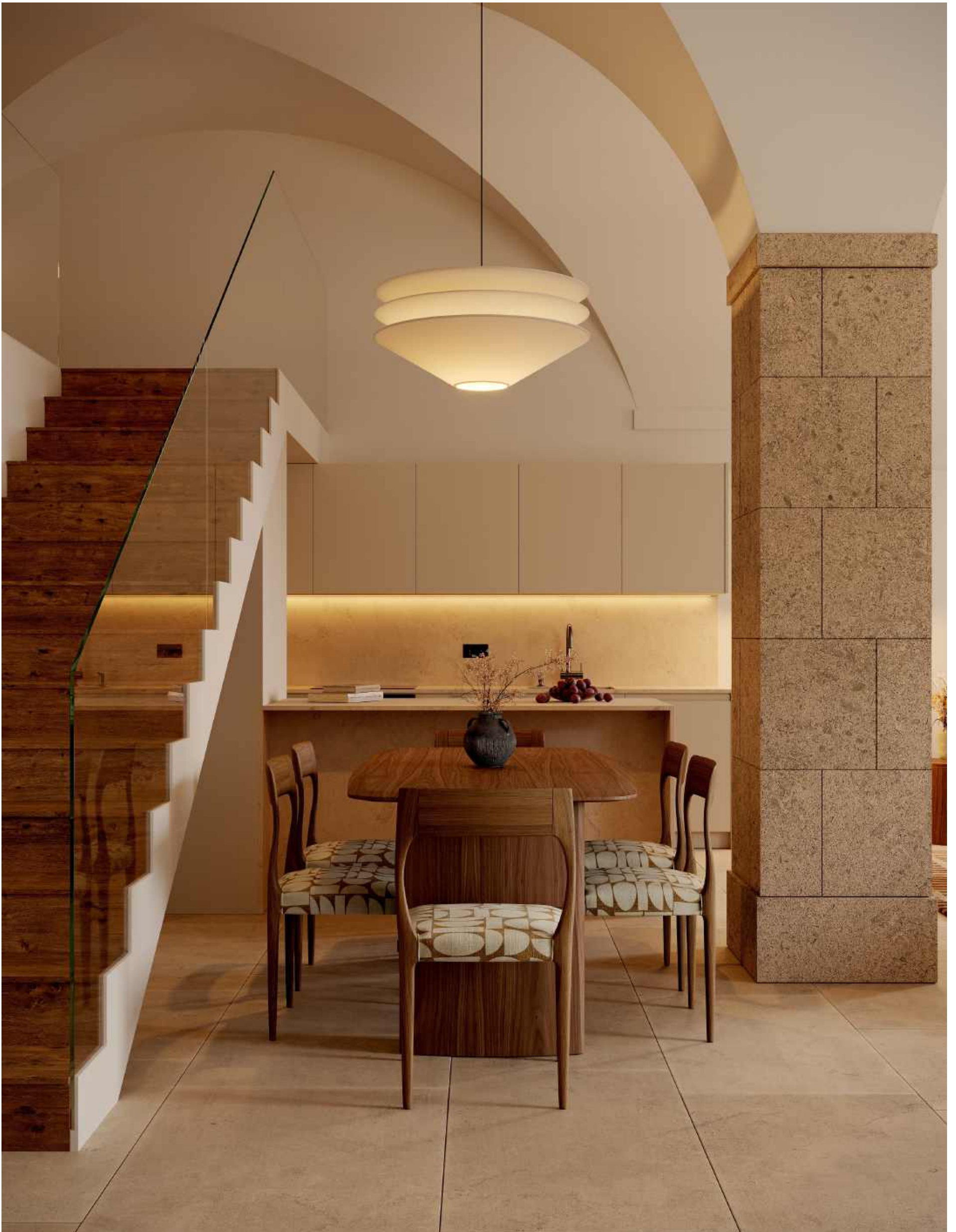


IMAGE ABOVE
RENDER MEZZANINE G2



IMAGE ABOVE
RENDER MEZZANINE G2



IMAGE ABOVE
RENDER APARTAMENT 1.1



IMAGE ABOVE
RENDER APARTAMENT 1.1



IMAGE ABOVE
RENDER APARTMENT 1.3

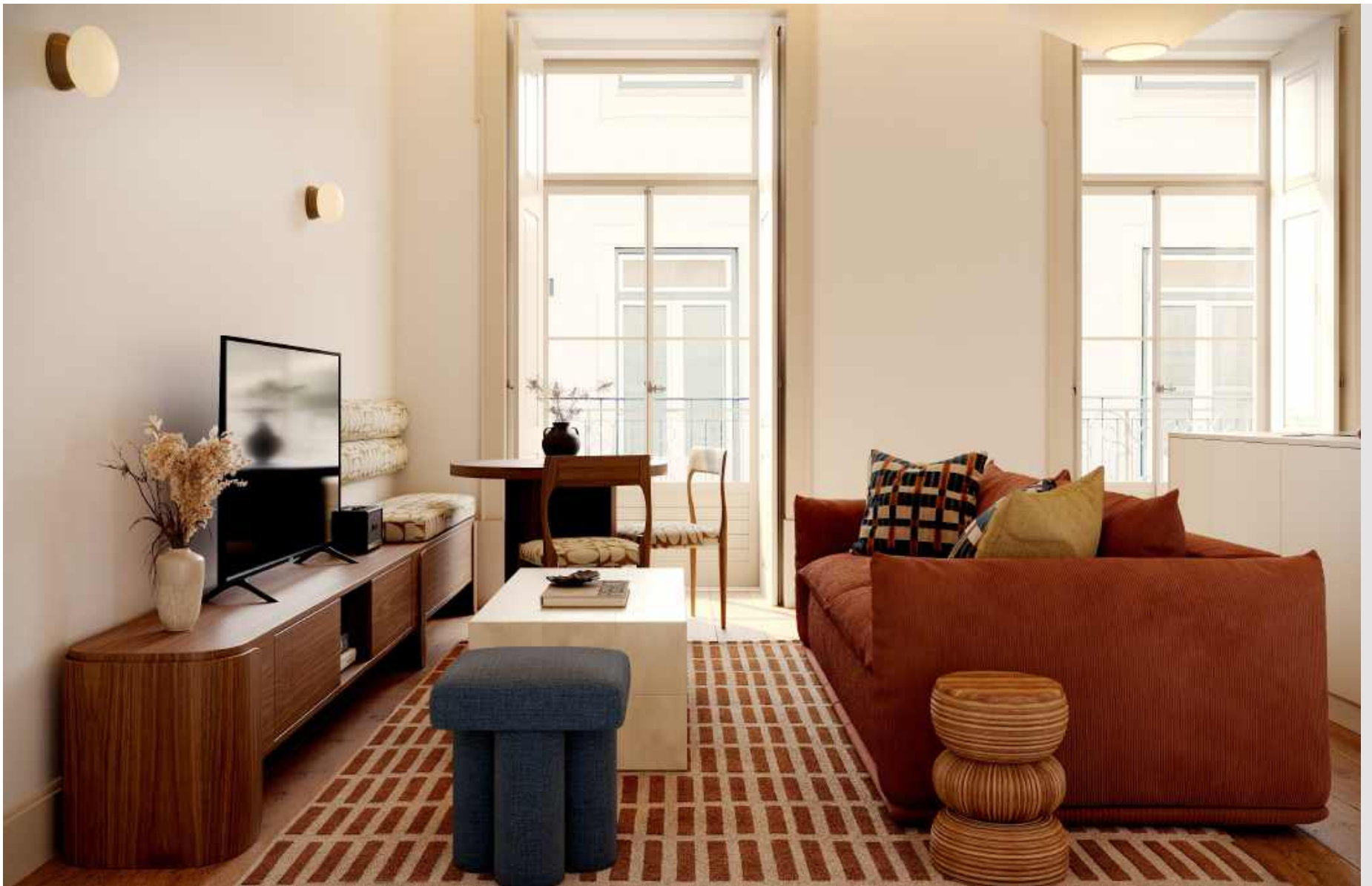


IMAGE ABOVE
RENDER APARTMENT 1.3



IMAGE ABOVE
RENDER APARTMENT 1.5



IMAGE ABOVE
RENDER APARTMENT 4.1



IMAGE ABOVE
RENDER APARTMENT 4.1



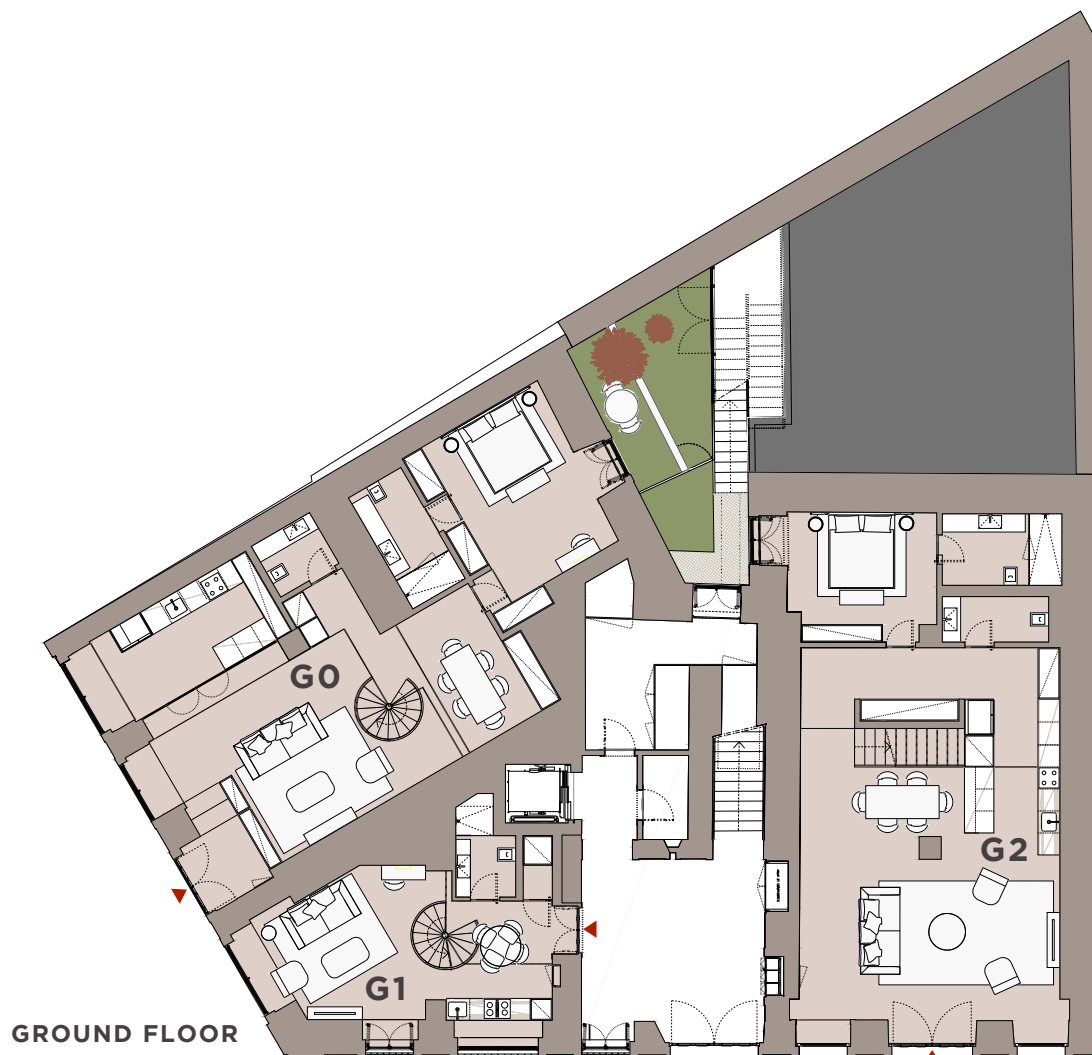
IMAGE ABOVE
RENDER APARTMENT 4.2



IMAGE ABOVE
RENDER APARTMENT 4.2

PEDRAS NEGRAS HOUSE

FLOOR PLANS



GROUND FLOOR WITH MEZZANINE

APT G0 - T1+1 | 204,5 SQM

APT G1 - T0 | 67,8 SQM

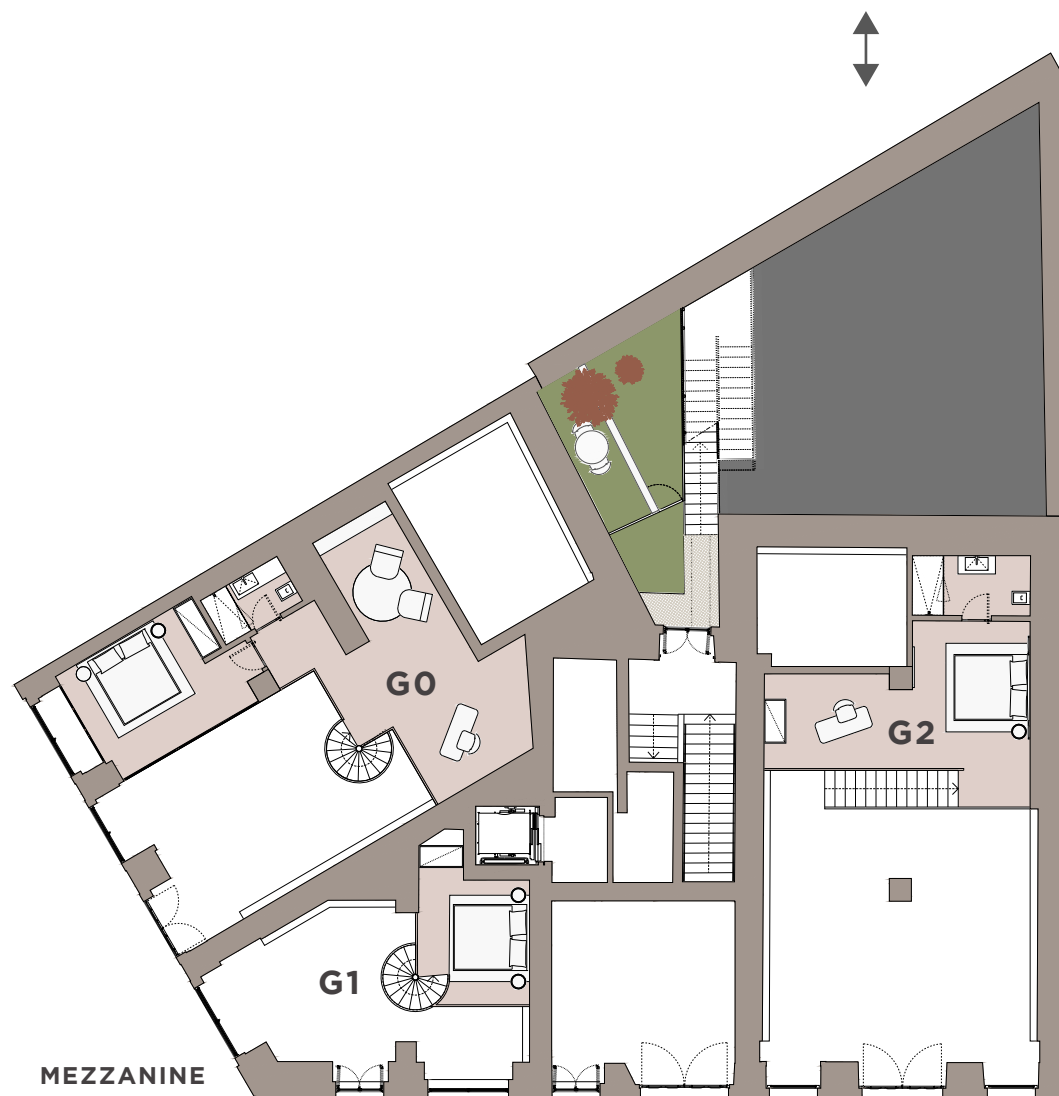
APT G2 - T1+1 | 188 SQM

TOTAL FLOOR AREA

460,3 SQM

CEILING HEIGHT

1,90 M (MEZZANINE) UP TO 4 M



PEDRAS NEGRAS HOUSE

FLOOR PLANS



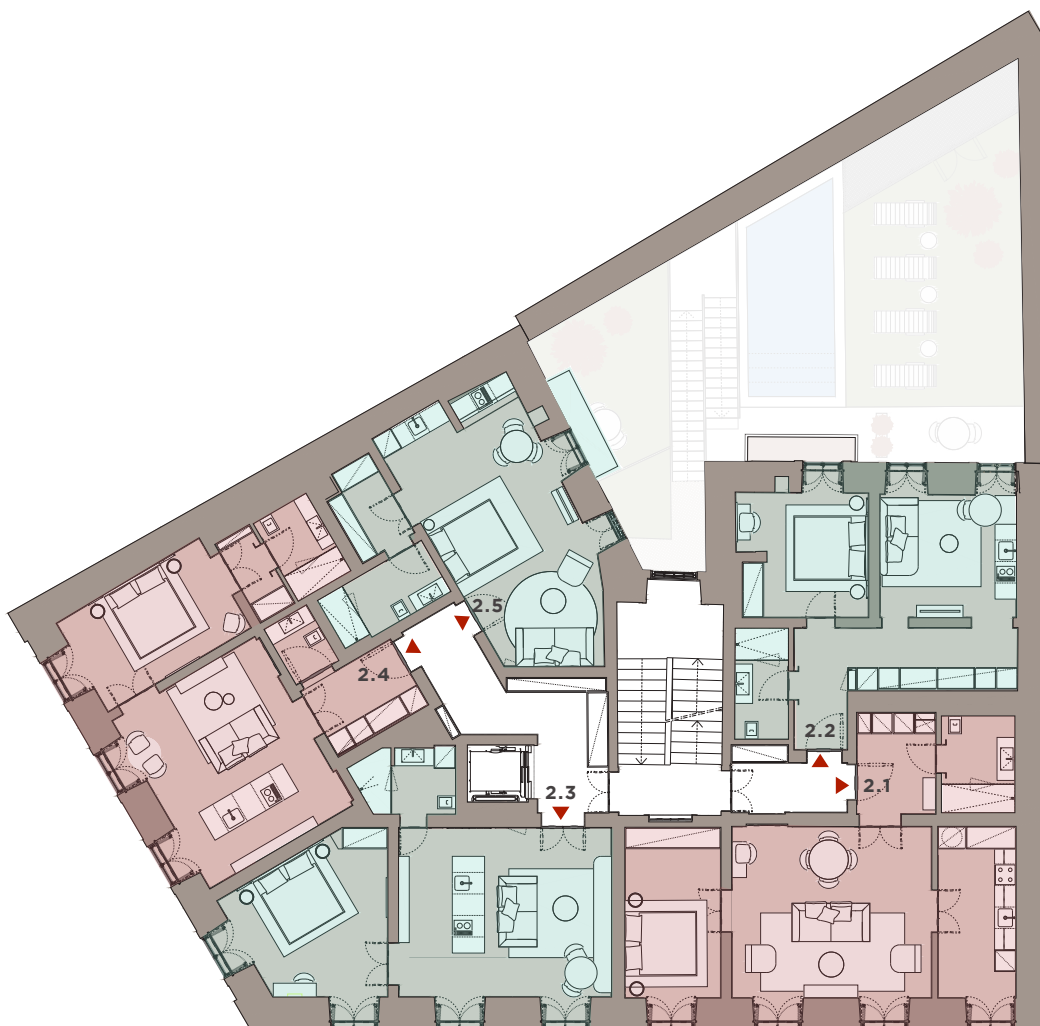
5 APARTMENTS

1ST FLOOR

APT 1.1 - T1 | 88,4 SQM
APT 1.2 - T1 | 66,8 SQM
APT 1.3 - T1 | 70,0 SQM
APT 1.4 - T1 | 78,5 SQM
APT 1.5 - T0 | 58,2 SQM

TOTAL FLOOR AREA
361,9 SQM

CEILING HEIGHT
3,10M



5 APARTMENTS

2ND FLOOR

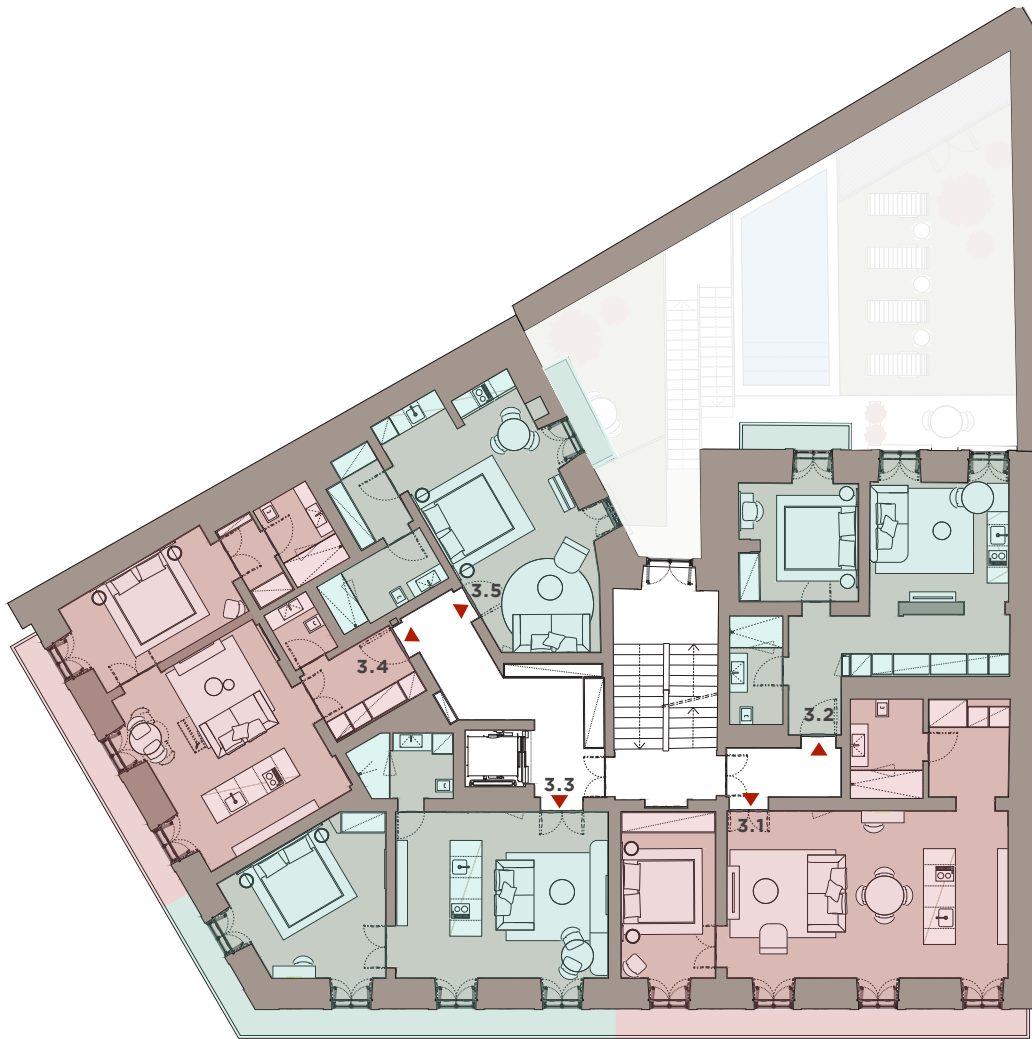
APT 2.1 - T1 | 88,4 SQM
APT 2.2 - T1 | 66,8 SQM
APT 2.3 - T1 | 70,0 SQM
APT 2.4 - T1 | 75,2 SQM
APT 2.5 - T0 | 56,8 SQM

TOTAL FLOOR AREA
357,15 SQM

CEILING HEIGHT
3,10M

PEDRAS NEGRAS HOUSE

FLOOR PLANS



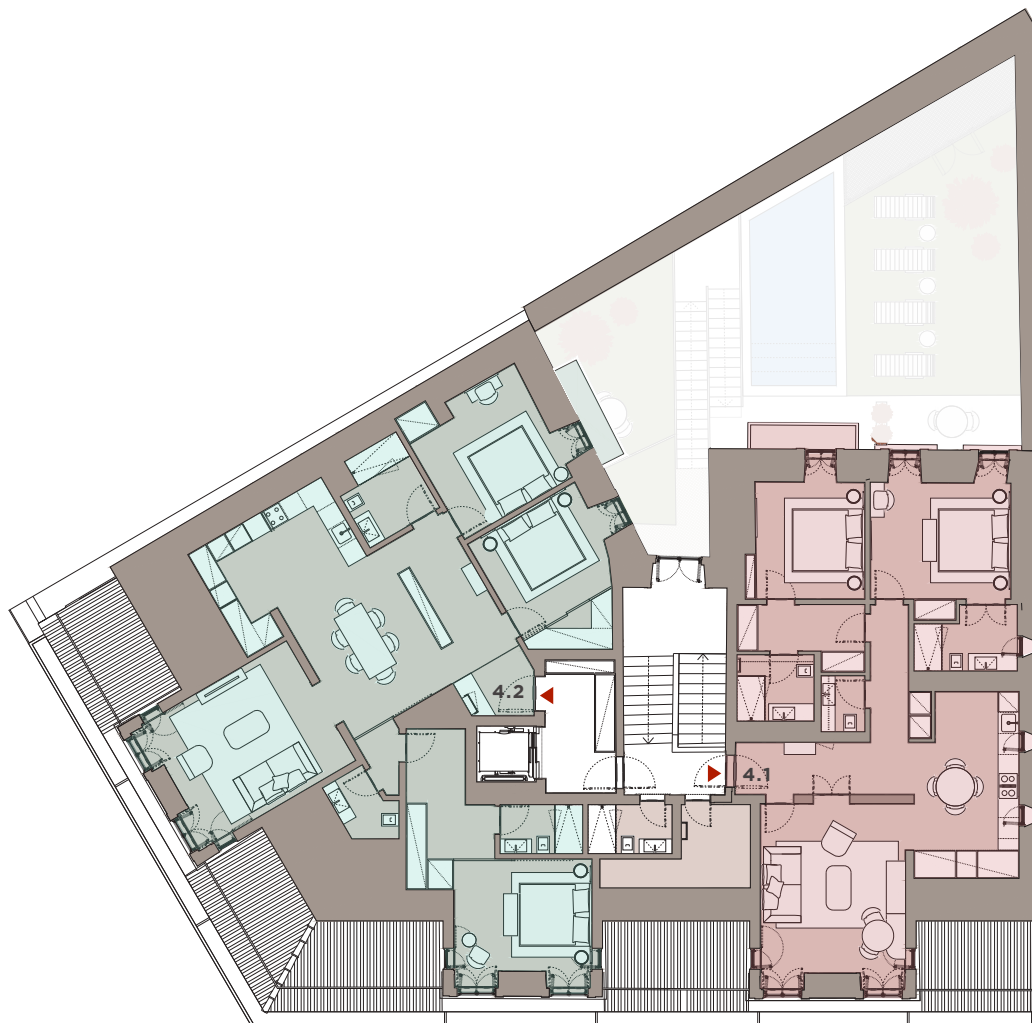
5 APARTMENTS

3RD FLOOR

APT 3.1 - T1 | 87,1 SQM
APT 3.2 - T1 | 66,8 SQM
APT 3.3 - T1 | 70,0 SQM
APT 3.4 - T1 | 75,2 SQM
APT 3.5 - T0 | 56,8 SQM

TOTAL FLOOR AREA
355,9 SQM

CEILING HEIGHT
2,50M



2 APARTMENTS

4TH FLOOR

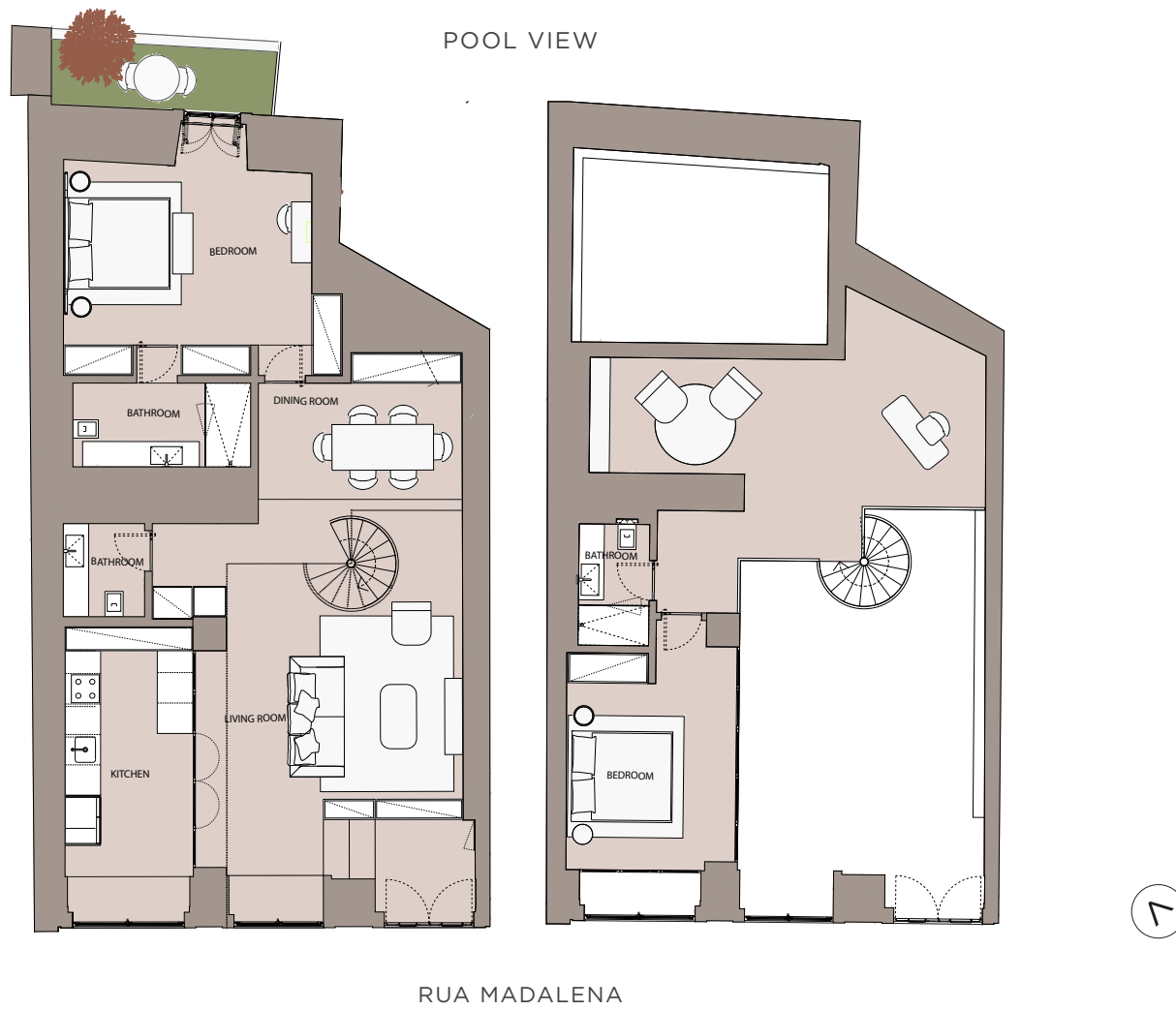
APT 4.1 - T2 | 125,7 SQM
APT 4.2 - T3 | 151,5 SQM

TOTAL FLOOR AREA
277,2 SQM

CEILING HEIGHT
2,40M | 2,60M

PEDRAS NEGRAS HOUSE

APARTMENTS PLANS



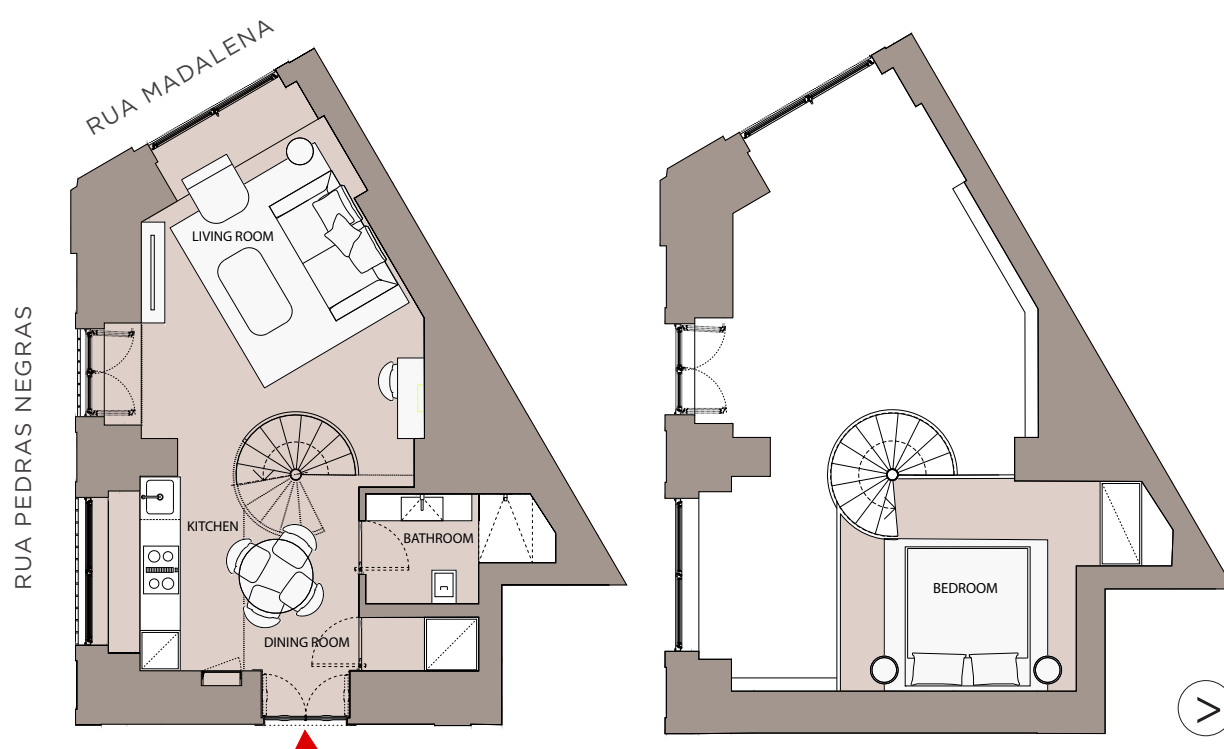
APARTMENT G0 | T1+1

FLOOR: GROUND FLOOR

GROSS PRIVATE AREA: 204,5 SQM

EXPOSITION: RUA MADALENA

CEILING HEIGHT: 1,90 M (MEZZANINE)
UP TO 4 M



APARTMENT G1 | T0

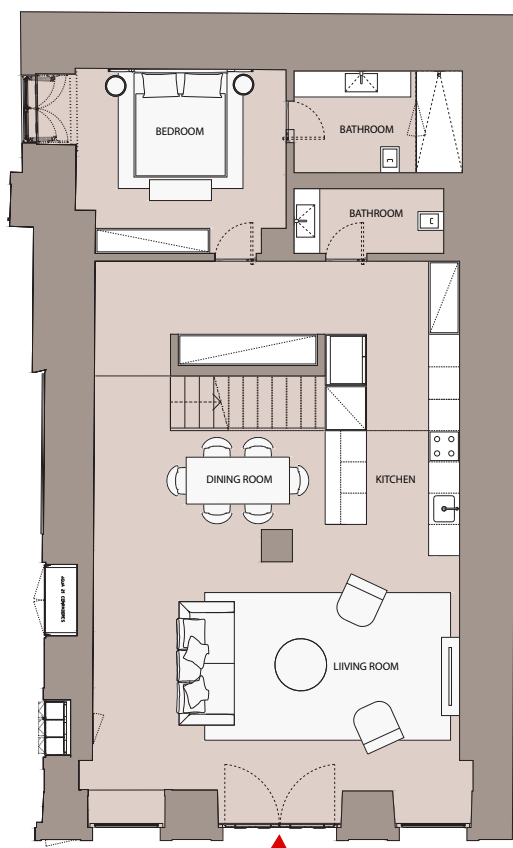
FLOOR: GROUND FLOOR

GROSS PRIVATE AREA: 67,8 SQM

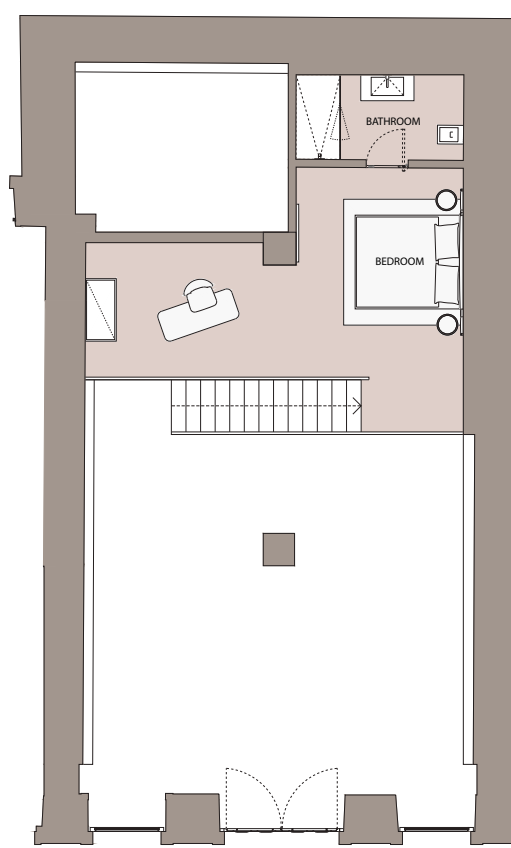
EXPOSITION: RUA MADALENA +

RUA PEDRAS NEGRAS

CEILING HEIGHT: 1,90 M (MEZZANINE)
UP TO 4 M



RUA PEDRAS NEGRAS



APARTMENT G2 | T1+1

FLOOR: GROUND FLOOR

GROSS PRIVATE AREA: 188,0 SQM

EXPOSITION: RUA PEDRAS NEGRAS

CEILING HEIGHT: 1,90 M (MEZZANINE)
UP TO 4 M



RUA PEDRAS NEGRAS



APARTMENT 1.1 | T1

FLOOR: 1

GROSS PRIVATE AREA: 88,4 SQM

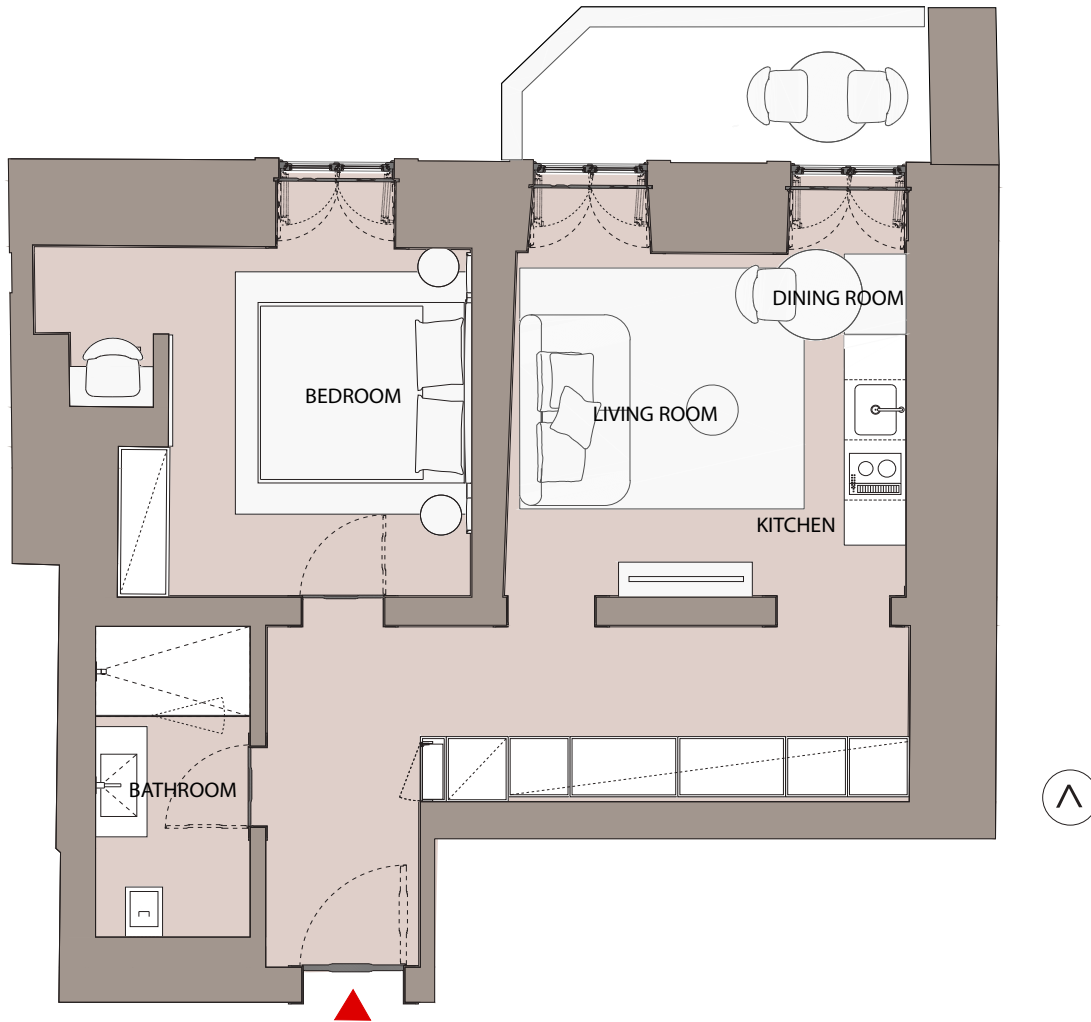
BALCONY: 3,9 SQM

EXPOSITION: RUA PEDRAS NEGRAS

CEILING HEIGHT: 3,10M



POOL VIEW



APARTMENT 1.2 | T1

FLOOR: 1

GROSS PRIVATE AREA: 66,8 SQM

BALCONY: 3,9 SQM

EXPOSITION: COURTYARD (PÁTIO)

CEILING HEIGHT: 3,10M

RUA PEDRAS NEGRAS



APARTMENT 1.3 | T1

FLOOR: 1

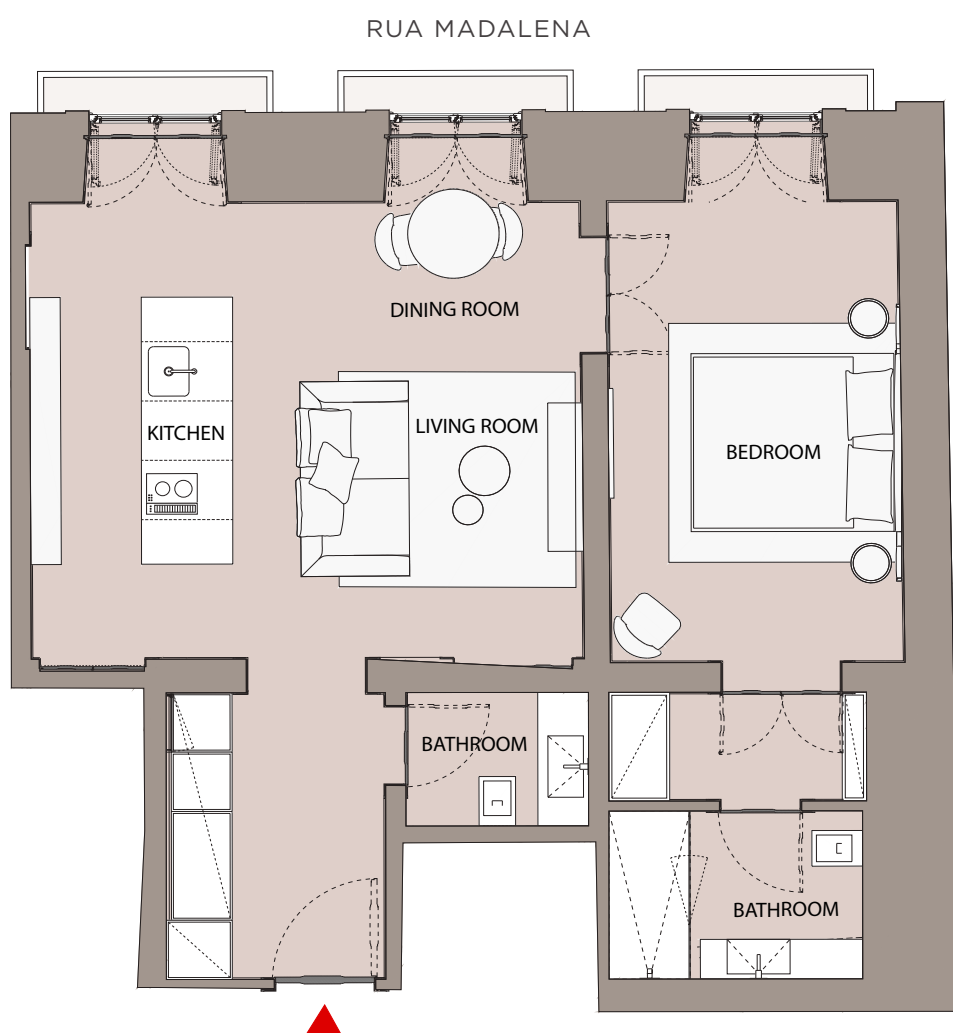
GROSS PRIVATE AREA: 70,0 SQM

BALCONY: 3,9 SQM

EXPOSITION: RUA MADALENA +

RUA PEDRAS NEGRAS

CEILING HEIGHT: 3,10M



APARTMENT 1.4 | T1

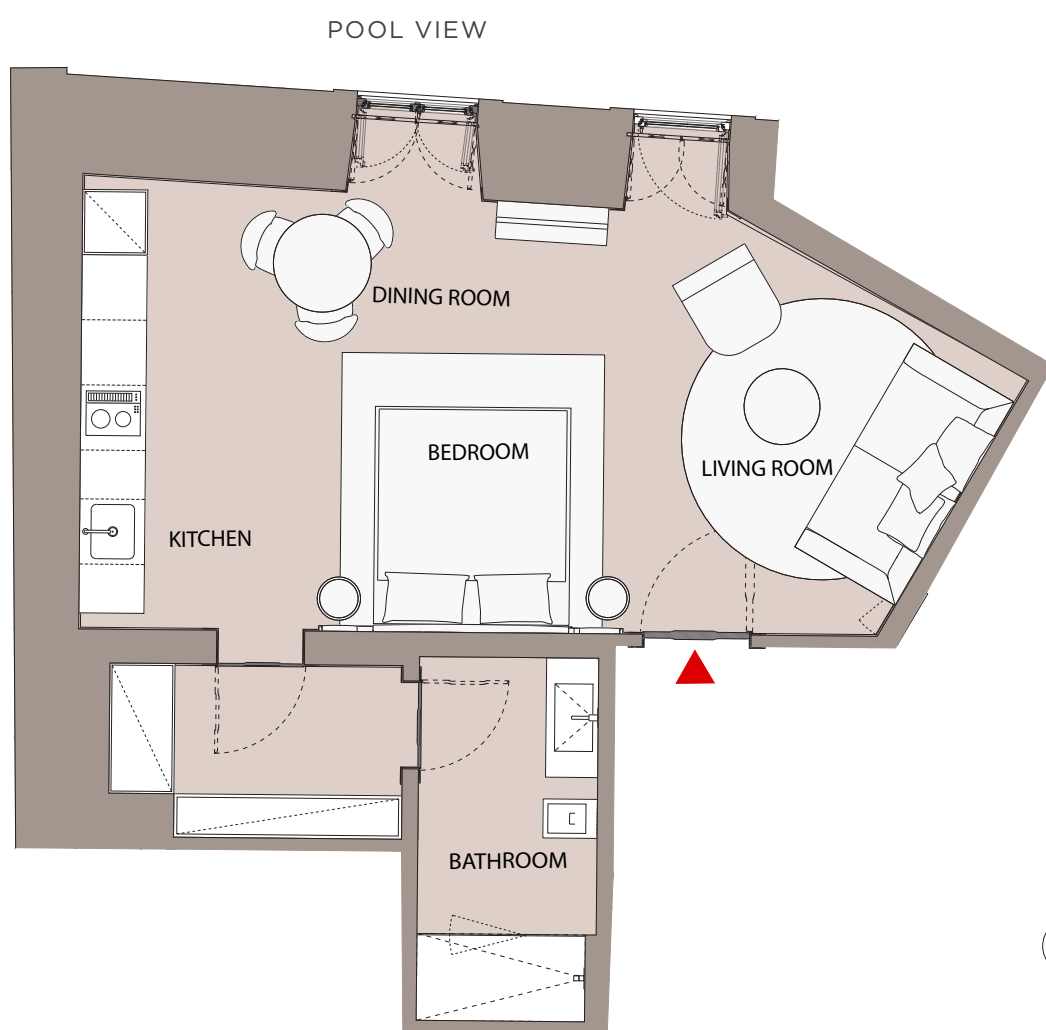
FLOOR: 1

GROSS PRIVATE AREA: 78,5 SQM

BALCONY: 2,9 SQM

EXPOSITION: RUA MADALENA

CEILING HEIGHT: 3,10M



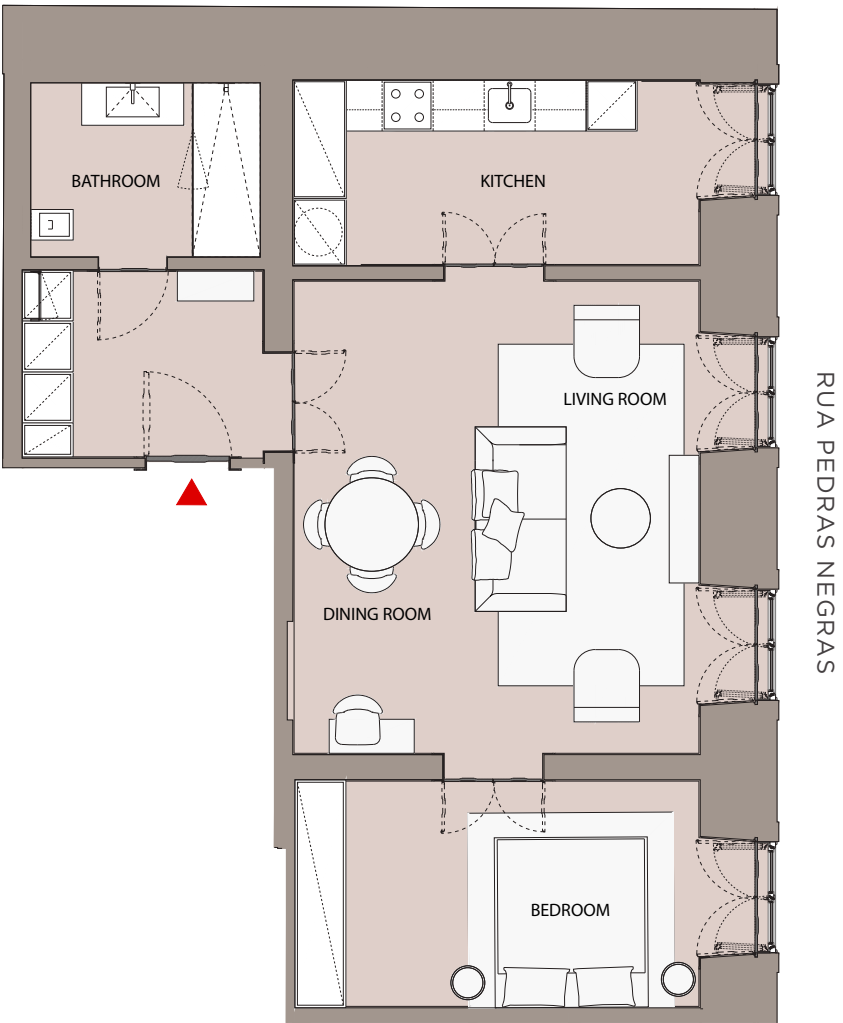
APARTMENT 1.5 | T0

FLOOR: 1

GROSS PRIVATE AREA: 58,2 SQM

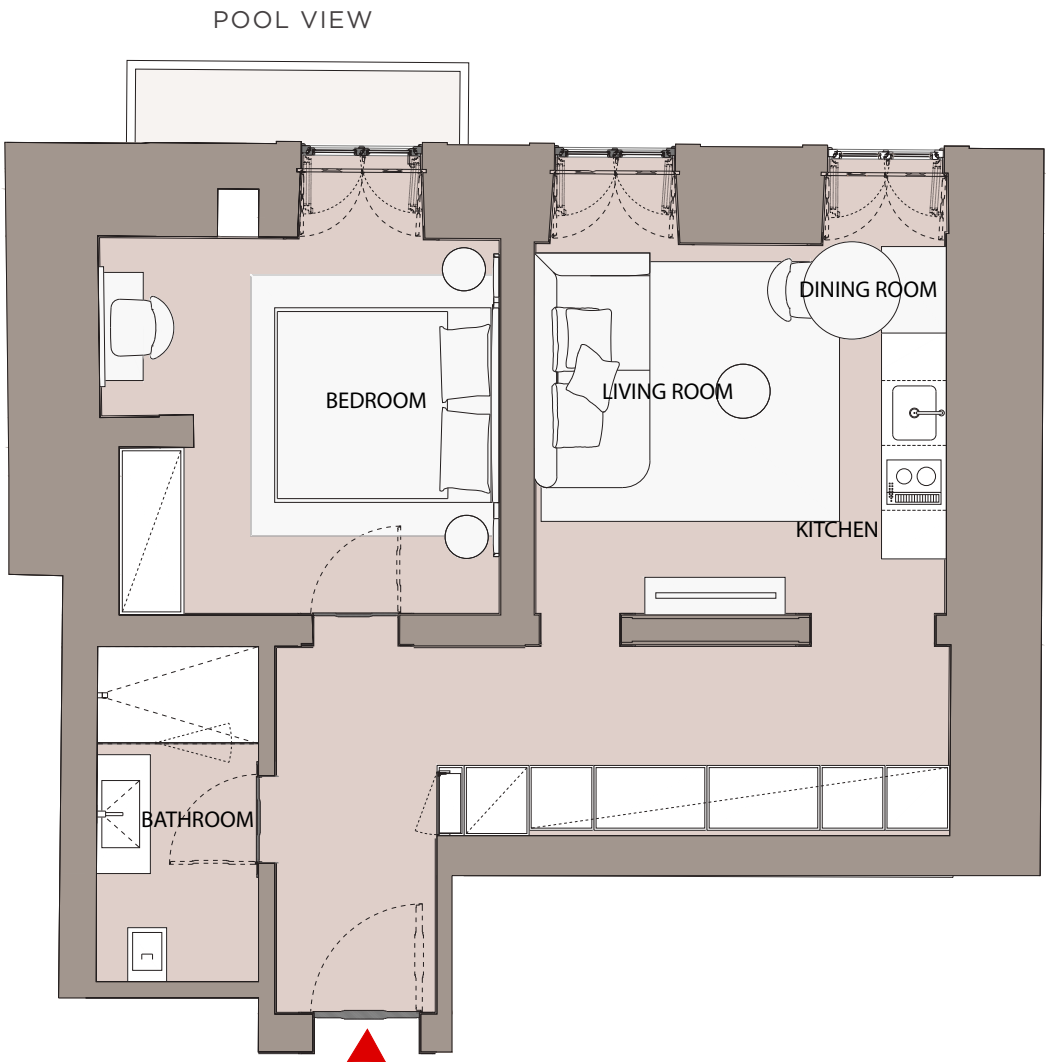
EXPOSITION: COURTYARD (PÁTIO)

CEILING HEIGHT: 3,10M



APARTMENT 2.1 | T1

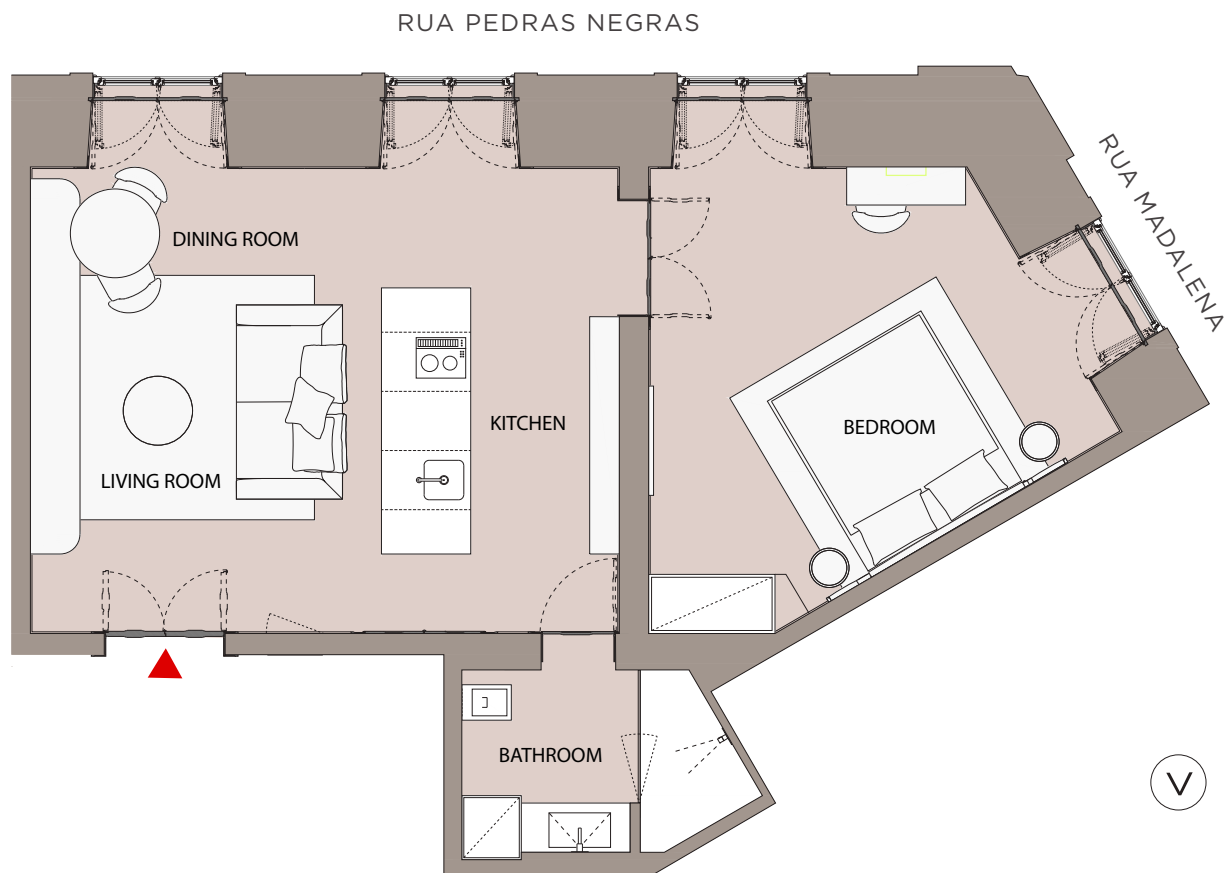
FLOOR: 2
GROSS PRIVATE AREA: 88,4 SQM
EXPOSITION: RUA PEDRAS NEGRAS
CEILING HEIGHT: 3,07M



APARTMENT 2.2 | T1

FLOOR: 2
GROSS PRIVATE AREA: 66,8 SQM
BALCONY: 2,4 SQM
EXPOSITION: COURTYARD (PÁTIO)
CEILING HEIGHT: 3,10M





APARTMENT 2.3 | T1

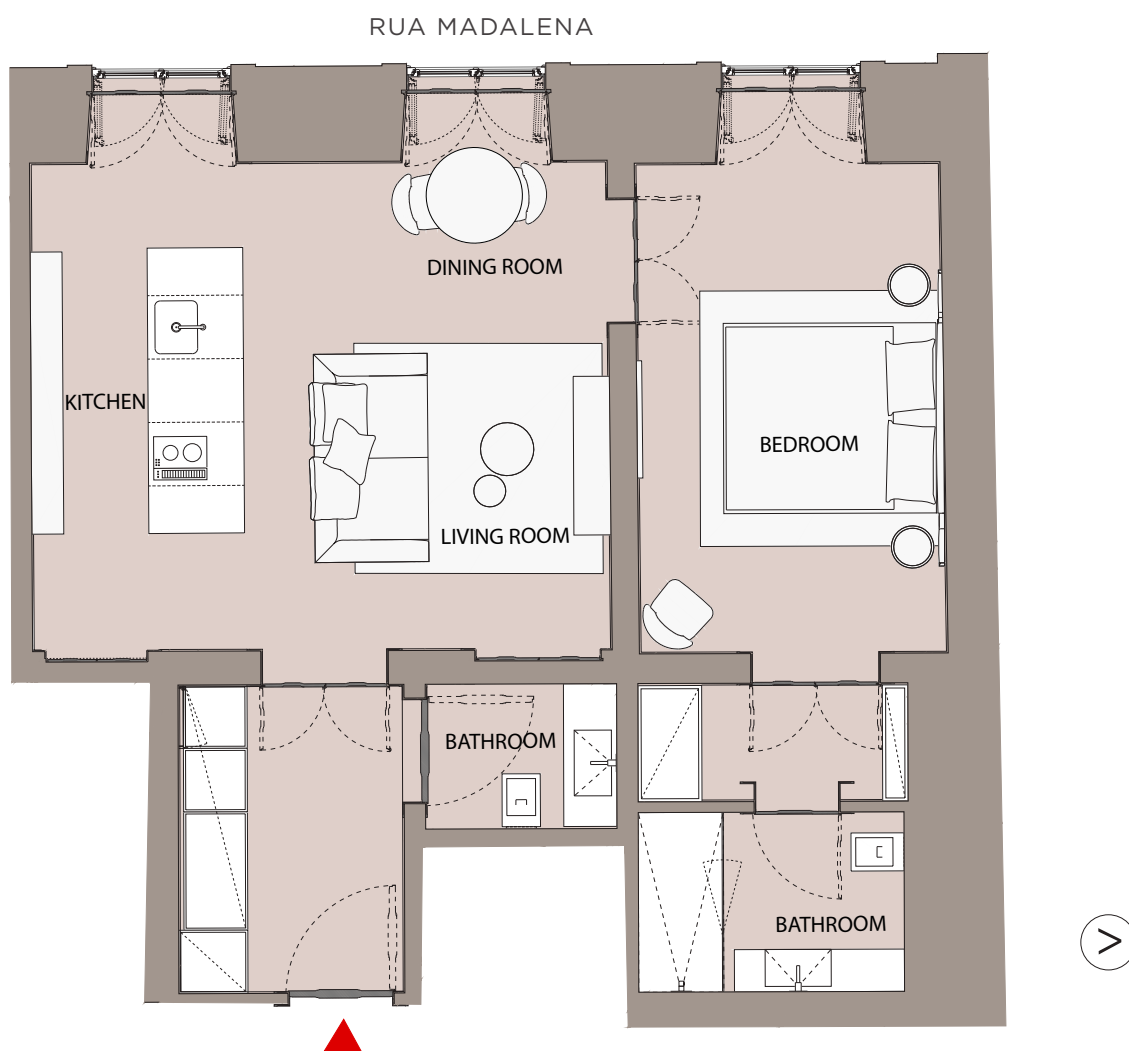
FLOOR: 2

GROSS PRIVATE AREA: 70,0 SQM

EXPOSITION: RUA MADALENA +

RUA PEDRAS NEGRAS

CEILING HEIGHT: 3,10M



APARTMENT 2.4 | T1

FLOOR: 2

GROSS PRIVATE AREA: 75,2 SQM

EXPOSITION: RUA DA MADALENA

CEILING HEIGHT: 3,10M



APARTMENT 2.5 | T0

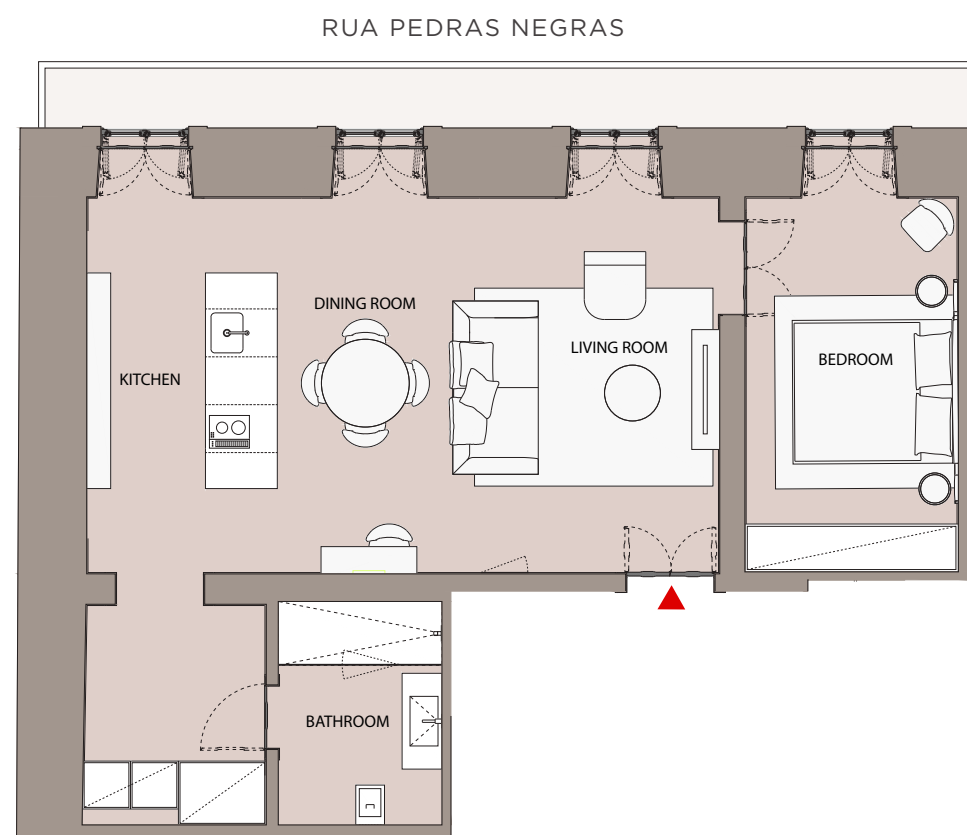
FLOOR: 2

GROSS PRIVATE AREA: 56,8 SQM

BALCONY: 2,4 SQM

EXPOSITION: COURTYARD (PÁTIO)

CEILING HEIGHT: 3,10M



APARTMENT 3.1 | T1

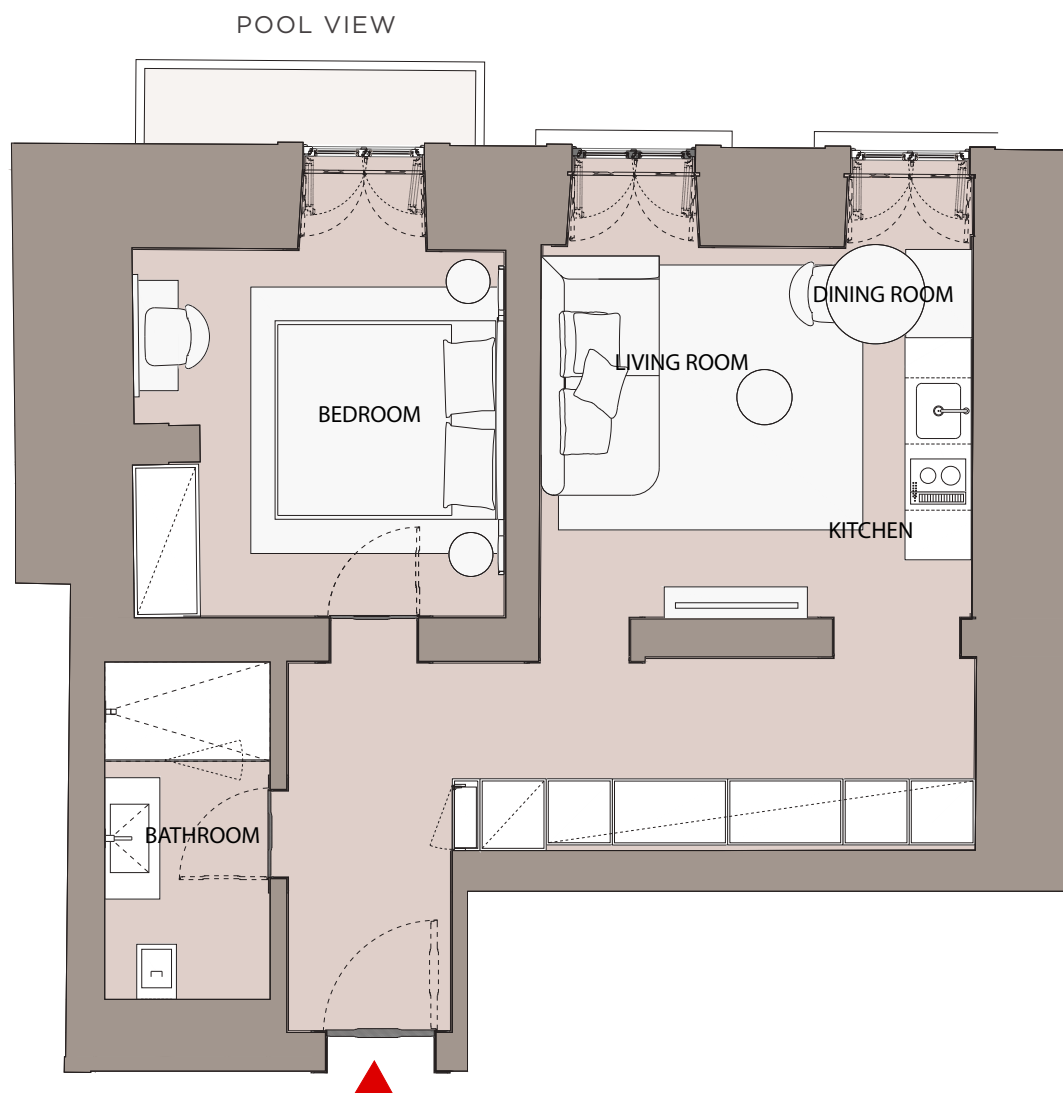
FLOOR: 3

GROSS PRIVATE AREA: 87,1 SQM

BALCONY: 10,3 SQM

EXPOSITION: RUA PEDRAS NEGRAS

CEILING HEIGHT: 2,50M



APARTMENT 3.2 | T1

FLOOR: 3

GROSS PRIVATE AREA: 66,8 SQM

BALCONY: 2,4 SQM

EXPOSITION: COURTYARD (PÁTIO)

CEILING HEIGHT: 2,50M



APARTMENT 3.3 | T1

FLOOR: 3

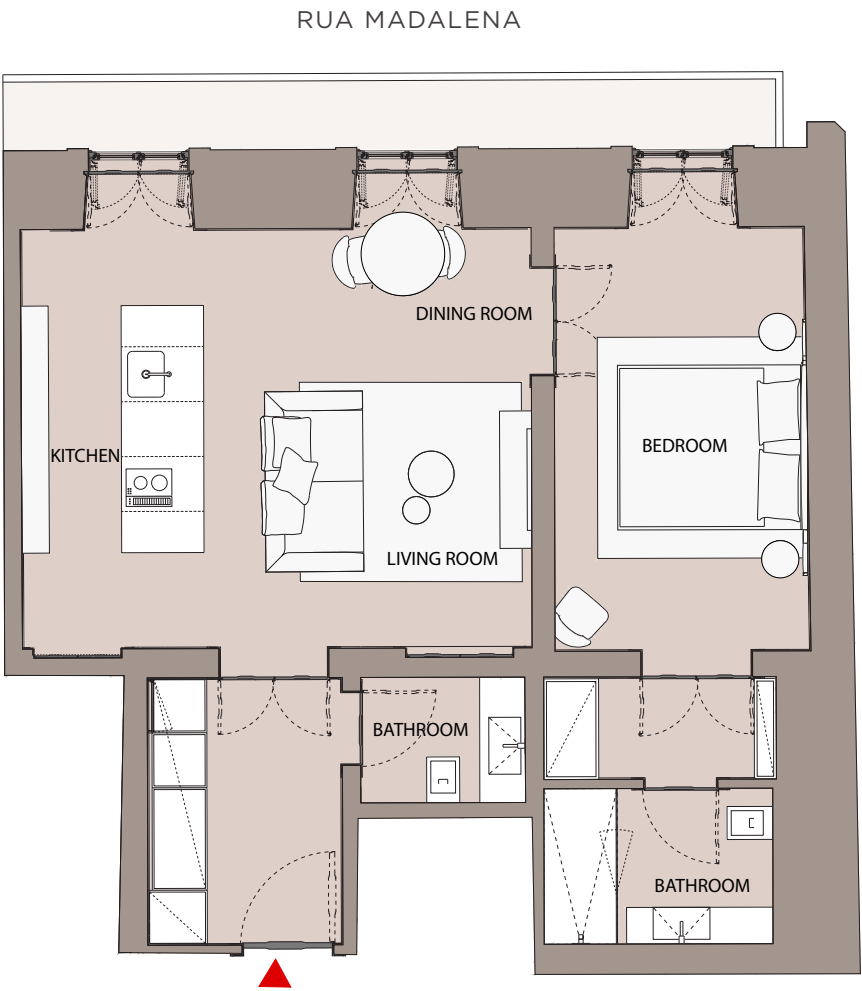
GROSS PRIVATE AREA: 70,0 SQM

BALCONY: 10,5 SQM

EXPOSITION: RUA MADALENA + RUA
PEDRAS NEGRAS

CEILING HEIGHT: 2,50M





APARTMENT 3.4 | T1

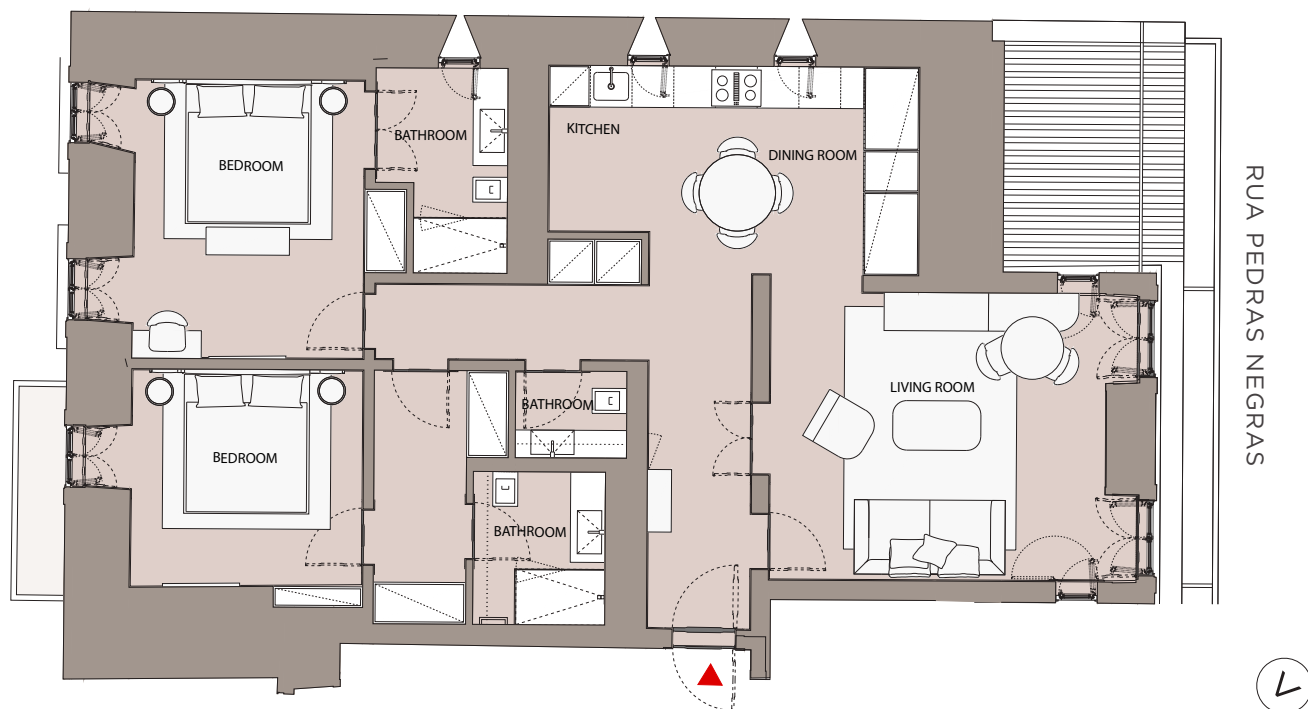
FLOOR: 3
GROSS PRIVATE AREA: 75,2 SQM
BALCONY: 7,7 SQM
EXPOSITION: RUA MADALENA
CEILING HEIGHT: 2,50M



APARTMENT 3.5 | T0

FLOOR: 3
GROSS PRIVATE AREA: 56,8 SQM
BALCONY: 2,4 SQM
EXPOSITION: COURTYARD (PÁTIO)
CEILING HEIGHT: 2,50M

POOL VIEW



APARTMENT 4.1 | T2

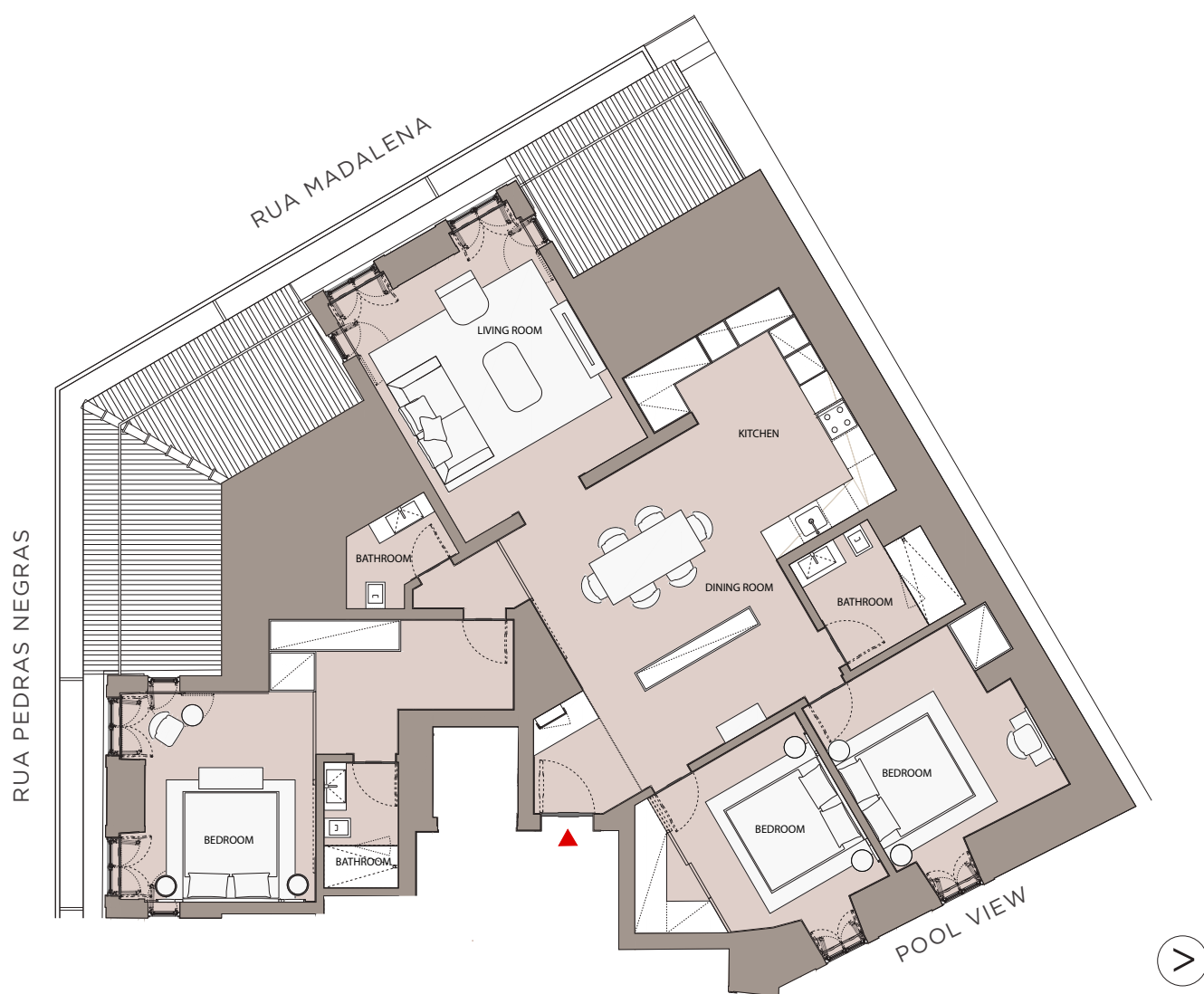
FLOOR: 4

GROSS PRIVATE AREA: 125,7 SQM

BALCONY: 2,4 SQM

EXPOSITION: COURTYARD (PÁTIO) +
RUA PEDRAS NEGRAS

CEILING HEIGHT: 2,60M



APARTMENT 4.2 | T3

FLOOR: 4

GROSS PRIVATE AREA: 151,5 SQM

BALCONY: 2,4 SQM

EXPOSITION: COURTYARD (PÁTIO) +
RUA PEDRAS NEGRAS + RUA MADALENA

CEILING HEIGHT: 2,60M

PEDRAS NEGRAS HOUSE

FINISHING LIST

GENERAL FEATURES

FAÇADE	<i>Exterior spans:</i>	<i>Stone or painted or equivalent</i>
	<i>Exterior (floor 1 to 5):</i>	<i>Stone or painted or equivalent</i>
	<i>Balconies:</i>	<i>Stone flooring</i>
	<i>Main entrance door:</i>	<i>Wooden door</i>
	<i>Interior:</i>	<i>Painted</i>
	<i>Lift:</i>	<i>Otis or equivalent</i>
SPECIAL EQUIPMENT	<i>Air conditioning:</i>	<i>Air-Conditioning System</i>
	<i>Water heating:</i>	<i>Water Heating System</i>
	<i>Kitchen extractor:</i>	<i>AEG or Teka or equivalent</i>
	<i>Waste and domestic water:</i>	<i>According to the engineering</i>
	<i>Fire detection system:</i>	<i>According to the engineering</i>
	<i>Access control:</i>	<i>According to the engineering</i>

COMMON AREAS

BUILDING ENTRANCE	<i>Floor and skirting:</i>	<i>Stone or equivalent</i>
	<i>Walls:</i>	<i>Painted</i>
	<i>Ceiling:</i>	<i>Painted</i>
STAIRCASE	<i>Floor and skirting:</i>	<i>Wood or equivalent</i>
	<i>Walls:</i>	<i>Painted</i>
	<i>Ceiling:</i>	<i>Painted</i>

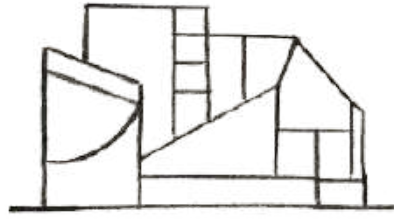
APARTMENTS

HALL AND CIRCULATION AREA	<i>Floor:</i>	<i>Stone or wood or equivalent</i>
	<i>Skirting:</i>	<i>Stone or Wooden or equivalent</i>
	<i>Walls:</i>	<i>Painted</i>
	<i>Ceiling:</i>	<i>Painted</i>
	<i>Cornice moldings:</i>	<i>Painted</i>

APARTMENTS

LIVING ROOM	Floor:	Stone or wood or equivalent
	Skirting:	Stone or wood or equivalent
	Walls:	Painted
	Ceiling:	Painted
	Cornice moldings:	Painted
KITCHENETTE	Cupboards:	Lacquered cabinets with melamine interior
	Counter worktop:	Stone, composite or equivalent
	Hob Vitro ceramic cook-top:	AEG or Teka, or equivalent
	Oven:	AEG or Teka, or equivalent
	Microwave:	AEG or Teka, or equivalent
	Dishwasher:	AEG or Teka, or equivalent
	Washing machine:	AEG or Teka, or equivalent
	Fridge-freezer:	AEG or Teka, or equivalent
	Extractor:	AEG or Teka, or equivalent
	Water tap:	Grohe or equivalent
BEDROOMS	Floor:	Stone or Wood floor varnishing, or equivalent
	Skirting:	Stone or Wood, or equivalent
	Walls:	Painted
	Ceiling:	Painted
	Cornice mouldings:	Painted
BATHROOM AND SANITARY WARES	Floor and skirting:	Stone, tiles or equivalent
	Walls:	Stone, tiles, painting or equivalent
	Waterproof smooth ceiling:	Waterproof painting
	Counter sink:	Stone, composite material, tiles Stone
	Shower:	Bruma or equivalent
JOINERY	Water Taps:	
	Wardrobes doors:	Wood or laquered MDF or equivalent
	Interior doors:	Wood or melanine or alternative

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WHY INVEST WITH ANDO LIVING?



ENJOY A FULL OWNERSHIP PROPERTY WITH FLEXIBILITY

FULLY OWN THE TITLE DEED OF YOUR PROPERTY WITH NO TIME-SHARE RESTRICTIONS. YOU ARE FREE TO USE FINANCING (MORTGAGE) WHILE BUYING AND SELL YOUR PROPERTY ON THE OPEN MARKET AT ANY TIME.



STAY WHEN YOU LIKE

USE YOUR PROPERTY FOR ANY DURATION, FROM A SINGLE DAY TO AN ENTIRE YEAR. ENJOY THE FULL ANDO EXPERIENCE, INCLUDING CLUBHOUSE ACCESS, OWNERS BENEFITS, HOUSEKEEPING, 24/7 ASSISTANCE, IN-ROOM DINING AND MORE.



EARN RENTAL INCOME WHEN NOT USING YOUR APARTMENT

RENT OUT YOUR APARTMENT WHEN IT'S NOT IN USE AND GENERATE INCOME TO 6%+ TARGET YIELD AFTER ALL COSTS. THE LESS YOU STAY, THE MORE YOU EARN. WITH OUR FULLY MANAGED RENTAL SERVICE LEVERAGING 400+ PLATFORMS. WE TAKE CARE OF EVERYTHING TO MAXIMISE YOUR RETURNS.



STAY IN ANY ANDO LIVING LOCATION

USE YOUR FREE ANNUAL TRAVEL VOUCHER TO STAY IN ANY OTHER ANDO LIVING NEIGHBOURHOODS, WITH PROPERTIES SPANNING THE MEDITERRANEAN AND MAJOR EUROPEAN BUSINESS CENTRES. WE AIM TO BE LOCATED IN 7 COUNTRIES BY 2030.



SERVICED APARTMENTS ARE THE FUTURE OF FLEXIBLE LIVING

WITH ANDO LIVING YOU INVEST IN THE FUTURE OF LIFESTYLE AND LIVING CHOICES: FLEXIBLE LIVING. MODERN TRAVELLERS WON'T LIVE IN ONE LOCATION ANYMORE. OUR APARTMENTS ARE SECURED WITH THE TOURISTIC LICENSE, ENSURING COMPLIANCE WITH SHORT-TERM RENTAL REGULATIONS. EACH APARTMENT COMES FULLY FURNISHED, READY FOR USE.

Sales

Luis Capela

Tlm:+351 915538384

LCAPELA@REMAX.PT