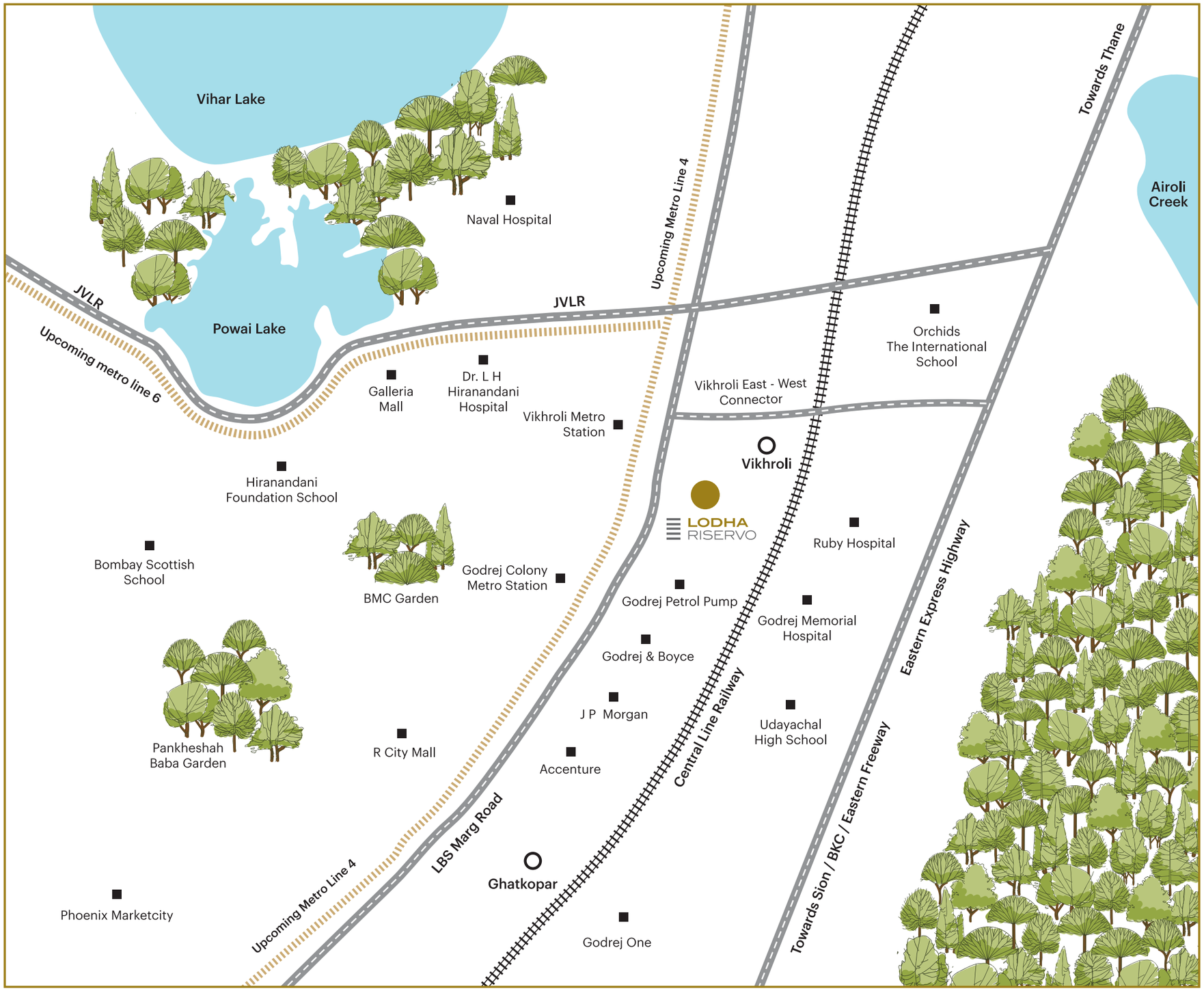
LODHA

RISERVO

LOCATION


Vihar Lake
Powai Lake
Naval Hospital
JVLR
JVLR
Upcoming metro line 6
Upcoming Metro Line 4
Towards Thane
Airoli Creek
Galleria Mall
Dr. L H Hiranandani Hospital
Vikhroli Metro Station
Orchids The International School
Vikhroli East - West Connector
Vikhroli
LODHA RISERVO
Hiranandani Foundation School
Bombay Scottish School
BMC Garden
Godrej Colony Metro Station
Ruby Hospital
Godrej Petrol Pump
Godrej Memorial Hospital
Godrej & Boyce
Pankheshah Baba Garden
R City Mall
J P Morgan
Udayachal High School
Accenture
LBS Marg Road
Central Line Railway
Eastern Express Highway
Towards Sion / BKC / Eastern Freeway
Ghatkopar
Phoenix Marketcity
Upcoming Metro Line 4
Godrej One

MASTER PLAN

LEGEND

1. PROJECT ENTRANCE
2. GREEN PAVED RAMP
3. BANQUET ENTRY
4. BANQUET OUTDOOR AREA
5. TREE GROVE
6. MULTIPURPOSE LAWN
7. ADULT POOL
8. KIDS POOL
9. SEATING PLAZA
10. YOGA DECK WITH TRELLIS
11. MEANDERING WALKWAY IN FOREST
12. SEATING POCKETS
13. TREE HOUSE IN A TREE GROVE
14. KRISHNA TEMPLE
15. JAIN DERASAR
16. PAVED PLAZA
17. ENTRANCE TO TEMPLE PRECINCT
18. WALKING AND JOGGING TRACK
19. WALL WITH GREEN COVER / CREEPERS
20. KIDS PLAY AREA
21. TROPICAL PLANTATION GARDEN
22. DENSE FOREST
23. FUTSAL COURT
24. SENIOR CITIZEN'S ZONE
25. TENNIS COURT
26. DRIVEWAY
27. PARKING
28. TOWER ENTRY AND DROP OFF

N

LIFESTYLE

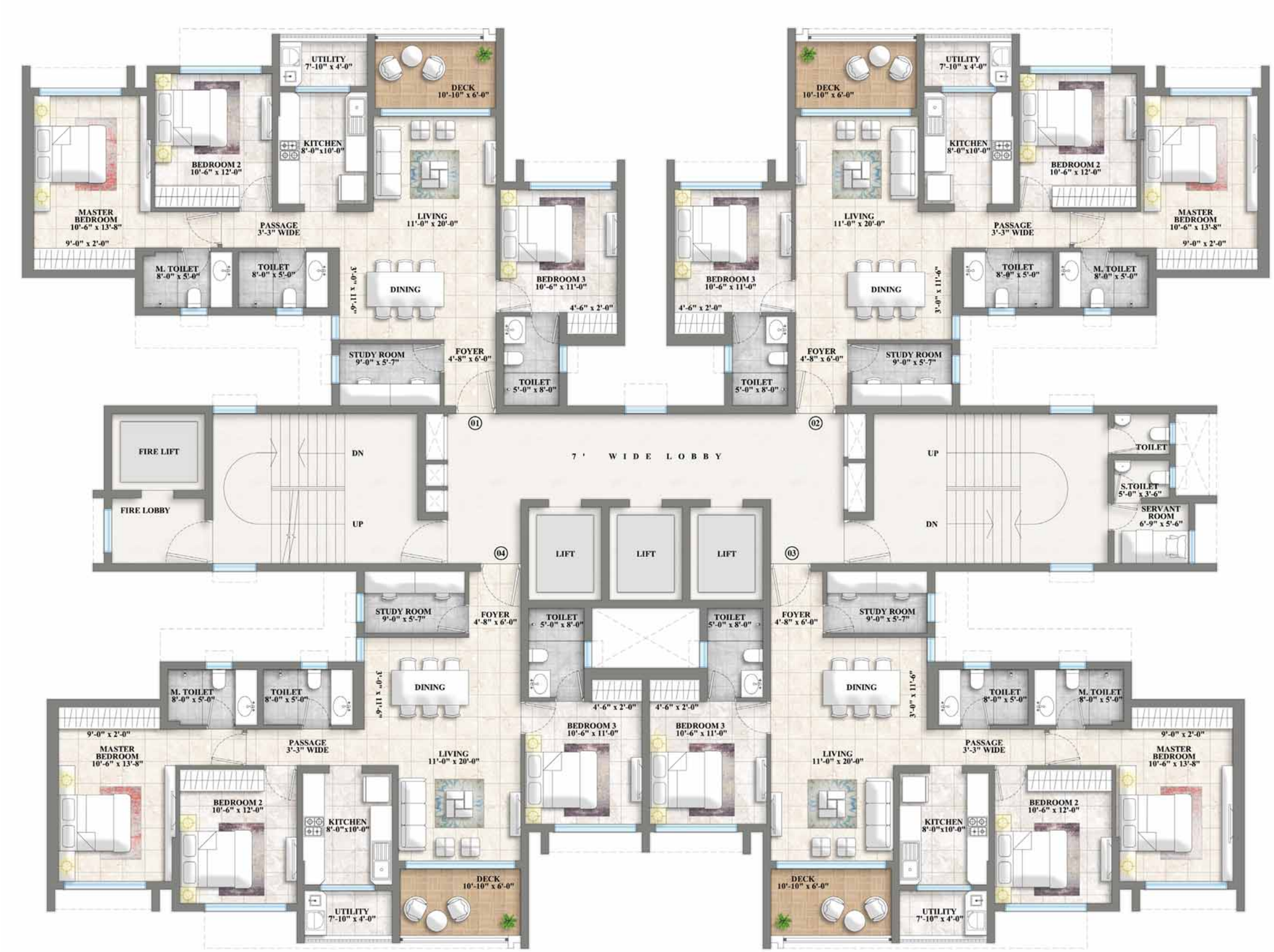
	SPECIFICATION
HOMES	Fully air-conditioned homes*
	Tall windows% to maximize light and ventilation
	Large sundeck in living room
	Marble flooring in living/dining, passage
	Marbital flooring for all bedrooms
	Separate wardrobe area in each bedroom***
	Designer vitrified tiles with Granite/ Marble counters in washrooms***
	Kitchen finished with Vitrified tiles flooring and designer tiles in dado
	Kitchen to have high quality granite countertop, and sink with drain board
	Toilets with Kohler/Roca/Duravit/Grohe** CP fittings & sanitary ware
	Utility area with separate sink & anti-skid ceramic tile flooring in each apartment
	Separate Study room for “Work/Study from Home” ***
	Provision for telephone & TV connectivity ^
	Provision for fibre-optic connectivity providing Hi-speed internet access^

TOWERS	Grand entrance lobby
	Designer lift lobby on each floor
	Elegant façade with tall windows and glass railing
	2 Passenger lifts with additional service/ fire lift *** from Otis/Schindler/ ThyssenKrupp/ Hyundai**
	Advanced 5 tier security with a. CCTV monitoring of key common areas b. RFID controlled access to parking area c. Access controlled main lobby d. Visitor registration e. Video door phone for each apartment
	DG power backup for lifts & common area lighting
	Domestic staff toilet / shower facilities at mid-landing level

LIFESTYLE

AMENITIES	SPECIFICATION
	2.50 acres of central open landscape with dense plantation
	300m long walking and Jogging track
	Outdoor children's play area
	Yoga deck with trellis
	Tree grove with forest walks and tree house
	Large open multipurpose lawn
	Senior Citizen corner
	Swimming pools: 25 m lap pool and kids' pool
	~25,000 sq. ft. International standard club spread over 3 levels: a. Gymnasium with world class fitness equipment b. Indoor Games area with Table Tennis, Carrom & Chess c. Activity and learning rooms d. Multipurpose Sports courts with Volleyball, Basketball etc. e. Futsal court f. Open air sit-out / relaxation area g. Party / Banquet halls with open air spill-over zone h. Children's indoor play area / crèche i. Lounge with café & library j. World-class suites k. Steam room & Massage room l. Washrooms & Changing rooms
	Jain Derasar & Krishna Temple
	Covered car parking for residents

TYPICAL FLOOR PLAN



WING A2

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TYPICAL FLOOR PLAN

WING A3

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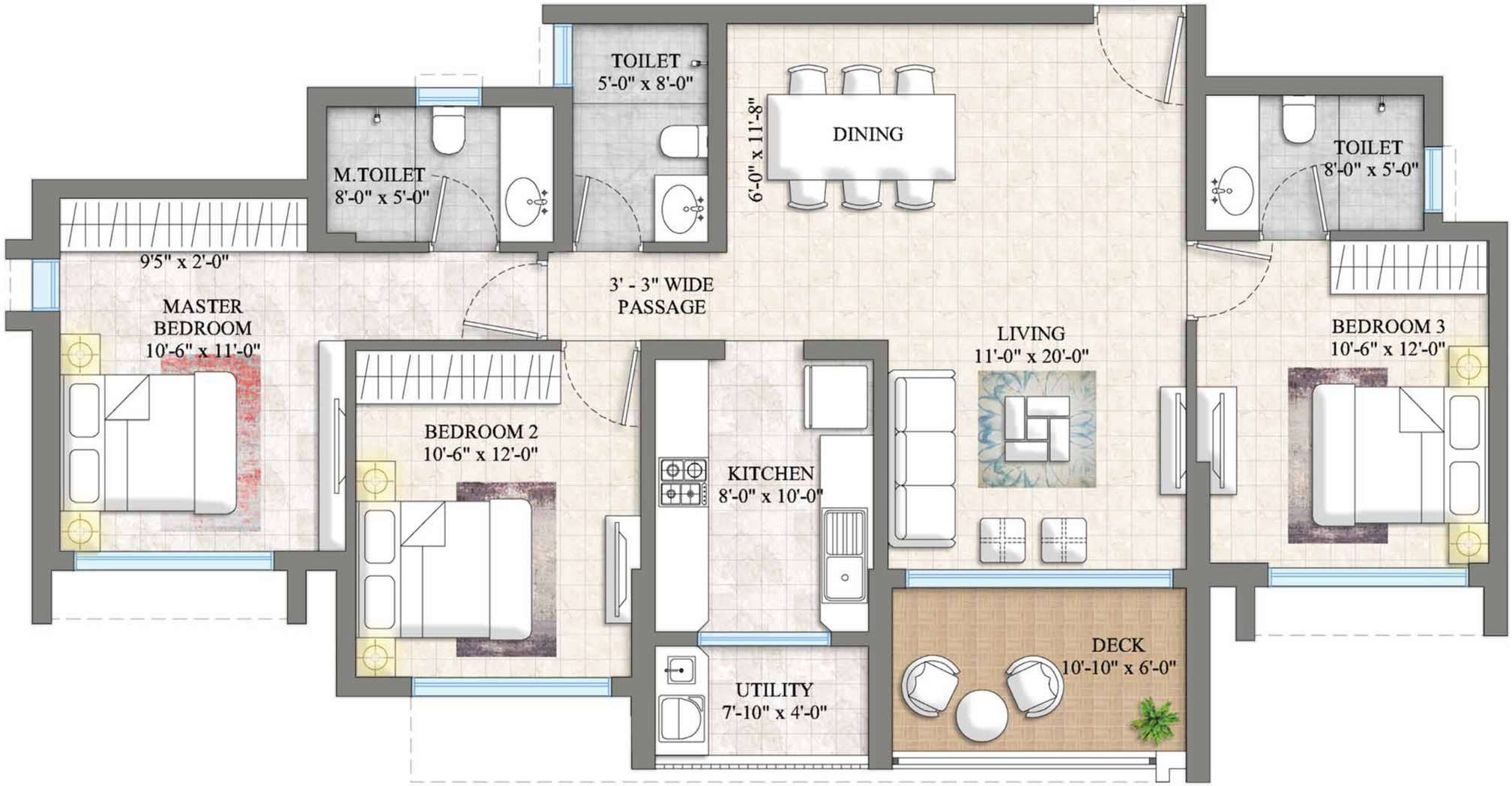
TYPICAL UNIT PLAN

WING A2

3 BED WITH STUDY

TYPICAL UNIT PLAN



WING A3

3 BED

TYPICAL JODI PLAN

WING A2

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DUPLEX LEVEL 1 PLAN

WING A2

DUPLEX LEVEL 2 PLAN

WING A2

TYPICAL JODI PLAN

WING A3

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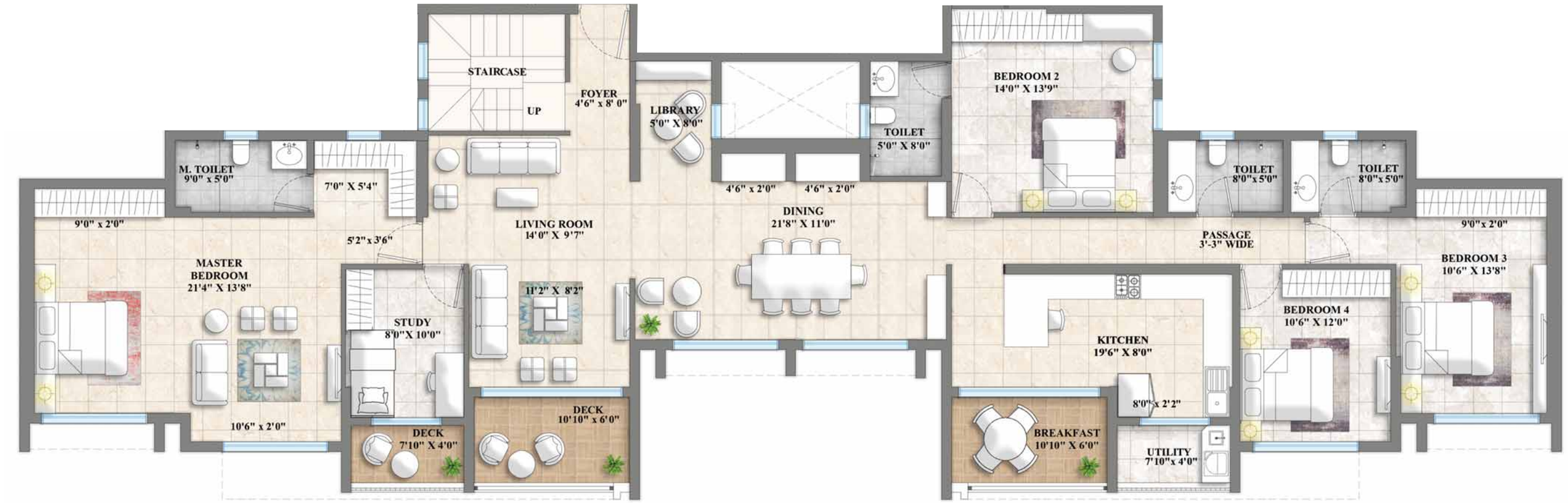
DUPLEX LEVEL 1 PLAN

WING A3

DUPLEX LEVEL 2 PLAN

WING A3

PENTHOUSE PLAN



WING A2

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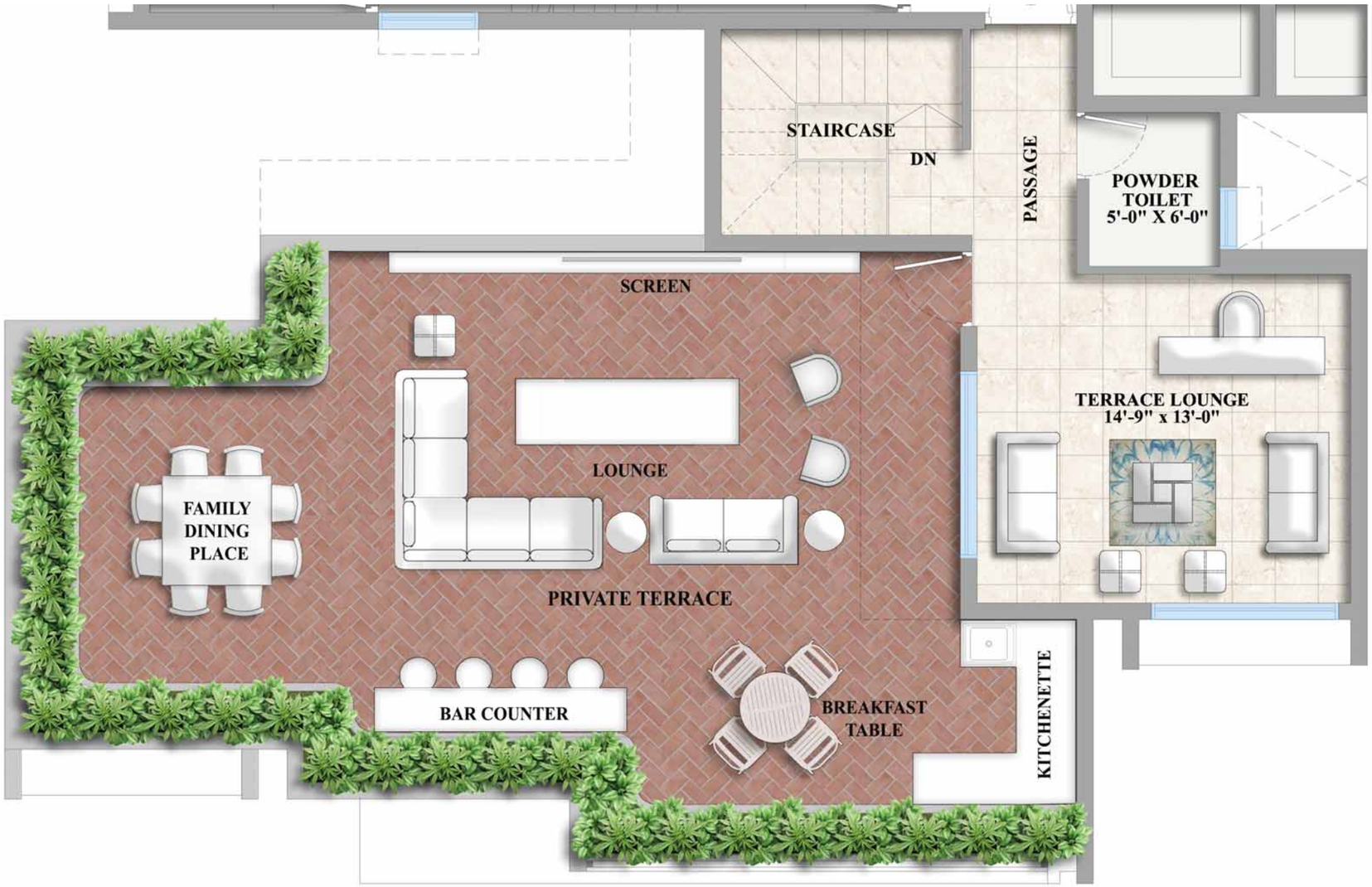
PENTHOUSE TERRACE PLAN



Sales office: Lodha Riservo, LBS Marg, Harichand Compound, Near Godrej Petrol Pump, Vikhroli West.
Corporate office: Lodha Excelus, N.M Joshi Marg, Mahalaxmi, Mumbai 400011.

Conditions apply: All sales / leases shall be governed by the terms of agreement for sale / lease | *Excluding kitchen, toilets and any service areas | **Or equivalent | ***For select units | ^Services by 3rd party provider on chargeable basis | ^^Accessible to outsiders also | %starting from ~150 mm above finished floor level

The plans, layouts, specifications, images and other details herein are indicative and the developer/ owner reserves the right to change any or all of these in the interest of the development. Select fittings/ options may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and/ or contract of any type between the developer/ owner and the recipient; any sales/ lease of any unit in this development shall be solely governed by the terms of the agreement for sale/ lease entered into between the parties and no details mentioned in this printed material shall in any way govern such transaction. The dimensions and/ or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/-3% in the unit carpet area and/ or unfinished dimensions is possible due to design and construction variances. The plans contained herein are typical unit/ floor plans – please verify exact plan and orientation of your unit before purchase. The garden & terrace units are entitled to exclusively use the area earmarked for private garden / terrace. The community hall(s) / temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust /its non-profit nominee and managed by them at their sole discretion and Ultimate Organization / Federation shall have no involvement in this regard. Developing in partnership with Rajesh Lifespaces.

The project has been registered via MahaRERA Registration No. P51800053072, P51800053253 available on the website https://maharera.mahaonline.gov.in

LODHA

RISERVO