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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 Baixa (Lower City) area, in the city centre. Housed in a 16th-century palace that maintains all of its essence and majesty, its understated and contemporary interior design emphasizes the building's original beauty. The hotel offers gourmet restaurant Condes de Ericeira, 2,500 m² of gardens with an outdoor swimming pool, the Despacio Spa at The One health and beauty centre, and unique spaces for events and celebrations.

82 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, finnish sauna, treatment rooms and 24-hour gym

Clef d'Or Concierge

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

2,500 m² of gardens with a hundred-year-old dragon tree

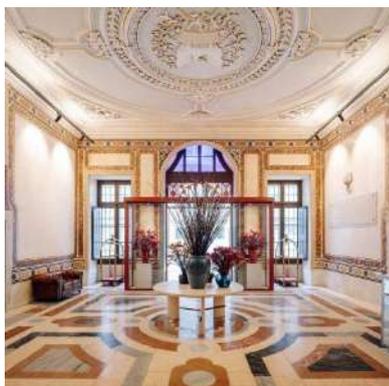
Gastronomic Restaurant Condes de Ericeira

O Jardim Wine Bar

Pool bar (seasonal)

Five function rooms

Art Gallery in the hotel hall



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 2 x 2 m King Size bed, 1,80 x 2 m Queen Size bed or rooms with two 1 x 2 m twin beds)
- Pure Egyptian cotton bedding from Casa Bassols 1790
- 100% goose feather pillows (hypoallergenic pillows available on request)
- Coffee machine with 100% compostable capsules and kettle with complimentary selection of teas and infusions (kettle under request)
- Fully stocked minibar with a selection of drinks and typical gourmet snacks from Lisbon (extra cost according to consumption)
- Bar with selection of complimentary spirits available to guests (only available in Suites)
- Ironing set available under request
- 24-hour room service
- Laundry and dry cleaning service (on request)
- Complimentary bottle of water per person upon arrival and turndown service

Bathroom:

- Large marble bathroom with separate toilet and shower in most rooms
- Rain shower
- Professional hairdryer and magnifying mirror
- Casa Bassols 1790 bathrobe, slippers and towels
- Eco-friendly dispensers from Natura Bissé Barcelona



COSY SECRET

Cosy Secret: rooms in the most unveiled spaces of the Palace with secluded views to our inner courtyards. Quiet rooms with an average size of 25 m², that offer all the comfort and elegance in a functional space, being the ideal option for customers looking for practicality and relax, without giving up the small details of excellence in our service.

They can accommodate up to two people.



COSY

Cosy: rooms with an average size of 25 m² that offer comfort and elegance in a functional space. 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 Garden: Cosy Rooms with unbeatable views over the main palace gardens.

They can accommodate up to 2 people.



DELUXE SECRET

Deluxe Secret: we can find our deluxe secret rooms in the most unveiled spaces of the Palace with secluded views to our inner courtyards. Quiet rooms with an average size of 30 m², that offer all the comfort and elegance in a functional space, being the ideal option for customers looking for practicality and relax, without giving up the small details of excellence in our service.

They can accommodate up to two people.



DELUXE

Deluxe: rooms with an average size of 30 m², 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.

The maximum capacity is 2 people.



DELUXE GARDEN

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

The maximum capacity is 2 people.



GRAND DELUXE

Grand Deluxe: bright and spacious rooms with an average size of 35 m². They are ideal for those who want to 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 FAMILY SECRET

Deluxe Family Secret: spacious rooms with an average size of 35 m². They have a sofa bed and are the best option for families looking for additional space.

They can accommodate up to 2 adults + 2 children or 3 adults.



DELUXE FAMILY

Deluxe Family: spacious rooms with an average size of 35 m². 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.



STUDIO JUNIOR SUITE

Studio Junior Suite: spacious rooms with an average size of 40 m². 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 and offer views of either Rua das Portas de Santo Antão or the palace gardens.



TERRACE GARDEN VIEW SUITE

Terrace Garden View Suite: experience the heart of Lisbon like never before by staying in this gorgeous Suite with 32 m² of open space. The private terrace, an extension of the suite's splendor, waits you to embrace its unrivaled charm as you take in the picturesque views of the Palace main gardens.

They can accommodate up to 2 adults.



PENTHOUSE SUITE

Penthouse Suite: an exclusive room located in the old tower of the Palácio da Anunciada. Featuring an open 40 m² 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.



LISBON SUITE

Lisbon Suite: exclusive suite with 46 m² of open space, it offers a leisure area with a sofa that can accommodate two children or one adult. The marble bathroom boasts an elegance bathtub ideal to relax.

The Suite offers views to Rua das Portas de Santo Antão and can accommodate up to 2 adults plus two children (or a third adult).



GRAND STUDIO SUITE

Grand Studio Suite: an exclusive room located on the 4th floor of the building. It has a total area of 45 m² 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.



SIGNATURE SUITE

Signature Suite: a spectacular 90 m² suite incorporating two separate rooms for greater comfort and privacy overlooking the palace garden and two marble bathrooms, one with an elegant bathtub ideal for relaxing. There is a living room, dining room and kitchenette with the option of a private chef service (on request).

They can accommodate up to 2 adults + 2 children or 3 adults (with sofa bed).

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.



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.

Some restaurant services may be closed or subject to changes depending on the season. For more details, please contact the hotel.

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 offers several unique spaces for events and celebrations:

A Antiga Cozinha meeting room: located in the palace's former kitchen, it has natural light and leads to a private courtyard which is ideal for cocktails and coffee breaks.

Condes de Ericeira Restaurant, O Jardim Wine Bar and El Dragoeiro and Os Espelhos meeting rooms: four magnificent event spaces, all with large windows and original coffered ceilings.

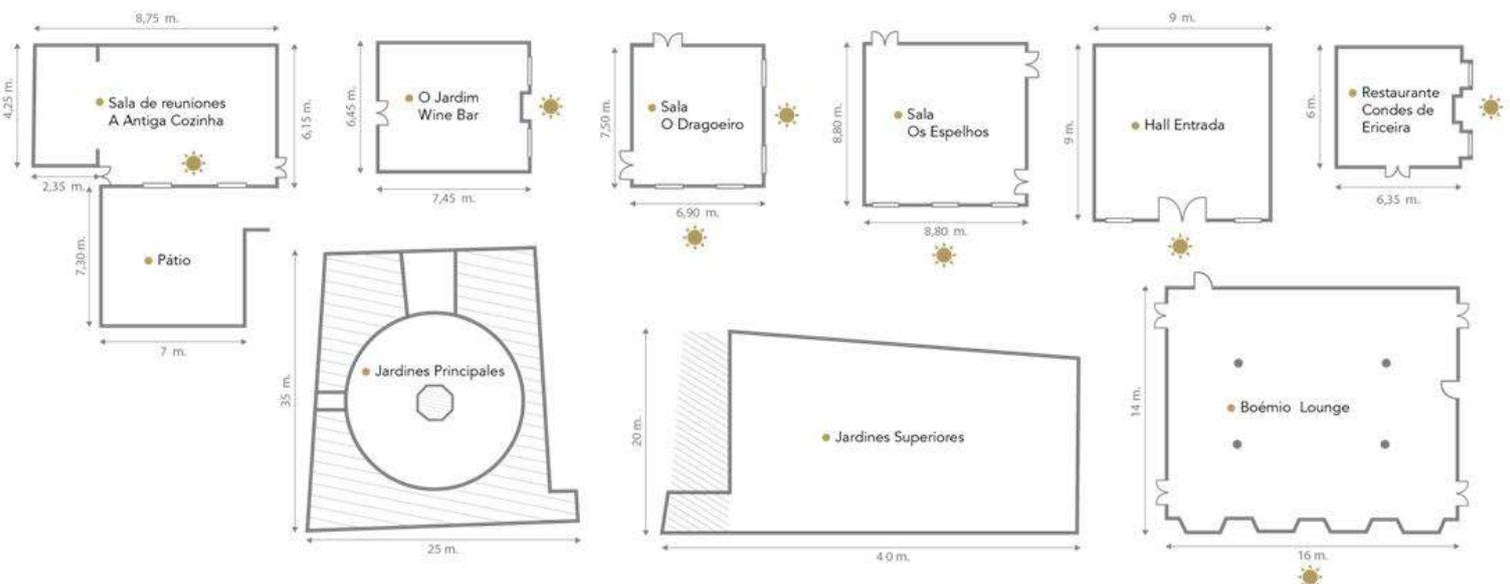
Boémio Lounge: located in a space that previously housed the stables, shops and workshops of Rua das Portas de Santo Antão, it has maintained the large windows, the wooden ceiling supported by robust wrought-iron pillars and solid original stone walls. It is the perfect place for cocktails and coffee breaks.

Entrance hall: the impressive hall is a perfect space for events that require an exclusive welcome service.

Main and upper gardens: majestic gardens for one-off events.

Spaces for events	m ²	Height	CAPACITY							
			Drinks reception	Theatre	Classroom	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	5,60 m	-	-	-	-	-	-	-	-
BOÉMIO LOUNGE	230	5,60 m	300	200	60	45	180	60	34	44
MAIN GARDENS	755	-	250	-	-	-	-	-	-	-
UPPER GARDENS	800	-	350	-	-	-	-	-	-	-

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



Luz Natural · Natural Light



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.



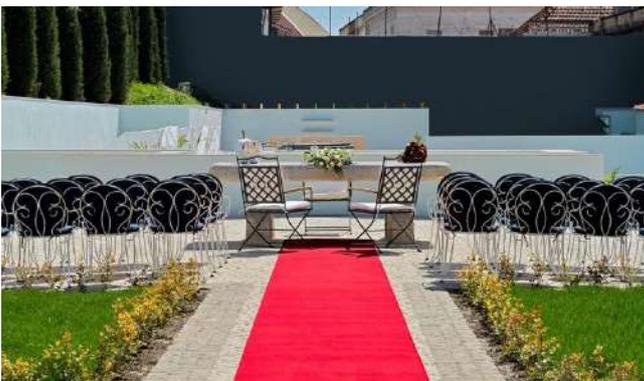
O DRAGOEIRO – BOARDROOM LAYOUT



OS ESPELHOS – BOARDROOM LAYOUT



BOEMIO LOUNGE – BANQUET LAYOUT



CEREMONY LAYOUT IN THE GARDENS



CELEBRATION IN THE GARDENS



OS ESPELHOS – COCKTAIL

GDS

SABRE: PH 324452

APOLLO/GALILEO: PH F0233

WORLDSPAN / AMADEUS: PH LISTOH

PEGASUS / TRAVELWEB: PH 6417

Art Gallery The One



Art gallery of about 100 m² located next to the main entrance hall of the hotel with art exhibitions of Portuguese artists.

[@artgallerytheone](https://www.instagram.com/artgallerytheone)

Quality certificates and awards



TRIPADVISOR	Traveller's Choice – 2024, 2023, 2022, 2021, 2020 Top 25 hotels in Portugal – 2024 Top 25 luxury hotels in Portugal - 2024 Top 10 of the "most excellent" hotel chains in the world - 2018
BOOKING.COM	Traveller Review Award – 2024, 2023, 2022, 2021, 2020
SERANDIPIANS	1 st Grand Hotel Champion - 2024 Serendipians Hotel Partner – 2023
PREFERRED HOTELS & RESORTS	L.V.X. PREFERRED – 2023
Beyond Luxury Awards	Best Luxury Hotel of the year in Portugal – 2023, 2022
RESTAURANT GURU	Recommended Restaurant Condes de Ericeira - 2022
HOTELS.COM	Loved by guests – 2021
CONDÉ NAST TRAVELER	Best international urban hotel – 2021



Featured SDGs

Stay Green is the **H10 Hotels Sustainability Plan**. In line with our commitment to society and the environment, its goal is to promote a model for responsible tourism in all our destinations.

As part of the Stay Green programme, the The One Palácio da Anunciada hotel has implemented the following actions:

- 100% renewable electricity consumption
- Collaborates with Waste Management
- Tablets in reception to promote digitalisation and encourage paper saving
- 2 electric vehicle charging points
- Collaborates with Associação Plantar uma Arvore: forest cleaning and tree planting
- Cultivation of aromatic herbs and vegetables in our urban garden with organic products for consumption at the Condes de Ericeira Restaurant