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## Setting

Located in the heart of Lisbon, **The One Palácio da Anunciada** enjoys an exceptional location a few metres from the central Praça dos Restauradores and from Avenida da Liberdade, one of the main arteries of central Lisbon and the prime shopping area of the Portuguese capital, with fashionable shops, summertime café terraces and live music at night. Its location is perfect for discovering the city, allowing you to stroll through its historic centre and through the iconic area of Bairro Alto and Baixa Chiado while being within easy reach of Lisbon's main shopping and business districts.

0 m from the city centre, Lisbon's Baixa district  
50 m from Praça dos Restauradores  
50 m from Avenida da Liberdade  
500 m from Bairro Alto  
500 m from Lisbon's main viewpoints  
900 m from Praça do Comércio and the Tagus river  
1 km from São Jorge Castle  
8 km from Lisbon Congress Centre  
9 km from Lisbon's Humberto Delgado Airport (LIS)  
11 km from FIL, the Lisbon Exhibition Centre

Coordinates: 38° 43' 03.4" N, 9° 08' 29.7" W

## Description

**The One Palácio da Anunciada**, the new five-star hotel in Lisbon, is located in the most exclusive area of the city, a few metres from Avenida da Liberdade and Praça dos Restauradores. The establishment is housed in a 16th-century palace that maintains its essence and majesty with an interior design that emphasizes the building's original beauty and provides comfort and exclusivity. Of note are its original perfectly restored ceilings, the natural light inside and its extensive 2,500 m<sup>2</sup> gardens which feature a protected hundred-year-old dragon tree. The hotel has elegant rooms, a full range of dining options, an outdoor pool, the Despacio Spa at The One and unique spaces for events and celebrations.



### 83 rooms

**Complimentary Wi-Fi throughout the hotel and Business Corner**  
**Outdoor pool with Balinese beds and bar service** (seasonal and exclusively for guests)

**Despacio Spa at The One** with experience pool with natural light, treatment rooms and 24-hour gym

**Clef d'Or Concierge**

**Private car park** (\$), limousine service and valet parking

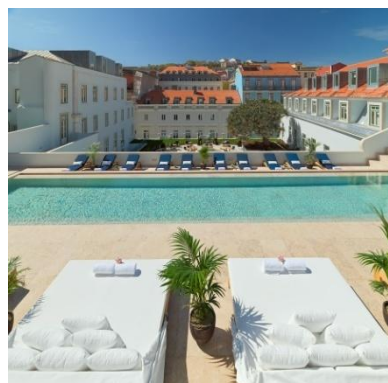
**2,500 m<sup>2</sup> of gardens with a hundred-year-old dragon tree**

**Condes de Ericeira, à la carte gastronomic restaurant**

**O Jardim Wine Bar**

**Boémio Cocktail Lounge**

**One meeting room** with natural light and **four function rooms** with coffered ceilings and natural light



## History

The Palácio da Anunciada was built in 1533 and years later became part of the estate of the Counts of Ericeira, an influential and noble family that came to occupy some of the most important positions of power in Portugal. Under their ownership, the palace enjoyed its period of greatest splendour but in 1755 the building was destroyed in the earthquake that struck Lisbon. After its reconstruction, at the end of the 18th century, the palace became the residence of the Marquises de Rio Maior and illustrious names in Portuguese politics and society were born there, such as João Oliveira e Daun, Duke of Saldanha, who was prime minister of Portugal on several occasions between 1835 and 1870.

## Rooms

Cosy and bright, the rooms of **The One Palácio da Anunciada** boast a sophisticated interior design that creates an atmosphere of contemporary luxury featuring neutral colours, fine materials and top-quality textures. In homage to Portuguese tradition, each room includes original hand-painted ceramic pieces created exclusively for the hotel, as well as unique images of the original building that take guests on a journey through the history of the palace.

### Top-of-the-range features:

- Complimentary Wi-Fi
- Complimentary local calls
- 49" smart TV with international channels
- Marshall Bluetooth speaker (only available in Suites)
- USB chargers and international plug sockets
- Digital in-room safe and individually adjustable air-conditioning units

### Exclusive amenities:

- High-end mattress with soft feather topper (rooms with 200 by 200 cm King Size bed or 180 by 200 cm Queen Size bed or rooms with two 100 by 200 cm twin beds)
- Pure Egyptian cotton bedding from Bassols 1790
- 100% goose feather pillows (hypoallergenic pillows available on request)
- Nespresso machine and kettle with complimentary selection of teas and infusions
- Fully stocked minibar with a selection of drinks and typical gourmet snacks from Lisbon (\$ according to consumption)
- Bar with selection of complimentary spirits available to guests (only available in Suites)
- Ironing set (only available in Suites, on request for other categories)
- 24-hour room service
- Laundry and dry cleaning service (on request)

### Bathroom:

- Large marble bathroom with separate toilet and shower in most rooms
- Rain shower
- Professional hairdryer and magnifying mirror
- Hair straighteners (only available in Suites)
- Bassols 1790 bathrobe, slippers and towels
- Exclusive Natura Bissé Barcelona amenities

### Cosy:

**Cosy:** rooms with an average size of 25 m<sup>2</sup> that offer comfort and elegance in a functional space. The ideal option for guests who want convenience without having to give up the little distinctive details of our service. The views from the Cosy Rooms can be of the famous street Rua das Portas de Santo Antão or of the palace's quiet interior patios. They can accommodate up to 2 people.

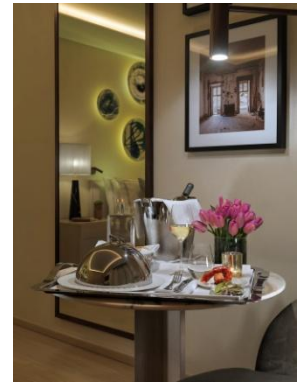
**Cosy Garden:** Cosy Rooms with unbeatable views over the main palace gardens.



COSY



COSY GARDEN



ROOM SERVICE

### Deluxe:

**Deluxe:** rooms with an average size of 30 m<sup>2</sup>, ideal for guests looking for the comfort of additional space in their room. The views from the Deluxe Rooms can be of the famous street Rua das Portas de Santo Antão or of the palace's quiet interior patios. The maximum capacity is 2 people.

**Deluxe Garden:** Deluxe Rooms with privileged views of the hotel gardens.

**Deluxe Family:** spacious rooms with an average size of 35 m<sup>2</sup>. They have a sofa bed and are the best option for families looking for additional space. The views from the Deluxe Family Rooms are of the palace's inner courtyards. They can accommodate up to 2 adults + 2 children or 3 adults.

**Grand Deluxe Garden:** bright and spacious rooms with an average size of 35 m<sup>2</sup>. They are ideal for those who want to enjoy the views of the palace gardens and benefit from additional space in the room. The Grand Deluxe Rooms have different layouts from one another and they are the best-located in the palace. They can accommodate up to 2 people.



DELUXE



DELUXE FAMILY



GRAND DELUXE GARDEN

### Junior Suites and Suites:

**Junior Suites:** spacious rooms with an average size of 40 m<sup>2</sup>. Some of the Junior Suites have romantic areas and sloping ceilings, part of the palace's original architecture. They can accommodate up to 2 adults + 2 children or 3 adults (with sofa bed) and offer views of either Rua das Portas de Santo Antão or the palace gardens.

**Tower Suite:** an exclusive room located in the old tower of the Palácio da Anunciada. Featuring an open 40 m<sup>2</sup> space, it is designed in a loft style that includes a large dressing room and a spectacular bathroom in Portuguese marble with fine woods and a free-standing *elegance* bathtub. It can accommodate a maximum of 2 people and offers privileged views of the typical Lisbon rooftops and the main palace gardens.

**Attic Suite:** an exclusive room located on the 4th floor of the building. It has a total area of 45 m<sup>2</sup> and unique features. The slope of its ceiling gives it a special romanticism. It can accommodate up to 2 adults + 2 children or 3 adults (with sofa bed) and it offers views of Rua das Portas de Santo Antão.

**Two-Bedroom Attic Suite:** this consists of connecting the Attic Suite to a Deluxe Room. The result is a spacious abode with a total area of 90 m<sup>2</sup> with 2 bedrooms and 2 separate bathrooms. It can accommodate up to 4 adults + 2 children or 5 adults (with sofa bed).

**Family Suites:** with an average size of 65 m<sup>2</sup>, the Family Suites comprise two large rooms that are connected but separate, making them the perfect option for families or long stays, ensuring complete privacy for their occupants. They enjoy privileged views of the gardens or the inner courtyards of the palace and can accommodate up to 4 adults.

**Garden Suite:** a spectacular suite measuring approximately 45 m<sup>2</sup> comprised of two separate areas (bedroom and living room) for greater comfort and privacy. It has a large bathroom designed in Portuguese marble, with natural light and an exclusive *elegance* free-standing bathtub. It enjoys privileged views over the main palace gardens and is an excellent option for those looking for an urban luxury experience. It can accommodate up to 2 adults + 2 children or 3 adults.

**Two-Bedroom Garden Suite:** this is the jewel in the hotel's crown. It consists of connecting the Garden Suite to a Deluxe Room, resulting in a total area of 75 m<sup>2</sup>. It connects two rooms with two separate bathrooms, also featuring a large lounge area to ensure all the comfort you need after a day of walking around the magnificent city of Lisbon. It is the ideal option for families as it can accommodate up to 4 adults + 2 children or 5 adults with complete privacy for its occupants. It has large windows that provide plenty of natural light and views of the main palace gardens or Rua das Portas de Santo Antão.



JUNIOR SUITE



TOWER SUITE



ATTIC SUITE



GARDEN SUITE LIVING ROOM



**Note:** the layout of the rooms and bathrooms, as well as their decoration, size and views, can vary depending on the room allocated. The ceilings of some rooms may slope, in accordance with the characteristics of the original building's construction.

## Restaurants and bars



CONDES DE ERICEIRA

**Condes de Ericeira:** located in one of the grand halls of the palace and with direct access to the gardens, the Condes de Ericeira Restaurant is a new gastronomic hotspot in Lisbon.

The space has been meticulously renovated to recover all the wealth of details of its original decoration including a magnificent coffered ceiling with hand-painted frescoes.

Its elaborate menu offers typical Portuguese market cuisine with a Mediterranean influence.

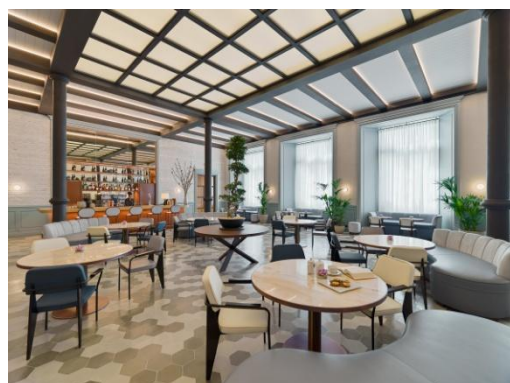


O JARDIM WINE BAR

**O Jardim Wine Bar:** presided over by an elegant circular bar, O Jardim Wine Bar is located in another grand hall of the palace that has been perfectly restored to recover the original splendour of its coffered ceiling and large windows. It also provides direct access to the palace gardens.

It is the perfect place for sampling delicious tapas and small dishes accompanied by a glass of excellent Portuguese wine or an exclusive signature cocktail in a chic atmosphere.

It also serves an exquisite breakfast buffet prepared with high-quality natural products as well as a selection of à la carte dishes prepared to order.



BOÉMIO COCKTAIL LOUNGE

**Boémio Cocktail Lounge:** located in the hotel's spacious lobby, the Boémio Cocktail Lounge offers a delicious selection of signature tapas and a varied list of Portuguese and international wines as well as the finest cocktails.

The restoration of the space, which previously housed the stables, shops and workshops of Rua das Portas de Santo Antão, has maintained the large windows, the wooden ceiling supported by robust wrought-iron pillars and solid original stone walls, creating a unique atmosphere with views of one of the best-known streets of the Baixa district of Lisbon.



POOL BAR

**Outdoor pool and bar service (seasonal):** with a privileged location overlooking the majestic palace gardens and the refreshing pool, this bar is open exclusively to hotel guests to ensure their privacy.

**despacio**  
spa at the one

Enjoy a few hours of wellbeing at the **Despacio Spa at The One**, where you'll be able to disconnect from all your daily worries while relaxing in the experience pool with natural light or enjoying personalized treatments that use locally produced oils and essences or the exclusive products of Natura Bissé, a pioneering brand in the world of cosmetics. The **Despacio Spa at The One** offers:

- Heated experience pool with natural light
- Finnish sauna and sensory shower with chromotherapy
- 24-hour gym equipped with the latest cardiovascular and toning workout equipment
- Massage, facial and body treatments
- Relaxation area with sun loungers



EXPERIENCE POOL



TREATMENT ROOM



GYM

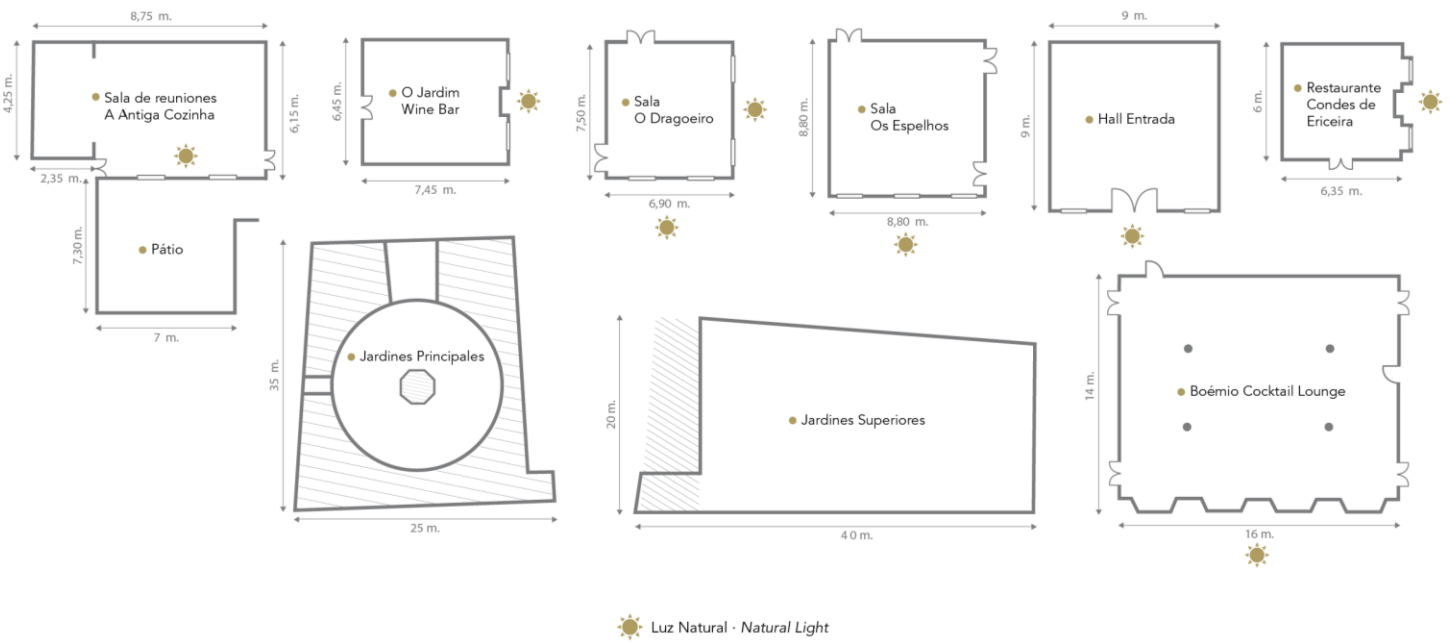


**MEETINGS & EVENTS**  
H10 HOTELS

**The One Palácio da Anunciada** has a meeting room with natural light and access to a pleasant patio, ideal for hosting drinks receptions and coffee breaks. The hotel also has four magnificent rooms for events, all with the palace's original large windows and coffered ceilings. The imposing entrance hall of the hotel is a perfect space for events that require an exclusive welcome service and the majestic palace gardens are the perfect setting for one-off events.

Spaces for events	m <sup>2</sup>	Height	CAPACITY						
			Drinks reception	Theatre	Classroom	U shape	Boardroom	Banquet	Cabaret
A ANTIGA COZINHA MEETING ROOM	55	5 m	60	50	30	20	22	30	15
PATIO	50	-	50	-	-	-	-	-	-
CONDES DE ERICEIRA RESTAURANT	40	5 m	40	-	-	-	-	30	-
O JARDIM WINE BAR	50	5 m	50	-	-	-	-	-	-
O DRAGOEIRO ROOM	55	5 m	50	-	-	-	14	40	-
OS ESPELHOS ROOM	80	5 m	80	80	40	34	24	50	35
ENTRANCE HALL	80	5.6 m	-	-	-	-	-	-	-
BOÉMIO COCKTAIL LOUNGE	230	5.6 m	300	200	-	-	-	120	60
MAIN GARDENS	755	-	200	-	-	-	-	-	-
UPPER GARDENS	800	-	350	-	-	-	-	-	-

\* Maximum capacity (optimal) recommended for these rooms by event type.



A ANTIGA COZINHA – U-SHAPE LAYOUT



A ANTIGA COZINHA – THEATRE LAYOUT



OS ESPELHOS – THEATRE LAYOUT

perfect day  
Weddings & Celebrations

At **The One Palácio da Anunciada** we take care of every detail so your celebration turns out just how you dreamed it would. We offer fine signature cuisine and professional, personalized treatment, as well as unique spaces for dinners and private events.

The hotel's four magnificent event rooms, with large windows and coffered ceilings with hand-painted frescoes, are ideal for receptions and banquets in an atmosphere of luxury and distinction and the extensive gardens are an exceptional setting for unforgettable celebrations.



O DRAGOEIRO – BOARDROOM LAYOUT



O DRAGOEIRO – BANQUET LAYOUT



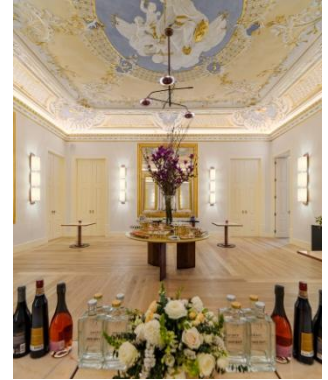
OS ESPELHOS – BANQUET LAYOUT



CEREMONY LAYOUT IN THE GARDENS



CELEBRATION IN THE GARDENS



OS ESPELHOS – COCKTAIL

## GDS

**AMADEUS:** PH LISTOH  
**SABRE:** PH 324452  
**APOLLO/GALILEO:** PH F0233  
**WORLDSPAN:** PH LISTOH  
**PEGS ADS:** PH 6417  
**TRAVELWEB:** PH 6417

## Quality certificates

L.V.X.<sup>SM</sup>

Preferred  
HOTELS & RESORTS