



LIVE ELITE

 **LODHA**
BELLAGIO

THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S NO.1 REAL ESTATE
DEVELOPER.

Our environments shape us. They nourish our minds and lift our spirits. They empower us to push our boundaries. They make us more than we thought we could be. They inspire us to give our best each day we live. So we can be winners not just for a day, but for a lifetime.

Whether it's giving India its most iconic address or crafting the world's most coveted residence; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No.1 smart city with the highest liveability quotient** – one name has been transforming the way we live, with environments at par with the world's finest.

For over 4 decades, Lodha has created environments that benchmark the highest global standards, and are built on a legacy of trust - guided by a singular vision of 'Building a Better Life' for each of its stakeholders – residents, office-goers, and shoppers. In keeping with this vision, and our belief that 'every Indian deserves a richer environment to live and work in', each of our environments is conceived to catalyse ambition, enabling us to fulfil our dreams and aspirations. So we can joyfully embrace each moment and live life to the fullest.

Every one of our environments delivers a multitude of experiences – each enabling us to maximise our potential and become a better version of ourselves. So that we can be the best we can – physically, mentally, and spiritually - not just in our living and work environments, but even beyond them.

Our kids' play zones are designed not just for play, but as tools to sharpen their cognitive skills, improve mental agility and motor skills – keeping our children fit and alert, and preparing them for life's challenges ahead. Our sports activities are geared to encourage sports enthusiasts to step up their training and push their boundaries. Our thoughtfully designed residences come with wide open decks and dedicated WFH spaces that make working from home a delight, while conference-ready business centres and co-working areas are geared to help you perform at your peak, and network with like-minded individuals sharing your environment.

Homemakers are encouraged to hone their skills and pursue their interests and hobbies, with workshops on gardening, painting, origami, pottery, culinary art, nutrition planning, and more. While seniors can find companionship and care in the many facilities and services planned specially for them. All access within our environments is wheel-chair friendly so the feeble and physically challenged can move around freely and independently. Doorstep services like fresh home-cooked meals can be found at all our developments. While special activities, outings, and trips are routinely planned for this cohort, to give them a sense of purpose, achievement, and self-worth.

With manicured greens, tree-lined avenues, and vast outdoor spaces to soothe you, and places of worship within, to enrich your spiritual well-being, Lodha's enabling environments are envisioned with the highest level of design, uncompromising quality, and unparalleled service.

Today, Lodha is India's largest real estate developer.* The group has recorded sales of over ₹ 55,000 cr+ in the last 7 years. Delivering an area of 8 crore sq. ft.**, with 40 ongoing projects and 23 planned projects[^]. Our team of 3,000 associates works relentlessly to create environments of exceptional quality, delivering the world's finest homes, offices, and retail spaces.

Our vision of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By forging the finest global partnerships, deploying the best talent and processes, being nimble to the needs of our consumers, and benchmarking the highest global standards, Lodha has been able to create some of the world's finest environments – with self-contained eco-systems, great outdoor spaces, robust infrastructure, and every facility and convenience to your doorstep.

Our ability to deliver scale, along with innovative design, superior execution, differentiated branding & marketing, and efficient and enthusiastic on-ground sales staff, allows us to create the best value for our customers across residential, retail and office spaces - winning their trust and appreciation, time after time.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet and society. We are committed to being a net-zero carbon emission company by 2035.

Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' for our stakeholders and helping them flourish in every way they can.

*By sales FY14-21. As per report titled "Real Estate Industry Report" dated January 2021, issued by Anarock Property Consultant Private Limited.

**80 million or ~8 crore square feet completed till March 2021.



Lodha Altamount

India's finest residences on Mumbai's Billionaires' Row



The World Towers

One of India's most iconic addresses



No.1, Grosvenor Square

The world's most desirable address



THE JOYOUS
LODHA LIFE



DESIGNED TO ORCHESTRATE A SEAMLESS LIFE

Our environments provide rich and joyous experiences at every level, so you can enjoy world-class services and facilities even before you step into one. Be it easing your move into a new home or office, coping with settling in, or curating events and experiences that delight - everything is orchestrated to ensure a seamless and joyful xperience.



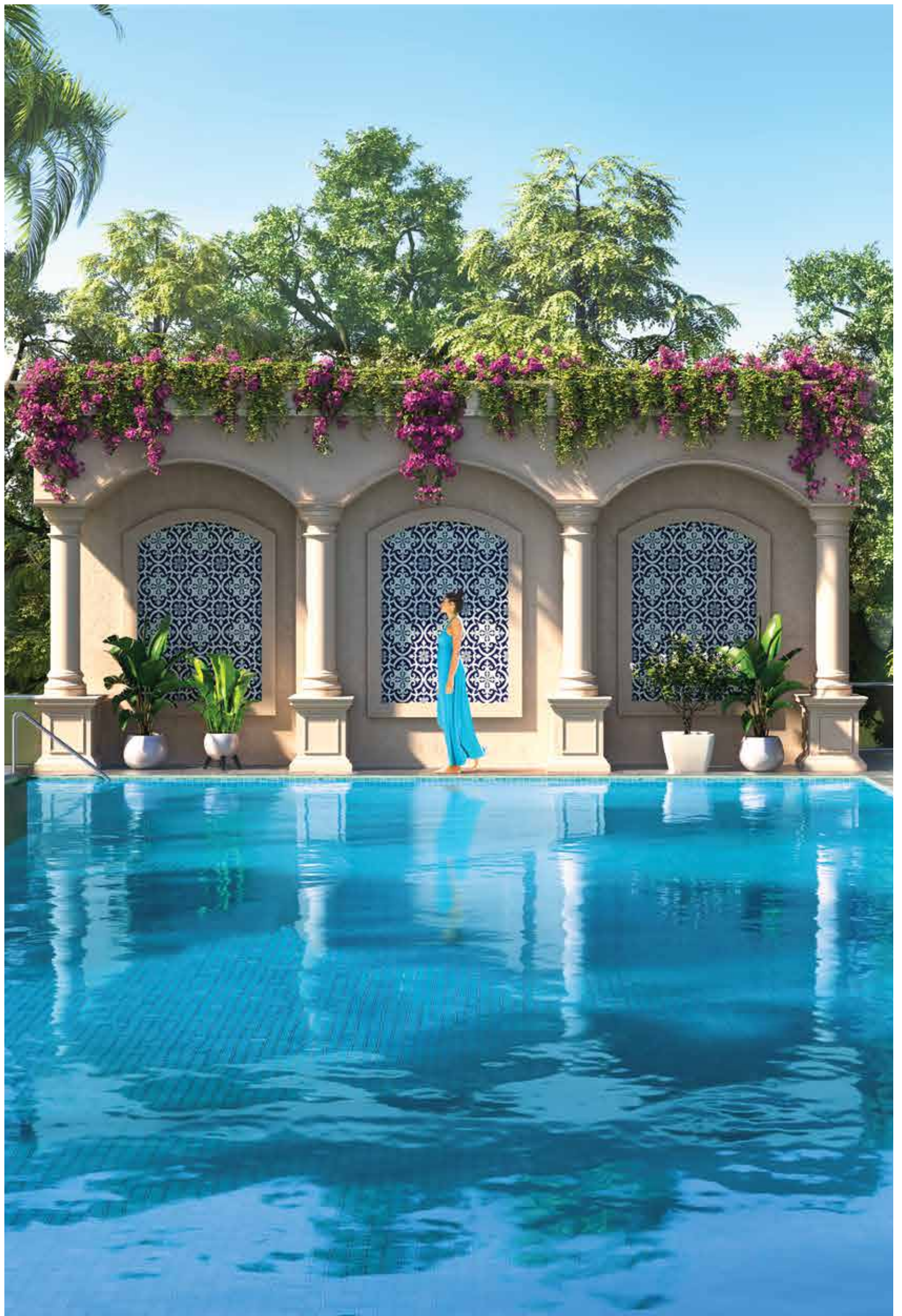
SERVICES THAT REVOLVE AROUND YOU

Enriching and empowering environments come about when design meets well-being. With an empathetic approach to customers, and a deep understanding of what they really need, Lodha delivers environments with the highest quality standards, and the best facilities, amenities, and open green spaces - to ensure your holistic well-being. Be it locations with excellent connectivity, or thoughtfully planned and encouraging spaces - every aspect and detail of our environments ensures you spend your time meaningfully and productively, and create joyful memories with your loved ones.



BADGE OF PRESTIGE

Lavish in scale, design, and vision, with facilities, amenities and spaces geared to catalyse your dreams and ambitions, and enable you to flourish, Lodha environments confer immense pride and prestige to the owner.

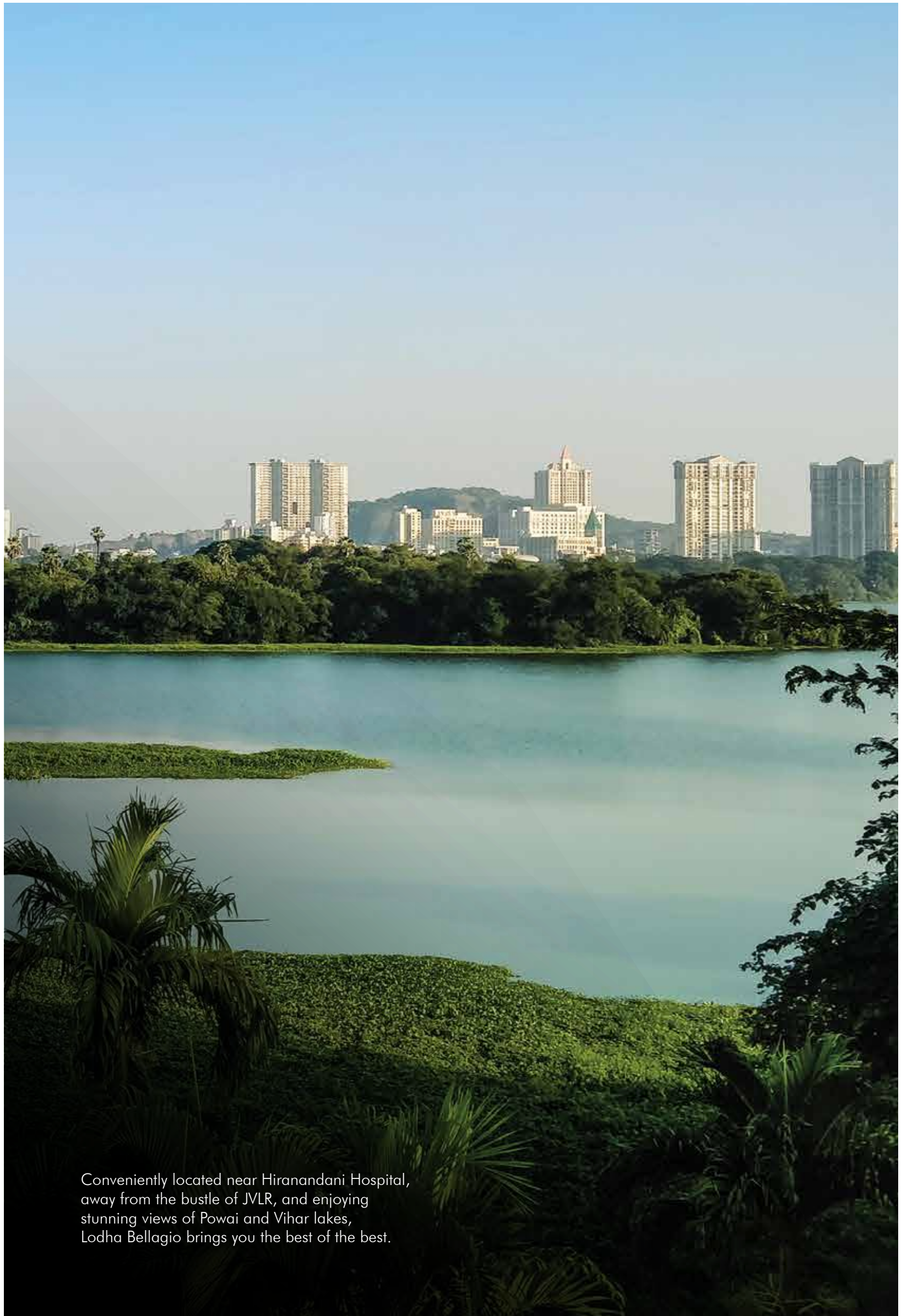




WELCOME
TO THE
ELITE LIFE.

With its vibrant social ecosystem, excellent schools and healthcare, great connectivity, and presence of big corporates, Powai has earned the moniker of Mumbai's most elite suburb. And now, comes Powai's crowning glory - a majestic marvel inspired by the grand European architecture, located at a unique vantage point with stunning views of both Powai and Vihar Lake. Where spacious residences provide the most refined standards of living with services delivered by Saint Amand - hospitality service providers that orchestrate a seamless life for the privileged few.

LIVE AT POWAI'S
FINEST LOCATION.



Conveniently located near Hiranandani Hospital,
away from the bustle of JVL, and enjoying
stunning views of Powai and Vihar lakes,
Lodha Bellagio brings you the best of the best.

GRAND IMPERIAL ARCHITECTURE .
BECAUSE ROYALTY DESERVES A PALACE.
PRESENTING LODHA BELLAGIO.

“The vistas and expansive views of the Powai and Vihar lake inspired us to pursue a design language that captures its spirit, while the architectural quality and use of materials embody permanence and tradition.”


- HAFEEZ CONTRACTOR

With its classic European architecture, Lodha Bellagio is the epitome of elegant living. Envisioned by master architect Hafeez Contractor, with landscape design by renowned designer Prabhakar B Bhagwat, the twin towers are majestic and gracious, with homes better than anything you've experienced before.



SHIMMERING
LAKE VIEWS.

FOR TRUE
BLUE-BLOODED
LIVING.

A woman in a black dress is sitting on a balcony with a patterned rug, surrounded by potted plants. The balcony has a metal railing and a view of a lake and mountains. The ceiling is made of dark wood slats.

Our spacious, limited-edition residences are impeccably designed and thoughtfully planned to maximise space. With grand bedrooms, designated home offices, and floor-to-ceiling windows% commanding splendid views of Powai and Vihar lakes.

Fully air-conditioned* 3 and 4-bed homes⁵

Large sundeck in living room***

Imported marble flooring in living, dining, passage and master bedroom

Separate cupboard area in each bedroom

Master bathroom with European-designed sanitary ware

Separate utility area

Fibre-optic connectivity

ELITE FROM
THE MOMENT YOU
STEP INSIDE.



From the extravagant lobbies to the whisper-soft elevators that whisk you up to your apartment, your world is designed to the highest standards and sensibilities.

Every convenience within.

Grand entrance lobby

Designer lift lobby on each floor

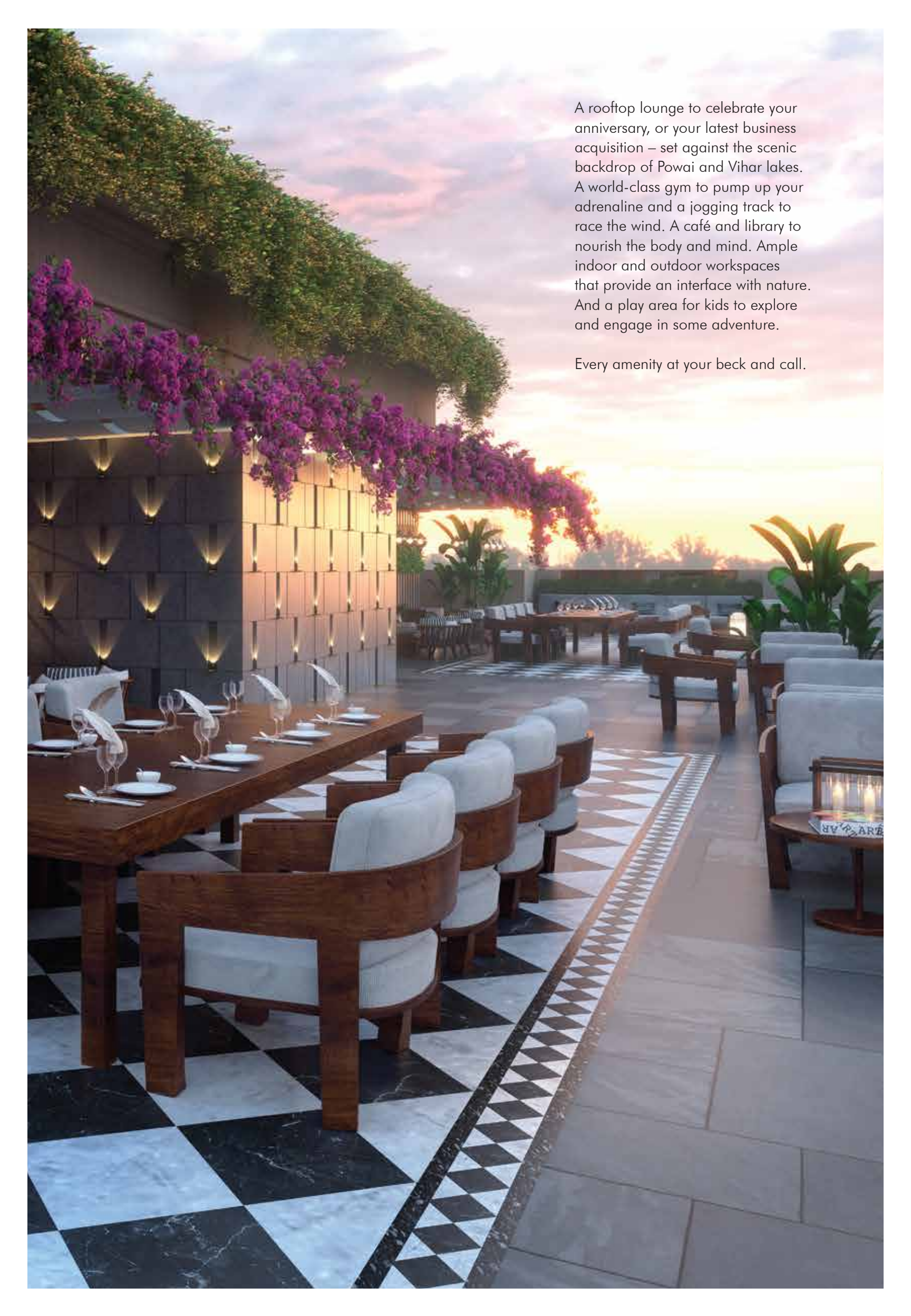
3 high-speed elevators^{##}

Separate service lift

Staff bathroom/ shower at mid-landing



LIMITED RESIDENCES.
INFINITE AMENITIES.



A rooftop lounge to celebrate your anniversary, or your latest business acquisition – set against the scenic backdrop of Powai and Vihar lakes. A world-class gym to pump up your adrenaline and a jogging track to race the wind. A café and library to nourish the body and mind. Ample indoor and outdoor workspaces that provide an interface with nature. And a play area for kids to explore and engage in some adventure.

Every amenity at your beck and call.

ACTIVE SPORTS,
RECREATION, WELLNESS.

EVERYTHING FOR
YOU AND YOUR FAMILY
TO INDULGE IN.

~40,000 sq. ft. of open landscapes, greens,
and amenity spaces

Swimming Pools

- i. 25 m lap pool
 - ii. Kids' pool
-

25,000 sq. ft. international standard club with:

- a. World-class gymnasium
- b. Library/ café/ lounge
- c. Squash court
- d. Badminton court
- e. Indoor games area with table tennis,
pool, carrom and chess etc.
- f. Indoor play area for kids
- g. Bathrooms and
changing rooms w/ steam

Rooftop lounge with scenic views of the hills,
Powai and Vihar lake

- a. Food service counter
 - b. Powder room
-

Outdoor children's play area

Cricket pitch

Half-basketball court

Walking/ jogging track

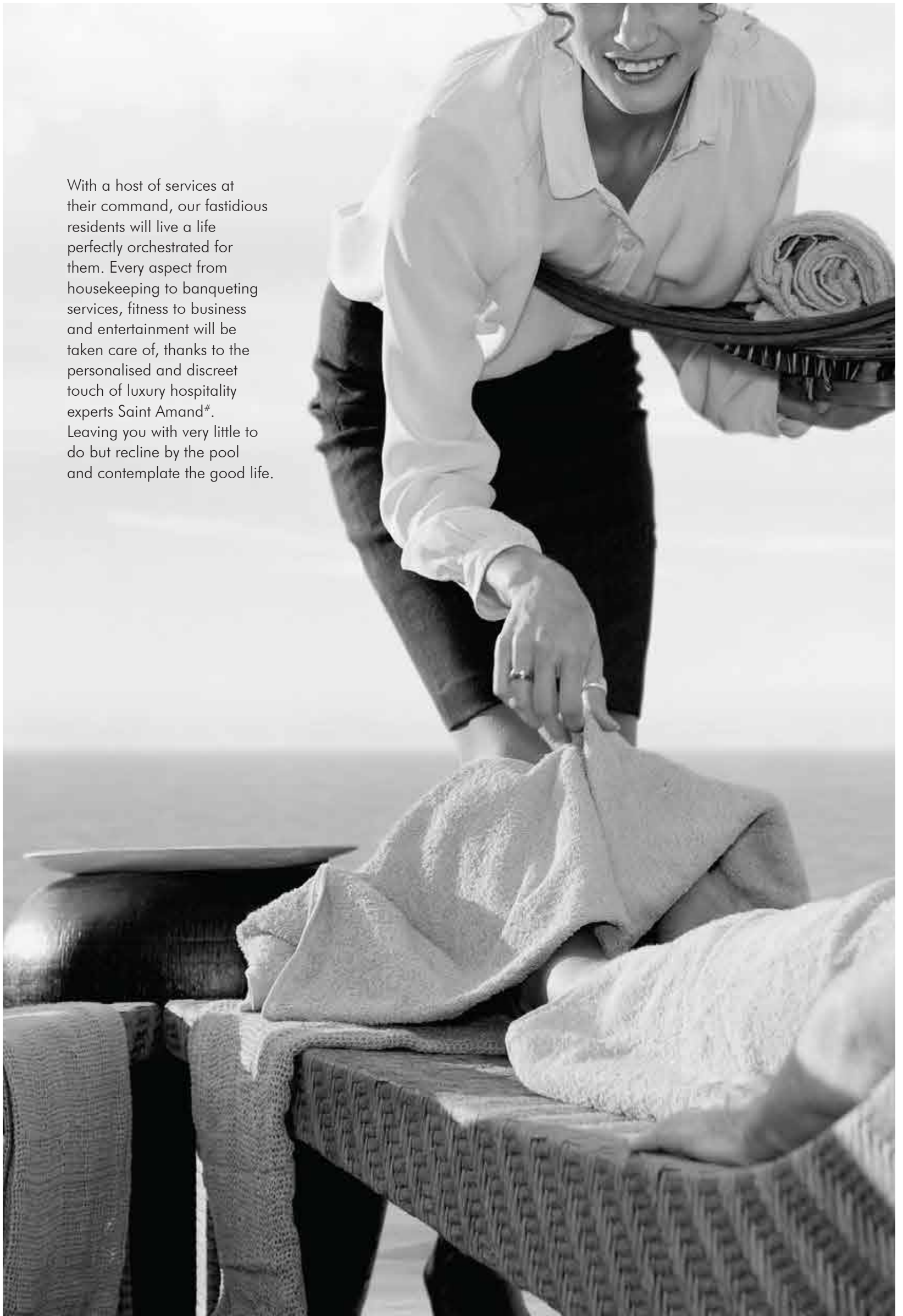
Ample car parking



HOSPITALITY SERVICES –
SAINT AMAND

EVERY DETAIL
ORCHESTRATED FOR
A SEAMLESS LIFE.

With a host of services at their command, our fastidious residents will live a life perfectly orchestrated for them. Every aspect from housekeeping to banqueting services, fitness to business and entertainment will be taken care of, thanks to the personalised and discreet touch of luxury hospitality experts Saint Amand[#]. Leaving you with very little to do but recline by the pool and contemplate the good life.



5-TIER SECURITY.

FOR YOUR MOST
PRIZED POSSESSIONS.

At Lodha Bellagio, security has been designed to state-of-the-art standards. With strict security at every level and the latest in technology enabling it, our residents can sleep well, knowing they live in a virtual fortress.

Advanced 5-tier security:

CCTV monitoring of key common areas

RFID controlled access to parking areas

Access controlled main lobby

Visitor registration

Video door phone in each apartment



SITE PLAN

MASTER PLAN



- 1. Entrance
- 2. Driveway
- 3. Visitor's Parking
- 4. Feature Wall
- 5. Pool Deck Seating
- 6. Buffer Planting
- 7. Walkway
- 8. Crescent Lawn
- 9. Pavilions with Seating
- 10. Climbers

- 11. Lawn
- 12. Club House
- 13. Swimming Pool
- 14. Kid's Pool
- 15. Outdoor Shower
- 16. Seating Area
- 17. Cricket Pitch
- 18. Kid's Floor Games
- 19. Kid's Floor Games
- 20. Ramp Towards Podium Level

- 21. Drop-off Court
- 22. Fountain
- 23. Parking
- 24. Plaza
- 25. Kid's Play Area
- 26. Congregation Lawn
- 27. Colonnade
- 28. Pavilion



FLOOR PLAN



Typical Floor Plan Wing-C



FLOOR PLAN



Typical Floor Plan Wing-D



FLOOR PLAN



4 BHK



3 BHK

FLOOR PLAN



3 BHK Optima



2 BHK

UNIT PLAN



4 BHK with Study

PROJECT PARTNERS

ARCHITECTURE DESIGN:

Architect Hafeez Contractor

Architect Hafeez Contractor [AHC] is India's leading architectural design consultancy. With a team strength of over 550 people, the firm prides itself on unique design concepts and bold execution. While staying responsive to clients' diverse needs, the firm provides solutions that are customized to the client's individual needs. Its impressive client list and massive body of work bear testimony to the firm's commitment to create and deliver the best on every project commissioned. AHC has successfully designed and executed projects for large real estate developers, public sector undertakings, giant corporations, educational institutions, hospitals and health care companies, residential complexes, town and city planning, hotels and resorts - all completed in record time. The firm's substantial experience and diverse talent pool puts it in an enviable position to successfully undertake and deliver designs for projects of any size, nature, or complexity.

LANDSCAPE DESIGN:

Prabhakar Bhagwat Associates

Arguably the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards

Corporate office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011.

Sales office: 4th Floor, Alpha, Main Street, Hiranandani Gardens, Powai, Mumbai 400 076

Site: Lodha Bellagio. Behind Dr. L H Hiranandani Hospital, Ramabai Ambedkar Nagar, Powai, Mumbai 400076.

* Excluding kitchen, bathrooms and any service areas | ** Or equivalent | *** For select units | ^ By sales FY14-21
^^ Accessible to outsiders also | % starting from ~75 mm above finished floor level | *Services by 3rd party provider on chargeable basis | \$Select 2 BHK residences also available

Disclaimers: Select amenities are shared with earlier phases of larger layout. 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 maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe 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 units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organization. MAHA RERA Registration No : P5180003396 available at maharera.mahaonline.gov.in. Date of Printing: March 2022

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BELLAGIO

Live elite