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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 m<sup>2</sup> 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**

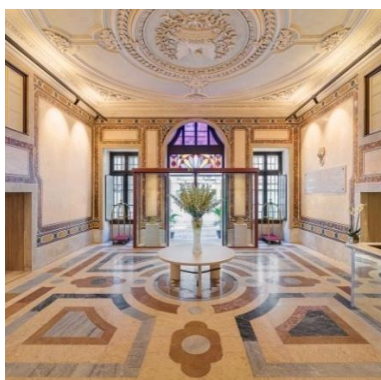
**2,500 m<sup>2</sup> of gardens with a hundred-year-old dragon tree**

**Gastronomic Restaurant Condes de Ericeira**

**O Jardim Wine Bar**

**Pool bar** (seasonal)

**One meeting room and five function rooms**



## 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

Cozy and bright, the rooms of **The One Palácio da Anunciada** boast a sophisticated interior design that creates an atmosphere of contemporary luxury featuring neutral colors, 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)
- Nespresso machine 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 (\$ 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
- 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 (Cosy Rooms) to the palace's quiet interior patios (Cosy secret Rooms) or to the main courtyards and gardens (Cosy Garden Rooms). They can accommodate up to 2 people.



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 (Deluxe Rooms) to the palace's quiet interior patios (Deluxe Secret Rooms) or to the main courtyards and gardens (Deluxe Garden Rooms). The maximum capacity is 2 people.

**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:** bright and spacious rooms with an average size of 35 m<sup>2</sup>. 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



DELUXE FAMILY



GRAND DELUXE

### Junior Suites and Suites:

**Terrace Garden View Suite:** Experience the heart of Lisbon like never before by staying in this gorgeous Suite with 32 m<sup>2</sup> 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.

**Studio 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 and offer views of either Rua das Portas de Santo Antão or the palace gardens.

**Lisbon Suite:** Exclusive suite with 46 square meters 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).

**Penthouse 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.



**Grand Studio 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 Grand Studio Suite:** this consists of connecting the Grand Studio 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).

**Signature Suite:** The 90 m<sup>2</sup> Suite at The One Palácio da Anunciada is a peaceful and elegant place to stay. The suite boasts a beautiful living and dining room, a closet, a small kitchen, and you can even have a private chef service on request. The bedroom offers a great view of the palace garden. There are two bathrooms, one social and another with a nice and elegant bathtub for relaxation.



LISBON SUITE



PENTHOUSE SUITE



GRAND STUDIO SUITE



**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 splendor 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 prepared with high-quality natural products in 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.

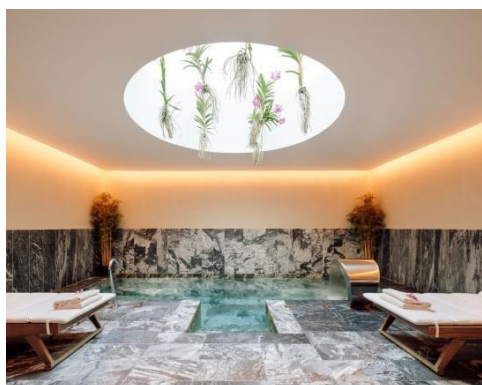
All restaurant services have been adapted to guarantee food safety in line with COVID-19 prevention protocols.

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

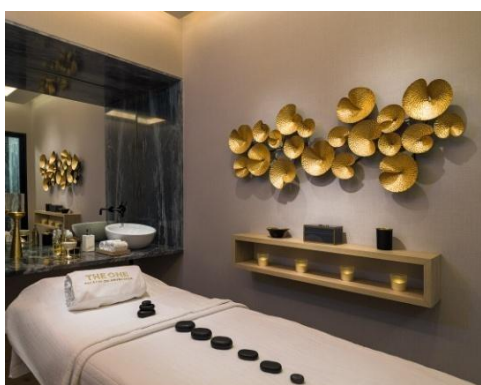
**despacio**  
spa at the one

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:

**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 Dragoeiro and Os Espelhos Ballrooms:** three 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 conferences, meetings, banquets and cocktails.

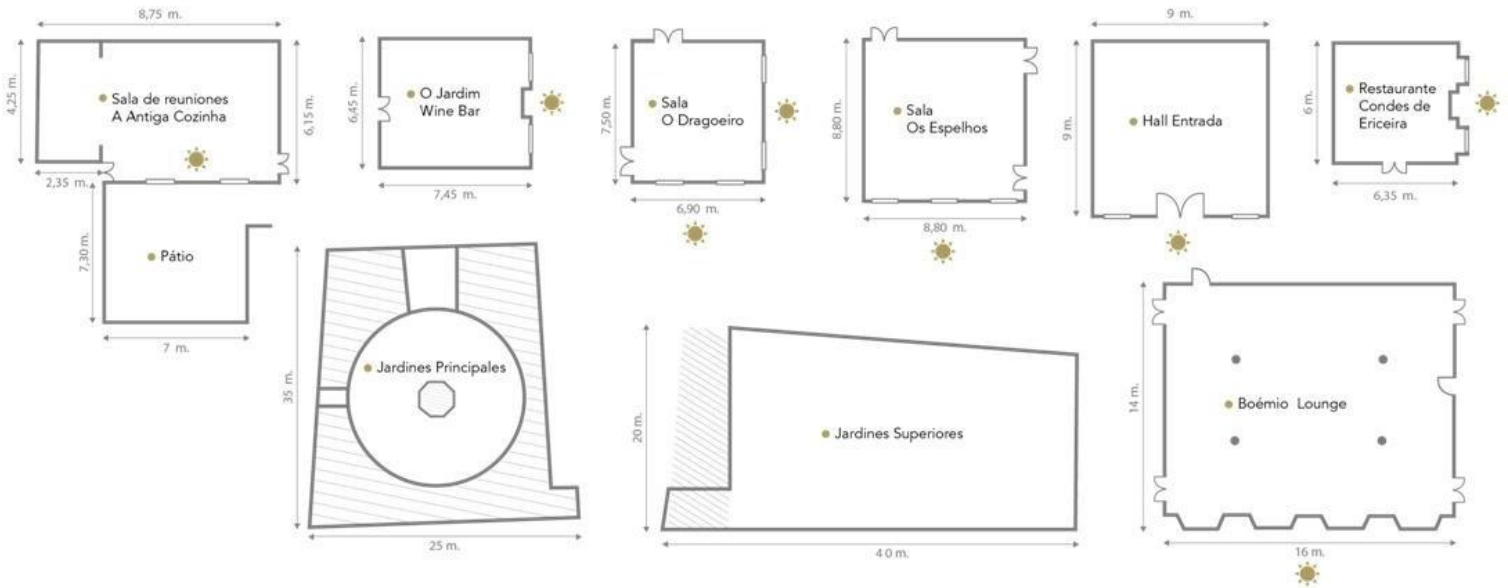
**Entrance hall:** the impressive hall is a perfect space for events that require an exclusive welcome service.

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

Spaces for events	m <sup>2</sup>	Height	CAPACITY							
			Drinks reception	Theatre	Classroom	Boardroom	Banquet	Cabaret	"U"	"O"
A ANTIGA COZINHA MEETING ROOM	55	5 m	60	40	30	22	30	15	20	24
PATIO	50	-	50	-	-	-	-	-	-	-
CONDES DE ERICEIRA RESTAURANT	40	5 m	40	-	-	12	30	15	-	-
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	24	50	35	34	32
ENTRANCE HALL	80	5,60 m	-	-	-	-	-	-	-	-
BOEMIO LOUNGE	230	5,60 m	300	200	60	45	120	60	34	44
MAIN GARDENS	755	-	200	-	-	-	-	-	-	-
UPPER GARDENS	800	-	350	-	-	-	-	-	-	-

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





Luz Natural · Natural Light



A ANTIGA COZINHA – U-SHAPE LAYOUT



BOEMIO LOUNGE – SCHOOL 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.



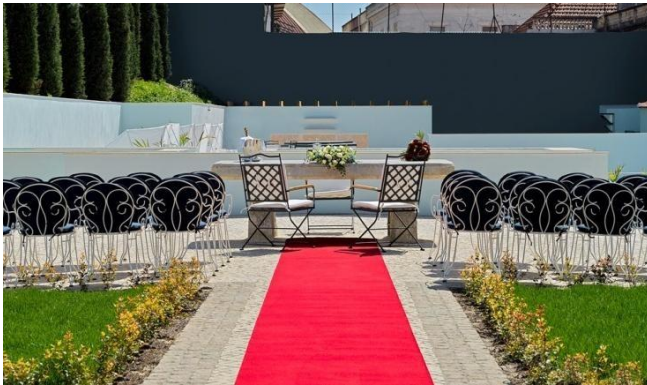
O DRAGOEIRO – BOARDROOM LAYOUT



OS ESPELHOS – BANQUET LAYOUT



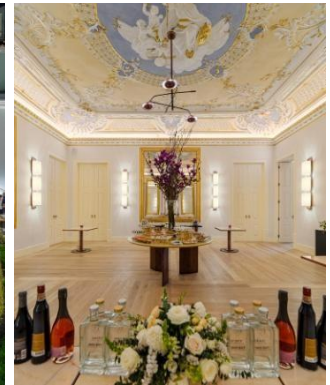
BOEMIO LOUNGE – BANQUET LAYOUT



CEREMONY LAYOUT IN THE GARDENS



CELEBRATION IN THE GARDENS



OS ESPELHOS – COCKTAIL

The layouts will be adapted to guarantee the established social distancing and hygiene measures.

## GDS

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

## Quality certificates



## Awards

<b>TRIPADVISOR</b>	Traveller's Choice – 2021, 2020
<b>BOOKING.COM</b>	Traveller Review Award – 2021, 2020
<b>HOTELS.COM</b>	Loved by guests – 2021
<b>CONDÉ NAST TRAVELER</b>	Best international urban hotel – 2021





Our company has always distinguished itself by having the highest quality standards in our services, as well as the most rigorous cleaning and safety protocols. That's why, in COVID-19 times, we have increased these protocols for action and prevention to ensure the health and well-being of our guests, employees and collaborators in all our establishments.

In order to develop these **protocols and safety and hygiene measures**, we have worked in alliance with **Preverisk Group and Bio 9000**, leading international companies in food safety, hygiene and health. The processes designed follow WHO recommendations and those of other international organizations.

We continuously train and provide information to our teams on necessary updates for their safety. Furthermore, all of our employees have received specific training from **Johnson Diversey**, a leading international company in cleaning and disinfection products and procedures.

After a few months of implementation, **Preverisk Group and Bio 9000 have awarded our open hotels the Covid-19 Hygiene Response Certificate and Covid Protocol Certification**, respectively. In addition, both companies advise us on how to continually monitor the established protocols.



At H10 Hotels we are committed to the environment and that is why Stay Green was born, a sustainability project with the desire to develop a responsible business model based on three main lines of action: elimination of plastics and reduction of waste, energy efficiency and use of green energy, training and awareness programs.