

LODHA
BELLAGIO

Live elite

THE WORLD'S FINEST
DEVELOPMENTS BY
INDIA'S NO. 1 REAL ESTATE
DEVELOPER* - LODHA.

Whether it's giving India its most iconic address or crafting the world's most coveted residences; 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 ^ – Lodha has been transforming the way we live, with environments at par with the world's best.

Our passion is to create landmarks that are benchmarked against the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to 'build a better India', we resolve to create a lasting and positive impact on planet and society at large. We are committed to becoming a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to ensure that women workforce improves changing the lives of every family and contributing to building the nation. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than we can imagine.

Today, Lodha is India's No. 1 real estate developer*. The company has recorded pre-sales of over ₹77,000+ crore in the last 9 years. We have delivered an area of 9.4 crore sq. ft.** and have 33 operating projects**. Our team of almost 4,400 associates work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

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



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The World Towers
One of India's most iconic addresses



No. 1 Grosvenor Square
The world's most desirable address



A FLOURISHING LIFE

Lodha's enabling environments inspire us to give of our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extra-curricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure give enthusiasts the encouragement to be the best version of themselves. Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich eco-system to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions, from the comfort of home, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From easing your transition into a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.

A young girl with her hair in two small buns, wearing a vibrant, multi-colored striped dress, stands with her back to the camera in a grassy field. She holds a large, handmade paper flower with yellow and orange petals. The background is a soft, golden sunset over a hilly landscape, creating a warm and hopeful atmosphere.

CARING FOR SOCIETY. AND OUR PLANET.

Building smartly and sustainably is the key to ensuring a better world for us, and a better future for our children. As India's No.1 developer, we've taken the lead to ensure that the impact we leave on our environment and society is net positive.

ADVANCED TECHNOLOGIES

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

CARBON NEUTRAL BY 2035

Lodha is committed to becoming a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

EMPOWERING WOMEN

With the objective that upskilling leads to upliftment, and employment leads to empowerment, the Lodha Foundation will run skill development programs designed to make women ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also a thriving and supportive ecosystem that allows women to flourish at their workplace.

SOCIAL HOUSING

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

HIGHEST STANDARDS OF HEALTH AND SAFETY

Our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices in Occupational Health & Safety Management.





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.

Conveniently located near Hiranandani Hospital,
away from the bustle of JVLR, 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.

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

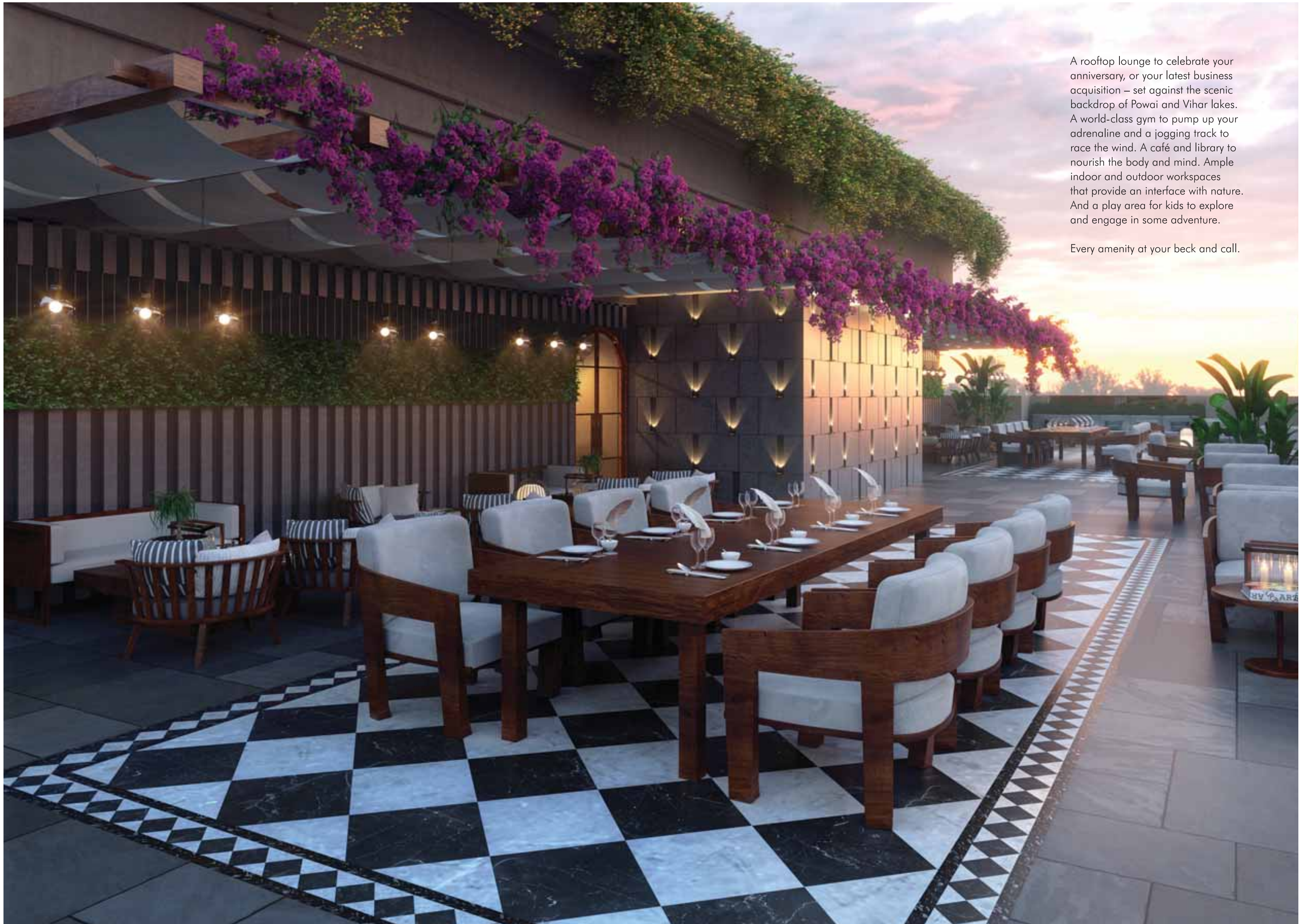
3 high-speed elevators^{##}

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 with 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



MASTER PLAN



LEGEND:

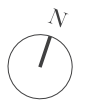
- | | | | |
|----------------------|---------------------------|-------------------------------|-----------------------|
| 1. Entrance | 8. Crescent Lawn | 15. Outdoor Shower | 22. Fountain |
| 2. Driveway | 9. Pavilions with Seating | 16. Seating Area | 23. Parking |
| 3. Visitor's Parking | 10. Climbers | 17. Cricket Pitch | 24. Plaza |
| 4. Feature Wall | 11. Lawn | 18. Kids' Climbing Wall Area | 25. Kids' Play Area |
| 5. Pool Deck Seating | 12. Club House | 19. Kids' Floor Games | 26. Congregation Lawn |
| 6. Buffer Planting | 13. Swimming Pool | 20. Ramp Towards Podium Level | 27. Colonnade |
| 7. Walkway | 14. Kids' Pool | 21. Drop-off Court | 28. Pavilion |



FLOOR PLAN
TOWER C



FLOOR PLAN
TOWER D



UNIT PLANS
TOWER C



2 Bed

UNIT PLANS
TOWER C



3 Bed



3 Bed Optima



4 Bed

UNIT PLANS
TOWER D



3 Bed Optima

UNIT PLANS
TOWER D



4 Bed with Study



3 Bed

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.

*By residential sales FY-14-23 | **As of 31st March, 2023 | ^Based on liveability quotient ranking by JLL in its ‘Livability Quotient – A Paradigm Shift in India’s Emerging Cities’ Report | #Excluding kitchen, bathrooms and any service areas | ##Or equivalent | ***For select units | %Starting from ~300 mm above finished floor level | @Services by 3rd party provider on chargeable basis | *Select 2 BHK residences also available.

Disclaimers: 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 Estates & Nirman Pvt Ltd. | Project financed by L&T Finance. Date of printing: November 2023



MAHARERA Registration Nos. P51800033966, P51800034759
available at <https://maharera.mahaonline.gov.in> under registered projects.