

**LODHA**  
**BELLA VITA**

Partnering Goel Ganga (Annuj Goel)

A joyous life.





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. In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to build a better India, 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.

Lodha has been India's No.1 residential real estate developer for the last 7 years with sales of over ₹50,000 crore in this period. We have delivered an area of 7.7 crore sq. ft.\*\* and have 36 ongoing projects and 18 planned projects.^ Our team of 3,000 associates 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 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.

More importantly, we have the scale, capability, and resolve to create a lasting and positive impact on our planet, and our society. We are committed to being a net zero carbon emission company by 2035. Through the Lodha Foundation, we actively contribute to our communities and nation building. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than one.



**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@



\*As per report titled "Real Estate Industry Report" dated January 2021, issued by Anarock Property Consultant Private Limited

\*\*80 million or ~8 crore square feet completed till March 2021.

## The Lodha Life



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### BADGE OF PRESTIGE.

Being India's No.1 real estate developer, with homes across landmark addresses in London, Mumbai and Pune, we set global standards of excellence in design, product quality and service. So when you move into a Lodha home, you live with a sense of pride, in knowing that you've chosen the very best for yourself and your family.



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### DESIGNED TO ORCHESTRATE A SEAMLESS LIFE.

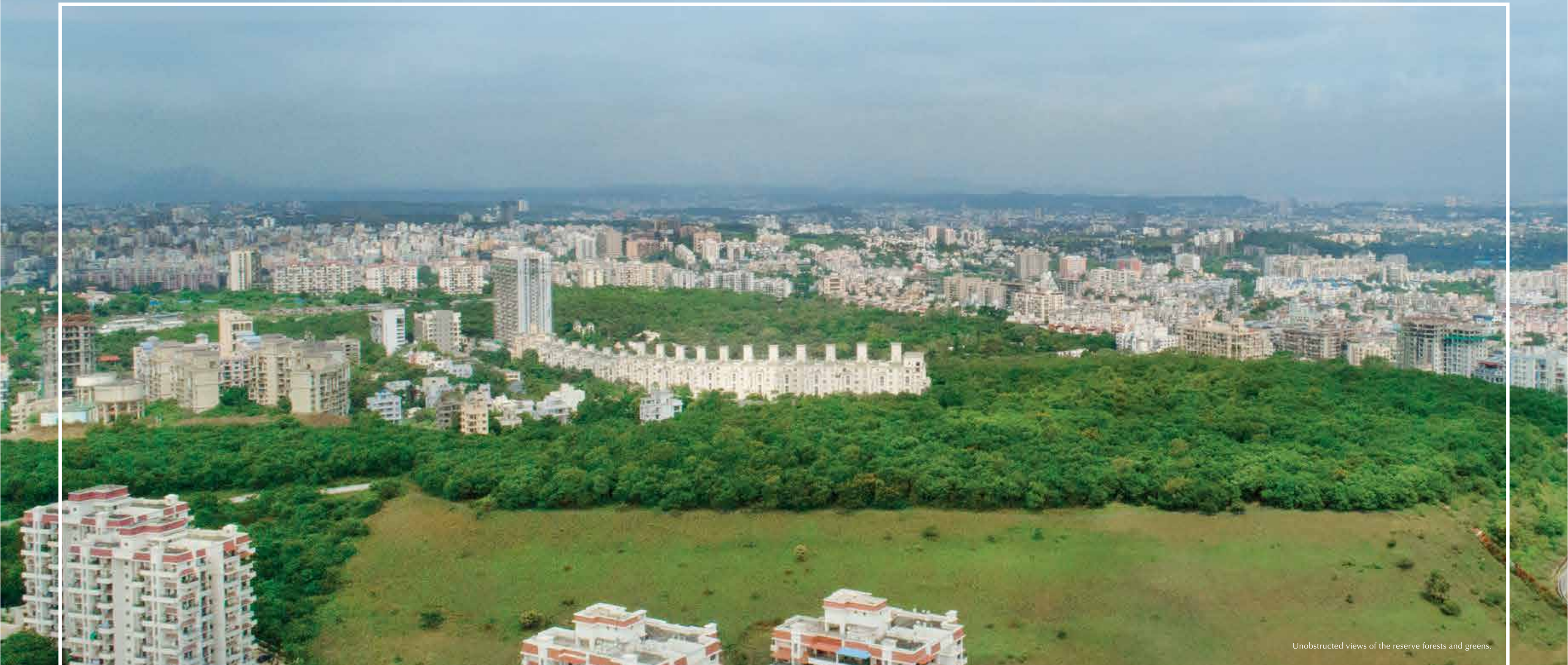
Our passion lies in consistently delivering the highest standard of finishes, amenities and open spaces, leading to a superior lifestyle for you. Our residences are painstakingly crafted to ensure the best space utilization, great light quality and ample ventilation so you spend your time at home well, and create sweet, joyful memories in the company of your loved ones.



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### SERVICES THAT REVOLVE AROUND YOU.

Lodha homes provide a 'richer' experience for you at every level. Be it easing you in as you shift into your new residence, fixing any issues, or curating events and experiences that bring you delight, our service standards are thought through in a manner that ensures you lead an enriched and empowered lifestyle.



Unobstructed views of the reserve forests and greens.

Taking the great city of Pune  
To even greater heights.

Pune is blessed with a rich cultural heritage, is known as the country's educational epicentre, and is an ever-growing hub of successful start-ups. A thriving manufacturing and IT industry, combined with its strong educational fabric, sets Pune among India's top 5 cities in this decade. With Pune moving into the league of the top cities in India, the city will now add another feather to its cap. Homes that match the greatness of the city – offering world-class amenities, and a lifestyle at par with the world's finest.



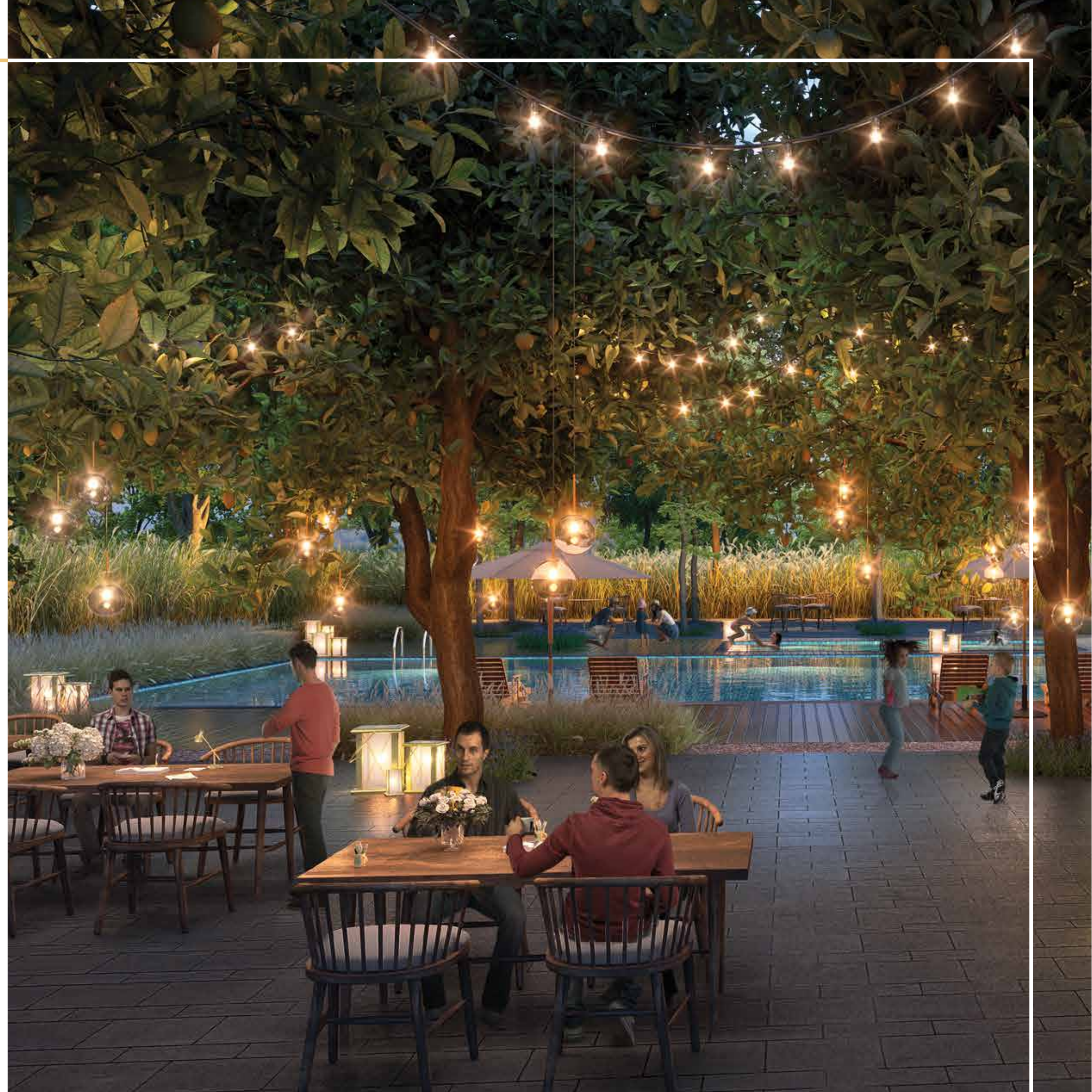
As good as it gets.

Set in a serene neighbourhood in South Pune, with Pune's business & entertainment hubs, and top schools a 10-minute drive away, Lodha Bella Vita is a 13-acre residential haven that promises you everything your heart desires – and more. With open green spaces giving you the purest air quality, forest groves, fruit orchards and organic farms, you live and eat healthy. While a host of world-class facilities and in-house hospitality services pamper you with a lifestyle most can only dream of. Living with a like-minded community, you bond with people of your stature and thrive in the company of new-found friends. Inside, your home is endowed with spacious proportions and grand sun decks that offer panoramic views of the hills and Anandvan forest reserve. Meticulously planned by renowned architecture firm Kapadia Associates, and landscape designed by PBA, every little corner is designed to make you feel at one with Mother Nature.



## Turn over a new leaf.

In the calm neighbourhood of South Pune, an oasis of luxury and nature – Lodha Bella Vita. Where you live on a picture-perfect orchard – engulfed in the warmth and comfort of open green spaces, surrounded by beautiful farms and forests. A place full of fresh, natural produce, giving your family access to delicious, nourishing foods. Where the birds greet you wherever you go, and the wild grass always tickles your feet. A lush greenscape that transports you to a joyful world, full of nature's bounty.







## So well-connected, everything's a 10-minute drive away.

Far away from the traffic and noise, in the midst of the natural greens, and yet near every essential place you need to be, Lodha Bella Vita is perfectly located to give you the best of every world. So, if you're headed to work, want to unwind at a mall with your partner, take your loved ones for a check-up, grab a bite with your friends, or even explore the forest on a Sunday, everything is easily accessible. You can also choose from amongst the best schools for your little one's education and development; from The Bishop's School to Euro School, you're spoiled for choice. Everything is in your vicinity; everything built around you.

### Enjoy the peace and calm of South Pune

- Low traffic congestion and noise levels
- Acres of greenery and open spaces
- Easy access to 'Anandvan'
- 200 acres of wooded greens

### Live in Pune's Schooling Hub: Pune's top schools within a 10-minute drive

- The Bishop's School
- Vibgyor High School
- Delhi Public School
- RIMS International School
- Sanskriti School
- Euro School

### Be close to everything you need: within a 10-minute drive, you will have access to

- Retail & entertainment: D'Mart, Dorabjee's Mall, INOX, Clover Hills Plaza, Royal Heritage Mall
- Hospitals: Ruby Hall Clinic, Command Hospital, Lifeline Hospital, Lifecare Multi-speciality Hospital
- Restaurants: The Flour Works, Café Peter, Sheesha Skylounge, Coffee Jar, Big Bang Community





Artist's impression of a quiet walkway in the midst of the swale park.

Where luxury meets  
the lap of nature.

Planned by renowned architect, Kapadia Associates, and landscape designed by the master Prabhakar B Bhagwat, the development has been designed to offer you the finest lifestyle perfectly in tune with Mother Nature. Since you live on an idyllic orchard, you have plenty of space to walk, run, or cycle, and be free in the open. Be it a quiet corner for your elderly parents, or a play area for your pets to run free; there's a special space for everyone. With of course, a serene temple for everyone to begin their day on a positive note.



Architecture by Kapadia Associates, Mumbai

Landscape design by  
M/s Prabhakar B Bhagwat, Ahmedabad

Over 1.5 lakh sq. ft. of open space

Outdoor work and social spaces

Quality outdoor spaces, great lawns,  
walking/ jogging tracks, cycle track

Ganesha temple

Elder's corner

Pets' area

Grand clubhouse.  
For a grand lifestyle.





## Club 15,000 sq. ft.

### **Indoor Amenities:**

Activity and learning rooms

Gymnasium with world class  
fitness equipment

Health club with steam,  
and changing facilities

Kid's indoor play area

Indoor games area with table tennis,  
carrom and chess

Library with lounge and business centre

Crèche

Adequate toilets & changing rooms

## Open spaces for your young ones to run amok.

Acres of open space for your children to run loose and set their imagination free. To create their own little world. We've got a toddler's play area, a kid's play serpentine plaza, a maze garden, and a tree house with a slide – a range of outdoor places for them to lose themselves in play, and for their budding creativity to thrive.





**Outdoor Amenities:**

Rooftop sports field (football, volleyball and basketball)

Outdoor children's play area

Party lawn

Rooftop athletic track

Amphitheatre

Swimming pools

- 25m lap pool

- Separate kids' pool


Café with outdoor seating





Artistic representation: Elegant facade

Not just a tower,  
a modern marvel.

A woman with long brown hair, wearing a white sleeveless dress, stands on a balcony looking out over a cityscape. She is holding a small cup in her right hand. The view shows a dense urban area with many high-rise buildings, interspersed with green spaces and trees. In the distance, there are rolling hills under a clear blue sky. The balcony has a glass railing.

## Wake up to the glory of Mother Nature outside your window.

Standing tall, Lodha Bella Vita is home to few of the tallest towers in South Pune, offering unobstructed views of the greens that surround you. Enjoy soothing 360 views of the Anandvan reserve forest, the lush orchard below, the farms around, and gorgeous landscapes that define the green city. It also means ample fresh air and a delightful cool breeze - perfect company when you're out on the sundeck, enjoying your favourite book.



From an elegant façade that marks your arrival, to the designer lobby that greets you as you exit your car, to whisper-soft elevators that whisk you up to your residence, everything has been conceived with the highest sensibilities, crafting a life of absolute comfort for you and your family.

Grand entrance lobby

Well finished floor lobbies

Elegant façade

Adequate firefighting system with sprinkler network in all residences

2 passenger lifts with additional service/ fire lift from Otis/ Schindler/ ThyssenKrupp/ Hyundai\*\*

Ample covered parking

D.G power backup for lifts & common area lighting

Domestic staff toilet (at stilt level)

## Your residence. A perfect haven unto itself.

At Lodha Bella Vita, each residence is designed to offer you maximum space. Your living room opens up to a sundeck so you can catch the sun rise with a hot cuppa. Full-height windows present gorgeous views, and invite in plenty of natural light and breeze. Each room is perfectly complemented by ample wardrobes to tuck away all your belongings, so your home stays well-organised and uncluttered. The layout has been designed to minimize wastage of space in passages so that you have more in your rooms. From the flooring to the tiles, everything is carefully chosen, and consciously designed, giving you a home at par with international standards.



Actual image of show residence

Well-designed residences  
with minimal wastage

Fully air conditioned bedrooms

Spacious sundeck in living room

Full height windows% to maximize light  
and ventilation in all bedrooms

Cross ventilation in master bedroom\*\*\*

Separate cupboard area  
in each master bedroom

Imported marble flooring  
in living/dining and passage

Marbital flooring in bedrooms





Kitchen finished with vitrified flooring

High quality granite countertop

Sink with drainboard & designer tiles in dado

Designer tiles in all the toilets.

Granite/ marble vanity counters in toilets\*\*\*

Toilets provided with sanitary ware  
& CP fittings from Kolher/ Roca\*\*

Utility area with anti-skid ceramic  
tile flooring in each apartment

Provision for telephone and TV connectivity^

Provision for fibre-optic connectivity  
with hi-speed internet access^

Select residences provided with  
private gardens for exclusive usage

Piped gas provisions^

Inverter provided for each residence  
(for select emergency use)

Vastu compliant layouts



## Room to work, play, and do everything in between.

With more time being spent indoors, the need of the hour now, is space for everyone to thrive. Our homes are luxuriously designed to amplify space that covers your every need. Be it your beautiful bedrooms, L-shaped living and dining, the study - a quiet workspace for you to engage in deep work or use as a serene prayer room, your home is consciously designed to provide you with enough space to accommodate your whole world. Letting you work, play, and unwind, all from the comfort of your home.





## The best of convenience and comfort.

At Lodha Bella Vita, you have every convenience in place to ensure your household runs on well-oiled wheels. A dedicated property management team awaits you to meet your every need, mundane or whimsical, with absolute efficiency and meticulousness.

Maintenance staff round the clock

Separate service elevators



## 5-tier security. Because family's safety comes first.

When it comes to your loved ones, safety and security is of the utmost importance. Which is why, we have equipped your home with the most advanced security system, deploying the finest technology and personnel.

### Advanced 5-tier security with

- CCTV monitoring of key common areas
- RFID controlled access to parking areas
- Access controlled main lobby
- Visitor registration
- Video door phone in each apartment



## Design partners

### ARCHITECT: KAPADIA ASSOCIATES

Kapadia Associates is an architectural design firm with more than 30 years of experience in work ranging across all typologies including Townships, Office buildings, Hotels & Institutional Campuses. Their clients include Corporate Houses as well as most of the major developers in Mumbai City. Some of their projects for Lodha Group include – Palava City, I-Think Campus at Kanjurmarg, Bellissimo and Splendora. It is passion combined with perseverance and the constant quest to find innovative solutions that is the driving force at Kapadia Associates.



### LANDSCAPE DESIGN: PBB

Named after its founder, Prabhakar B. Bhagwat, PBB is arguably India's most influential landscape design firm, defining and establishing several design typologies, winning national and international awards and being hand-picked for the most prestigious projects. With a deep commitment to furthering the boundaries of landscape design in India, PBB's expertise spans every aspect, from design to engineering to lighting to water management.





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Sales Office: Lodha Bella Vita, Off NIBM road, Pune - 411060.

Disclaimer:

<sup>^</sup>Services by 3rd party provider on chargeable basis. <sup>~</sup>starting from –150 mm above finished floor level | \* Excluding kitchen, toilets and any service areas. | \*\* Or equivalent.

\*\*\* For select units. 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 project has been registered under MahaRERA registration number: P52100024215, P52100035060, P52100045768, P52100034751, P52100046081, P52100035060 and is available on the website <https://maharera.mahaonline.gov.in/under-registered-projects>.

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