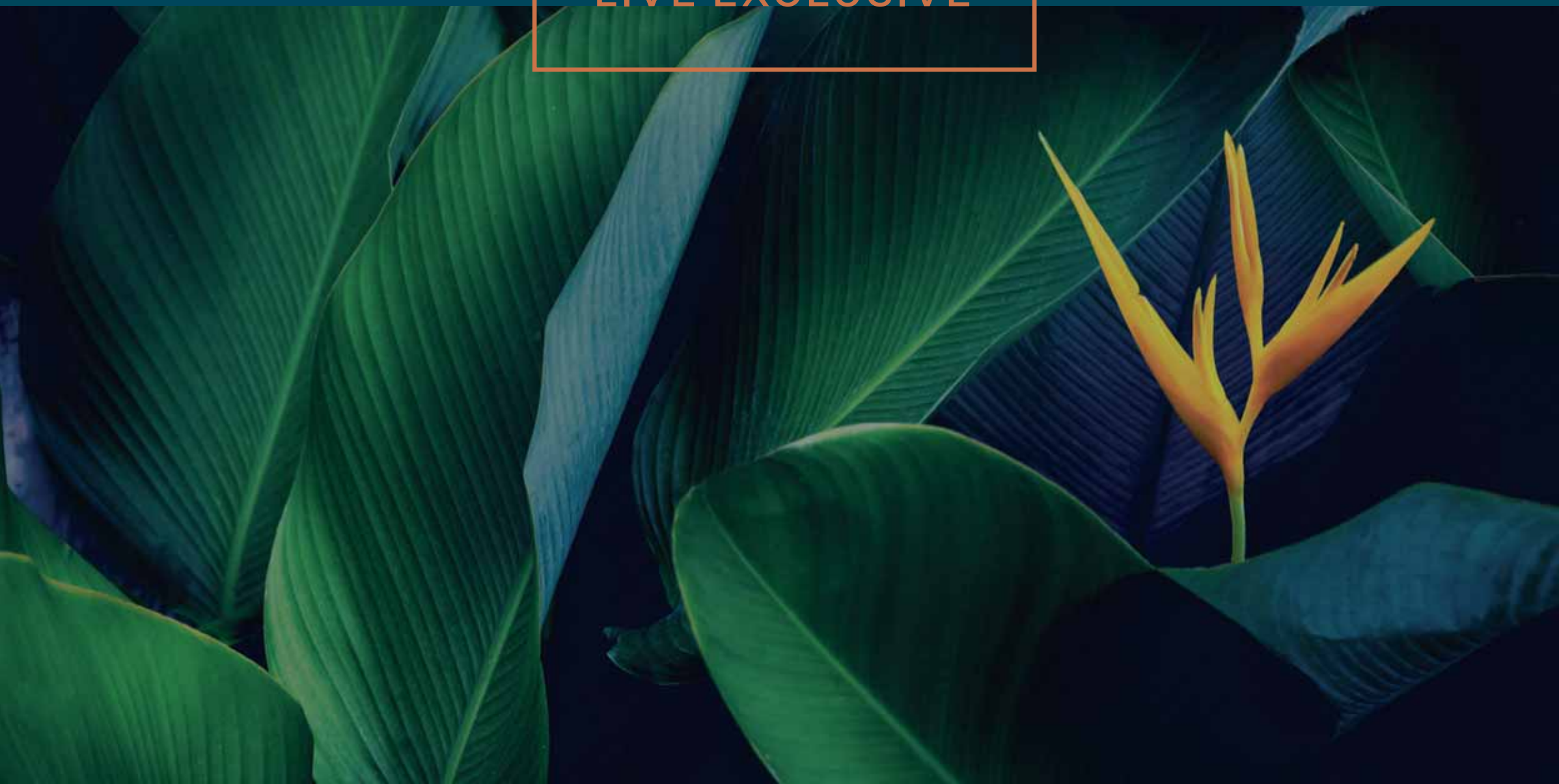


LIVE EXCLUSIVE





LODHA
ESTILO

World's finest developments.
Brought to you by India's No.1*
real estate developer.



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

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 the 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 the 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 7 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.

A flourishing life.

Lodha's enabling environments inspire us to give 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.





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.

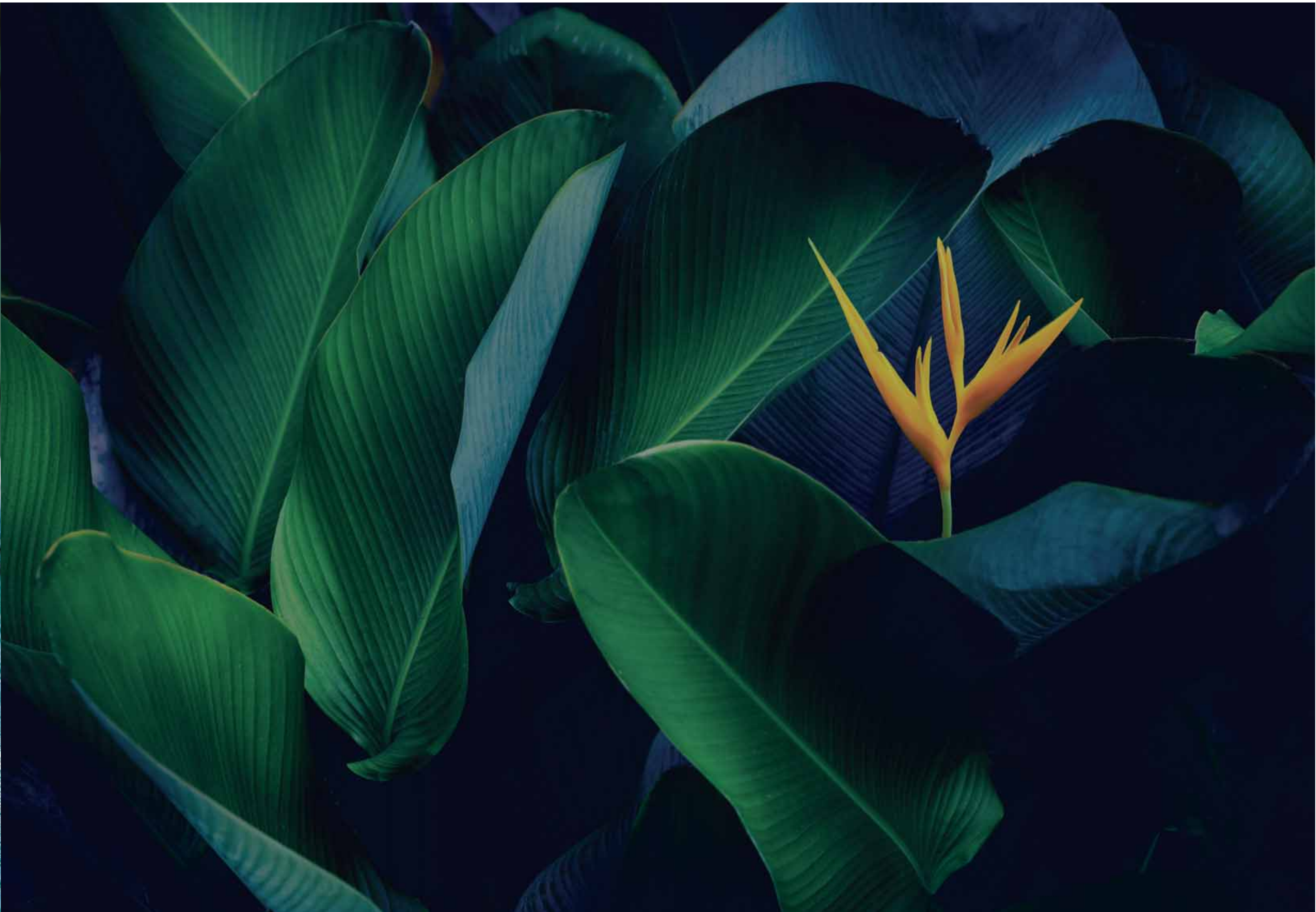
An elite enclave,
for an elite few.

Gracing Pune's most sought-after location, and ensconced in 3 acres of gorgeous green, Lodha Estilo brings an unprecedented lifestyle to Kharadi.

A rare confluence of lush vegetation and thoughtful outdoor spaces, it makes for the perfect private haven.

Limited 3 and 4-bed palatial homes serenade you with endless views of the hills, while 5-star hospitality services help run your day, effortlessly.

A trio of towers soaring 27 storeys high, grand clubhouse extending over 12,000 sq. ft., an al fresco skydeck, and other luxuries to indulge in - it is a privilege only a rare few will access. Welcome to a life like no other, in Kharadi.



A world of its own,
away from the din of the city.

Set in an enviable location, Lodha Estilo boasts the ultimate landscape of society, culture, and commerce. Luxury hotels and malls, prestigious schools and renowned hospitals, even the international airport; everything revolves around you.

There is no better place than the coveted IT powerhouse around the corner, to network with like-minded CEOs, CXOs, and other head honchos. And with the upcoming metro station a short drive away, the rest of Pune will never be out of reach.

Unlike most places offering little or no open surrounds, Lodha Estilo is engulfed in acres of green - cocooning residents in an air of tranquility.



VIMAN NAGAR

- HYATT REGENCY
- NOVOTEL
- PHOENIX MARKETCITY
- EON HOSPITAL

UPCOMING METRO LINE
NAGAR ROAD

- PHOENIX WORLD SCHOOL
- PODAR INTERNATIONAL SCHOOL
- RADISSON BLU
- WORLD TRADE CENTER
- EON IT PARK
- COMMERZONE

LODHA ESTILO

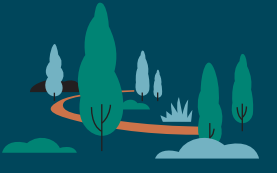
TOWARDS MAGARPATTA

MULA-MUTHA RIVER

AGA KHAN PALACE



KHARADI OXYGEN PARK



JOGGER'S PARK

KALYANI NAGAR



GOLD'S GYM



CYBAGE



OSHO PARK



WESTIN

MUNDHWA

KOREGAON PARK



SEASONS MALL



AMANORA MALL



MAGARPATTA CYBERCITY

Work

- Commerzone
- EON IT Park
- Zensar Technologies

Retail & Recreation

- Phoenix Marketcity
- Amanora Mall
- Season's Mall

Connectivity

- Nagar Road
- Pune International Airport
- Upcoming Metro Station

Healthcare

- Motherhood Hospital
- Manipal Hospital
- EON Hospital

Education

- Podar International School
- Euro School
- Oxford World School
- Dhole Patil Group of Institutes
- The Bishop's Co-ed School



80% open space.
100% reserved for you.

Off-limits to all, except residents of Lodha Estilo, 2 acres of open space, boasting a rich biodiversity and a delightful medley of experiences, provides the perfect grounds for residents to open up to each other, and make friends on the same wavelength.



Artist's impression of the orchard trail.

A landscape of
luxury.
Obviously, designed by
maestros.

A tranquil symphony of lush greens and water bodies, the 3-acre landscape is carefully crafted for an enriching experience, akin to a luxury resort.

Designed by Sitetectonix, esteemed landscape artists from Singapore, it is embedded with a multitude of lawns and pavilions dedicated to work, or play, as you choose. While the infinity pool and its daybeds are seamlessly woven in for rejuvenation and relaxation.

Shaded walkways and meandering orchard trails connect the wellness terrace and clubhouse, urging you to rekindle your relationship with Mother Earth. Stroll barefoot, in the company of birds and butterflies, or simply laze on the hammock, soaking in the cool breeze. You'll be left wondering, if this isn't paradise, what is?

Infinity Edge Pool

Kids' Nook

Treehouse with slides

Sand Pit

Kids' Pool

Toddlers' Play Area

Senior Citizen Corner

Pets' Area



Artist's impression of the pool.

The ace of clubs.

Overlooking the sylvan landscape, and brimming with dynamic activities, the 12,000 sq. ft. clubhouse offers you an unparalleled lifestyle. Conceived by HBA, world-renowned architects, it is designed for the fastidious few.

You have a banquet hall to host esteemed guests, or the terrace café atop for a soirée under the stars. The inhouse, hi-tech gym is at your disposal, while the glittering lap pool invites you for a lazy swim.

Lodha Estilo offers you more to do than you could ever imagine.



Representative image of the infinity pool.

The Clubhouse by HBA

Hi-tech Gymnasium

Lounge/Library

Private Alfresco Skydeck with Terrace Greens

25 m Infinity Pool

Banquet Hall

Activity and Learning Room(s)

Kid's Indoor Play Area (Crèche)

Indoor Game Room (Table Tennis, Carrom, Chess)

Changing Rooms with Toilets & Steam

Spa with Treatment Rooms



Artist's impression of the woodland pavilion.

Rooftop Sports Arena:

Futsal

Tennis

Basketball

Squash

Volleyball

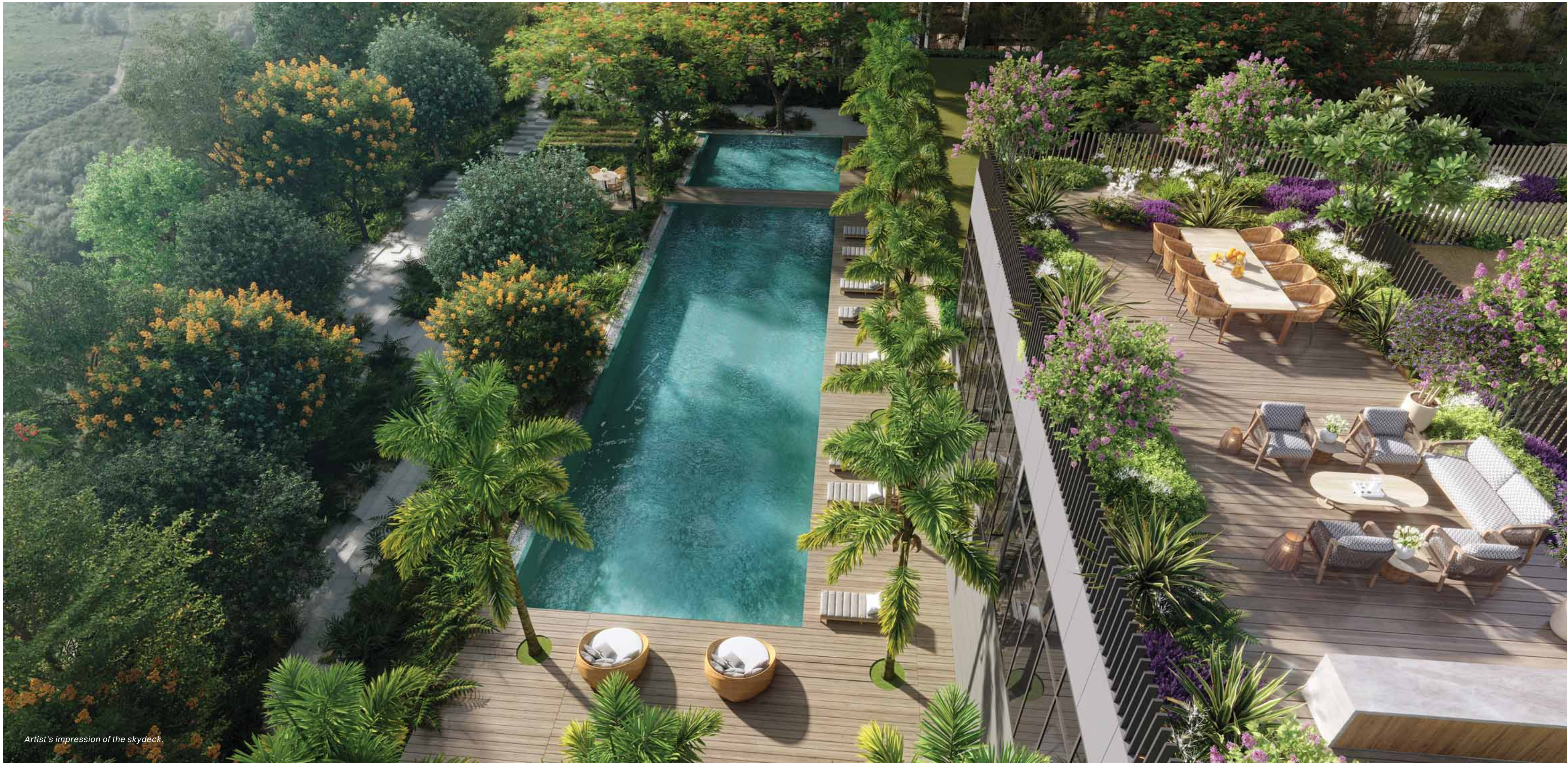
Jogging Track



Representative image of the squash court.

Raising the bar
of luxury:
A private al fresco
skydeck.

The rarest of all luxuries, the terrace café beckons an elevated lifestyle. Set on a podium, patrons have a higher vantage point to absorb the calming greens extending up to the horizon. Ornamented with colourful shrubs and fresh green foliage, there isn't a better setting to gather with friends and family, or to enjoy a moment by yourself, relishing a serene sunset of pink.



Artist's impression of the skydeck.

5-star living
on a platter.

Inspired by the hospitality services of London and New York, St. Amand bestows residents with every comfort, their every demand arranged at a moment's notice. Be it gourmet dinners, VIP ticket-booking, or housekeeping, everything runs on oiled wheels. Leaving you with little to do, but relax on the day bed by the pool, and contemplate your new life.



Representative image.

The Ganesh temple:
Your wellspring of
peace and serenity



Built adjacent to the towers,
the Ganesh temple is an
auspicious haven of peace
and serenity you can retreat to,
whenever you wish.

Icons in the sky.

Rising 27 storeys tall, the stately trio of towers present sweeping views of the luxuriant landscape within, and beyond - with no intervention in sight to taint your clear vision. An overture to the grand residences, the lavish lobbies welcome you with their sheer luxury, scale, and attention to detail, while the hi-speed elevators take you up swiftly to your floor.

2 Passenger Lifts with additional service/
fire lift from Otis/Schindler/
ThyssenKrupp/Hyundai**

DG power backup for lifts &
common area lighting



Artist's impression of the grand lobby.

Residences in vogue.
(And surely some
interior magazines.)

When the creators of the world's finest developments collaborate with world-renowned designers, expect nothing less than a masterpiece. Contemporary and sophisticated, every corner of your air-conditioned residence is crafted to the highest sensibilities. Topped with the finest finishes and fittings, its workmanship is exquisite till the last touch. Grand sundecks for moments of solace. Tall windows inviting in Mother Nature.

It's as exclusive as its residents.



Artist's impression of the residence.



Artist's impression of the bedroom.

Residences

Designed to maximise space
and minimise wastage

Separate wardrobe area in each master bedroom

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

Marbital® flooring in other bedrooms and kitchen

Inverter in residence for emergency use

Provision for piped gas, cable, telephone,
internet connectivity, and direct-to-home



Artist's Impression of the deck.

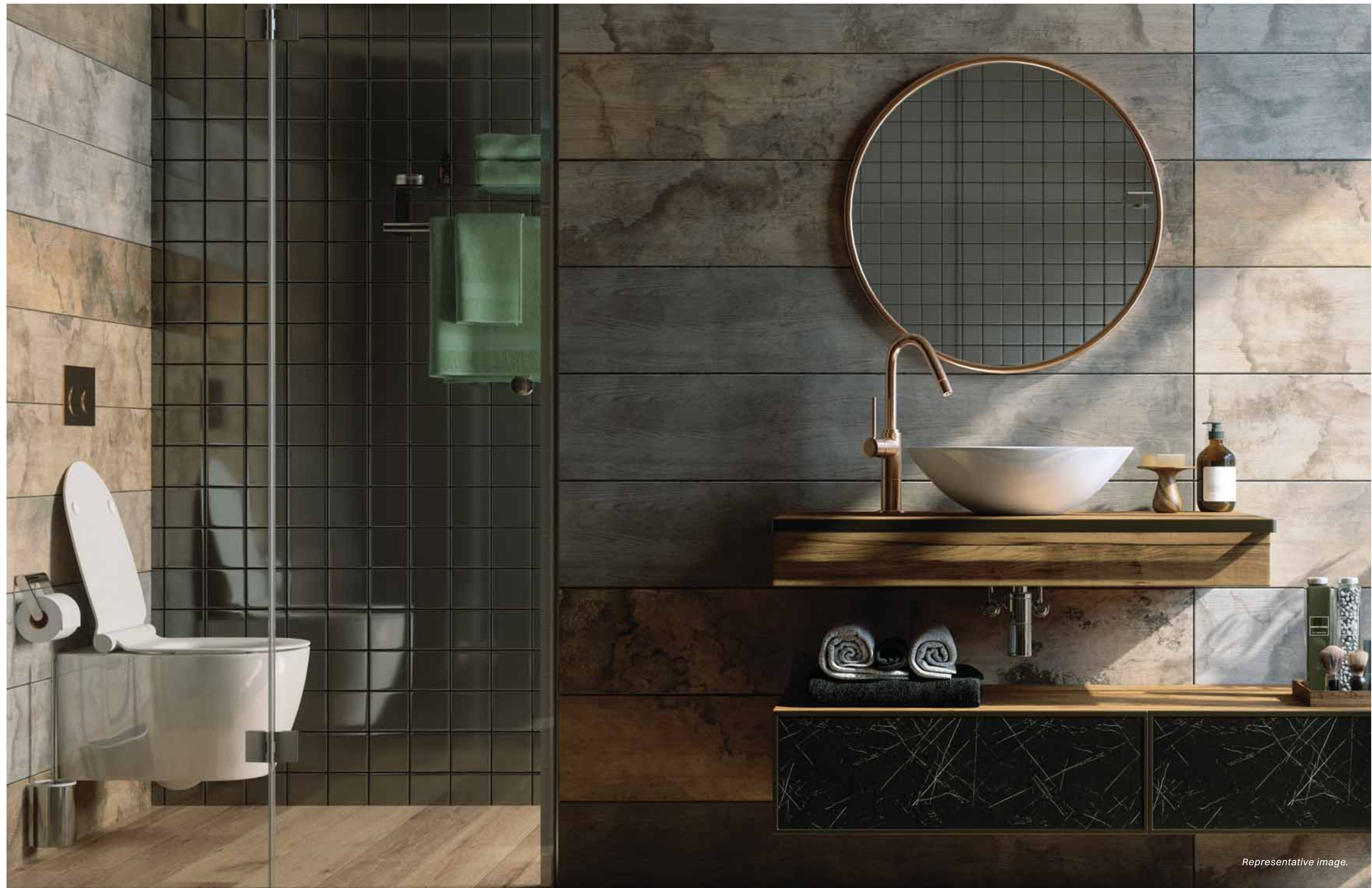
Fittings and Finishes

Toilets with high-quality fittings
from Kolher/Roca**

Kitchen provided with high-quality
granite countertop, sink with drain board
and designer tiles in dado

Toilets with granite/marble vanity counter***
and designer tiles

Utility area with anti-skid ceramic tile flooring



Representative image.

Access denied.
(To all, but the rare few.)

With an advanced 5-star security in place,
all guards at Lodha Estilo maintain utmost vigilance
round-the-clock, allowing you
to keep your guard down at all times.

CCTV monitoring of
key common areas

RFID-controlled access
to parking areas

Access-controlled main lobby

Visitor registration

Video door phone
in each apartment



Representative image.

Landscape & layouts

Masterplan



LEGEND

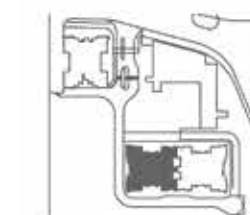
1. PROJECT ENTRY & EXIT
2. TOWER DROP OFF
3. INFINITY EDGE POOL
4. KIDS' POOL
5. POOL DECK
6. WOODLAND PAVILION
7. WOODLAND TRAIL
8. ORCHARD TRAIL
9. PRIVATE ALFRESCO SKY DECK (E)
 - a. TERRACE GREENS ** (E)
10. MULTIPURPOSE LAWN
11. TREEHOUSE
12. KIDS' PLAY ZONE
13. GREEN LINKWAY
14. TEA PAVILION
15. HERB GARDEN
16. SENIOR CITIZENS' GARDEN
17. MEDITATION DECK
18. PETS' CORNER
19. FUTSAL COURT (E)
20. MULTIPURPOSE COURT (E)
21. TENNIS COURT (E)
22. SQUASH COURT (E)
23. JOGGING TRACK (E)
24. GANESHA TEMPLE*

*Also accessible for other developments/outside
 not exclusively part of Lodha Estilo
 ** Part of alfresco dining area
 (E) - Elevated

Typical Floor Plan
Tower P2



- Unit 1 4 Bed
- Unit 2 3 Bed with study
- Unit 3 3 Bed with study
- Unit 4 4 Bed





Unit 01: 4 bed
Net Area: 1819 sq.ft.



Unit 02: 3 bed with study
Net Area: 1615 sq.ft.





Unit 03: 3 bed with study
Net Area: 1615 sq.ft.



Unit 04: 4 bed
Net Area: 1819 sq.ft.

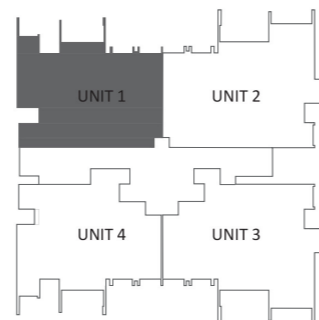


Unit 01: 3 bed with study
Net Area: 1866 sq.ft.



LEGEND

1. Foyer	5'0" x 8'9"	9. Bedroom 3	10'6" x 16'0" + 7'3" x 5'6"
2. Living dining	16'0" x 30'0"	10. Toilet 3	5'0" x 8'0"
3. Deck	16'0" x 7'10"	11. Kitchen	12'9" x 8'0"
4. Master bedroom	10'6" x 15'6" + 7'3" x 3'6"	12. Store	5'0" x 8'0"
5. Master toilet	9'0" x 6'0"	13. Utility	5'0" x 8'0"
6. Deck	10'3" x 5'9"	14. Study	7'9" x 6'9" + 3'6" x 2'9"
7. Bedroom 2	10'6" x 13'9"	15. Staff room	6'0" x 7'0"
8. Toilet 2	5'0" x 8'0"	16. Staff toilet	3'9" x 5'9"

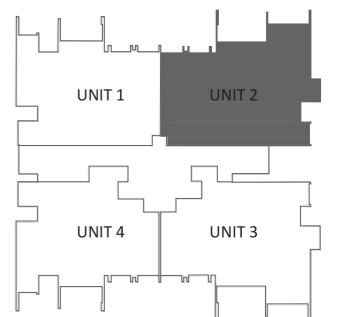


Unit 02: 4 bed
Net Area: 2146 sq.ft.



LEGEND

1. Foyer	5'0" x 8'9"	10. TOILET 3	8'0" x 5'0"
2. Living dining	18'6" x 30'0"	11. BEDROOM 4	10'6" x 13'9"
3. Deck	18'6" x 7'10"	12. Toilet 4	5'0" x 8'0"
4. Master bedroom	10'6" x 15'6" + 7'3" x 3'6"	13. Kitchen	12'9" x 8'0"
5. Master toilet	9'0" x 6'0"	14. Store	5'0" x 8'0"
6. Deck	10'3" x 5'9"	15. Utility	5'0" x 8'0"
7. Bedroom 2	16'3" x 14'0" + 6'9" x 3'0"	16. Staff room	6'0" x 7'0"
8. Toilet 2	8'0" x 5'0"	17. Staff toilet	3'9" x 5'9"
9. Bedroom 3	12'3" x 10'9"		

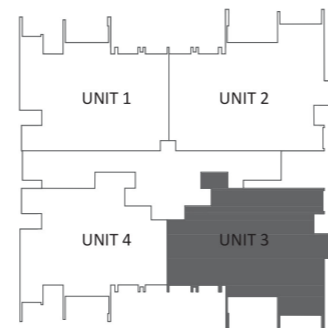


Unit 03: 4 bed
Net Area: 2146 sq.ft.



LEGEND

1. Foyer	5'0" x 8'9"	10. Toilet 3	8'0" x 5'0"
2. Living dining	18'6" x 28'6"	11. Bedroom 4	10'6" x 13'9"
3. Deck	18'6" x 7'10"	12. Toilet 4	5'0" x 8'0"
4. Master bedroom	10'6" x 15'6" + 7'0" x 3'6"	13. Kitchen	12'9" x 8'0"
5. Master toilet	9'0" x 6'0"	14. Store	5'0" x 8'0"
6. Deck	10'3" x 5'9"	15. Utility	5'0" x 8'0"
7. Bedroom 2	16'3" x 12'6" + 6'9" x 3'0"	16. Staff room	9'3" x 4'9"
8. Toilet 2	8'0" x 5'0"	17. Staff toilet	5'0" x 4'6"
9. Bedroom 3	12'3" x 10'9"		

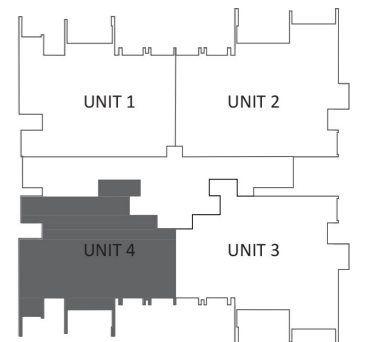


Unit 04: 3 bed with study
Net Area: 1866 sq.ft.



LEGEND

1. Foyer	5'0" x 8'9"	10. Toilet 3	5'0" x 8'0"
2. Living dining	16'0" x 30'0"	11. Kitchen	12'9" x 8'0"
3. Deck	16'0" x 7'10"	12. Store	5'0" x 8'0"
4. Master bedroom	10'6" x 15'6" + 7'0" x 3'6"	13. Utility	5'0" x 8'0"
5. Master toilet	9'0" x 6'0"	14. Study	7'9" x 6'9" + 3'6" x 2'9"
6. Deck	10'3" x 5'9"	15. Staff room	9'3" x 4'9"
7. Bedroom 2	10'6" x 13'9"	16. Staff toilet	5'0" x 4'6"
8. Toilet 2	5'0" x 8'0"		
9. Bedroom 3	10'6" x 16'0" + 5'3" x 7'6"		



Design partners

ARCHITECTURE DESIGN: CCBA

Christopher Benninger has received, among other honours, the 'Golden Architect Award for Lifetime Achievement'. Now in its 23rd year, CCBA's professional works have a national reputation for design excellence. CCBA has also been awarded some of India's most sought-after commissions, including the Azim Premji University at Bengaluru, the Indian Institute of Technology at Hyderabad, Forbes Marshall Campus at Pune, Bajaj Institute of Technology at Wardha and the Indian Institute of Management at Kolkata.

LANDSCAPE DESIGN: SITECTONIX, SINGAPORE

Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesizing its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

STUDIO HBA

Nothing less than the world's leading hospitality design firm to transform the community spaces of this palatial estate into exquisite works of art. With an international presence across 24 cities, an in-depth understanding of hospitality, and vast industry experience, Studio HBA has created distinct and inspiring spaces to delight our residents at every turn.

Corporate Address

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

Site Address

Lodha Estilo, Upper Kharadi Main Road, Pune – 412 207.

Disclaimer

*By residential sales FY14-23 | @Excluding kitchen, toilets and any service areas | ** Or equivalent | *** For select units | @ Vitrified tiles with marble effect
^ Services by 3rd party provider on chargeable basis | ^^ Also accessible for other developments/outside; not exclusively part of this development.
% 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. Date of printing: February 2024.



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 **LODHA**
ESTILO

Live exclusive