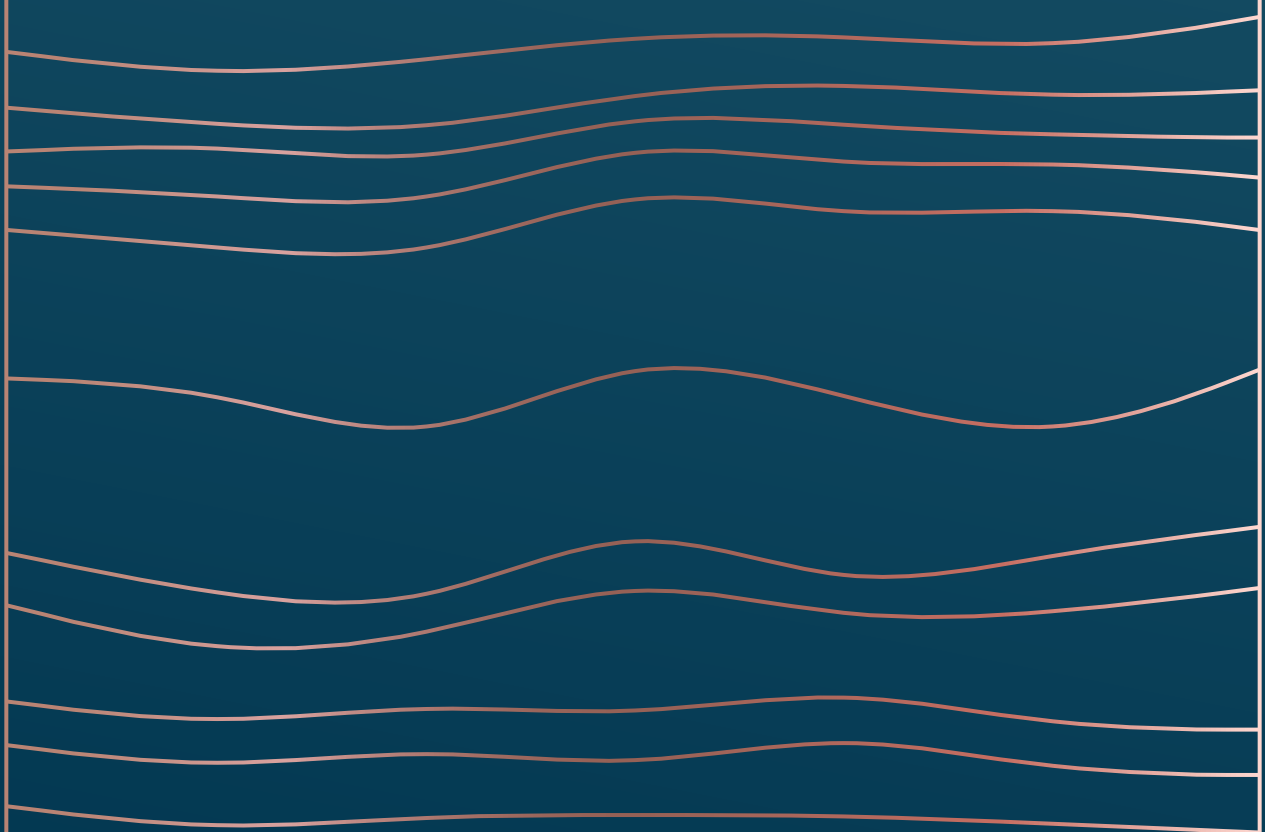


LUXE BY THE LAKE





Creators of the
WORLD'S FINEST DEVELOPMENTS.



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



Lodha World Towers
One of India's most iconic addresses



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

Lodha is India's largest real estate developer, delivering thoughtfully designed, premium residential and commercial spaces that shape urban lifestyles. Designed as nurturing environments that enrich the lives of our residents, our developments bring together craftsmanship, attention to detail, and unparalleled service.

By forging strong global partnerships, deploying the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments which empower our patrons to elevate their aspirations and lifestyle.

With four decades of experience in redefining real estate, we have the expertise to deliver both quality and scale, at a pace that is unmatched in the industry. Furthermore, we are committed to using our capabilities to support the nation's growth and progress, following a philosophy of 'doing good and doing well' to grow our positive impact on the environment and society while growing our business.



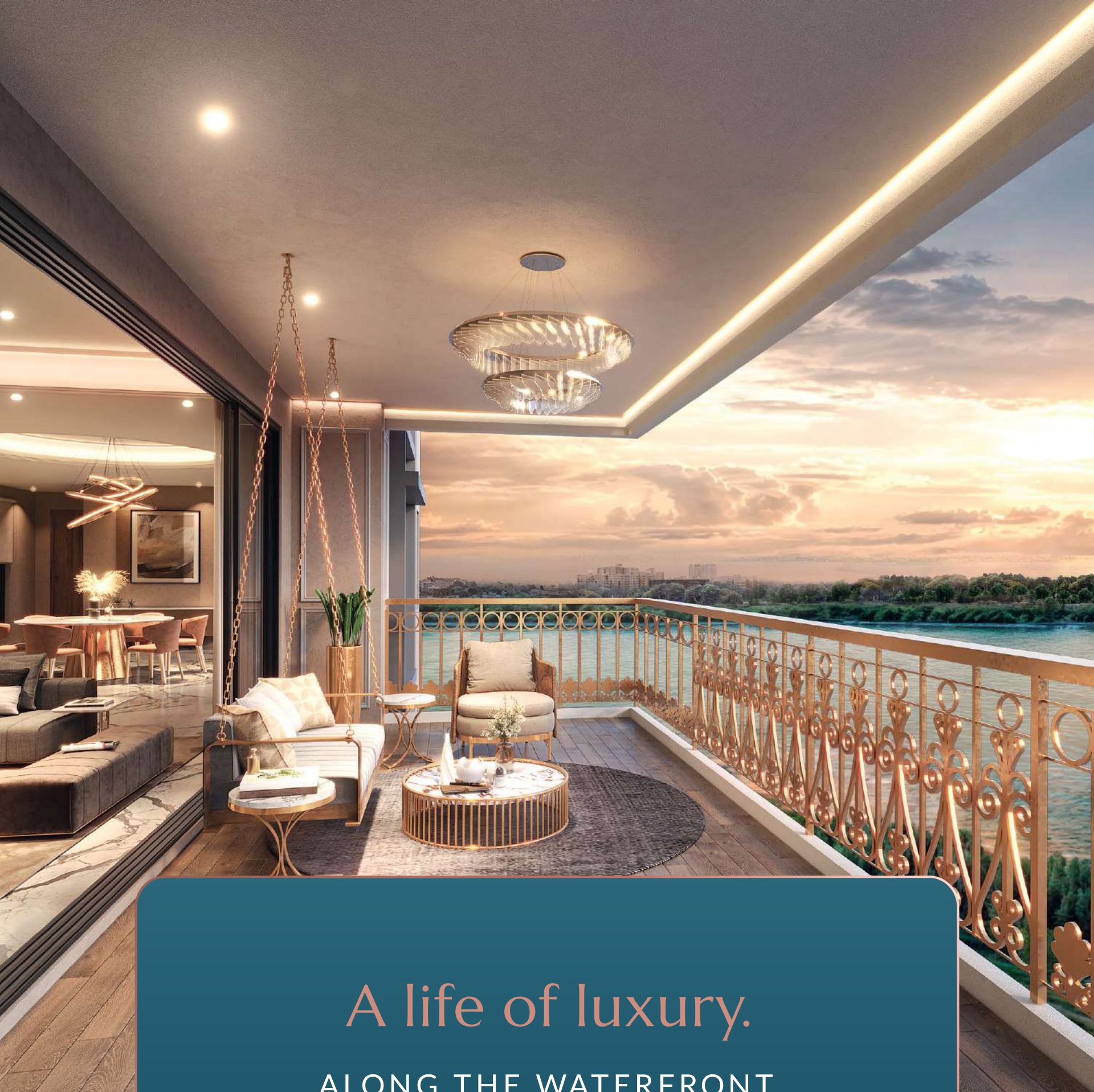
Lodha recognizes the profound impact of design and service on wellbeing. Thoughtful and purposeful design in living spaces can significantly enhance both the environment and holistic user experience.



We are committed to surpassing the expectations of our customers by providing innovative, world-class solutions. We carefully curate events and experiences to delight our patrons and their families, ensuring they enjoy an enriched and empowered lifestyle.



At Lodha, we understand the responsibility that comes with creating homes today for an ever-changing tomorrow, and are mindful to preserve the harmony between luxury and sustainability.



A life of luxury.

ALONG THE WATERFRONT.

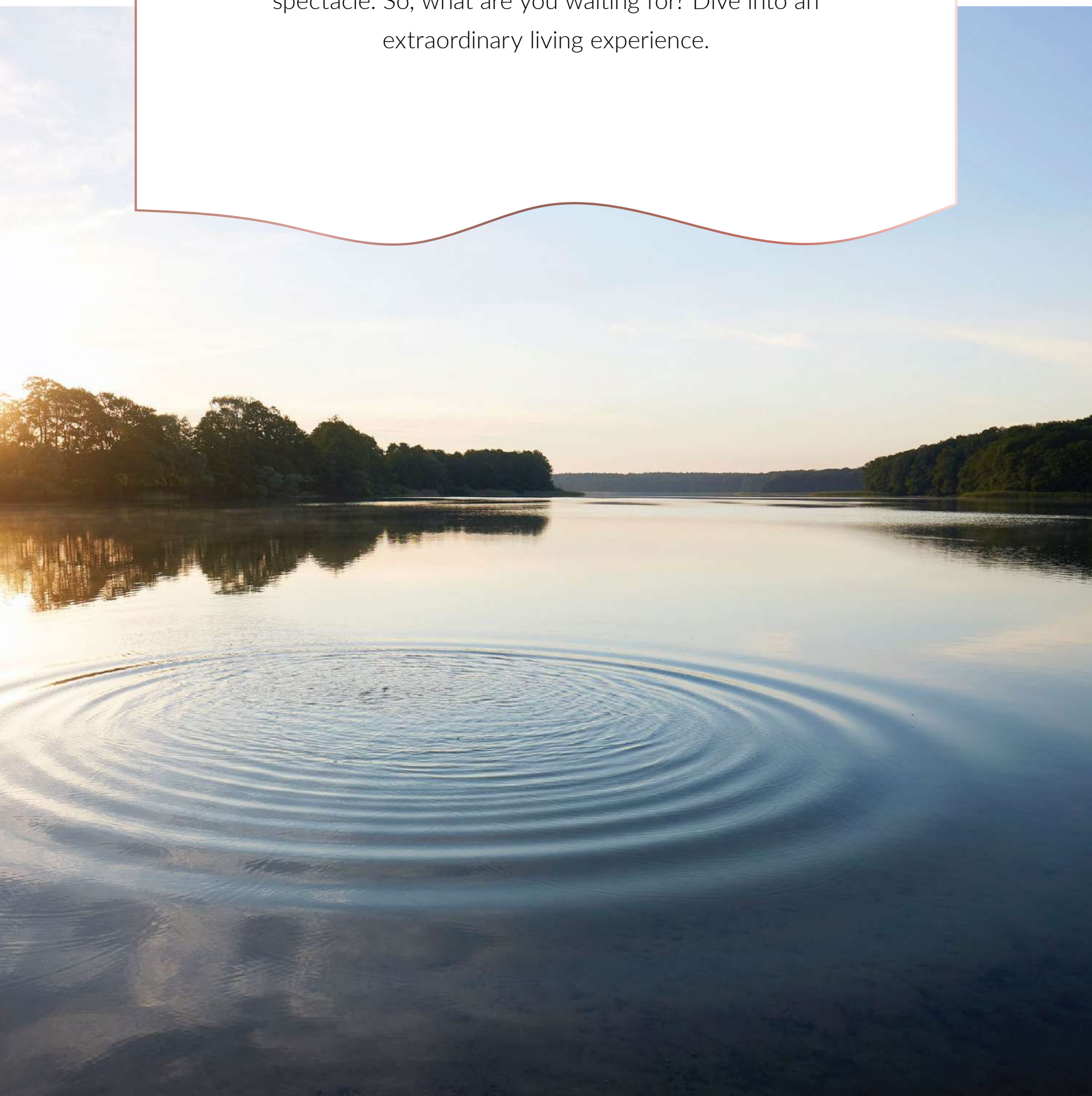
Experience the good life at Lodha Azur, where luxury permeates every facet of your life. Discover lavish residences with terrace-like decks that present panoramic views of the serene lake beyond and soothing greens within.

A rare confluence of high-end living, stunning vistas, architectural elegance, world-class amenities, and grand open spaces, crafts a lifestyle reserved for a privileged few. Welcome to luxury waterfront living.

You've got the blues.

TRANQUIL LAKE VIEWS.

Some might consider a residence with a lavish swimming pool a luxury, but at Lodha Azur you have the rare luxury of owning a residence with a lake shimmering gently below. Immerse yourself in this breathtaking panorama from expansive sun decks, offering an unparalleled daily spectacle. So, what are you waiting for? Dive into an extraordinary living experience.



A CONVERGENCE OF

tranquility, ease and
convenience.



Perfectly poised close to the IT corridor, yet tucked away in a soothing neighbourhood adjoining the 120-acre lake, Lodha Azur couldn't ask for a better address. Well-connected, and in close proximity to major medicals, educational and business hubs, Lodha Azur assures that life is smooth sailing all the way.



UPCOMING HULLIMAVU METRO | 2.5 KMS

PINK METRO LINE WILL CONNECT BANNERGHATTA WITH NAGAWARA STATION IN NORTH BENGALURU

COLLEGES

Christ University | 20 mins

IIM Bangalore | 10 mins

Dayanand Sagar University | 25 mins

SCHOOLS

Orchids International School | 15 mins

BGS National Public School | 20 mins

Greenwood High School | 20 mins

Sarala Birla Academy | 25 mins

Podar International School | 15 mins

MALLS/ SITES

Royal Meenakshi Mall | 5 mins

Vega City Mall | 15 mins

Bannerghatta National Park | 25 mins

BUSINESS PARKS

Kalyani Magnum Tech park | 15 mins

IBC Knowledge Park | 25 mins

Jigani Industrial Area | 25 mins

Electronic City | 25 mins

HEALTHCARE

Aster RV Hospital | 20 mins

Apollo Hospital Health Centre | 10 mins

Fortis Hospital | 10 mins

Jayadeva Hospital | 15 mins



Lavish residences.

TO COMPLEMENT YOUR LAVISH LIFESTYLE.

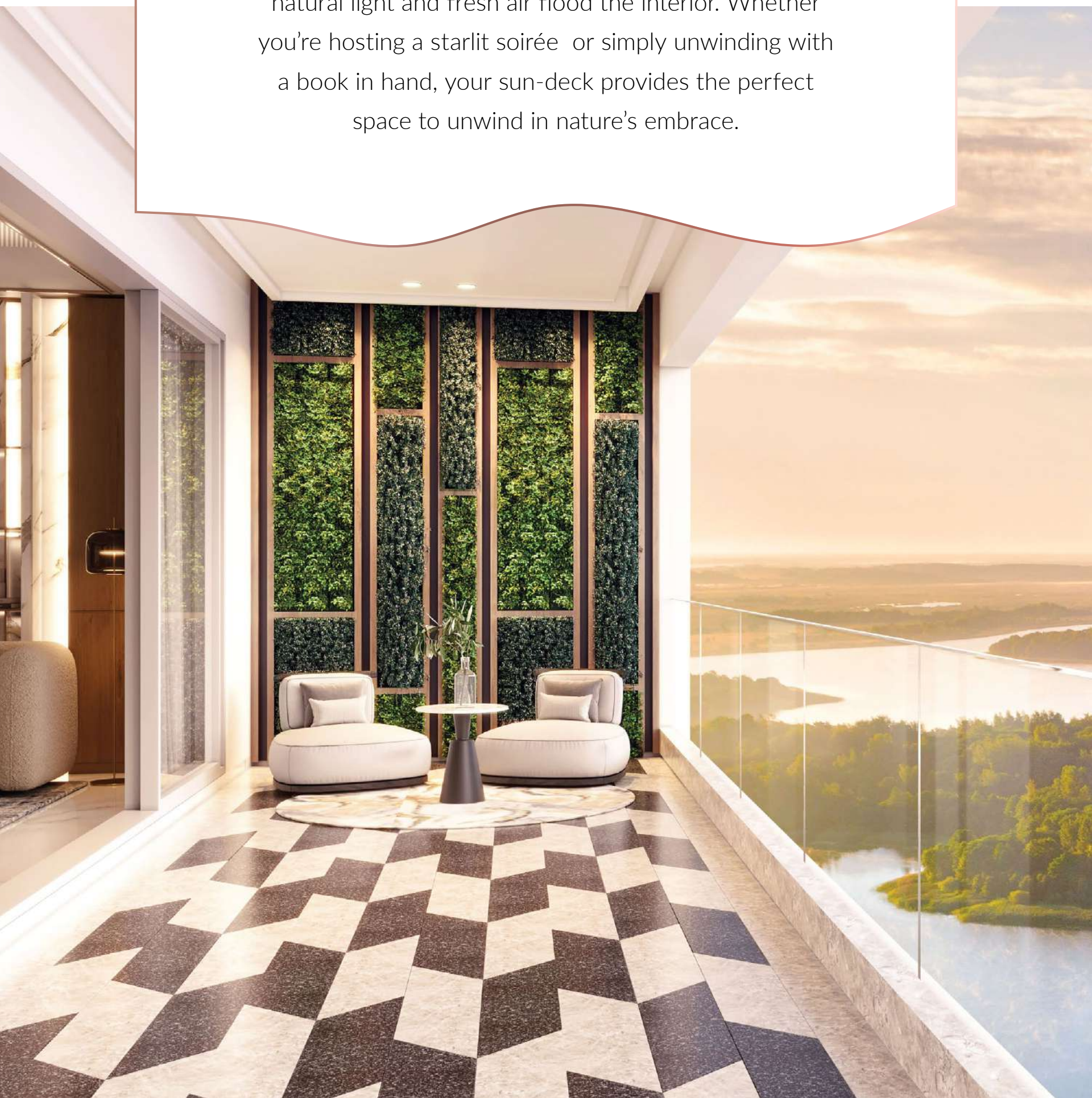
Residences at Lodha Azur keep you cocooned in luxury, and serenity. Expansive in size, they are perfect to invite your social circle over for a lazy afternoon brunch. Tall windows infuse your home with plenty of fresh air and sunlight. Step outside onto your lavish sundeck, and you are greeted by panoramic views, of the tranquil lake, and the vast greens within your development.

With perpetual views, every moment — from dawn till dusk — is adorned with serene beauty, promising a lifetime of cherished memories for you, your family, and friends.

WHEN THE VIEW IS SO GOOD,
HOW CAN THE VIEWING POINT NOT BE?

Grand sundecks.

Redefining the very essence of outdoor indulgence, your sun-deck offers breathtaking views, and spans an impressive 6 to 8 feet in depth, providing ample space for relaxation and entertainment. Towering 8-foot heights and expansive room-width doors and windows ensure natural light and fresh air flood the interior. Whether you're hosting a starlit soirée or simply unwinding with a book in hand, your sun-deck provides the perfect space to unwind in nature's embrace.





Classic elegance meets CONTEMPORARY SOPHISTICATION.

A grand double-height entrance lobby welcomes you on arrival, with soothing green vistas right outside. While whisper-soft elevators wait patiently to whisk you up to your luxury abode. You'll agree, coming home never felt better.



Classical façade

Grand entrance lobby

Large windows to maximize the views

Passenger elevators manufactured by
Schindler/ Otis/ Thyssenkrupp or equivalent

Separate service elevators

Ample parking

D. G. Power backup

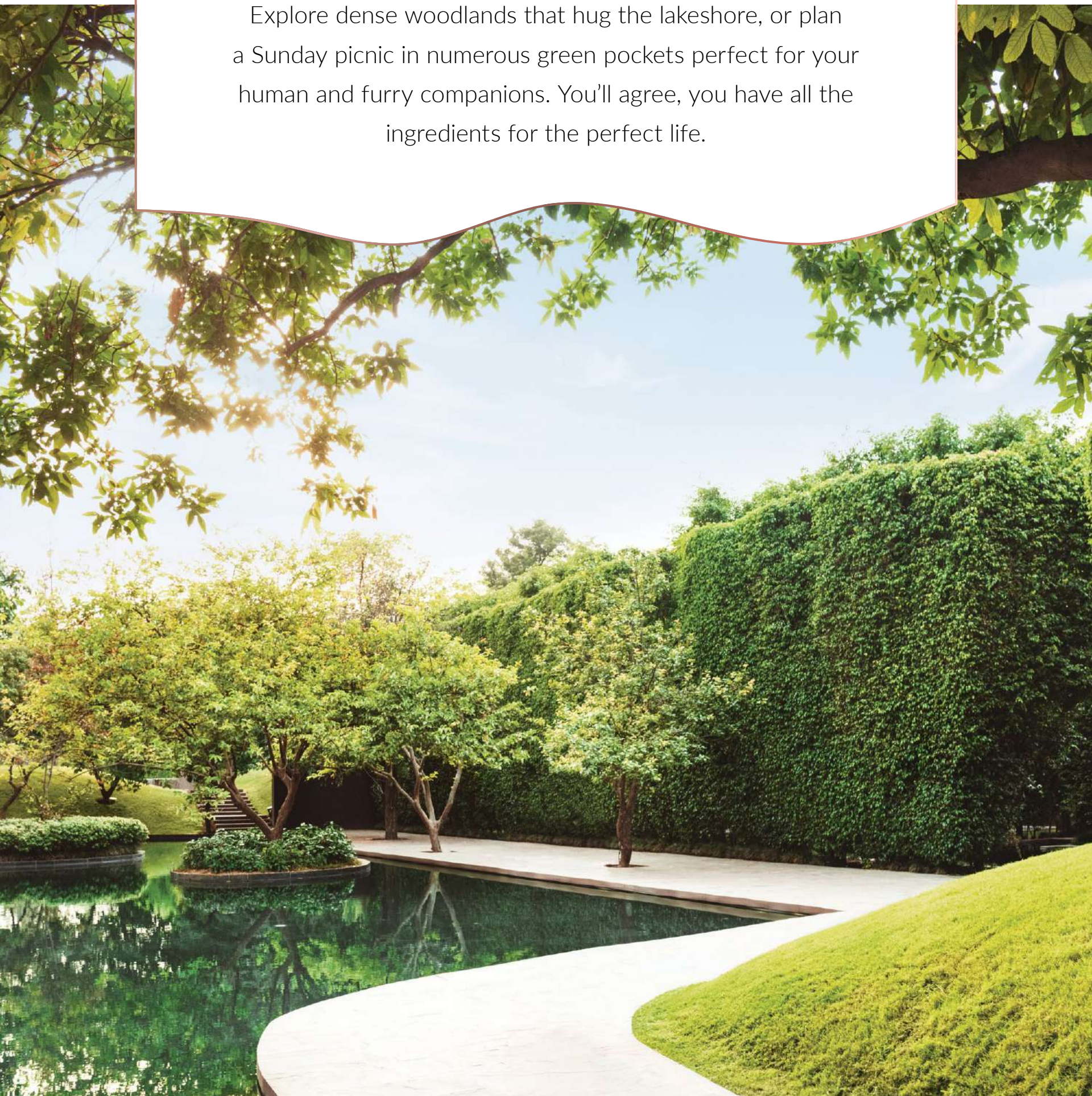


The biggest luxury.

80% OPEN SPACE.

Lodha Azur stands apart by offering abundant greenery amidst large open spaces – a true luxury. Within this serene oasis, you can enjoy a refreshing swim in the lavish pool or unwind in a serene gazebo adorned by vibrant flowers. A bustling play area resonates with children's laughter, while tranquil paths meandering through expansive green spaces invite you for peaceful strolls amidst a shaded grove of trees.

Explore dense woodlands that hug the lakeshore, or plan a Sunday picnic in numerous green pockets perfect for your human and furry companions. You'll agree, you have all the ingredients for the perfect life.



Multipurpose lawn

Swimming pool

Kid's pool

Kid's play area

Tree plaza

Play courts

Jogging track

Pavilion with seating





Club Palladio.

MAKE WAVES AMONGST YOUR PEERS.

Club Palladio at Lodha Azur epitomizes influence and sophistication, and offers a fine selection of world-class amenities. The cafe, banquet hall and party lawn are perfect, for your next big celebration, or to mingle with like-minded individuals and expand your social circle. A colonnaded verandah, overlooking the pool and manicured landscape, is a great venue to catch up on your favourite novella or on gossip with your friends. Equipped with a badminton court, a gym, a host of indoor games, an activity room, and many other recreational activities, the club offers diverse avenues to keep mind and body, healthy and hearty.



Party hall with outdoor party area

Café and verandah lounge

Indoor games
(table tennis, pool, carrom, board games)

Badminton courts

World-class gym

Activity room





Watertight security.

5-TIER.

Every corner is armed with security features to preserve your home as the safe haven it was meant to be.

Swipe card access

Video door phone

CCTV monitoring of core common areas

Gas leakage detector in kitchen

Emergency fire alarm in each residence



Project partners

Architects

HAFEEZ CONTRACTOR

Landscape designers

PRABHAKAR BHAGWAT & ASSOCIATES

Structural Design

DESIGN TREE SERVICES PVT. LTD.

Plumbing and fire fighting services design

Electrical services design

Hvac design

MAPLE ENGG. DESIGN SERVICES PVT. LTD.

Plans and views

Master plan

LEGEND

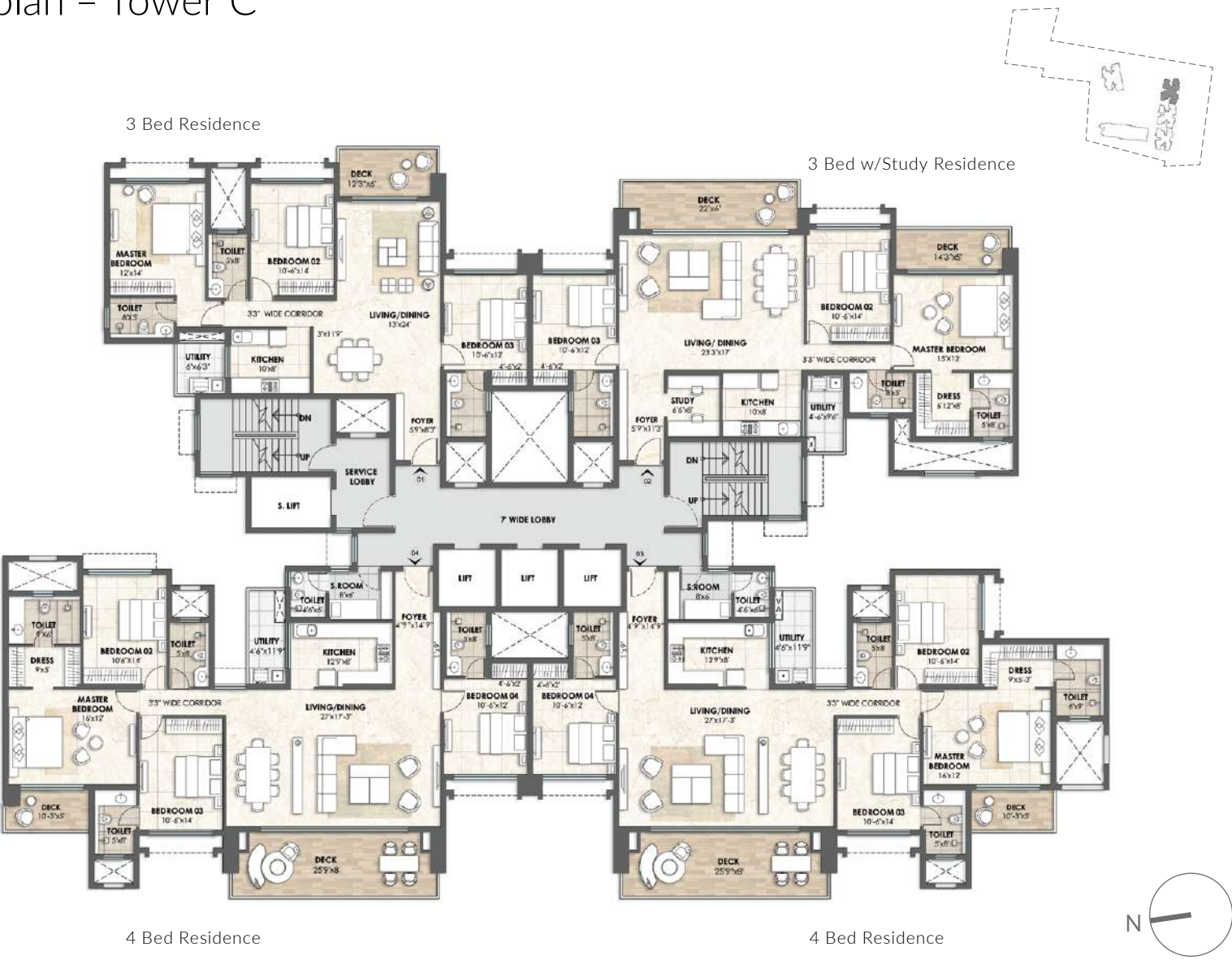
- 01. Main entrance
- 02. Club deck
- 03. Swimming pool
- 04. Kids pool
- 05. Kid's play area
- 06. Rock climbing wall
- 07. Senior citizen zone
- 08. Seating orchard
- 09. Amphitheater
- 10. Meditation court
- 11. Multi-purpose court (basketball/ tennis)
- 12. Pickle ball courts
- 13. Running tracks
- 14. Sports lawns
- 15. Orchard café
- 16. Pet park
- 17. Tower drop-off
- 18. Future development



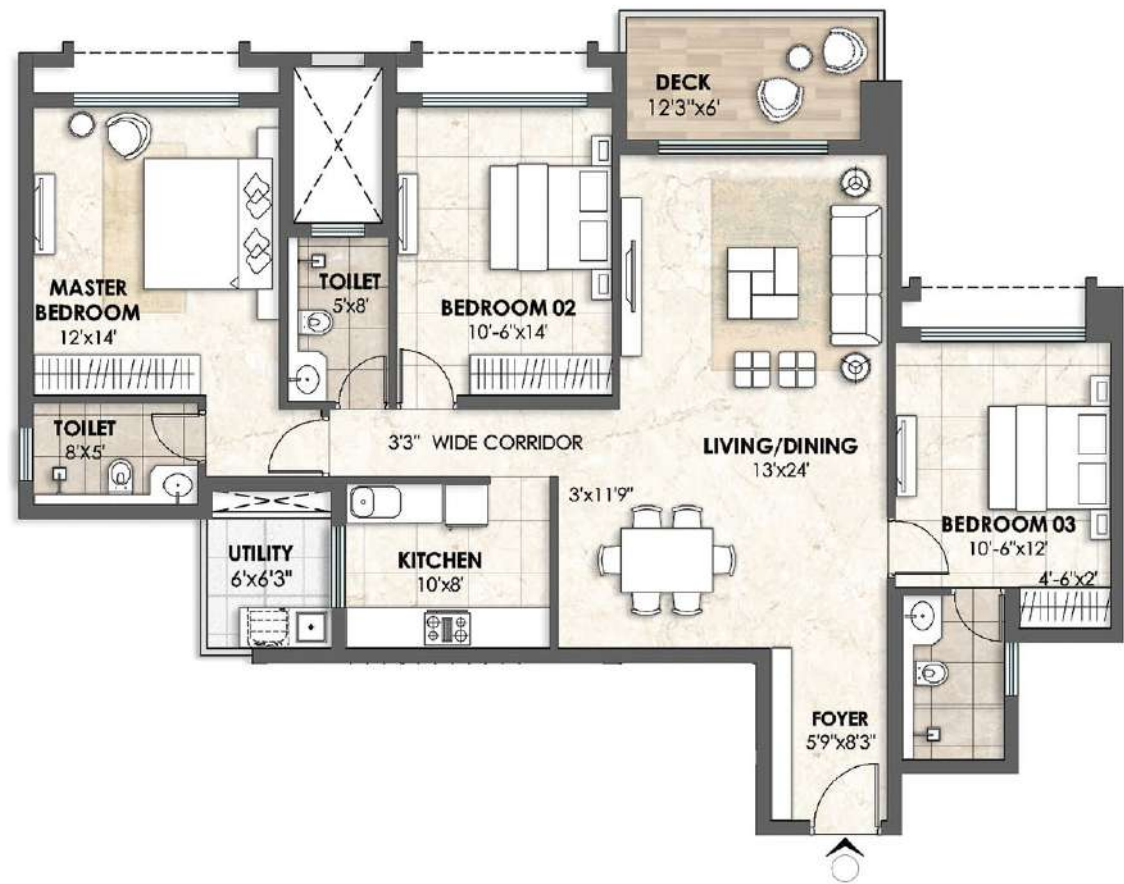
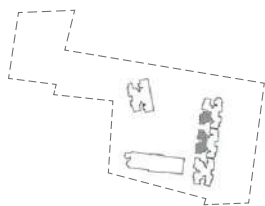
Floor plan – Tower B



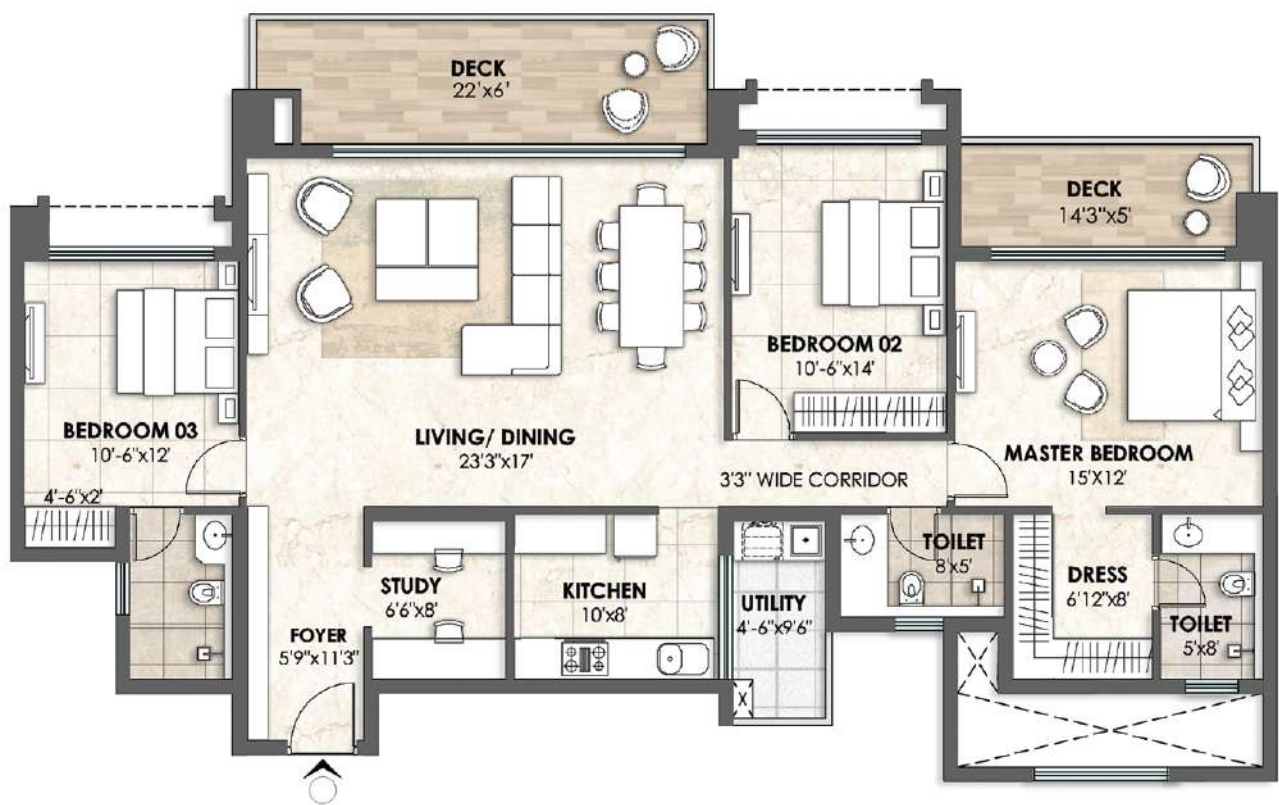
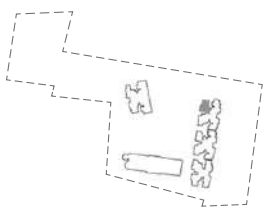
Floor plan – Tower C



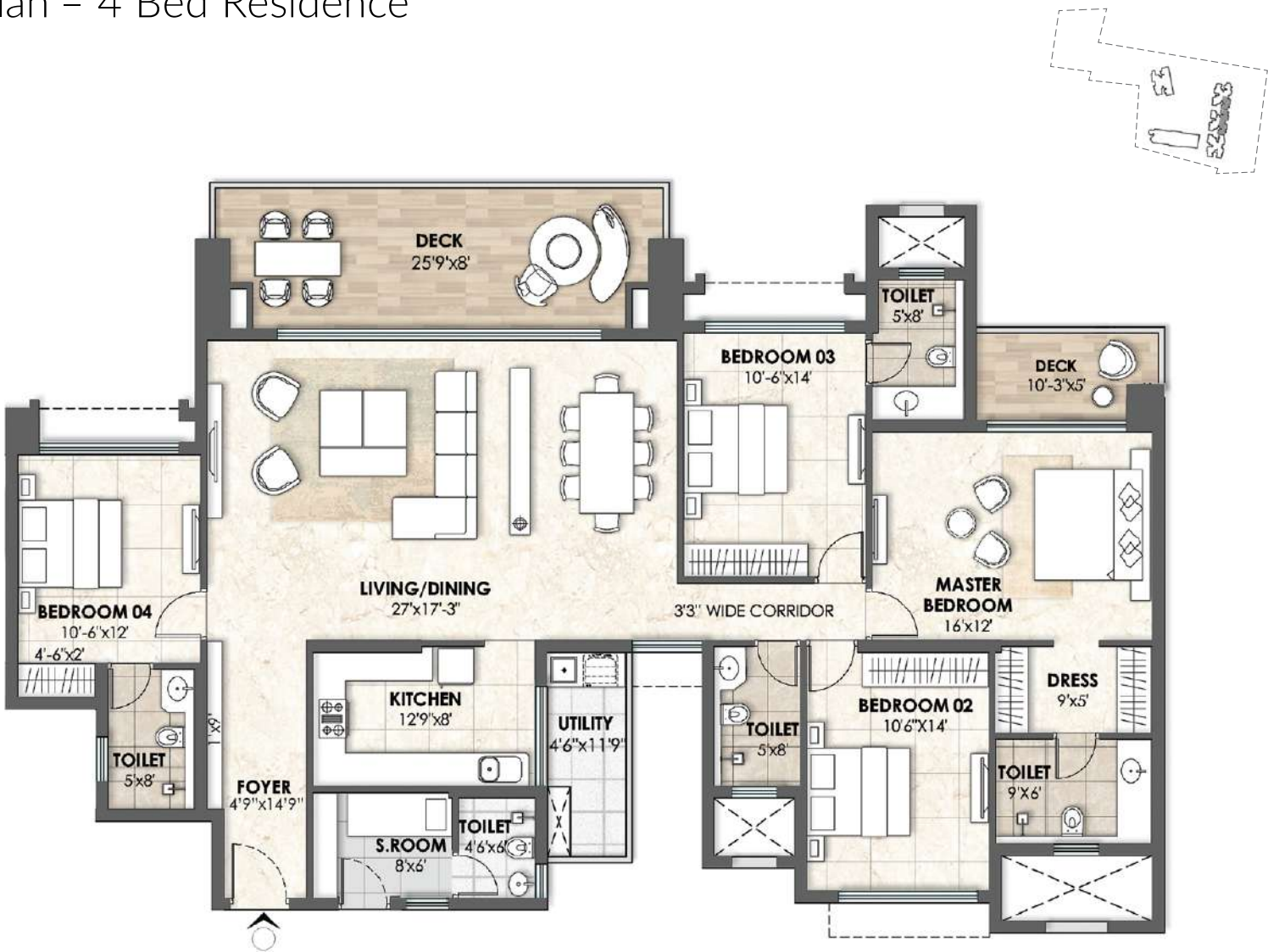
Unit plan – 3 Bed Residence



Unit plan – 3 Bed w/Study Residence



Unit plan – 4 Bed Residence



Corporate Address: Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.

Sales Gallery Address: Lodha Azur Sales Gallery, Katha No. 46 (Old Sy. Nos. 328/2(p), 332/2 and 330(p), Begur Village), Akshayanagar, Begur, Bengaluru – 560 068.

Disclaimer: The plans, layouts, specifications, images and other details herein are indicative. The images herein are artistic representations unless specifically represented as being taken on site. The developer/owner reserves the right to change any or all of the plans, layouts, specifications, images and other details herein in the interest of the development or as per approvals received or to be obtained. 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 or lease of any unit in this project shall be solely governed by the terms of the agreement for sale or 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. Carpet area in all the toilets is inclusive of ledge walls. The plans contained herein are typical unit/floor plans – please verify exact plan and orientation of your unit before purchase. The garden & terrace units (if any) are entitled to exclusively use the area earmarked for private garden/terrace (if any). 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.

Developed by Macrotech Developers Limited (a listed entity) which owns and operates under the “Lodha” brand. This is a draft document – to be used exclusively for training purposes.



Luxury waterfront living

