

**HAVING
IT ALL**

 **LODHA**
VISTA

GRAND HOMES.
GRANDER VIEWS.



THE WORLD'S
FINEST DEVELOPMENTS.
BROUGHT TO YOU BY
INDIA'S LARGEST
REAL ESTATE DEVELOPER.

Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 smart city with the highest liveability quotient** – one name is transforming the way we live with landmarks at par with the world's best: Lodha.

Our passion is to create landmarks that benchmark the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Every one of our developments delivers the highest level of design and craftsmanship, uncompromising quality, and unparalleled service – putting Lodha developments in the league of the world's finest.

Over the last 7 consecutive years, we've held the envious position of being India's largest real estate developer by residential sales. For FY 18-19, we achieved net sales of over ₹7,163 crore in India alone. We have successfully delivered a staggering 19,670 homes over the last 2 years, of which 15,800 homes were delivered before time, i.e. 4 out of 5 homes were delivered before time.^ Our team of almost 3,000 associates (including over 2,000 highly trained technicians) works relentlessly to create developments of exceptional quality, and is committed to 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 people 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 developments - with self-contained eco-systems, great outdoor spaces, and robust infrastructure, bringing every facility and convenience to the doorstep.

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.

With its presence across London, Mumbai and Pune, and offices in New York, Dubai and Shanghai, Lodha is now a multinational corporation.



Lodha Altamount

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



The World Towers

One of India's most iconic addresses



Palava

India's No.1 smart city*

**Based on liveability quotient ranking of JLL.

^In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period.



.....

HAVING IT ALL.

.....

GREAT VIEWS.

EXCLUSIVE STANDALONE TOWER.

WORLD-CLASS AMENITIES.

CENTRAL LOCATION.

(IT DOESN'T GET BETTER THAN THIS.)

Open your window to great possibilities, and great views. Live in South Mumbai's ubercool business and social district. Lodha Vista, puts you where the action is – just a short walk from leading corporate offices, the finest restaurants, coolest cafés, premium retail and entertainment. Now say goodbye to long, tiresome commutes. And say hello to a newfound quality of life.

With a limited inventory of only 120 residences, Lodha Vista gives you the privilege of living in an exclusive stand-alone tower – a calm and secure haven for you and a handful of like-minded people, in the heart of the bustling epicentre of Lower Parel.

These premium residences come with spectacular views of the Mahalaxmi Racecourse, thoughtfully-planned layouts, world-class fitments and finishes, and all the amenities that bring you a truly global lifestyle.

Brought to life by an illustrious team – Sitetectonix, Singapore; Kapadia Associates, Mumbai; and the Lodha Group, India's No.1 real estate developer – Lodha Vista brings a lifestyle meant for a select few.

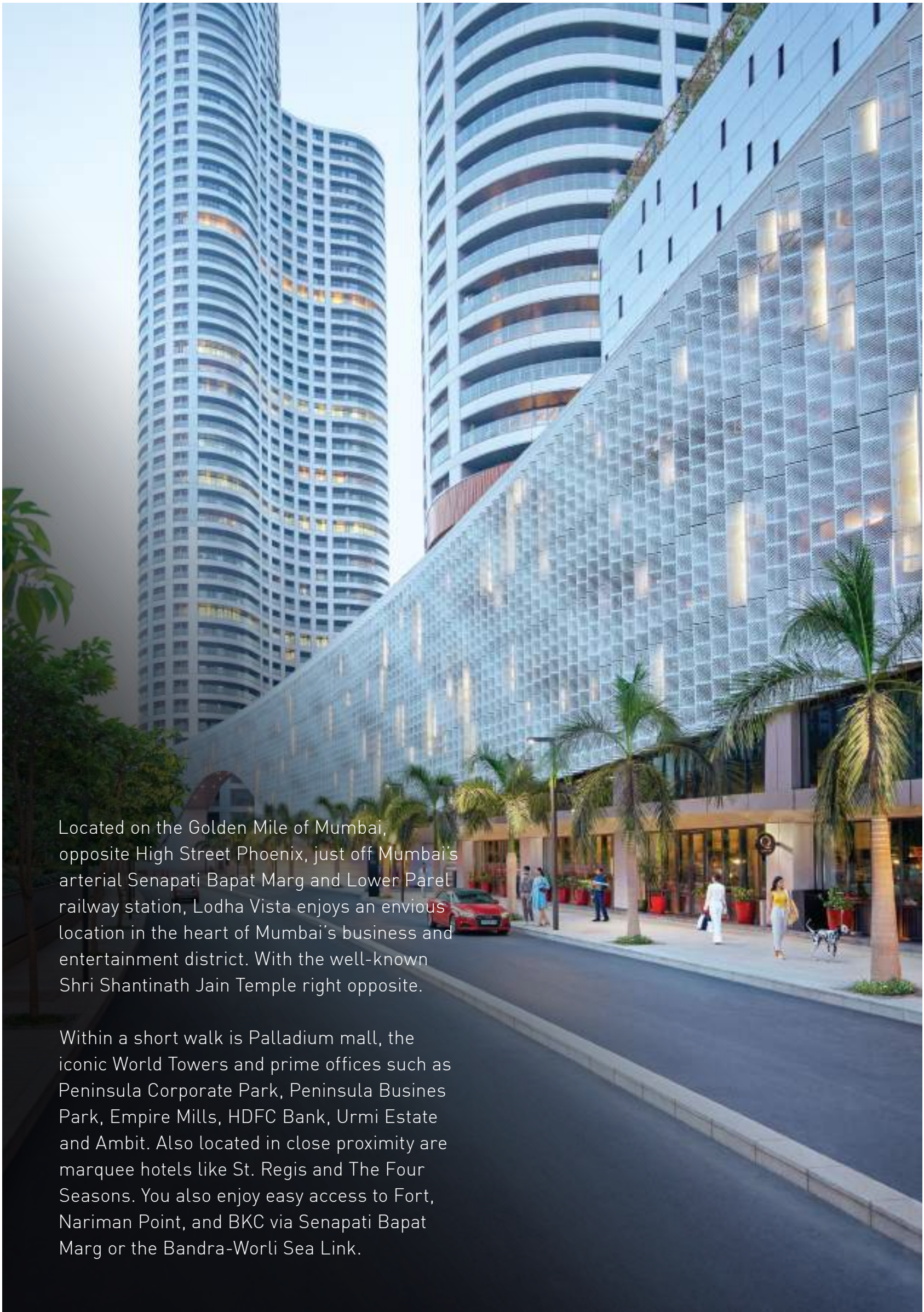


.....

**WHERE YOU LIVE DEFINES
WHO YOU ARE.**

.....

LIVE IN
SOUTH MUMBAI'S
MOST BUZZING
DISTRICT.



Located on the Golden Mile of Mumbai, opposite High Street Phoenix, just off Mumbai's arterial Senapati Bapat Marg and Lower Parel railway station, Lodha Vista enjoys an enviable location in the heart of Mumbai's business and entertainment district. With the well-known Shri Shantinath Jain Temple right opposite.

Within a short walk is Palladium mall, the iconic World Towers and prime offices such as Peninsula Corporate Park, Peninsula Business Park, Empire Mills, HDFC Bank, Urmi Estate and Ambit. Also located in close proximity are marquee hotels like St. Regis and The Four Seasons. You also enjoy easy access to Fort, Nariman Point, and BKC via Senapati Bapat Marg or the Bandra-Worli Sea Link.



Bandra-Worli
Sea Link

Prabhadevi

Siddhivinayak
Temple

S. B. Marg

Dr. A. B. Road

Worli

P. B. Marg

Indiabulls
Finance Centre

Shri Simandhar Swami
Jain Temple

Smaash

Lodha Park

International
Creative Arts Centre

Shri Vasupujya Swami
Jain Temple

The
World
Towers

Ganpatrao Kadam Marg

Peninsula
Corporate
Park

Empire Mills

Maharaja Bhog
HDFC Bank
Ambit House

Four
Seasons
Hotel

Peninsula
Business Park

High Street
Phoenix



LODHA
VISTA

Palladium

Shri Shantinath
Jain Temple

St. Regis Hotel



S. B. Marg

Mahalaxmi
Racecourse

N. M. Joshi Marg

Haji Ali

.....

**RISE ABOVE
THE ORDINARY.**

.....

AN EXCLUSIVE
STANDALONE TOWER
IN THE HEART OF
LOWER PAREL.



Do you like living in a small society? Enjoy living with like-minded people? Lodha Vista is then just the place for your family – an exclusive standalone tower rising to 33 floors. Lodha Vista brings back the lost era of small communities where neighbours know each other and share same interests and values. With a limited number of apartments in this sought-after location, Lodha Vista is sure to bring together families that you will be happy to have as neighbours.

With a contemporary façade, beautiful landscapes designed by globally renowned Sitetectonix (Singapore), ample parking and world-class amenities, Lodha Vista is sure to become the most coveted standalone residential tower in South Central Mumbai.

- Architecture by Kapadia Associates
- Landscape design by Sitetectonix, Singapore
- Only 4 residences per floor

MAXIMUM VIEWS
OF THE
MAXIMUM CITY.

The apartments at Lodha Vista offer stunning views of the Race Course and the Arabian Sea. With the floor to ceiling windows, you will enjoy some of the finest vistas in Mumbai city.

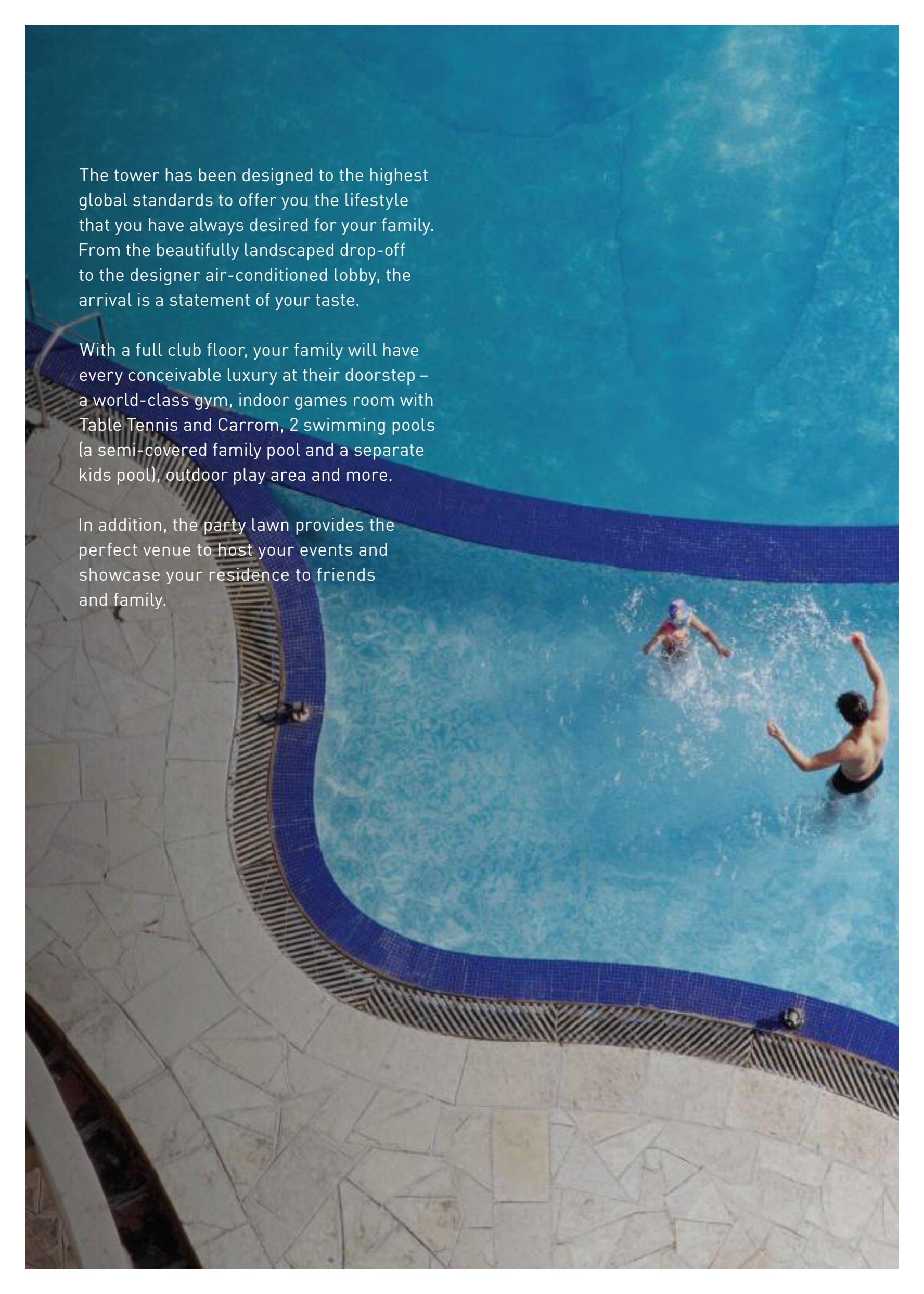


Glamorous sea views from higher floors



Stunning racecourse views from higher floors

WORLD-CLASS AMENITIES –
THE HALLMARK OF LIFE
AT A LODHA DEVELOPMENT.

An aerial photograph of a swimming pool with a blue mosaic tile border. The pool is surrounded by a light-colored stone deck. Two people are swimming in the pool, one in the center and one on the right. The water is clear and blue. The text is overlaid on the left side of the image.

The tower has been designed to the highest global standards to offer you the lifestyle that you have always desired for your family. From the beautifully landscaped drop-off to the designer air-conditioned lobby, the arrival is a statement of your taste.

With a full club floor, your family will have every conceivable luxury at their doorstep – a world-class gym, indoor games room with Table Tennis and Carrom, 2 swimming pools (a semi-covered family pool and a separate kids pool), outdoor play area and more.

In addition, the party lawn provides the perfect venue to host your events and showcase your residence to friends and family.



Beautifully landscaped drop-off

Grand air-conditioned entrance lobby with luxury finishes

An entire Club floor dedicated to recreation:

- 2 Guest rooms
- Party lawn
- World-class gym
- Indoor games room
- Outdoor kids' play area
- 2 swimming pools (semi-covered family pool and kids' pool)





Artistic impression.



Artistic impression.

DESIGN IS
IN THE DETAILS.

Lodha Vista is designed around you, taking every need of yours into account. Besides Wi-Fi access, power backup in common areas, automated car parking and rainwater harvesting system, there is also a separate service elevator, and a toilet/shower facility at every mid-landing for your domestic help. With such thoughtful planning and design, your home is a haven of comfort.



Wi-Fi access in common areas%

Well-designed floor lobby

Two high-speed passenger elevators by Otis/Schindler*

Separate service elevator

Automated/mechanical parking system

Driver's room with waiting area

Domestic staff toilet/shower at mid-landing of each floor

DG power backup for lifts and common area lighting

Rainwater harvesting system

.....

HOME SMART HOME.

.....

THOUGHTFULLY
DESIGNED
2-BED HOMES.

Every home is intelligently designed to maximise the living space, and minimise wastage. Inspired by Vastu principles, the floor plan makes the most of every inch, to give you a large living room and bedrooms. Full-height windows let in ample light and offer you stunning racecourse, Arabian sea and cityscape views. Each home has its own separate utility area, and all master bedrooms have separate wardrobe space.

Air-conditioned and embellished with imported marble flooring in the living and dining areas, European-style sanitaryware, and designer tiles in the bathrooms, Lodha Vista has what it takes to give you an international lifestyle.



Air-conditioned homes**

5' wide decks in living room^^

Full height^ windows to maximize light and ventilation

Imported marble flooring in living, dining and passage

All bedrooms and kitchen finished in fine Marbital® flooring

Master toilet finished in imported tiles; designer tiles for all other bathrooms

Bathrooms with designer fitments from Grohe*/Kohler*/Roca*

Following Vastu principles with East West quadrant entry for every residence

Optimal space utilisation with:

- Minimal passage
- L-shaped living dining
- Separate utility area
- Separate wardrobe area in master bedroom^^

Kitchen with granite top, stainless steel sink, and gas detector

Provision for telephone and TV connectivity%

Provision for Fibre Optic (FTTH) and Direct to Home TV (DTH) connectivity providing hi-speed internet access%



THE BEST
MORNING WALK
IS FROM
ONE ROOM TO
ANOTHER.

Presenting Lower Parel's
finest 3-bed residences.

Your new home at Lodha Vista invites you to experience a life like never before. Enjoy the rare luxuries of space and privacy, while multiple skydecks offer you a choice of the most breathtaking views.



Lavish decks on both sides of the living room

Reduces wastage areas, thereby increasing the usable space inside your apartment with a space utilisation index of more than 95%

Spacious living room (360 sq. ft. to 420 sq. ft.) offering great ventilation with windows facing east and west

Grand master-bedroom spread over 250 sq. ft.

HAVE A SEAT.

ENJOY THE SUNSET.

When the view outside is this breathtaking, how could we not give you the perfect setting to enjoy it? Lavish sky decks invite you to step out and enjoy the city in all its glory, without having to step foot outside your home. Offering you enough space to comfortably gather with your loved ones, it's just what you need to spend quality time with family, entertain guests, or sit back alone and contemplate your wonderful new life at Lodha Vista.



.....

**SMART HOMES NEED
SMARTER SECURITY.**

.....

5-TIER SECURITY

FOR 24X7

PEACE OF MIND.



At Lodha Vista, even happiness and peace of mind come guaranteed, with a 5-tier security system. Deploying the finest technology and personnel, and top-of-the-line security systems, Lodha Vista provides a safe haven for you and your family.

Electronically controlled swipe card access to lobby

Video door phone for each residence

24 X 7 CCTV monitoring of key common areas

Automated car recognition (vehicles with RFID tags) for controlled access to parking areas

Visitor registration



.....

PLANS

.....

MASTER PLAN

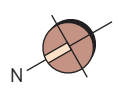
LEGENDS

- 1. Party Lawn
- 2. Kid's Pool
- 3. Semi Covered Swimming Pool
- 4. Party Deck
- 5. Kid's Play Area
- 6. Arrival
- 7. Tenant Tower
- 8. Green Wall
- 9. Security Cabin & Entrance Gate



TYPICAL FLOOR PLAN

(Without Deck)



TYPICAL FLOOR PLAN

(With Deck)



Arabian Sea
view

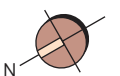


Eastern
Seaboard
view

Arabian Sea
view



Racecourse view

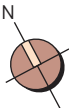


UNIT PLAN

2 Bed Residence - Type 1 (Racecourse Orientation)
(Without Deck)



Unit 1

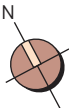


UNIT PLAN

2 Bed Residence - Type 2 (Arabian Sea Orientation)
(Without Deck)



Unit 4

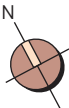


UNIT PLAN

2 Bed Residence - Type 1 (Racecourse Orientation)
(With Deck)



Unit 1

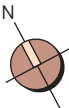


UNIT PLAN

2 Bed Residence - Type 2 (Arabian Sea Orientation)
(With Deck)



Unit 4

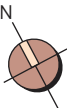


UNIT PLAN

3 Bed Residence - Type 2 (Arabian Sea Orientation)
(Without Deck)



Unit 3 and 4

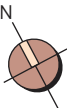


UNIT PLAN

3 Bed Residence - Type 2 (Arabian Sea Orientation)
(With Deck)



Unit 3 and 4



PARTNERS

KAPADIA ASSOCIATES

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimised managerial processes, to ensure the smooth running of projects from design to execution. The firm has won a number of prestigious awards and has to its credit some of Mumbai's finest developments including Lodha Bellissimo, Lodha Excelus and Ashok Towers.

SITETECTONIX

Based in Singapore, Sitetectonix is a professional consulting firm providing services in Landscape Architecture, Urban Design and Planning. Established in 1995, the firm boasts an impressive and wide-ranging portfolio, and several awards for design excellence. Known for innovative, cost-effective designs that take into account the environmental, social, cultural, historic and economic circumstances of each project, the firm is able to create innovative design solutions that are consistently executed with uncompromising quality. Sitetectonix's high-profile projects include the Anglo-Chinese school, Singapore, Far East Square, Singapore, ITE First regional campus, Singapore, Kanuhura beach resort, Maldives and the much-awarded Hotel Sofitel Central, Hua Hin.



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

Site: Lodha Vista, Opp. Shri Shantinath Jain Temple, Sitaram Jadhav Marg,
Near High Street Phoenix, Mumbai 400 013.

Disclaimer: 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 | MahaRERA Registration No. P51900022245 available at website: <https://maharera.mahaonline.gov.in> | Date of Printing: November 2020.

*In last 2 years, for 80% of units delivered - possession offered prior to agreement due date including grace period | **Excluding kitchen, toilets and any service area *Or Equivalent | ^Starting from -150 mm above finished floor level upto beam bottom | ^^Select units, please check plans | %By 3rd party provider on chargeable basis Lodha Vista is part of a larger development including tenant rehab building(s). The tenant residential building will have separate access and society. Parking building has some levels earmarked for tenant building and other levels for Lodha Vista.

