





# THE ONE

PALÁCIO DA ANUNCIADA  
★★★★★

LISBON

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 [@theonepalaciodaanunciada](https://www.instagram.com/theonepalaciodaanunciada)  
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Situated in the heart of Lisbon, **The One Palácio da Anunciada** enjoys an exceptional location just a few metres from the central Praça dos Restauradores and Avenida da Liberdade. As one of the main arteries of central Lisbon, the avenue is the Portuguese capital's premier shopping district, featuring high-end fashion boutiques, summer terraces, and live music in the evenings. Its location is ideal for discovering the city by strolling through the historic old town, including the iconic Bairro Alto and Baixa Chiado districts, while remaining close to Lisbon's major commercial and business hubs.

## Places of interest

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  
9 km from Lisbon's Humberto Delgado Airport (LIS)  
8 km from Lisbon Congress Centre  
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 five-star hotel located in Lisbon's most exclusive area, just a few metres from Avenida da Liberdade and Praça dos Restauradores. The establishment is situated in a 16th-century palace, of which it preserves its essence and majesty, with an interior design that highlights the original beauty of the building and provides comfort and exclusivity. Notable features include its perfectly restored original ceilings, natural light and its extensive 2,500 m<sup>2</sup> gardens which include a protected, centuries-old Dragon Tree. The hotel features elegant rooms, a comprehensive gastronomic offering, an outdoor swimming pool, the Despacio Spa at The One and unique spaces for events and celebrations.

- 82 Rooms
- Complimentary Wi-Fi and Business Corner
- Outdoor swimming pool with Balinese beds and bar service (seasonal and exclusive to guests)
- Despacio Spa at The One with experience pool, Finnish sauna, treatment rooms and gym
- Les Clefs d'Or Concierge
- Private parking (€), limousine service and valet parking
- 2,500 m<sup>2</sup> of gardens with a centuries-old Dragon Tree
- Condes de Ericeira gastronomic restaurant
- O Jardim Wine Bar
- Pool bar (seasonal)
- 5 event spaces
- Art gallery in the hotel lobby



## ROOMS

## THE ONE

The One Palácio da Anunciada features cosy and bright rooms that showcase a sophisticated contemporary luxury interior design, where neutral colours, noble materials and premium textures predominate. In homage to Portuguese tradition, each room incorporates original hand-painted ceramic pieces created exclusively for the hotel. All of the hotel's rooms feature:

- Smart TV with international channels
- Minibar (charged according to consumption). Complimentary bottle of water per person upon arrival
- Complimentary Nespresso coffee machine (with daily replenishment of 100% compostable capsules)
- Digital safe
- Kettle with a selection of complimentary teas and infusions (upon request)
- Pure Egyptian cotton bed linen by Casa Bassols 1790
- 100% goose down pillows (hypoallergenic option available upon request)
- Bathrobe, slippers and towels by Casa Bassols 1790
- Independent climate control (simultaneous heating and cooling)
- En-suite bathroom with professional hairdryer, magnifying mirror, rain shower and eco-friendly Natura Bissé Barcelona dispensers
- Ironing set available upon request
- 24-hour room service
- Laundry and dry cleaning service (upon request and charged according to service)
- Iron and ironing board (subject to availability)



### COSY ROOM

Elegant 25 m<sup>2</sup> rooms with views of our peaceful interior courtyards or the Palace's main gardens. They offer every comfort in a functional space and feature a high-end King Size bed or twin beds.

Can accommodate up to 2 adults.

*Cot available upon request and subject to availability.*

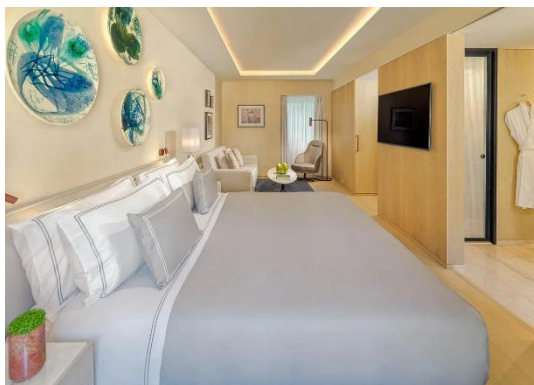


### DELUXE ROOM

Sophisticated rooms with an average size of 30 m<sup>2</sup>, designed for guests seeking an extra touch of comfort. They feature a high-end King Size bed or two twin beds (subject to availability) and offer views of the Palace gardens or courtyards.

Can accommodate up to 2 adults.

*Cot available upon request and subject to availability.*



### **DELUXE FAMILY ROOM**

Spacious rooms with an average size of 35 m<sup>2</sup> with views of the palace's interior courtyards. They feature a high-end King Size bed and a sofa bed, making them the best option for families seeking additional space.

Can accommodate up to 2 adults and 2 children or 3 adults.  
*Cot available upon request and subject to availability.*



### **STUDIO JUNIOR SUITE**

Spacious rooms with an average size of 40 m<sup>2</sup> featuring romantic spaces and sloped ceilings, original to the palace's architecture. They can offer views of Rua das Portas de Santo Antão or the palace gardens. They feature a high-end King Size bed.

Can accommodate up to 2 adults



### **TERRACE GARDEN VIEW SUITE**

Spacious 32 m<sup>2</sup> suite featuring a private terrace, an extension of the suite's splendour. It features a high-end King Size bed, Marshall speakers, a bar with a selection of complimentary spirits at the guests' disposal, and views of the Palace's main gardens.

Can accommodate up to 2 adults



### **LISBON SUITE**

Exclusive 46 m<sup>2</sup> open-plan suite with views of Rua das Portas de Santo Antão. It features a King Size bed, a sofa, Marshall speakers and a bar with a selection of complimentary spirits at the guests' disposal.

Can accommodate up to 3 adults.

*Note: the decor, size and views of the rooms may vary depending on the specific unit assigned.*



### **GRAND STUDIO SUITE**

An exclusive 45 m<sup>2</sup> room located on the 4th floor of the building. It features a high-end King Size bed, a sofa bed, and views of Rua das Portas de Santo Antão.

It can accommodate up to 2 adults and 2 children or 3 adults.



### **PENTHOUSE SUITE**

An exclusive retreat located within the historic tower of the Palácio da Anunciada. This 40 m<sup>2</sup> open-plan space features a spacious walk-in closet and a spectacular bathroom finished in Portuguese marble. It offers a high-end King Size bed and privileged views of Lisbon's iconic rooftops and the palace's main gardens.

Accommodates up to 2 adults.



### **SIGNATURE SUITE**

An exclusive 90 m<sup>2</sup> suite featuring a beautiful living room, two bathrooms, a walk-in closet, and a kitchenette with a dining area. It also offers the option of a private chef service (available upon request and at an additional charge). The suite is equipped with a high-end King Size bed and offers views of the palace's main gardens.

Accommodates up to 2 adults and 2 children.



## RESTAURANTS AND BARS

THE ONE



### CONDES DE ERICEIRA RESTAURANT

Situated in one of the palace's noble halls with direct access to the gardens, the Condes de Ericeira Restaurant at The One Palácio da Anunciada is a new premier gastronomic landmark in Lisbon. The space has been meticulously restored to recover the full richness and detail of its original décor, including a magnificent coffered ceiling with hand-painted frescoes. Its sophisticated menu offers market-to-table cuisine that is quintessentially Portuguese with a Mediterranean influence.



### O JARDIM WINE BAR

Centred on an elegant circular bar, O Jardim Wine Bar is located in another of the palace's noble halls, perfectly restored to recapture the original splendour of its coffered ceiling and large windows. It also offers direct access to the palace gardens. It is the perfect setting to enjoy delicious tapas and small plates paired with a glass of excellent Portuguese wine or an exclusive signature cocktail in a chic atmosphere. Additionally, it serves an exquisite breakfast featuring a buffet of high-quality natural products and a selection of made-to-order à la carte dishes.



### OUTDOOR POOL AND BAR SERVICE (SEASONAL)

Boasting a privileged location with views of the palace's majestic gardens and the refreshing pool, this bar is for the exclusive use of hotel guests to ensure total privacy.

*Note: Furthermore, The One Palácio Da Anunciada offers 24-hour room service (at an additional charge). Certain restaurants, bars, or catering services may be inactive or subject to change depending on the season. For further details, please enquire with the hotel.*



## SERVICES AND EXPERIENCES

THE ONE

**despacio** spa  
centre

Enjoy a few hours of well-being at **Despacio Spa at The One**, where you can disconnect from all your worries while relaxing in the experience pool or pampering yourself with personalised treatments. Our therapies use locally produced oils and essences alongside exclusive products from Natura Bissé, a pioneering brand in the world of cosmetics. The Despacio Spa at The One offers:

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



EXPERIENCE POOL



MASSAGE ROOM



GYM

**perfect day**  
Weddings  
& Celebrations

At **The One Palácio da Anunciada**, we attend to every detail to ensure your celebration becomes exactly what you have always dreamed of. We offer refined signature gastronomy, professional and personalised service, and unique spaces for hosting banquets and private events.

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



WEDDING SET-UP



OS ESPELHOS ROOM



CELEBRATION IN THE GARDENS

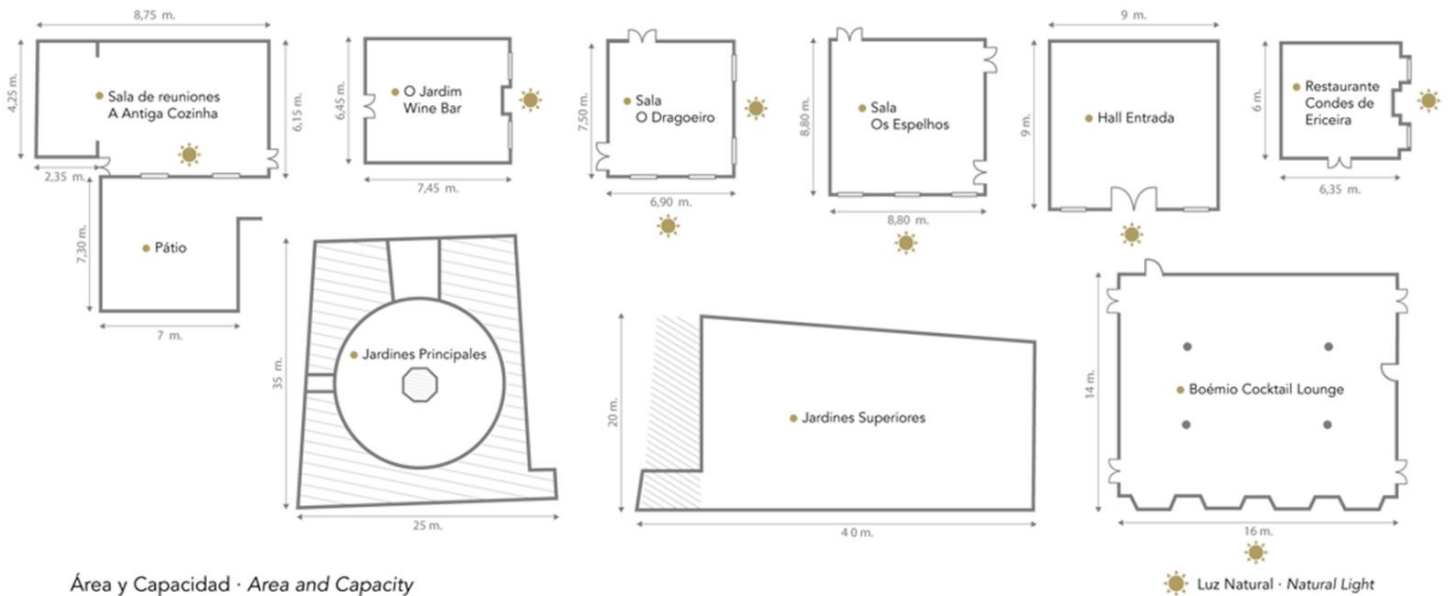


**MEETINGS & EVENTS**  
H10 HOTELS

The **One Palácio da Anunciada** features two versatile meeting rooms with natural light: Boémio and A Antiga Cozinha; the latter offers direct access to a pleasant interior courtyard, ideal for hosting cocktail receptions and coffee breaks. Additionally, the hotel offers the three magnificent Salas Nobles (Noble Halls) of the original palace—exceptional spaces distinguished by their large windows and elaborate frescoed ceilings. For group receptions, the Art Gallery at The One serves as a semi-private space within a unique setting dedicated to art, while the palace's majestic gardens provide the perfect backdrop for exceptional outdoor events.

Spaces for events	m <sup>2</sup>	Height	CAPACITY							
			Cocktail	Theatre	School	Boardroom	Banquet	Cabaret	“U”	“O”
A ANTIGA COZINHA MEETING ROOM	55	5 m	60	50	30	22	30	24	20	24
PATIO	50	-	50	-	-	-	-	-	-	-
CONDES DE ERICEIRA RESTAURANT	40	5 m	40	-	-	14	30	-	18	-
O JARDIM WINE BAR	50	5 m	50	-	-	-	-	-	-	-
O DRAGOEIRO ROOM	55	5 m	50	-	-	16	40	-	-	-
OS ESPELHOS ROOM	80	5 m	80	90	40	24	60	35	34	-
ENTRANCE HALL	80	5,6 m	-	-	-	-	-	-	-	-
BOÉMIO LOUNGE	230	5,6 m	300	300	60	45	180	60	34	44
MAIN GARDENS	755	-	250	-	-	-	-	-	-	-
SUPERIOR GARDENS	800	-	350	-	-	-	-	-	-	-

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



OS ESPELHOS ROOM



A ANTIGA COZINHA ROOM

## GDS

SABRE: PH 324452  
 APOLLO/GALILEO: PH F0233  
 WORLDSPAN/AMADEUS: PH LISTOH  
 PEGASUS/TRAVELWEB: PH 6417



## CERTIFICATIONS AND AWARDS

THE ONE



Stay Green is the H10 Hotels Sustainability Plan, born from our commitment to society and the environment. It was created with the aim of driving and promoting a responsible tourism model across all our destinations.



SDG highlights

The One Palácio da Anunciada hotel carries out the following actions as part of the Stay Green programme:

- 100% renewable electricity consumption.
- Collaborates with Waste Management.
- Tablets in reception to promote digitalisation and encourage paper saving.
- 2 electric vehicle charging points.
- Cultivation of aromatic herbs and vegetables in our urban garden with organic products for consumption at the Condes de Ericeira Restaurant.
- Collaborates with Associação Plantar uma Arvore: forest cleaning and tree planting.
- Promotes sustainability through the use of public transport by granting bonuses in each worker's payroll.
- Collaborates with Biogena in cork collection and tree planting.
- Carries out annual solidarity campaigns with the Turma Solidária Association for the preparation and distribution of food for homeless people, together with employees and volunteers.

## Awards and accolades:



BIOSPHERE TOURISM  
BIOSPHERE SUSTAINABLE  
2024



TÜV RHEINLAND  
ISO 9001:2015  
2024



H10 HOTELS  
H10 QUALITY EXCELLENCE  
MANAGEMENT SYSTEM  
2024



PREFERRED HOTELS  
& RESORTS  
L.V.X. PREFERRED 2023



BEYOND GREEN  
BEYOND GREEN – MOST  
SUSTAINABLE HOTELS 2024



MICHELIN  
MICHELIN KEY  
2025



CONDÉ NAST TRAVELER  
BEST URBAN HOTEL  
2021



BOOKING.COM  
TRAVELLER REVIEW AWARD  
2025, 2024, 2023, 2022, 2021



HOTELS.COM  
LOVED BY GUESTS  
2021



BEYOND LUXURY  
AWARDS  
BEST LUXURY HOTEL IN  
PT 2024, 2023, 2022



TRIPADVISOR  
TRAVELLERS' CHOICE  
2024, 2023, 2022, 2021, 2020



SERANDIPIANS  
1<sup>ST</sup> GRAND HOTEL  
CHAMPION 2024



AENOR  
CALCULATED CO. FOOTPRINT  
2024



RESTAURANT GURU  
REC. RESTAURANT - CONDES  
DE ERICEIRA 2022

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Web app hotel

