


 **LODHA**
VENEZIA
The landmark

Emerging in the centrally located hub of Parel is Mumbai's finest landmark – Lodha Venezia.

These twin towers with breathtaking design and dramatic views will define the city skyline and set a new standard of luxury living in Mumbai. A dramatic water-inspired landscape evokes memories of regal Venice and the 600-foot high observatory lounge presents the entire city in its sights. Luxury residences with thoughtful design and the finest finishes fulfill every dream of yours.

With its coveted location, monumental design and dramatic setting, Lodha Venezia is poised to be more than just an address in Central Mumbai – *it will be a landmark.*

 **LODHA**
VENEZIA



COVETED LOCATION.
DRAMATIC SETTING. MONUMENTAL DESIGN.

IT'S MORE THAN JUST
A RESIDENCE, IT'S A *landmark*.

Just as the stunning twin Petronas Towers define Kuala Lumpur and the impressive twin Emirates Towers capture the progress of Dubai, the twin towers of Lodha Venezia will redefine grace and power in the skyline of Mumbai.

However, Lodha Venezia's grandness extends beyond its imposing towers, with revolutionary landscaping that is dominated by water. The expansive podium is beautifully conceptualized to incorporate the most dramatic water features, from a Venetian canal to lotus ponds and pools. The sheer expanse of sparkling blue is harmonized with a whole lot of green. Charming sit outs, play areas and lawns add to the scenic beauty of the surroundings. It's a fantasy playground of epic proportions.

TAKE IN THE
REJUVENATION OF WATER,
with ALL THE SENSES.

While others must exercise their imagination to be surrounded by pools of water, you'll be living in center of this dreamscape. As you spend time in the midst of this calm and serene atmosphere, you'll find your mind naturally absorbing the water's languid qualities.

The gentle song of water meandering along a path. The exquisite ripples upon the pool surface, fashioned by a falling leaf, or your toes skimming the water.

It's an experience that will replenish your soul every day, for a lifetime.



A night view of a city skyline from a rooftop lounge. The sky is a deep, dark blue. In the foreground, the silhouettes of several people are visible, some sitting at tables and others standing. The city lights are a mix of warm yellow and cool blue, creating a vibrant contrast against the dark sky. The overall atmosphere is serene and sophisticated.

THE STARS
WILL GIVE *you* COMPANY.

The twinkling of the stars, reflecting across the stillness of the pool, awaits your evening sojourn to 'Under the Stars', the observatory lounge. There's nothing like a gathering of friends in the party lawns and by the pool to end the day on a perfect note.

If looking out into the vast galaxy inspires lofty questions, you can have them answered in the sky-high observatory. For a more terrestrial experience, the cabanas and sofas open to the sky, should do nicely. And if the morning is more suited to your preferences, you'll find that a cup of coffee is even more invigorating when a panoramic view of the city is served with it. Whichever way your gaze wanders, tranquil beauty follows. It's what one calls living the high life.

Towering 600 feet above the sea

Stunning views of the Arabian Sea


Entertainment lounge

Party lawn

Private observatory

Water body

Meditation deck



RESIDENCES
THAT ARE HEAD & SHOULDERS
ABOVE *the* REST.

Soaring above the surrounding landscape, Lodha Venezia consists of two towers with 68 storeys each. Your eye won't have to wander too far to appreciate the beauty of tranquil waters. The garden views will also vie for your attention, with a dazzling display of greens and blues.

At over 700 feet, even the sea cannot stay hidden from your bird's eye of the city. Take in the serene beauty of the Eastern seafront, and the wondrous design of the world-famous Bandra-Worli Sea Link. How fitting, that one landmark should be visible from the other.



ISLAND ALCOVES.
GONDOLAS. TREE-LINED AVENUES.
YES, YOU ARE *in* PARADISE.

Designed by the globally acclaimed landscape design firm Sitetectonix, the 60,000 square foot landscape has been inspired by the most romantic city in the world - Venice. Take a morning stroll along the trellis-covered walkways that wind their way through serene water bodies across the breadth of the podium. Or be transported to the city of love by taking an authentic canal cruise on a gondola, Venetian style. Even the two-level clubhouse is surrounded by water bodies from all sides - from water cascades to special water jet platforms for kids.



Soak in the experience, dive into the pool of your choice, with more than 5 to pick from. There's the reflecting pool with floating trellis decks for a quiet siesta. Bubble pools to tingle the senses. The 80-foot heated swimming pool that will make you feel like you're in a hot spring. The covered pool, that ensures privacy for ladies and the kids. Or the outdoor Jacuzzi pool for open-air relaxation.

Test your hydro strength with the aqua gym, a new-age fitness technique. Or simply escape with a book at the island alcove, equipped with private seating areas, a yoga deck, water cabanas and cascades.

There may be many paths to God, but here is surely one of the most beautiful - a tree-lined avenue along the main water body that leads up to the Jain temple, in a picture-perfect setting.

Venetian canal cruise with gondolas

Floating palm island deck

Kids' water play platform with interactive jets

Aqua gym zone – with advanced fitness techniques

Floating island alcoves with private seating

80-foot heated adults' pool

Water cabanas

Outdoor Jacuzzi pool

Reflecting pools

Covered ladies' pool, kids' pool

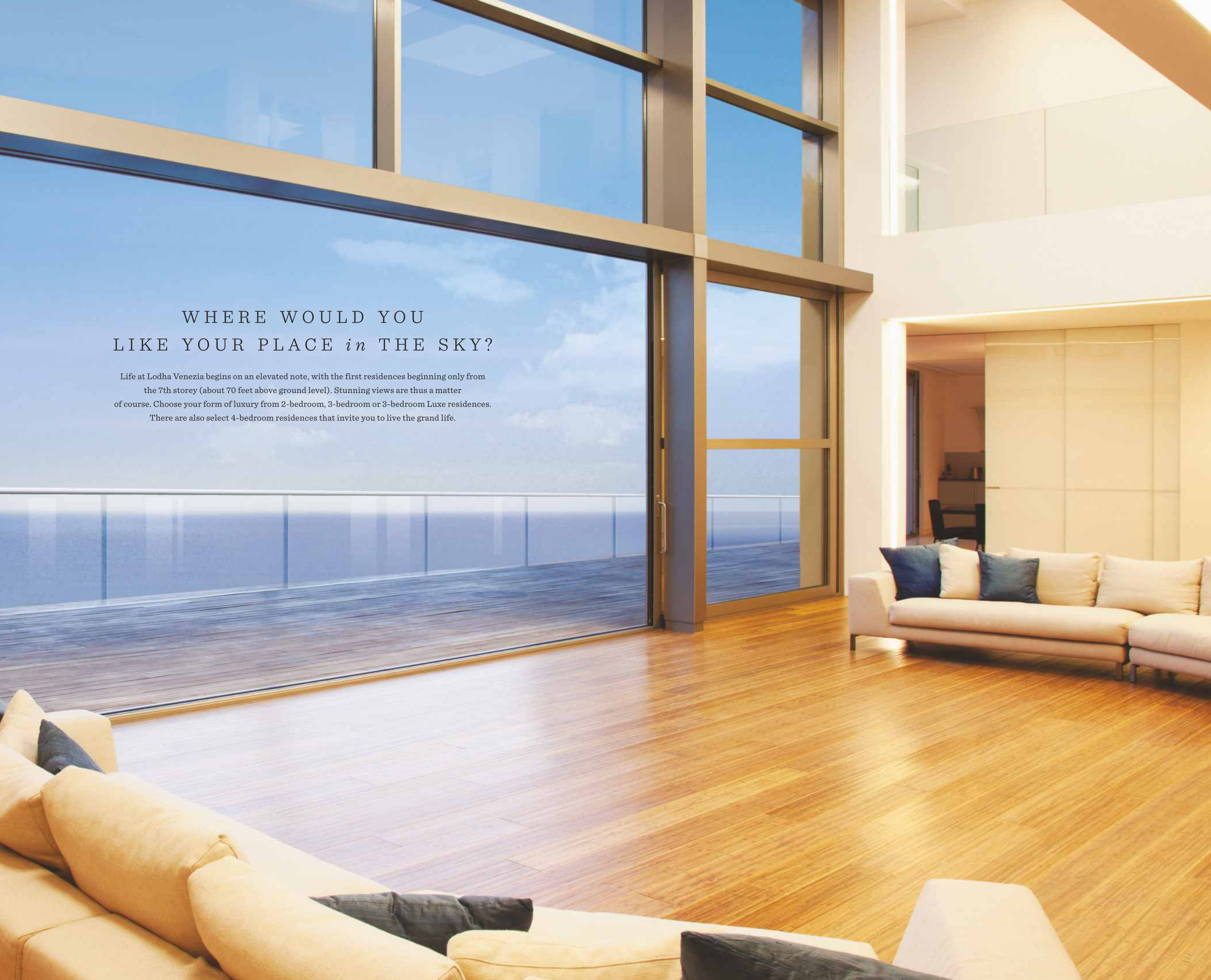
Water cascades

Jain temple



Serene water-body & approach to temple





WHERE WOULD YOU
LIKE YOUR PLACE *in* THE SKY?

Life at Lodha Venezia begins on an elevated note, with the first residences beginning only from the 7th storey (about 70 feet above ground level). Stunning views are thus a matter of course. Choose your form of luxury from 2-bedroom, 3-bedroom or 3-bedroom Luxe residences.

There are also select 4-bedroom residences that invite you to live the grand life.



Grand car and visitor drop-off

Beautifully designed floor lobby with plentiful natural ventilation and light

Only 4 residences per floor

4 hi-speed passenger lifts by Otis®/Schindler®, with designer interiors

Multiple levels of covered car parking

Luxurious air-conditioned entrance lobby with designer fitments

Separate service elevator

Separate domestic help facilities on each floor

THE NEW STANDARD
in LIVING.

Life here is embedded with luxury in every way. Wake up to the natural feel of environmentally friendly bamboo flooring in your bedroom. French windows in your living room slide open to reveal your private sun deck. Just beyond, glorious sea and garden views lie before you. It's not just the complete air-conditioning that keeps the Italian marble flooring cool to the touch. The specially designed cross-ventilation allows for a relaxed and soothing environment. Truly every inch of your home has been designed for higher living.



Spectacular sea views* / Garden views

Vaastu compliant design

Grand sundeck in living room with French windows

Fully air-conditioned homes**

Italian marble flooring in living room, dining area, puja and passage areas

Environmental-friendly bamboo flooring for all bedrooms

4-Fixture master bathroom#

Motion sensors for automated lighting in bathrooms and passage

Master bathroom finished in Italian marble

Other bathrooms finished in agglomerated marble / designer vitrified tiles



At Lodha Venezia attention is given to every detail, with thoughtful design and smart layouts intrinsic to every residence. When it comes to optimal space usage, we've literally left no corner untouched.

Exclusive entrance foyer for each unit

Separate puja area in each residence

Separate store room in each residence

Separate utility area

High degree of cross ventilation – especially in living room and master bedroom



PROMINENT NAMES FIT
RIGHT *in* HERE.

Your residences at Lodha Venezia are replete with only the finest names in luxury fittings and accessories. Fitted German Poggenpohl® kitchens to complement gourmet dishes. Hansgrohe fittings in the washrooms and Duravit sanitary ware.

The German ingenuity in engineering doesn't end with their cars.



German Duravit® / American Kohler® sanitary ware and
German Grohe® / Hansgrohe® CP fittings





A RESTAURANT BOOKING?
TICKETS TO THE PLAY?
SAY THE WORD *and* IT'S DONE.


Introducing Club Concierge at Lodha Venezia, the exclusive global concierge service.

Their goal is to anticipate your every need, and exceed your expectations.

Present in 17 global cities, Club Concierge is known for their swift and efficient services.

Whether it is tickets for the latest play, in London, or finding a chauffeur for the spare Mercedes, Club Concierge will ensure that you never have to lift a finger.



A woman with long dark hair, wearing a white robe, is seen from behind, sitting in a meditative lotus position on a simple wooden bench. She is looking out over a vast, calm body of water under a soft, overcast sky. A rolled-up mat is placed on the bench to her right. The overall atmosphere is serene and peaceful.

FRAGRANT HERBARIUMS.
SCENTED GARDENS.
OPEN YOUR SENSES TO *a* UNIQUE
FRENCH SPA EXPERIENCE.

If all these privileges prove to be exhausting, we recommend a day of pampering to recover. The special dry spa facility at the clubhouse will soothe away any weariness from the body or mind.

At Lodha Venezia, you won't have to travel to Paris, São Paulo or Bali to indulge in a L'Occitane Spa experience. Just minutes away, Lodha Venezia residents have exclusive VIP membership at the Spa la Vie by L'Occitane - Mumbai's largest day spa that is now fully operational.

The luxurious Spa la Vie by L'Occitane, with its world of natural therapies and products, has been introduced for the first time in Mumbai. As you walk through the doors, fragrant herbs and essential oils from the grand herbariums of Provence guide you on a journey to self-discovery. Traditional therapies and hand-performed treatments artfully delivered by L'Occitane professionals relax and rejuvenate your senses. All in a Provençal setting specially created for you by the experts at L'Occitane.

Spa la Vie
by L'OCCITANE

A photograph of a modern, single-story clubhouse at dusk. The building features large glass windows and doors, some of which are illuminated from within, showing a bright interior. In the foreground, a rectangular swimming pool with a light blue tint is visible, reflecting the sky and the building. The pool is surrounded by a dark, paved deck. In the background, there are several tall, dark trees against a twilight sky. The overall atmosphere is serene and sophisticated.

DIVE RIGHT INTO
YOUR PRIVATE WORLD
of FUN.

Leisure must have its own time and place. Which is why we've set aside 10,000 square feet for it in the exclusive Clubhouse, 24x7. A fully equipped gymnasium, a lounge café, business centre and indoor games are just a few of the welcome distractions.



Fully equipped fitness centre with gymnasium & yoga studio

Lounge café

Steam

Business centre & library

Theatre for private movie screenings

Party hall

KidzFun – indoor kids’ play area

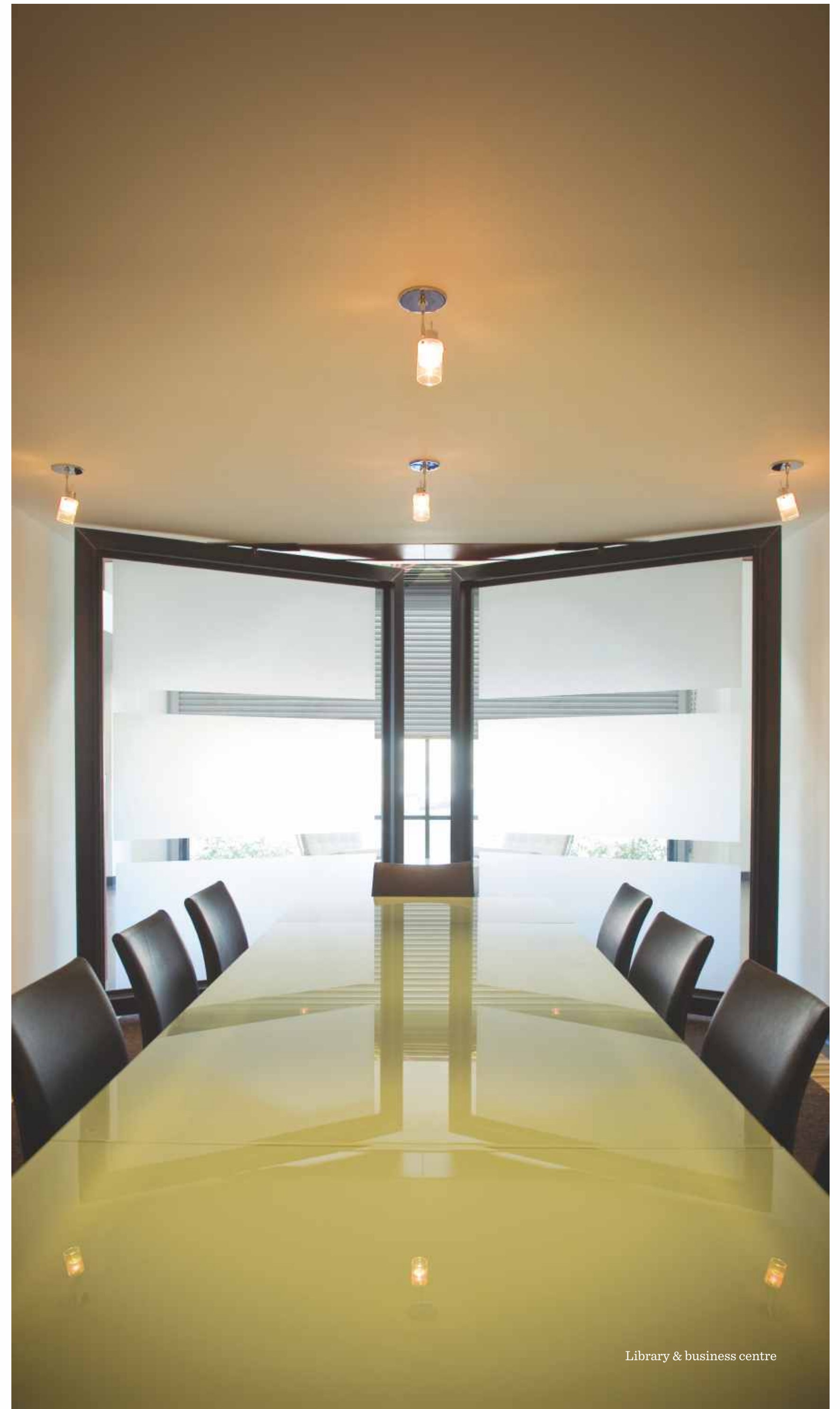
Gaming zone with virtual reality video games

Indoor games – table tennis, pool, carrom, chess





Theatre for private movie screenings

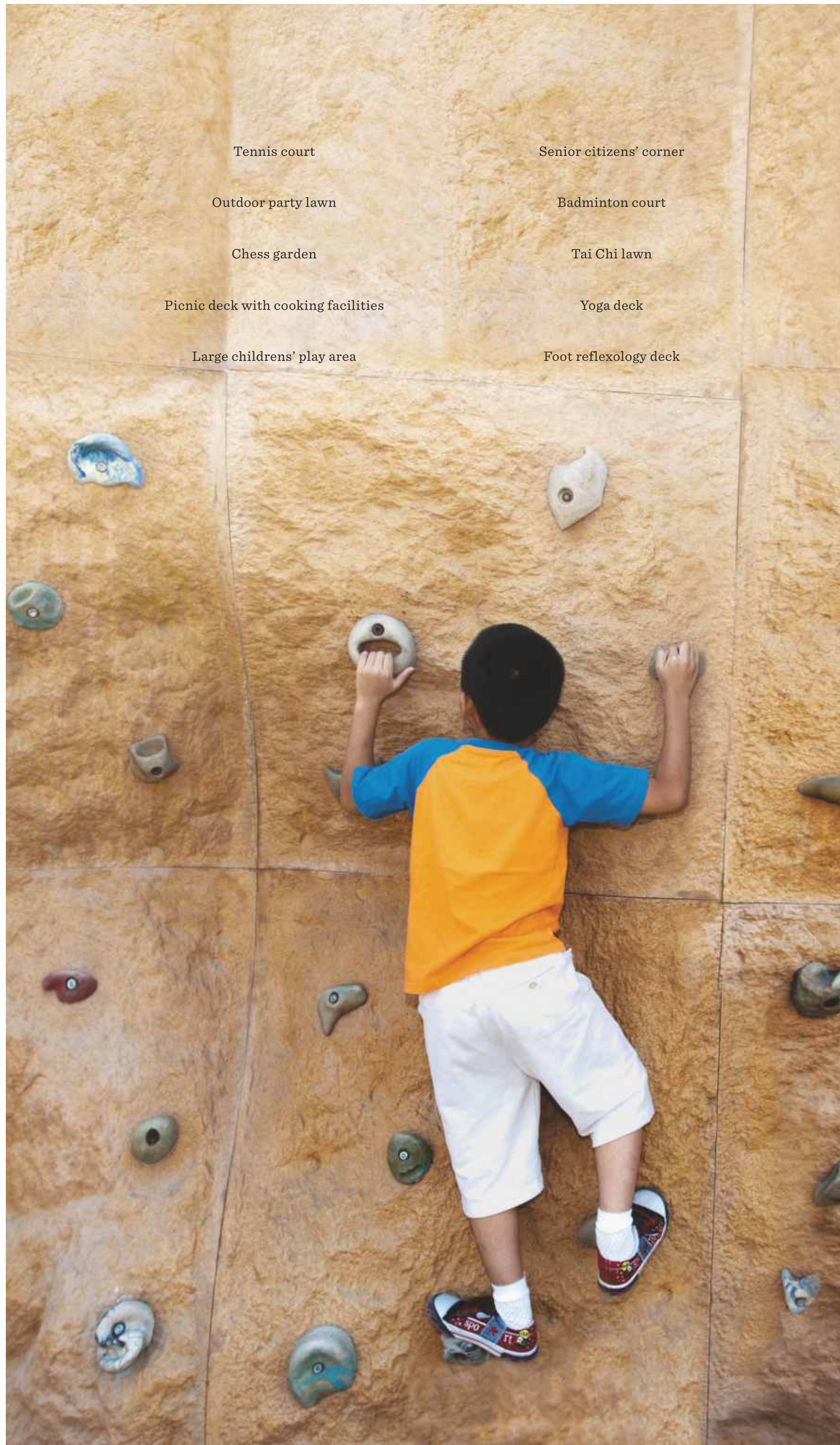


Library & business centre



LIVING LIFE
TO *the* FULLEST COMES
NATURALLY HERE.

Finding things to do at Lodha Venezia isn't a challenge. It's finding the hours in a day that prove more challenging. Get the blood flowing without moving your feet at the foot reflexology deck. Stretch the mind and muscles in the Tai Chi lawn. And with special facilities like the senior citizens' corner or the large children's play area, it's likely that each member of the family will feel more privileged than the other.



Tennis court

Senior citizens' corner

Outdoor party lawn

Badminton court

Chess garden

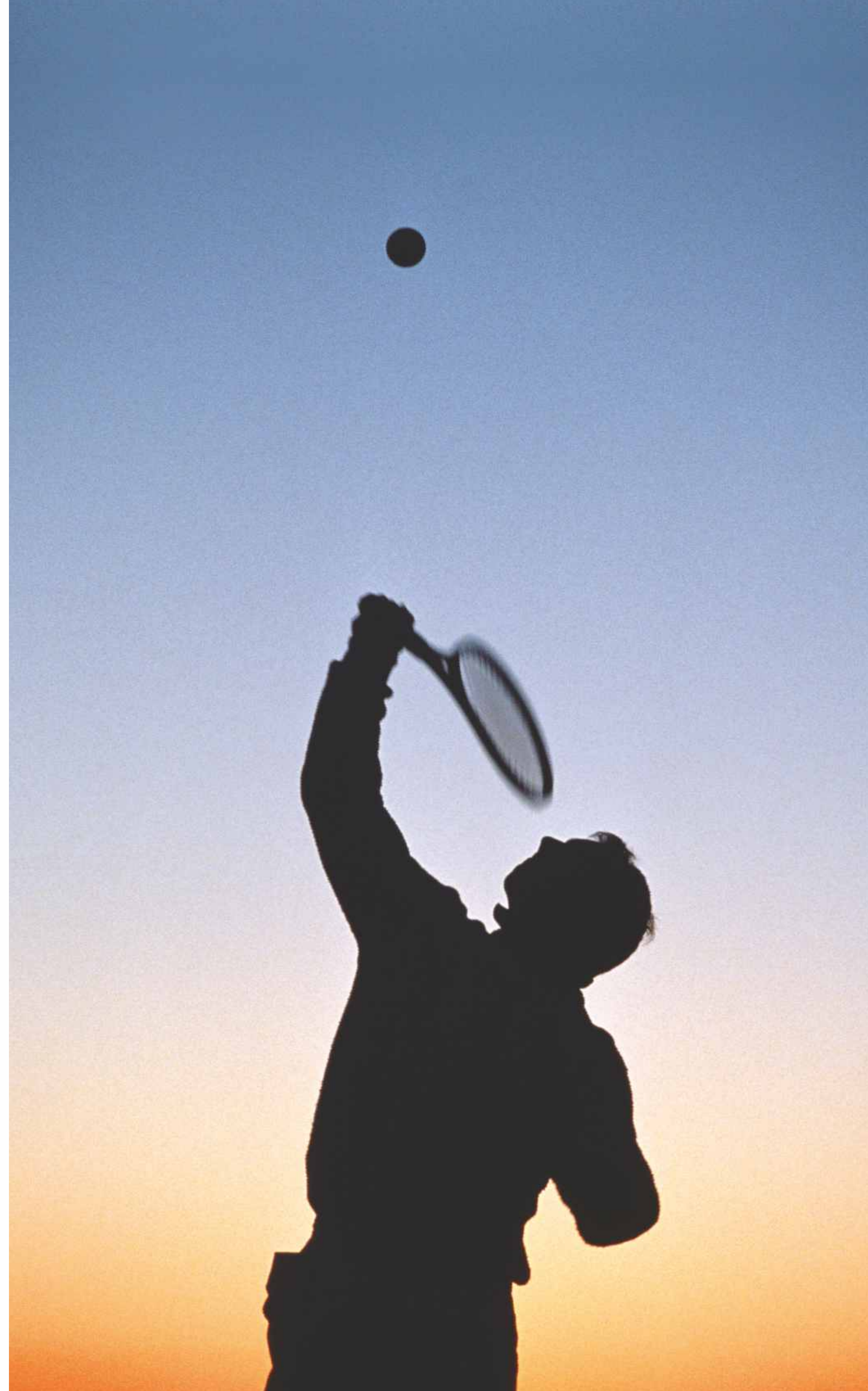
Tai Chi lawn

Picnic deck with cooking facilities

Yoga deck

Large childrens' play area

Foot reflexology deck





A PREMIER LEAGUE
of CRICKET.

Out here you'll have the opportunity to enjoy any sport you have a passion for, thanks to the open spaces. But there's nothing quite like a friendly game of cricket, especially when it takes place in a setting like the podium top. There's a full-sized cricket pitch to inspire a new generation of young Tendulkars. At Lodha Venezia the grass is truly greener.

THE FUTURE
IS ALREADY *here*. AND IT'S
ARRIVED QUICKLY.

Lodha Venezia residents can now experience life in the fast lane, digitally speaking. Fibre optic connectivity is the latest in high-end housing technology, using optical fibres and associated optical electronics rather than copper wires. This allows for faster and smoother connectivity for the internet, television, games, networked security and various other digital applications. So turn on the wi-fi and surf without pausing, because buffering is now just a word from the past.

Advanced fibre optic connectivity

Wi-fi provision

Provision for advanced services
such as IPTV, video-on-demand, 3D TV and online gaming



BECAUSE A
LANDMARK SHOULD BE
well PROTECTED.

We understand that a life as extraordinary as this requires necessary protection and precautions. And it begins even before you enter - the moment you drive up to Lodha Venezia, car recognition technology allows the gates to automatically open. Swipe card access to the lobby, electronic visitor registration and tracking, video door phones and CCTV monitoring ensure that only invited guests can share the privileges of life at Lodha Venezia. Controlled access to parking areas completes the five-level security that uses cutting-edge technology.

Five-level security with:

1. Swipe card access to lobby
2. Electronic visitor registration and tracking
3. Video door phone
4. CCTV monitoring of elevators and key common areas
5. Automated car recognition for controlled access to parking areas

Gas detector in kitchen

Advanced fire safety design

Separate service entry with focused security





ALL ROADS LEAD *to* THE BETTER LIFE.

Those who live at Lodha Venezia are truly well connected. The dream residences are also situated in a dream location in one of Mumbai's most upscale vicinities - Parel. Located right next to Ashok Towers and Kalpataru Habitat, and a breezy walk from the ITC Grand Central hotel, Lodha Venezia is in the heart of Mumbai - with malls, offices and hotels all a short drive away. The Worli-Bandra Sea Link and the Lalbaug Flyover ensure that Nariman Point and the Bandra-Kurla Complex are within easy driving distance.

The proposed monorail between Jacob Circle-Wadala-Chembur will only enhance the accessibility that Parel already enjoys. Indeed the golden quadrilateral of Worli, Lower Parel, Parel and Prabhadevi, is the place to live.



Twin towers

PLANS *and* VIEWS



Vehicle drop-off



Venetian canal cruise



Under the stars – the rooftop lounge

PODIUM LANDSCAPE LAYOUT



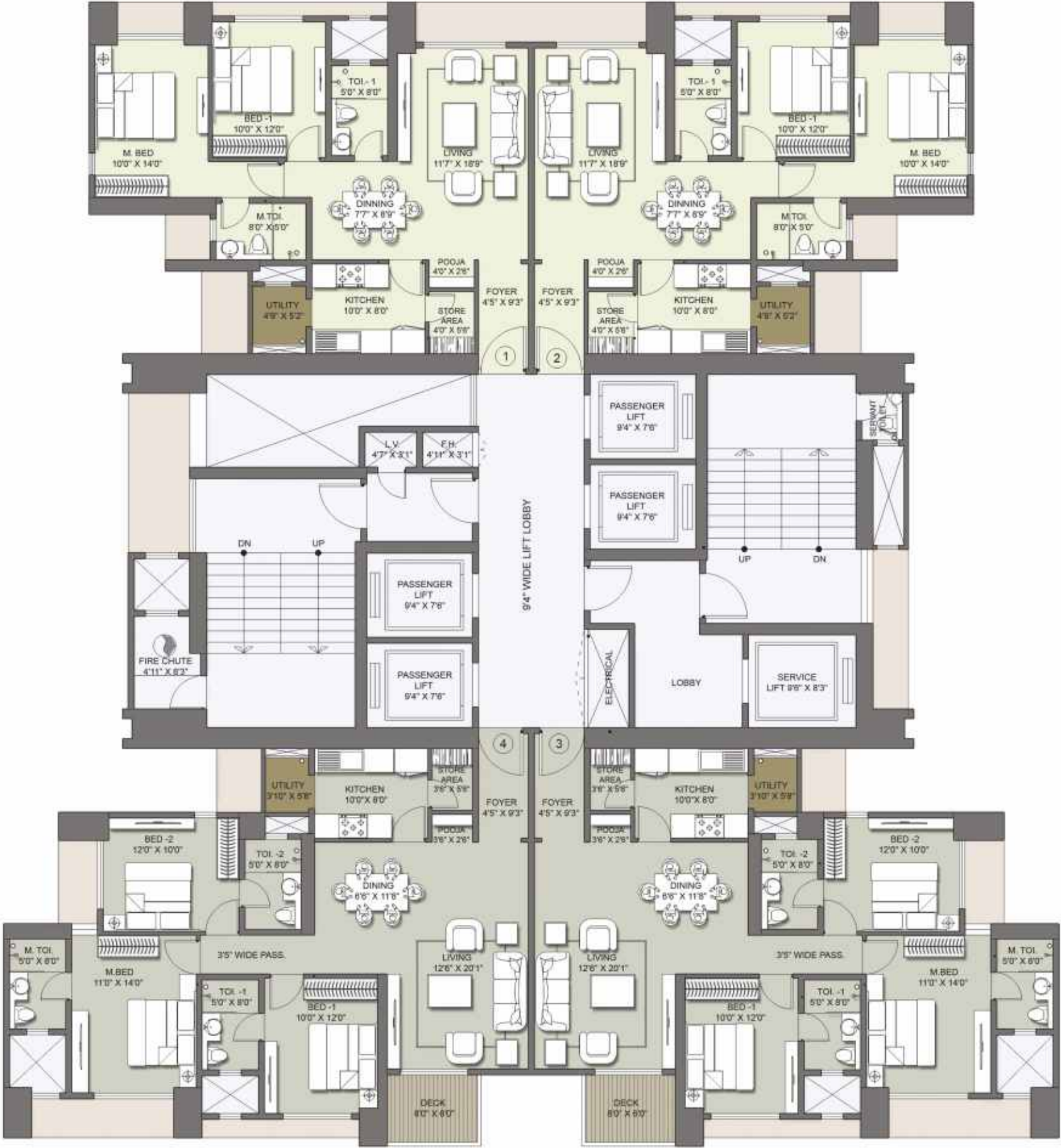
- 1 Clubhouse
- 2 Adults' pool
- 3 Outdoor Jacuzzi pool
- 4 Covered ladies pool
- 5 Aqua gym zone
- 6 Venetian canal cruise with gondolas

- 7 Kids' pool & water play platform with interactive jets
- 8 Floating island alcoves
- 9 Water cabanas
- 10 Reflecting pools
- 11 Lawn

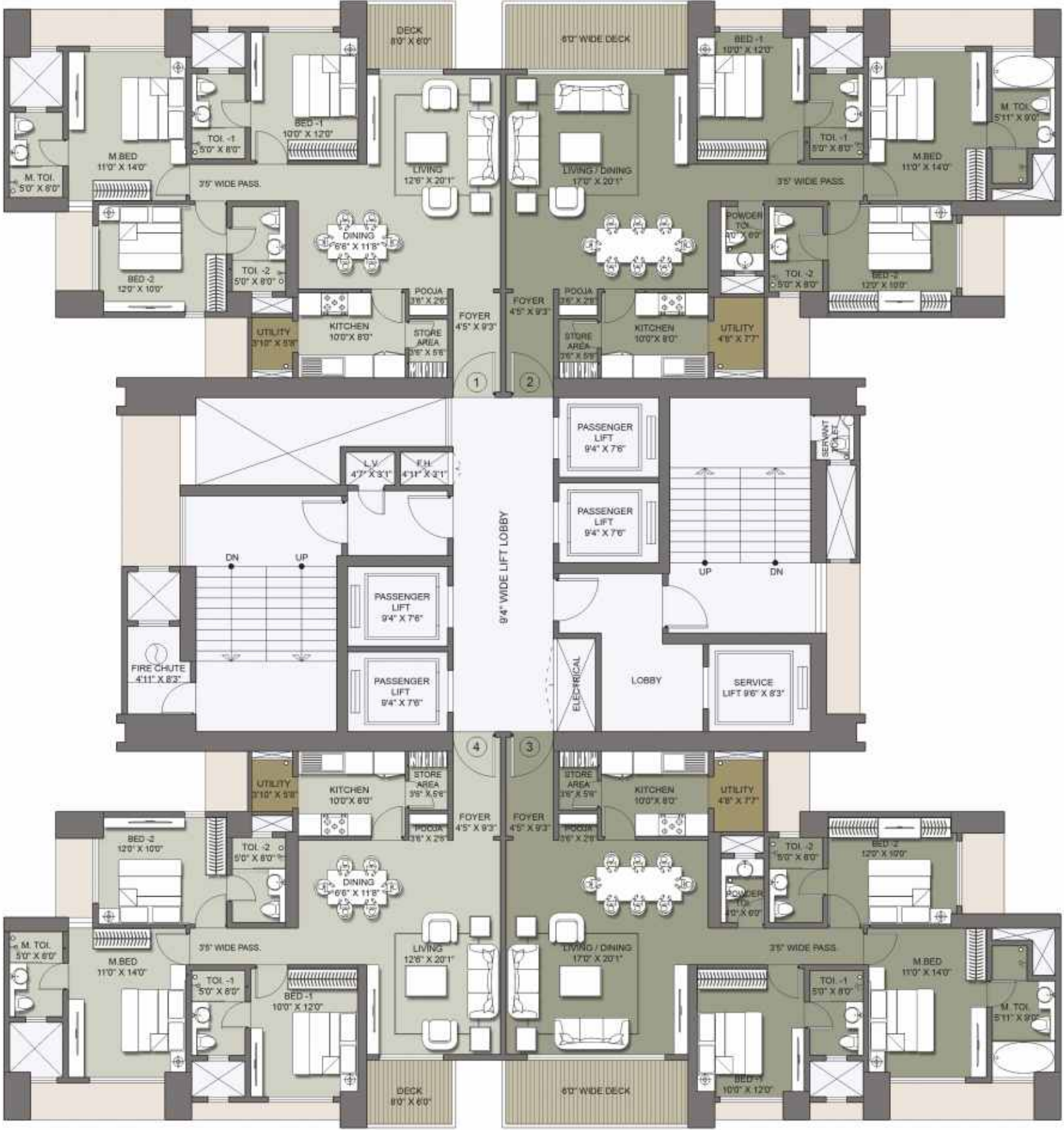
- 12 Water cascades
- 13 Temple
- 14 Childrens' play area
- 15 Chess garden
- 16 Picnic deck
- 17 Party lawn

- 18 Cricket pitch
- 19 Tennis court
- 20 Multipurpose court
- 21 Tai Chi lawn
- 22 Yoga deck
- 23 Foot reflexology deck

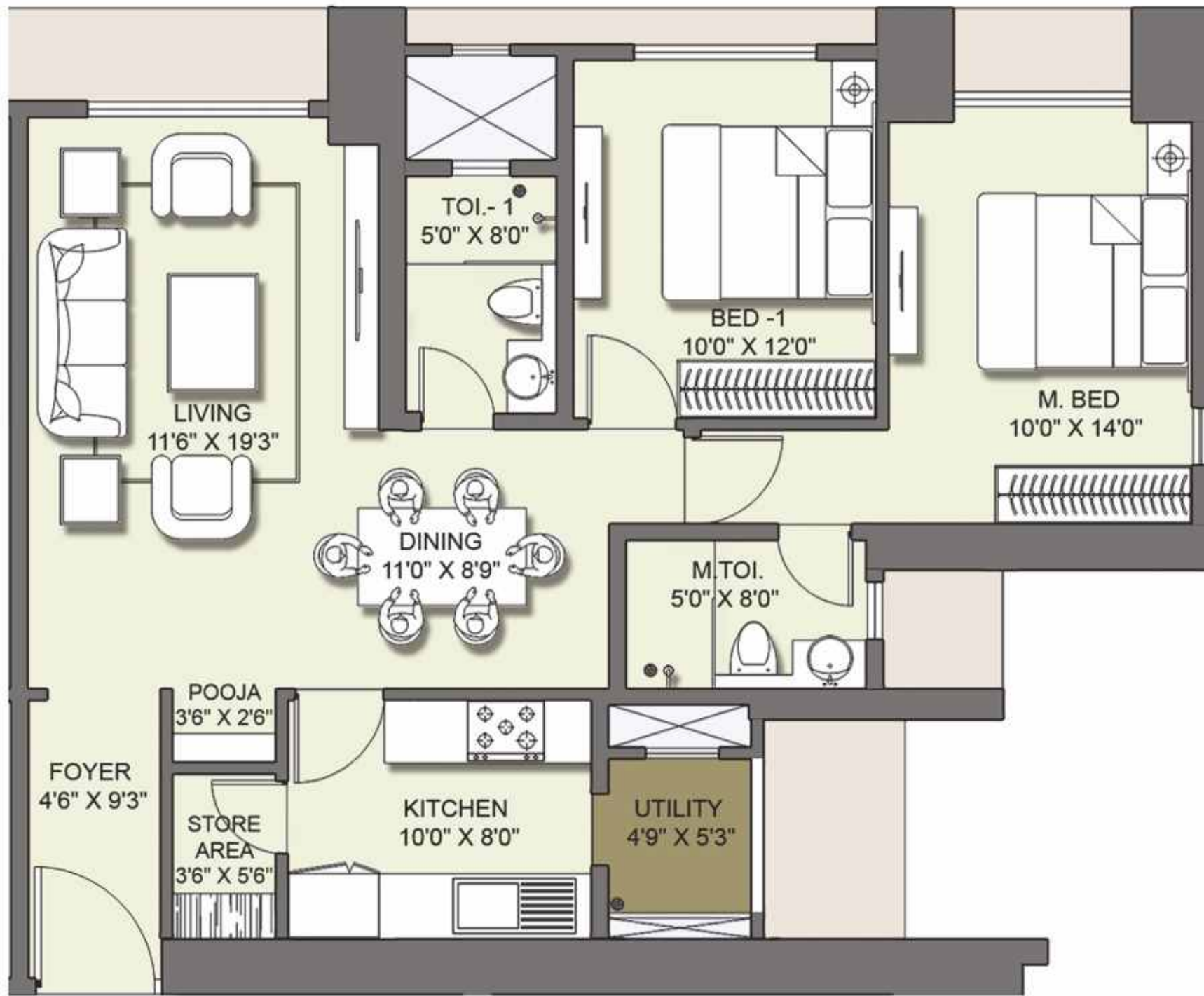
TYPICAL FLOOR PLAN
WEST TOWER



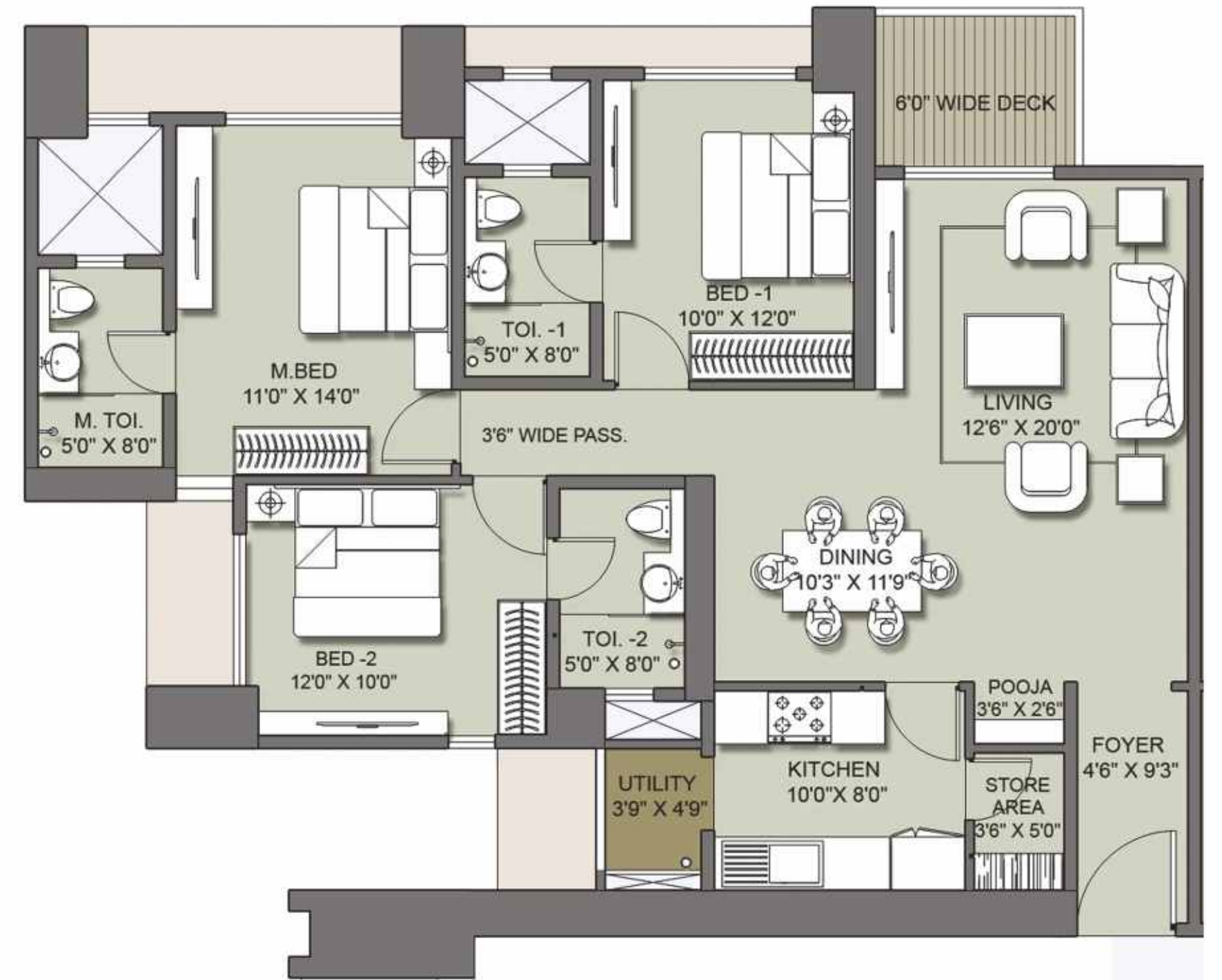
TYPICAL FLOOR PLAN
EAST TOWER



2 BHK



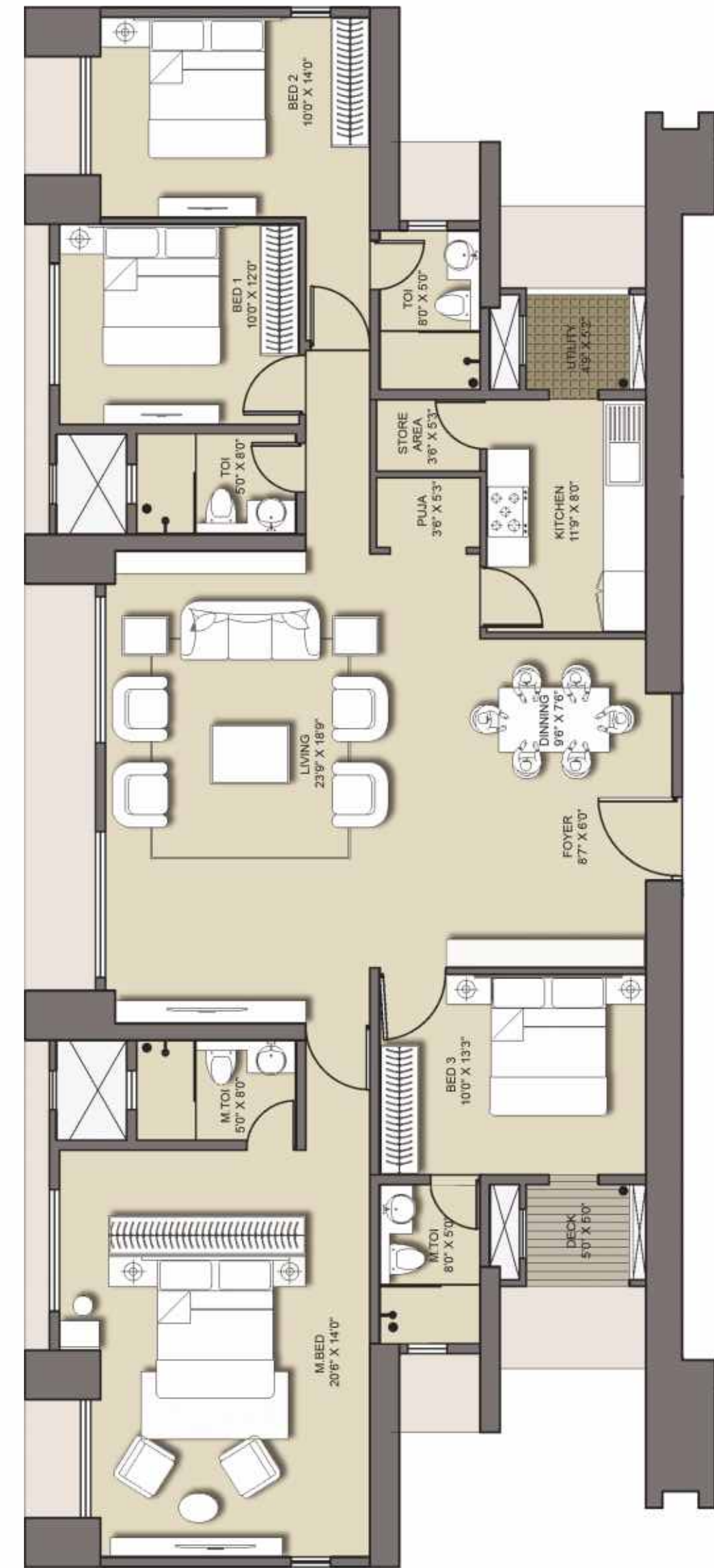
3 BHK



3 BHK Luxe



4 BHK





EVERY LANDMARK
NEEDS VISIONARIES TO
MAKE *it* POSSIBLE.

Landscaping by Sitectonix Singapore

Sitectonix is a globally acclaimed consulting firm based in Singapore, with a marked expertise in Landscape Architecture, Urban Design and Planning. They believe in collaborating with the client, to explore the environmental, social, cultural, historic, economic and programmatic opportunities and constraints that are unique to each project. Armed with this understanding, they create innovative design solutions that are executed with a high standard of uncompromising quality and dependability. Their list of clients includes prestigious names, with high-profile projects that 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 HuaHin.

Architecture by Hafeez Contractor

Hafeez Contractor needs very little introduction to India's architectural fraternity. In recent times, he has gone on to become a household name. As one of India's leading architects, he changed the face of the nation's urban landscape forever. His long list of prestigious architectural projects include luxury hotels ITC Grand Central and the ITC Grand Maratha Sheraton, Infosys Global Education Centre, Mysore, D.Y. Patil Stadium in Nerul, Navi Mumbai and the Mumbai Airport redesign.

Structural Consultants: Sterling Engineering Consultancy Pvt. Ltd., Mumbai

Since 1978, Sterling Engineering Consultancy Services Private Limited has earned a reputation for creative contributions to engineering and architectural design, technical excellence, cost and material efficiency and responsive service to clients in India and abroad. The company offers engineering design services for the built environment, including large office complexes, hotels, shopping centres, hospitals, industrial projects, multi-storeyed buildings and townships. Sterling has completed projects not only in India, but also in The United Arab Emirates, Saudi Arabia, Mauritius, Iraq and Sri Lanka. Some of their key projects include The Stock Exchange Building, Mumbai, the Hotel and Service Apartments, Dubai Marina, and the Indian School of Business, Hyderabad.

Services Engineers: Eskayem

Established in 1969, Eskayem Consultants Pvt. Ltd. is a body of professional engineers, engaged in rendering consultancy services in electrical, mechanical, plumbing and low voltage utilities to apartments, banks, hospitals, offices, hotels, shopping complexes, computer and research establishments and industries such as pharmaceuticals, electronics, automobiles, and engineering, in India and abroad. Some of the major projects they have been associated with are Taj Land's End, Mumbai, the Intourist Hotel at Novgorod, USSR, the Dhirubhai Ambani Knowledge Centre, Mumbai, the ONGC Twin Towers, Mumbai, and the Indian School of Business, Hyderabad.

COMMITMENT TO *our* COMMUNITIES

Lodha is a committed & responsible corporate citizen of our society and makes significant efforts for the improvement and upliftment of the areas and communities that it works in.

Over 2% of our annual profits are dedicated to social programs.

Lodha Foundation

The foundation focuses on ensuring that every family is made self-sufficient by ensuring that at least one member of the family is employable. In order to achieve this goal, the foundation has a special focus on education and vocational training.

Education

- **Chandresh Lodha Memorial School:** Over 5000 students from low income families receive high quality, subsidized education through the two branches of the Chandresh Lodha Memorial School in Dombivali and Nalasopara. Highest quality education is provided at a fee of less than Rs. 500 per month, ensuring that every child is able to access a brighter future without regard for the current financial ability of his/her family.
- **Lodha Foundation Scholarships:** Each year, the Foundation offers scholarships to over 1000 students from economically disadvantaged backgrounds. The scholarships provides up to 75% of the school fees and other education related costs for students who exhibit good academic performance.

Vocation Training

The Foundation conducts vocational training in a variety of fields like computer programming, vehicle repair, mobile repair, mehendi application etc. Over 2000 people take advantage of these courses each year, giving them life skills to ensure long-term employment.

Religious Activities

- **Sai Vishram Gruh** – Specially catering to devotees who walk on foot from Mumbai to Shirdi, a grand temple and resting place for all devotees of Shirdi Sai Baba. Opening shortly on the Mumbai-Nasik Highway, near Thane.
- **Lodha Dham** – Catering to Jain saints who travel on foot from Mumbai to rest of India. Includes a temple, library, food facilities and gathering place for devotees.

Other Social Activities:

Lodha Foundation's Mumbai Ganpati – Celebrating the 10-day festival of the Elephant God.
Voted by Times of India as 'Best Ganpati Mandal' (1st runner-up) in 2012.

Lodha Foundation's Ambulance Service

Lodha Foundation's Hearse Service

Lodha Foundation's Pilgrimage Services for Elderly Citizens

Lodha Foundation's Mahila Bachat Gat – Special savings scheme for self-sufficiency of women from lower income households

Funds for the upkeep of temples, schools and cremation centres in needy areas

Environmental Stewardship

Lodha is committed to ensuring that development is done with the greatest respect and reverence for Mother Nature, in line with the ideals of our ancient scriptures. Some of the initiatives by Lodha include:

One of Mumbai's first completed Gold LEED rated office building

Mumbai's first multi-tenant Platinum LEED office building (under construction)

Use of solar power through solar power farms at various locations

Rain water harvesting at all developments

Recycling of fresh water at all developments

Large amount of landscaping and tree plantation at all developments

Usage of local materials for construction to minimize pollution

Recycling of waste materials to ensure that resources are not wasted



The LODHA GROUP

Established in 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 35 million sq.ft. of prime real estate, with over 40 projects in and around Mumbai, from Napean Sea Road to Dombivali. The Group has further extended its promise of luxury living with successful projects in Hyderabad and Pune. The Lodha Group has several landmark developments to its credit, including World One - the world's tallest residential tower, Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world, and Palava - India's most livable city, spread over 3,600 acres and located close to the upcoming Navi Mumbai International Airport. The Group has also made history by recording the biggest land deal in India till date, buying a plot in Wadala for Rs. 4,053 crore, from the Mumbai Metropolitan Region Development Authority (MMRDA).

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices to large-scale office campuses to signature boutique offices for growing businesses. The Group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deutsche Bank, HDFC Ventures and ICICI Ventures. The Group currently employs over 2,700 associates and provides site-based employment to over 25,000 workers. And going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

Other Accomplishments Include:

Winner of Green Good Design Award 2012 for World One

Winner of International Property Awards, 2011 & 2012' in association with Bloomberg

Lodha Fiorenza, Mumbai for 'Best high-rise development'

Lodha Bellezza, Hyderabad for 'Best high-rise architecture'

Lodha Golflinks, Palava for 'Best residential golf development'

Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava

Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com

Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH

Recent Completed Projects

Lodha Bellissimo, Mahalaxmi | Lodha Excelus, Mahalaxmi | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane | Lodha Costiera, Napean Sea Road | Lodha's Château Paradis, Worli Sea Face | Lodha Aria, East Parel | Lodha Grandeur, Prabhadevi | Lodha Palazzo, JVPD Scheme, Juhu | Lodha One, JVPD Scheme, Juhu | Lodha Aurum, Kanjurmarg | Lodha Imperia, Bhandup | Lodha Paradise, Thane | Lodha Goldcrest, Lonavala | Lodha Supremus, Worli | Boulevard Shopping, Thane | Casa Ultima, Thane | Casa Essenza, Dahisar

Ongoing Projects: Office Spaces

Lodha Supremus, Upper Worli | Lodha Supremus, Kanjurmarg | Lodha Supremus, Powai | Lodha Supremus, Thane

Ongoing Projects: Residences

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Elisium, New Cuffe Parade | Lodha Dioro, New Cuffe Parade | Lodha Evoq, New Cuffe Parade | Lodha Fiorenza, Goregaon | Lodha Aurum Grandé, Kanjurmarg | Lodha Aristo, Thane | Lodha Luxuria, Thane | Lodha Aqua, Dahisar | Lodha Golflinks, Palava | Lodha Belmondo, Pune | Lodha Bellezza, Hyderabad | Lodha Meridian, Hyderabad | Casa Royale, Thane | Casa Bella, Palava | Casa Bella Gold, Palava | Casa Rio, Palava | Casa Rio Gold, Palava | Casa Paradiso, Hyderabad

Our Projects To Come

Residences at Altamount Road, Walkeshwar, Worli, Prabhadevi, Andheri and Thane
Bungalows at Palava and Pune

