



 **LODHA**  
**AZZURO**


The landmark

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

The 60+ storey skyscraper 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, it is poised  
to be more than just an address in South Mumbai  
– *it will be a landmark.*

 **LODHA**  
**AZZURO**  
The landmark



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, these twin towers will redefine grace and power in the skyline of Mumbai.

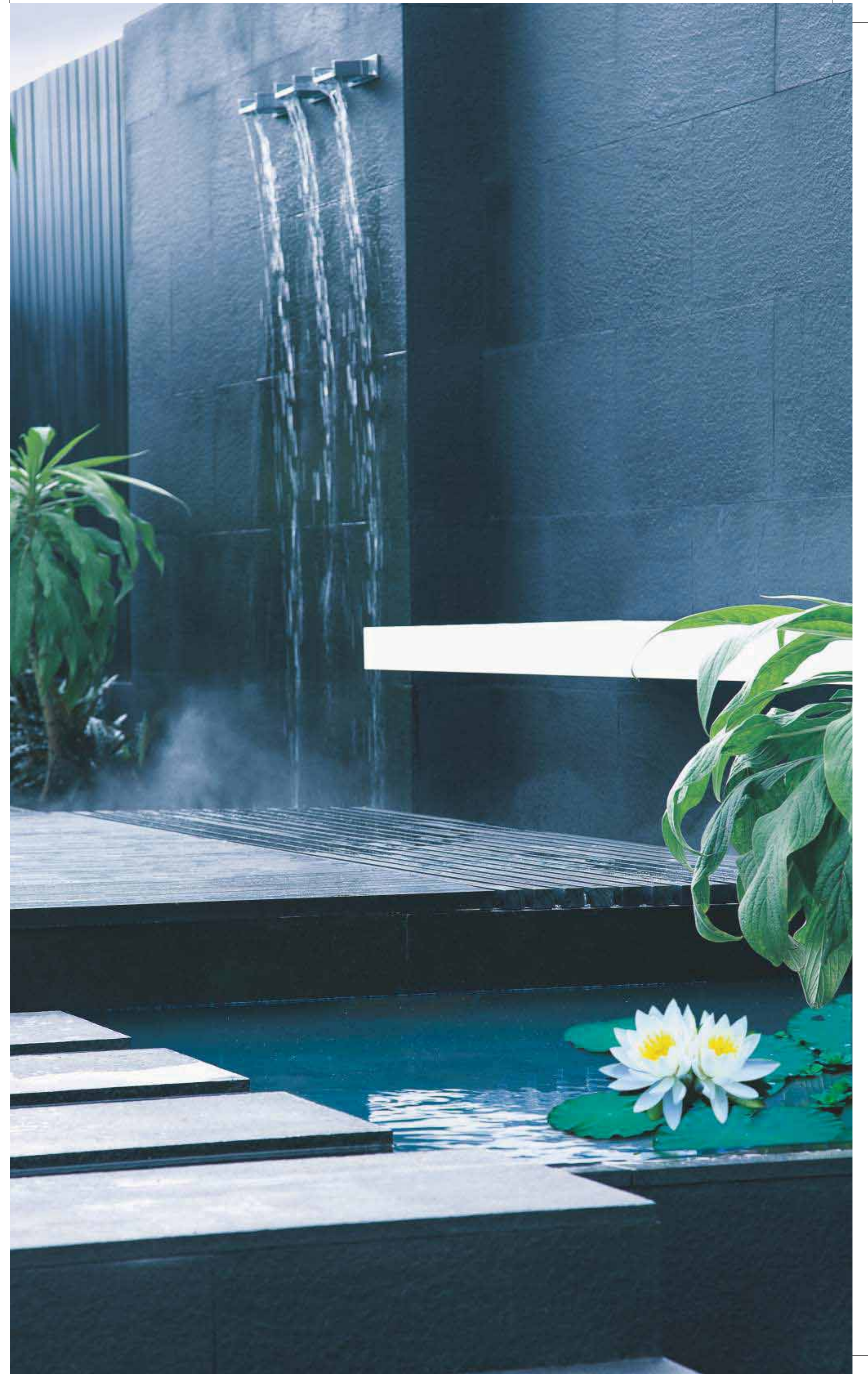
However, its grandness extends beyond its imposing towers, with revolutionary landscaping that is dominated by water. The expansive podium is beautifully conceptualized to incorporate the most dramatic water features, from a Venetian canal to lotus ponds and pools. The sheer expanse of sparkling blue 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.





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

Party lawn

Private observatory

Infinity-edge water feature

Meditation deck



Observatory sky lounge



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

Soaring above the surrounding landscape, Lodha Azzuro is a 60+ storey tower where 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 600 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 feet landscape has been inspired by the most romantic city in the world - Venice. Take a morning stroll along the trellis 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 adults' swimming pool that will make you feel like you're in a water park. The heated 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 a gondola
- Kids' water play platform with interactive jets
- Floating island alcoves with private seating
- Water cabanas
- Reflection pools
- Water cascades
- Floating trellis deck
- Aqua gym - with advanced fitness techniques
- Adults' swimming pool
- Outdoor Jacuzzi pool
- Covered heated ladies' pool, kids' pool
- Jain temple



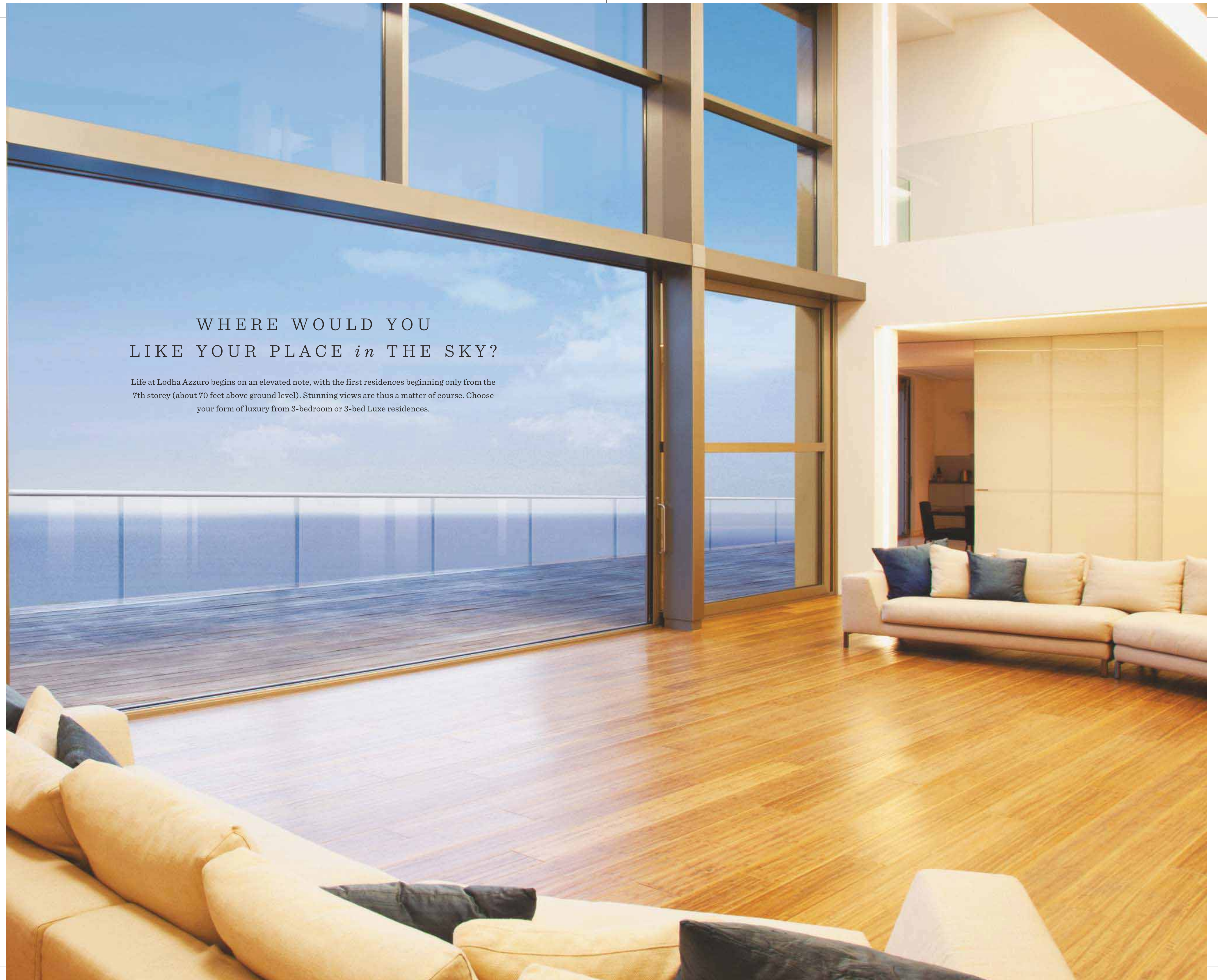
Serene water-body & approach to temple

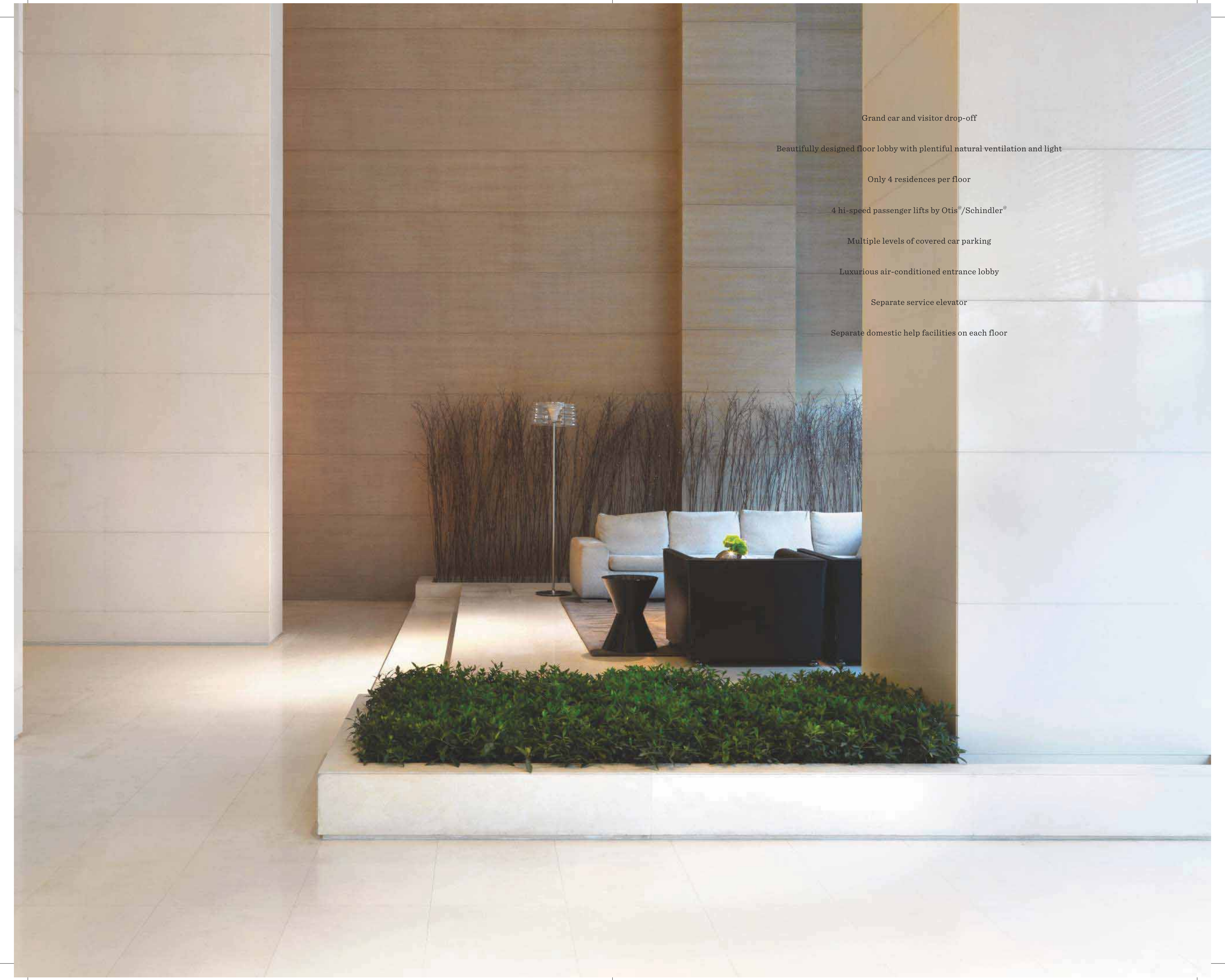


Clubhouse & pools

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

Life at Lodha Azzuro 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 3-bedroom or 3-bed Luxe residences.





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®

Multiple levels of covered car parking

Luxurious air-conditioned entrance lobby

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 environment-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

Environment-friendly bamboo flooring for all bedrooms

4-Fixture master bathroom\*

Motion sensors for automated lighting in bathrooms

Master bathroom finished in Italian marble

Other bathrooms finished in agglomerated marble / designer vitrified tiles



At Lodha Azzuro 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 Azzuro 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 exclusive concierge service at Lodha Azzuro. Their goal is to anticipate your every need, and exceed your expectations.

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



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.

A high-angle photograph of a woman lying on her back on a wooden deck. She is wearing a black bikini and has her arms and legs spread out. Her eyes are closed, and she has a serene expression. The deck is scattered with numerous pink rose petals. In the background, a swimming pool with blue mosaic tiles is visible. The overall scene is peaceful and relaxing.

Fully equipped fitness centre with gymnasium & yoga studio

Steam room

Lounge café with business centre & library

Theatre for private movie screenings

Party hall

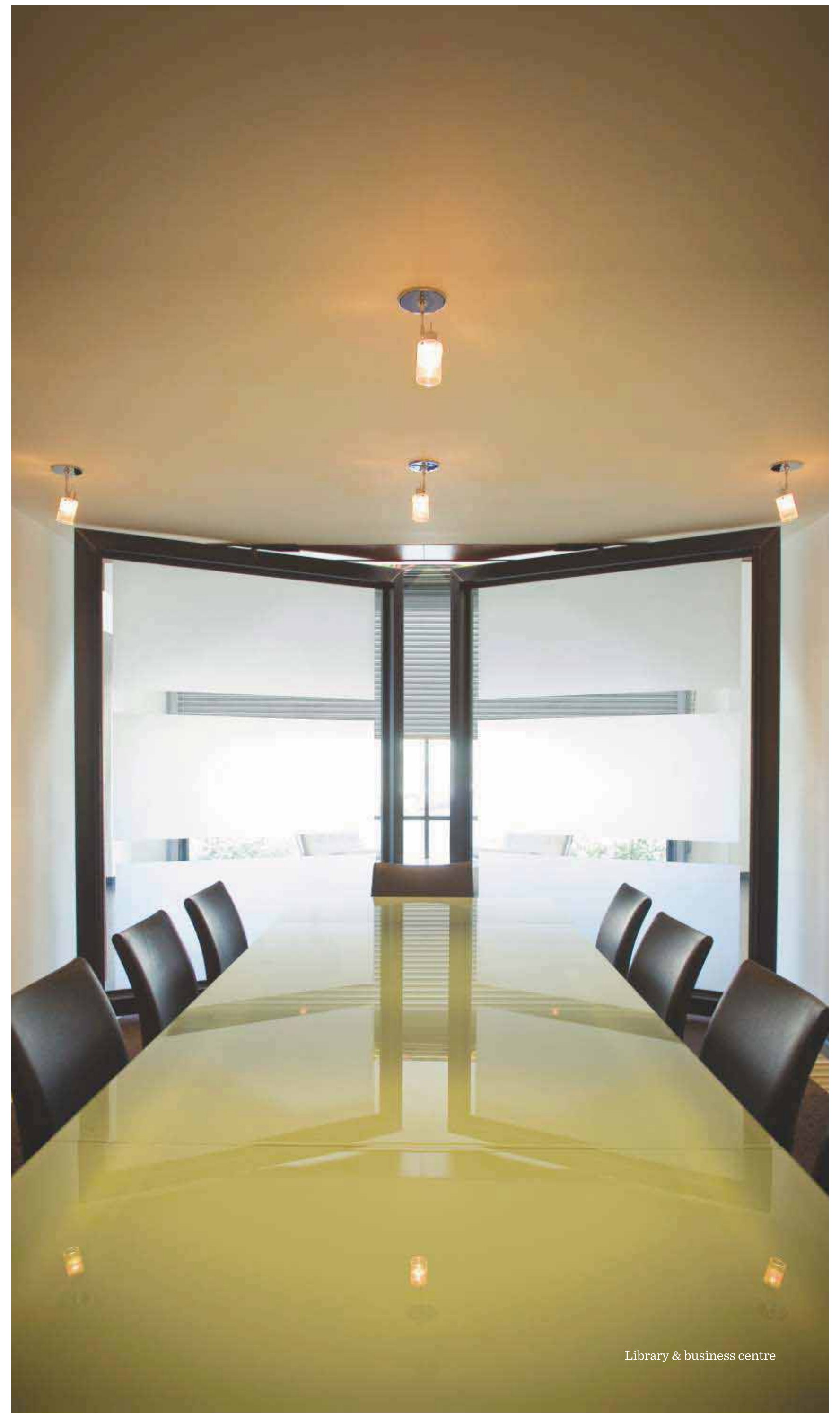
Indoor kids' play area with virtual reality video games

Indoor games - table tennis, pool, carrom, chess





Theatre for private movie screenings



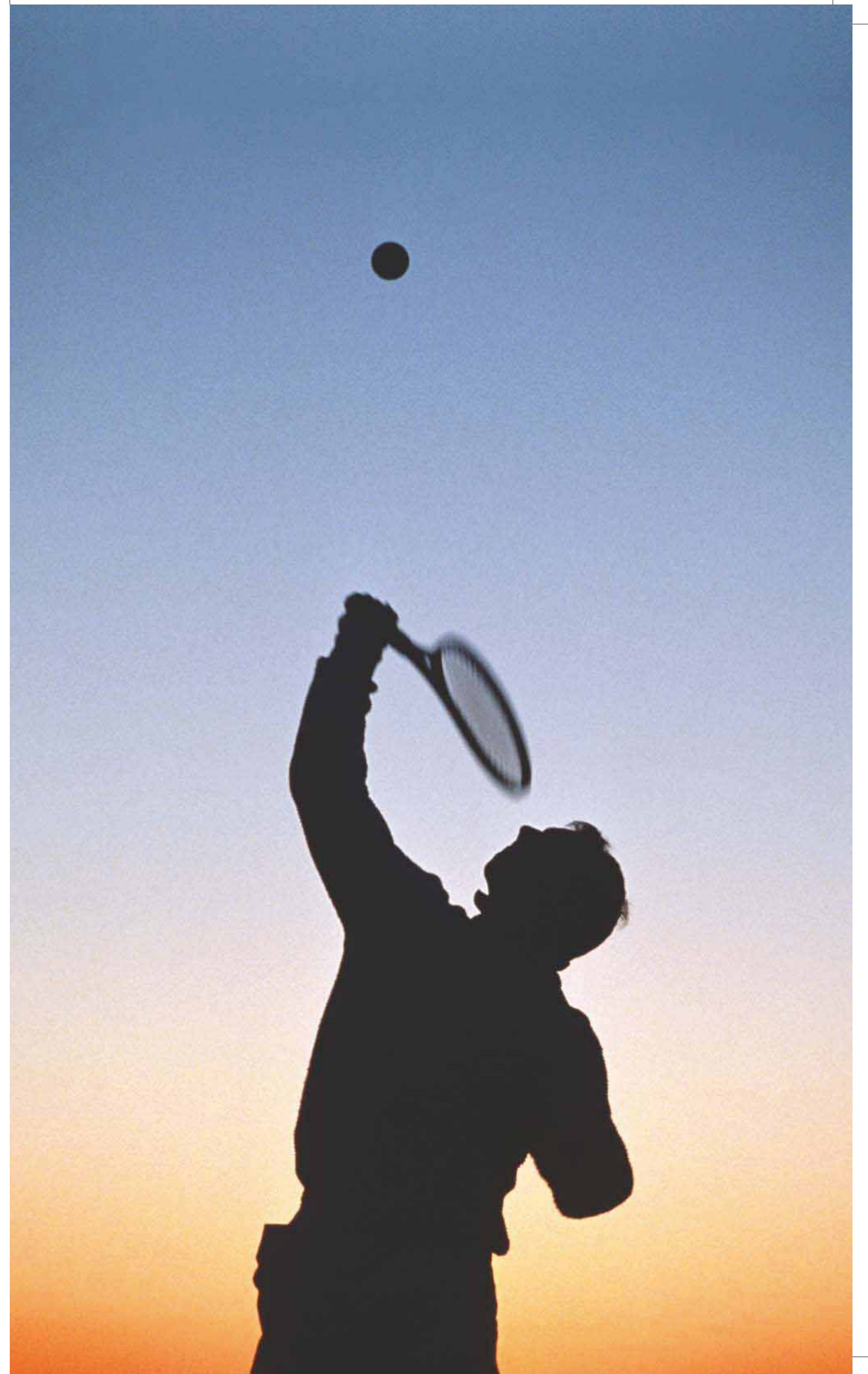
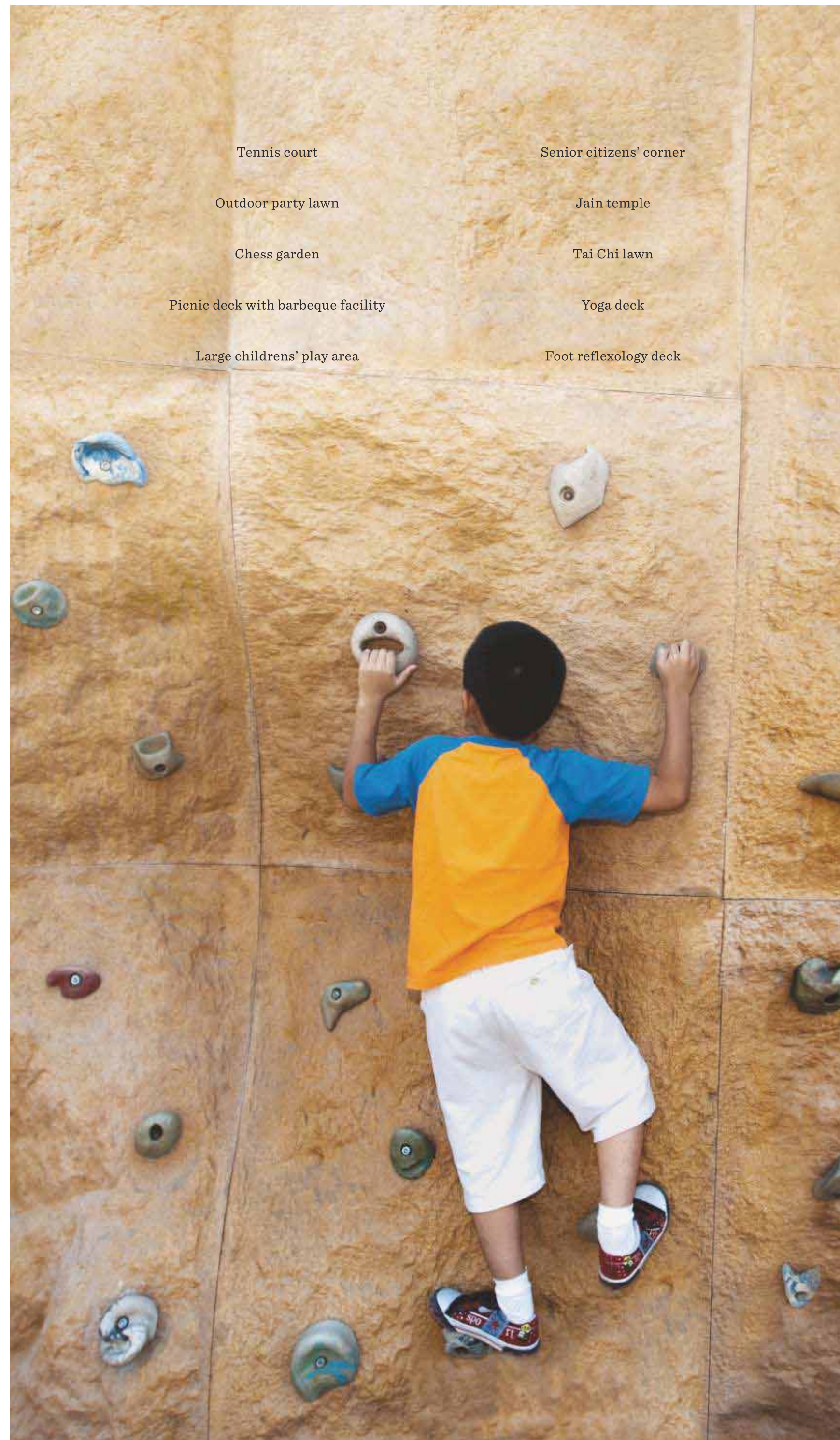
Library & business centre



LIVING LIFE  
TO *the* FULLEST COMES  
NATURALLY HERE.

Finding things to do here 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.







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 Azzuro the grass is truly greener.

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

The 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



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 the twin towers, 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 Azzuro. 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 Azzuro 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 Azzuro is in the heart of Mumbai - with malls, offices and hotels all a short drive away. The Bandra-Worli 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 sky lounge

# PODIUM LANDSCAPE LAYOUT



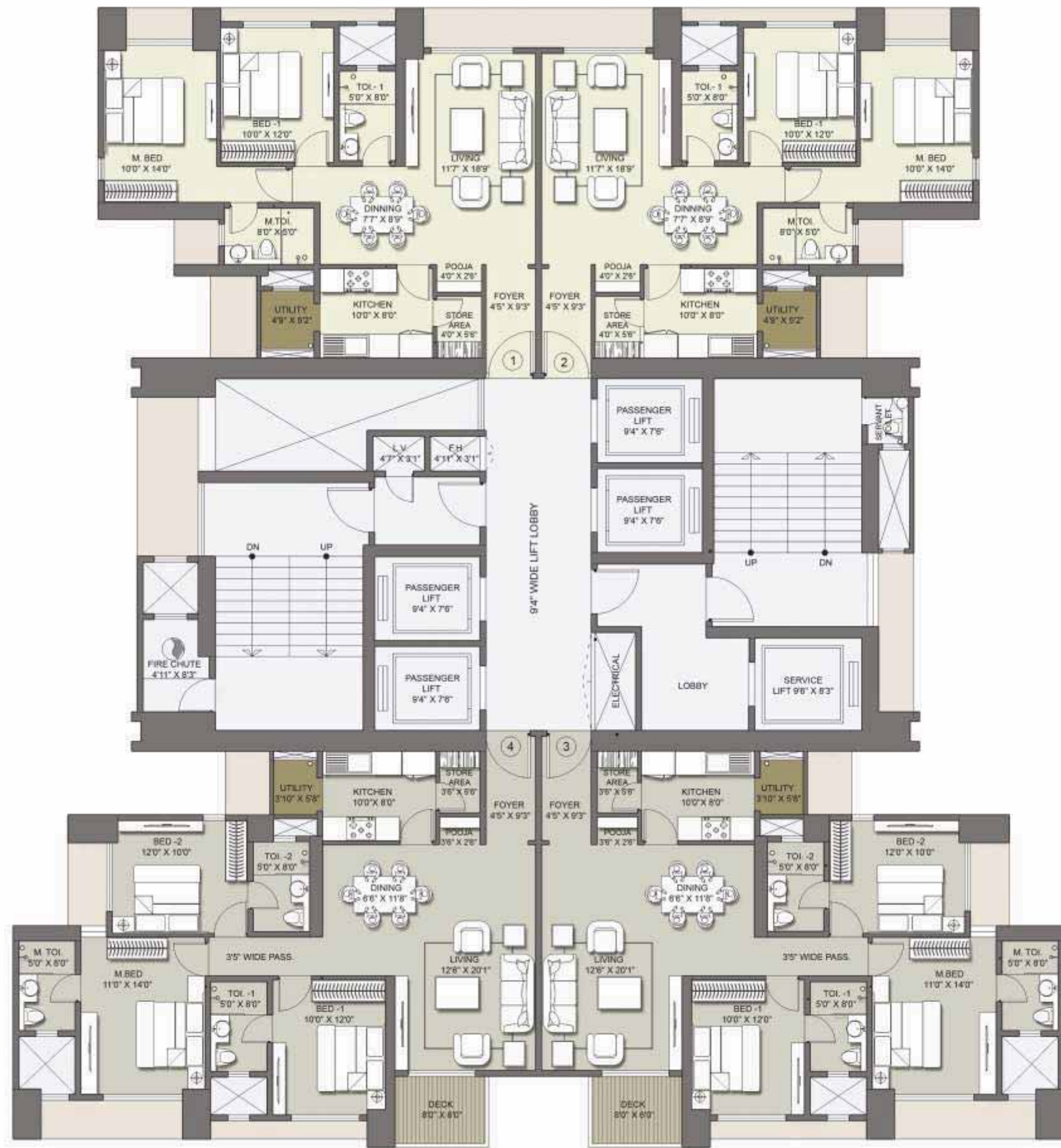
- 1 Clubhouse
- 2 Adult's swimming pool
- 3 Outdoor Jacuzzi pool
- 4 Covered ladies pool
- 5 Aqua gym zone
- 6 Venetian canal cruise

- 7 Kids' pool & water play platform
- 8 Floating island alcoves
- 9 Water cabanas
- 10 Reflection pools
- 11 Lawn
- 12 Water cascade

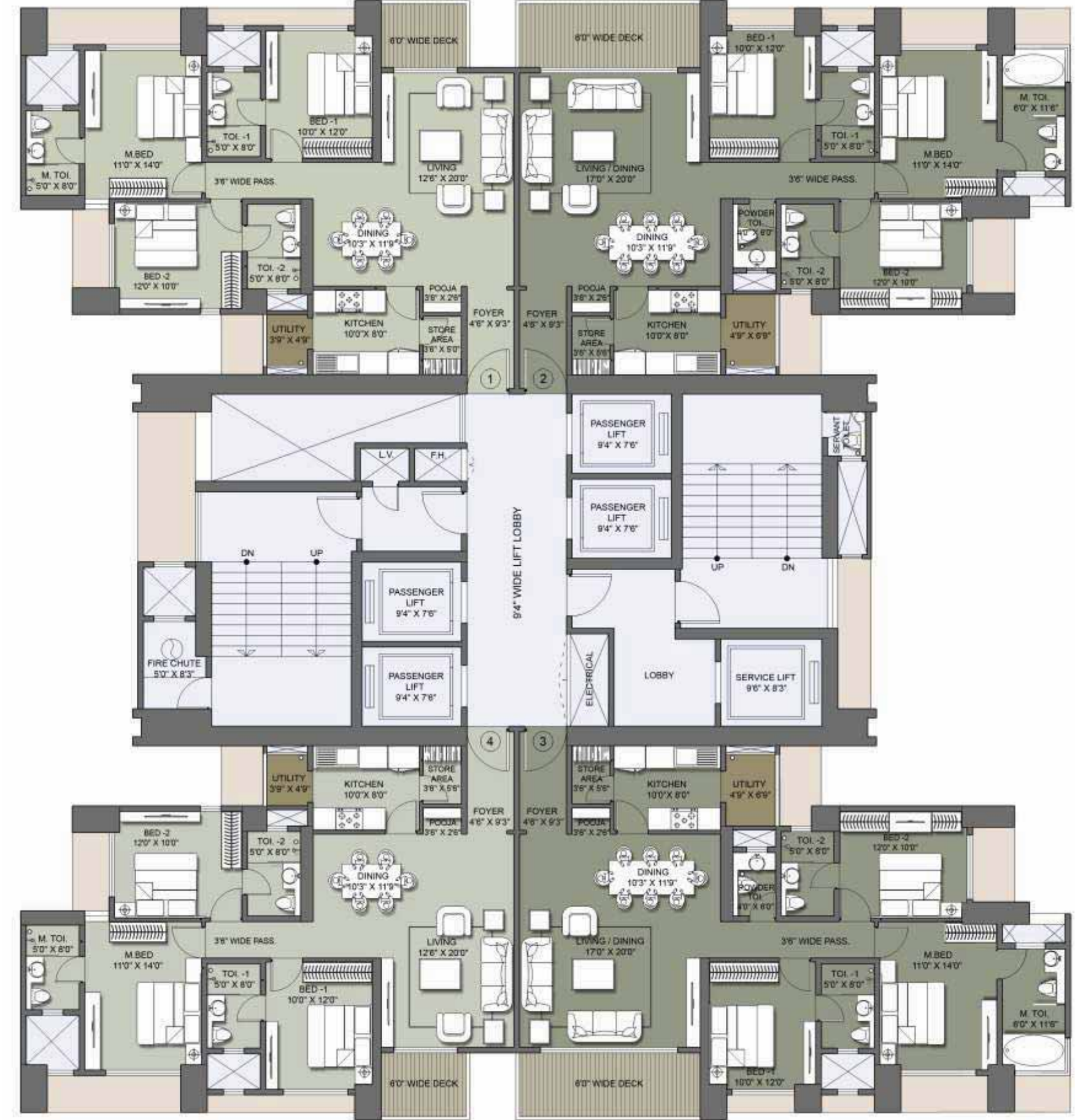
- 13 Jain temple
- 14 Childrens' play area
- 15 Chess garden
- 16 Picnic deck
- 17 Party lawn
- 18 Cricket pitch

- 19 Tennis court
- 20 Tai Chi lawn
- 21 Multipurpose court
- 22 Yoga deck
- 23 Foot reflexology deck
- 24 Wave Trellis walkway

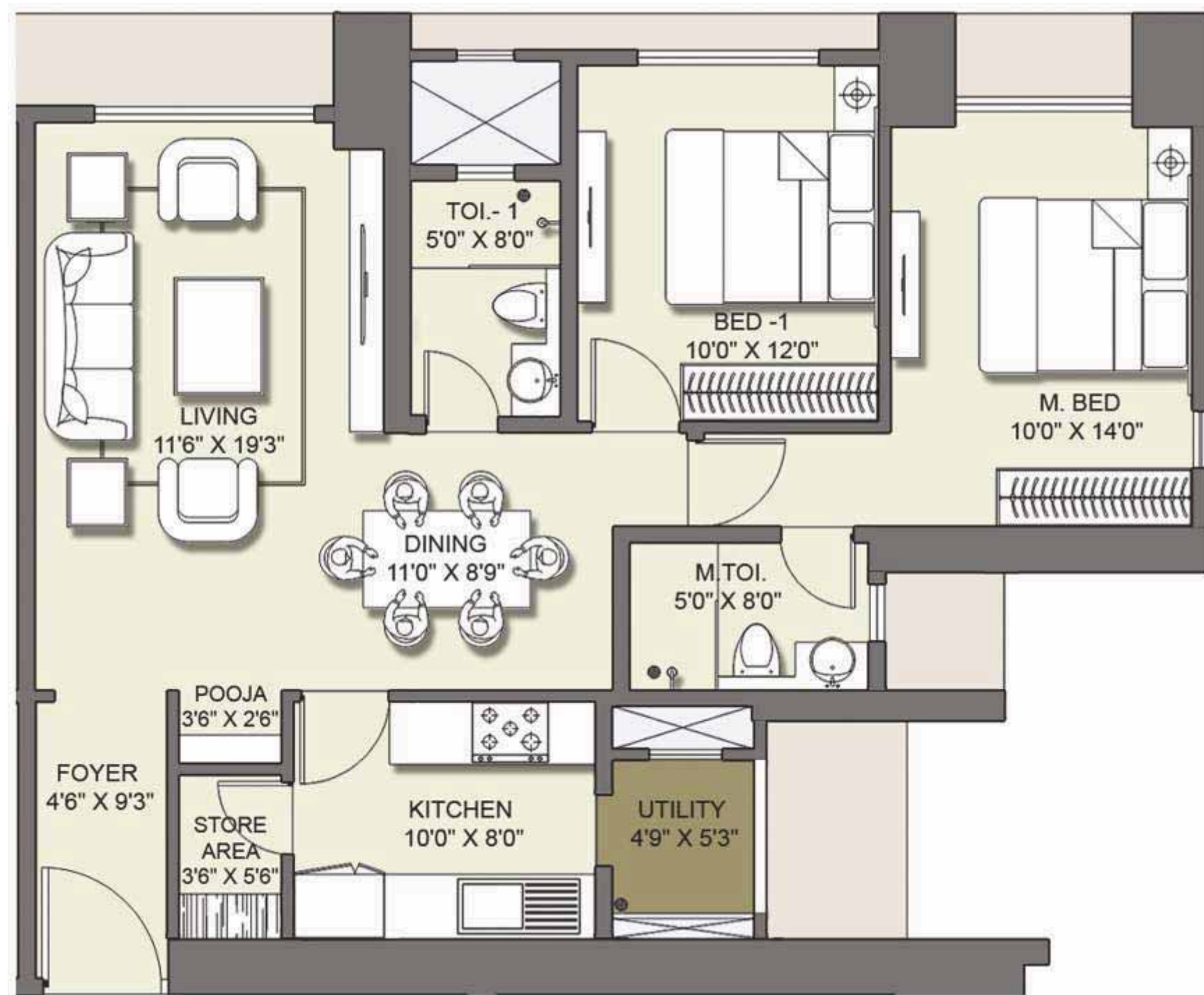
TYPICAL FLOOR PLAN  
WEST TOWER



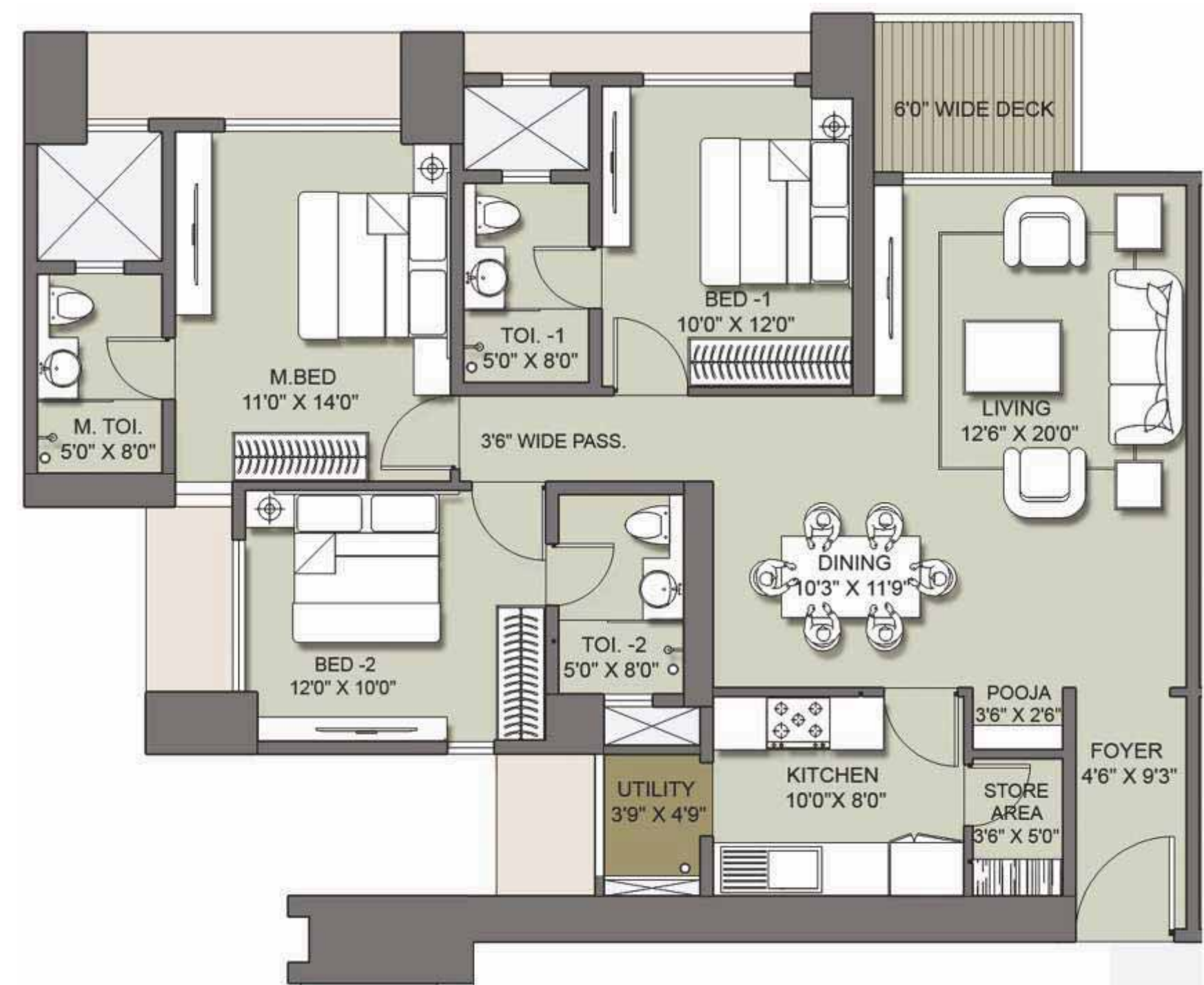
TYPICAL FLOOR PLAN  
EAST TOWER



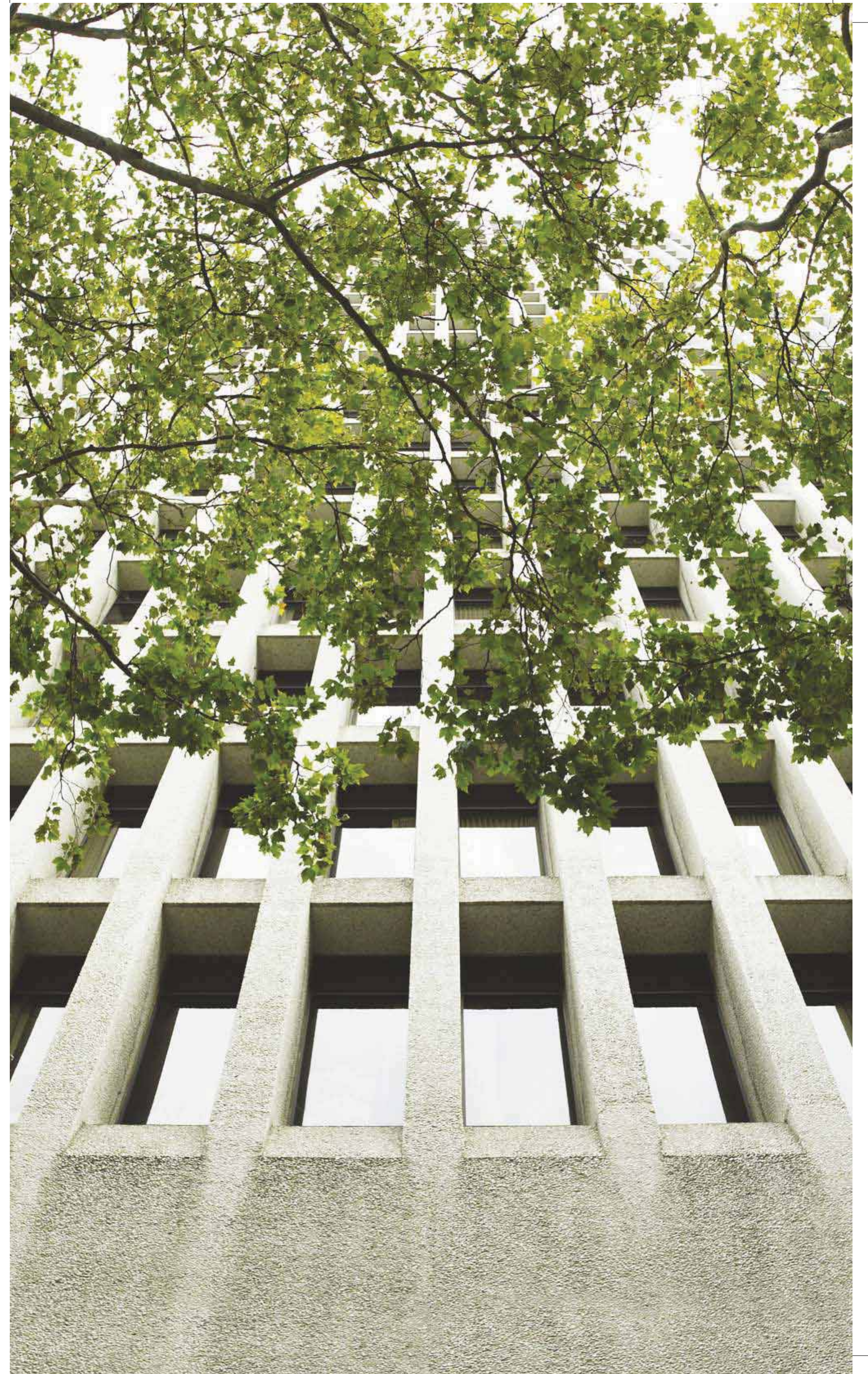
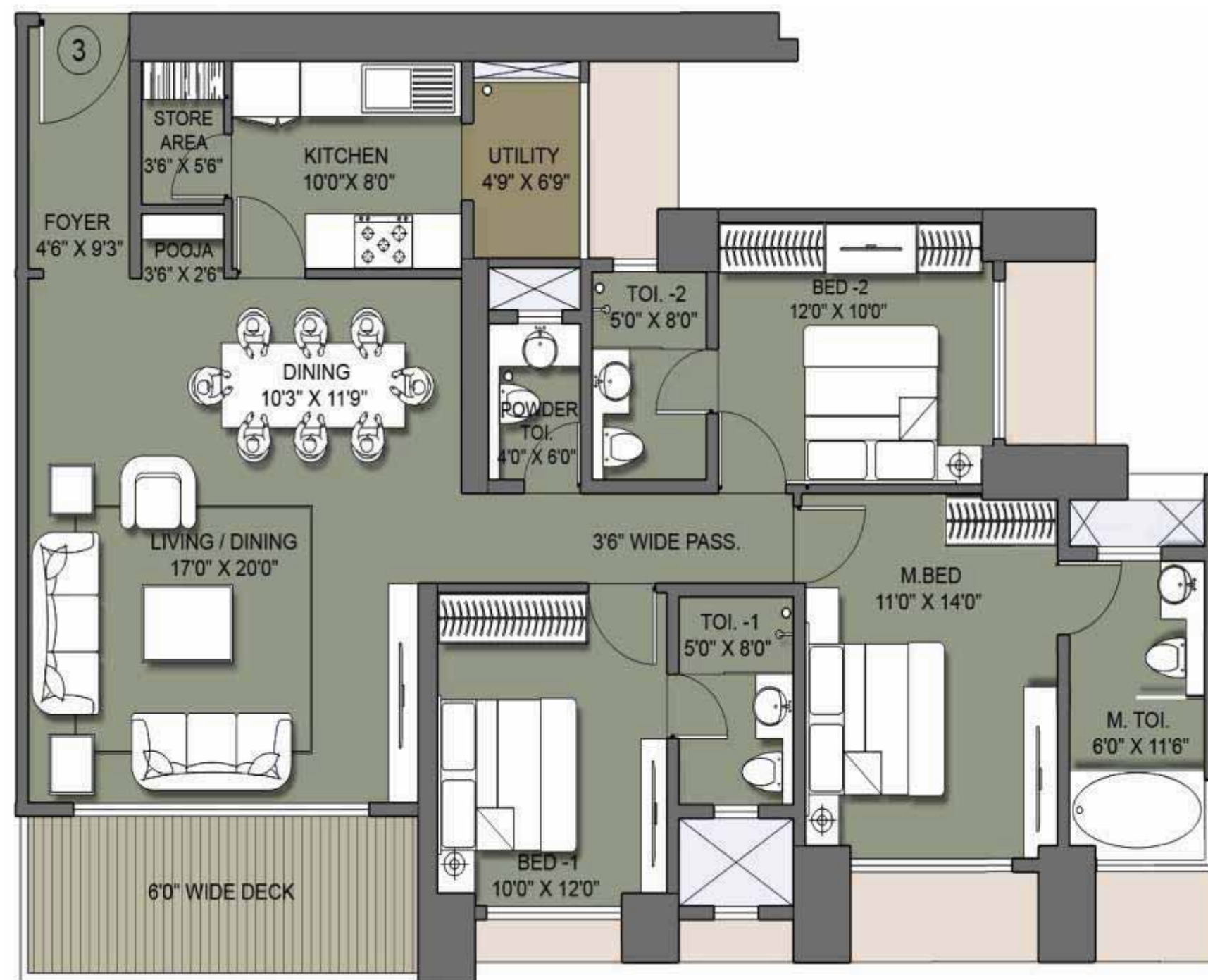
2 BHK



3 BHK



3 BHK Luxe



EVERY LANDMARK  
NEEDS VISIONARIES TO  
MAKE *it* POSSIBLE.

**Landscaping by Sitectonix Singapore**

Sitetectonix 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.

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 ₹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**

- **Shri Sai Dham** – 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.

Drought Relief Work for Satara District – The approach was two pronged: to provide immediate relief by supplying tanker water for household use; and long-term solutions through water harvesting. The Foundation supplied tanker water in 22 villages, delivering on average, 3 lakh litres of water on a daily basis to 90,000 villagers. Lodha Foundation also de-silted 19 existing check dams.

- **Computer and Smartphone Trainings for Senior Citizens** – To enable people to be able to use technology to communicate better and educate themselves. Trainings are free of cost to men above 50 years and women over 45 years of age. The initiative has trained 1,500 senior citizens and aims to cover 10,000people in the next 6 months.
- **Fire Relief** – In November 2013, a fire in Ambedkar Nagar slum situated in Cuffe Parade resulted in more than 500 homes being burned down affecting about 2,500 persons. Lodha Foundation planned an intervention by supplying food provisions to a total of 521 affected families.
- **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 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, privately held Lodha Group is India's No. 1 real estate developer with net sales exceeding ₹ 8,700 crores in FY 12-13. The Group is currently developing over 35 million sq. ft. of prime real estate, with over 20 projects in Mumbai, Pune & Hyderabad. The company is one of the largest employers in Mumbai with over 3,400 direct associates and over 25,000 workmen at its sites. The Lodha Group has several landmark developments to its credit including World One - the world's tallest residential tower, and has brought some of the top global names including Armani/Casa, Trump, Philippe Starck, Jade Jagger, Greg Norman and Pei Cobb Freed to India. The Group has recorded the biggest land deal in India till date, buying a plot for ₹ 4,053 crore from the Mumbai Metropolitan Region Development Authority (MMRDA) in 2010, where it is developing New Cuffe Parade, a world-class mixed use development set to become the new city centre of Mumbai. In the last 12 months, the group has acquired two other notable land parcels in Mumbai - the 17 acres Mumbai Textile Mills parcel for ₹ 2,727 cr. from DLF and the famous Washington House property on Altamount Road from the American government. Most recently, in November 2013, the Group has gone international and acquired the landmark MacDonald House at 1 Grosvenor Square in Prime Central London from the Canadian Government for a consideration of GBP 306 million (₹ 3,100 crores). It was selected as the preferred bidder in the face of serious competition from sovereign wealth funds and leading developers from across the globe. With this acquisition, the Group has set up business in the UK with a planned investment of GBP 3 billion (>₹ 30,000 crores) over the next 5 years and enthused India by its move towards creating an Indian multinational. With offices in London, Dubai and Shanghai and planned openings in the USA and Singapore, the Group is marching towards creating a true international experience. 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. 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 CNBC Awaaz Real Estate Awards 2013
  - Lodha Developers, 'Most Upcoming Real Estate Brand'
  - Lodha Belleza, 'Ultra Luxury Segment – 50% Complete Residential'
- Winner of Emerging Business of the Year – HELLO! Magazine 'Hall of Fame' 2013 Awards
- Winner of Indian Digital Media Awards 2013
  - Lodha Belmondo, Silver Award for 'Best Product / Services (website)'
  - New Cuffe Parade, Bronze Award for 'Best Integrated Media Campaign – Corporate' (Daddy Diaries campaign)
- Mumbai's most preferred Real Estate Brand – Morgan Stanley Report, 2012
- Winner of Green Good Design Award 2012 for World One
- Winner of International Property Awards, 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 residential, Casa residential, Lodha office spaces)

Lodha Costiera, Nepean Sea Road | Lodha's Château Paradis, Worli Seaface | 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 Aristo, Thane  
Lodha Goldcrest, Lonavala | Casa Ultima, Thane | Casa Essenza, Dahisar | Lodha Excelus, Mahalaxmi  
Lodha Supremus, Worli | iTHINK by Lodha, Kanjurmarg | iTHINK by Lodha, Thane | Boulevard Shopping, Thane

#### Ongoing Projects: Office Spaces

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

#### Ongoing Projects: Residences

Lodha Primero, Mahalaxmi | World One, Upper Worli | World Crest, Upper Worli | Lodha Venezia, Parel  
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 Ultima, Thane | 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, Prabhadevi, Andheri and Thane Bungalows at Palava and Pune





Disclaimer: This printed material does not constitute any form of an agreement and all purchases/leases shall solely be governed by the terms of the agreement for sale/lease. All finishes are subject to change at the discretion of the Interior Designers, in the interest of continual improvement of the project.  
\*Select residences only. \*\* With split ACs, excluding the kitchen, store, bathrooms and service areas. †3 BHK Luxe only. ‡Or equivalent brand. Conditions apply.