

Exemplary Living



**THE WORLD'S FINEST
DEVELOPMENTS BY
INDIA'S NO.1 REAL ESTATE
DEVELOPER – LODHA.**



Lodha Altamount
The finest residences on Mumbai's Billionaire Row



The 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 London's most prestigious development; 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, epitomising the values of our family and building 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, integrated living and unparalleled service – putting Lodha developments in the league of the world's finest.

Today, Lodha is India's no.1 real estate developer. The company has recorded sales of over ₹ 50,000 crore in the last 7 years. We have delivered an area of 8.5 crore sq. ft.** and have 40 ongoing projects and 24 planned projects.^ Our team of 3,000+ associates work 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 in delivering our customers' needs, 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, offering every facility and convenience at your 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 society at large. We are committed to becoming 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' every day.



A Flourishing Life

Lodha's enabling environments inspire you to be your best each day. So your family can flourish in more ways than one can imagine, and become more than you thought they 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 and Olympic-standard sports complexes give enthusiasts the encouragement to be the best version of themselves.

Our developments come with wide open decks and abundant 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.



Designed to orchestrate a seamless life.

Our passion is to understand where design meets well-being, and to deliver the highest level of features, amenities, and open green spaces, to ensure holistic happiness and productivity.



Services that revolve around you.

Lodha provides rich and joyous experiences, and residents enjoy our world-class service standards at every level and touch-point.



A badge of prestige.

When you live in a home delivered by India's no.1 real estate developer, your home is a signifier of your stature in life, giving you a sense of inner pride, and outward recognition among your peers and friends.



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

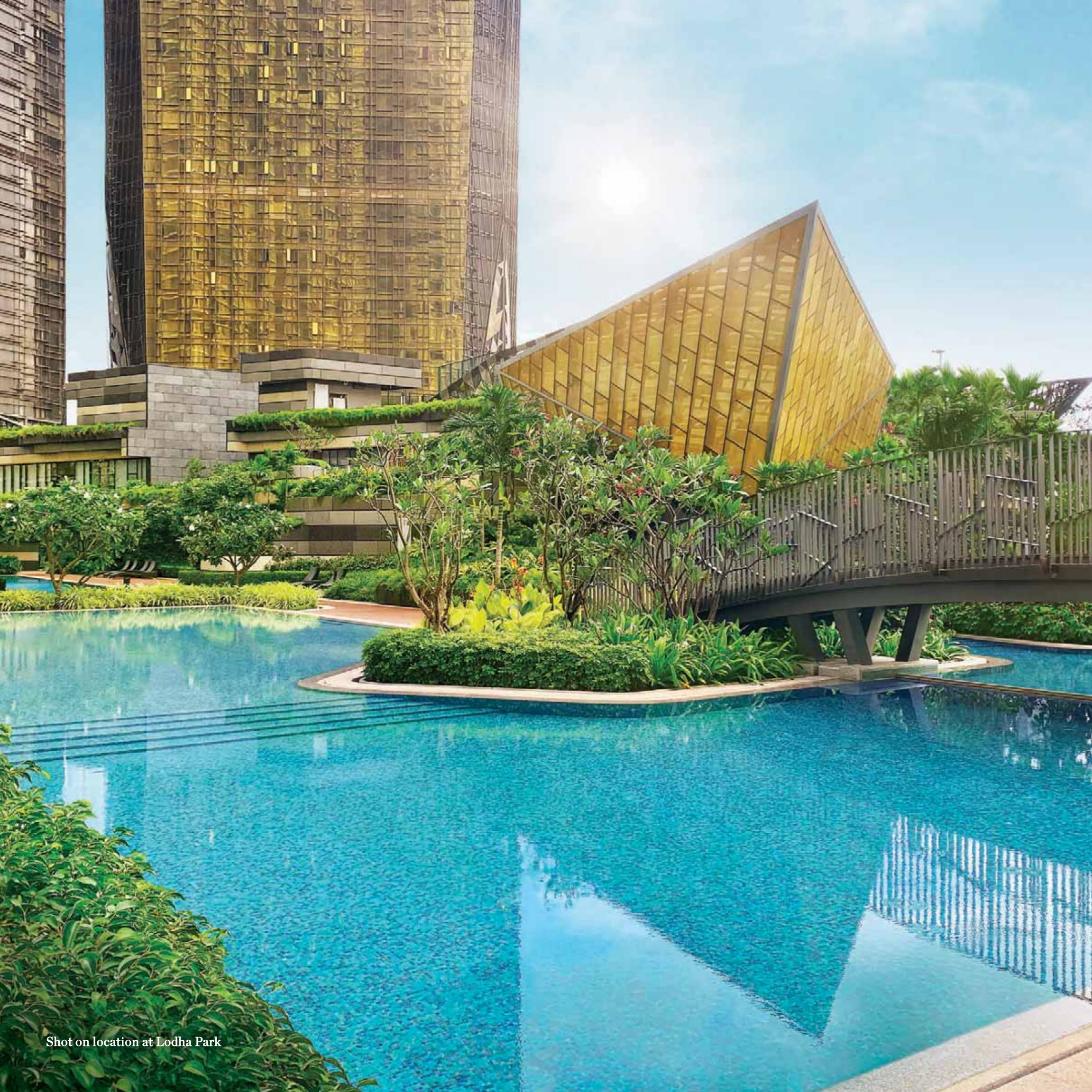
Lodha is committed to becoming a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

SOCIAL HOUSING

We build homes at a nominal cost for economically weaker sections of society. 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.



After redefining luxury living for South Mumbai with marquee developments like The World Towers, Lodha Park and Lodha Altamount, Lodha comes to Mahalaxmi with a one-of-a-kind development:

Lodha Bellevue.

Why live when you can live exemplary?

Set in one of the largest open spaces in South Mumbai, Lodha Bellevue is carefully crafted to offer stunning sea and landscape views, world-class amenities, and luxurious homes with large room sizes and virtually zero space wastage, grand decks, and study rooms – just about everything a global family would desire.

Soon to be home to Mumbai's finest families, Lodha Bellevue will be special in every sense of the word. Truly exemplary.



**Luxury residences.
Maximised for you.**



*Your residence is designed with just one thing in mind:
efficient planning. Which means, maximum space
with virtually zero wastage in passages. Giving you the
best utilisation of space as compared to other homes
of similar area. And a lavish 8 feet[#] wide deck to enjoy
a cozy outdoor dinner with friends.*

*What's better than having
a spacious residence?
Having one with a spacious deck.*

Want to relax with a book? Do a few Surya Namaskars as you greet the rising sun? Or create a cozy corner to catch up with friends over the weekend? Your lavish 8 feet wide* deck can become whatever you want it to be, serving as the sweetest spot in your lovely abode.



*Idyllic views.
And tall windows to
frame them.*



With the lush landscape of the central green to one side and the Eastern Seaboard to the other, your home comes with floor-to-ceiling windows that invite abundant fresh air and sunlight, and command the best views.



Shot on location

Crafted to the minutest detail.

From marbled flooring in the living room to bath fitments and finishes that rival the world's best, our materials are thoughtfully chosen, and every detail carefully considered, to match your grand interiors.



High-rise tower, high on privacy.



*The tower, 56 storeys high, has just 2 or 3 residences in each wing,
ensuring a high level of exclusivity and privacy.*





Every corner, safe and secure.



At Lodha Bellevue, every corner is armed with security features to preserve your home as the safe haven it was meant to be. From swipe card access at the entrance to the emergency alarm in your residence, every feature is thoughtfully integrated into the security system to ensure your family is always safe and secure.

Advanced 5-tier security

*Swipe card access | Video door phone | CCTV monitoring of key common areas
Gas detector in kitchen | Emergency alarm in each residence*

**A heavenly landscape.
Conceived on Mother Earth.**



*Unlike most landscapes that are elevated
at the podium level, our landscape has
been conceived on Mother Earth.
Allowing for a wider range of tree cover,
plant species, and taller trees that
can take deep roots.*



80% open spaces. 100% happiness.



Lodha Bellevue is a high-rise, low-density development, with 80% devoted to open spaces. Which means, more open area for residents to enjoy, with less crowding at community spaces.



Amenities

**So much to do, the hardest part is
choosing what to do next.**

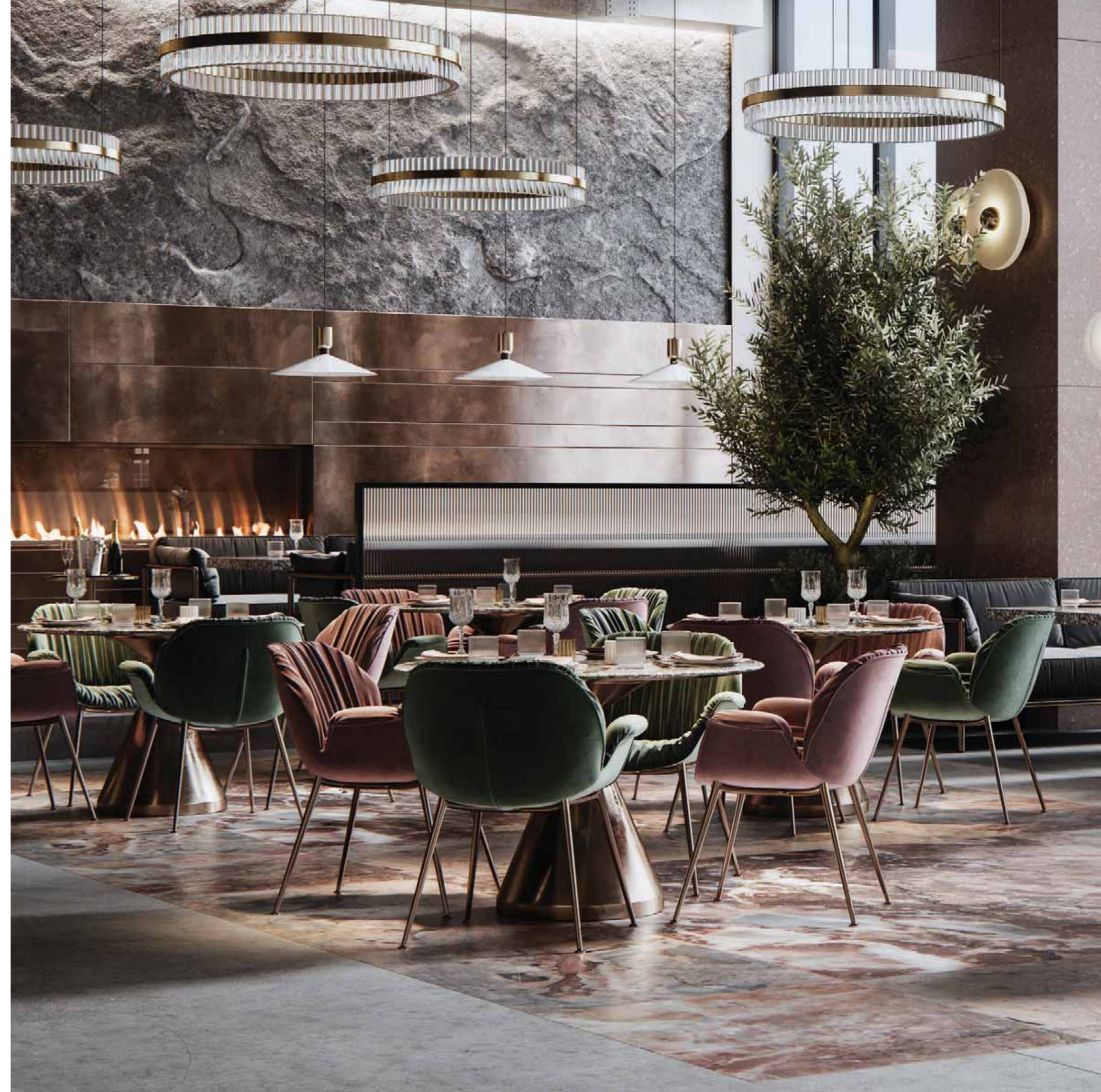


*The Grand Club has a universe of sport and recreation activities at your disposal.
Enabling you to experience a lifestyle at par with the world's finest.*

Social Zone

Lodha Bellevue gives you multiple avenues to mix and meld with like-minded people and create a spirit of camaraderie with fellow-residents. A leisurely stroll in the garden, a casual tête-à-tête, watching your favourite movie with friends - you'll never run out of excuses to socialise.

*Pools | Cafés | Party hall | Multi-purpose lawn
Amphitheatre | Themed gardens | Lifestyle cabanas*





Active Zone

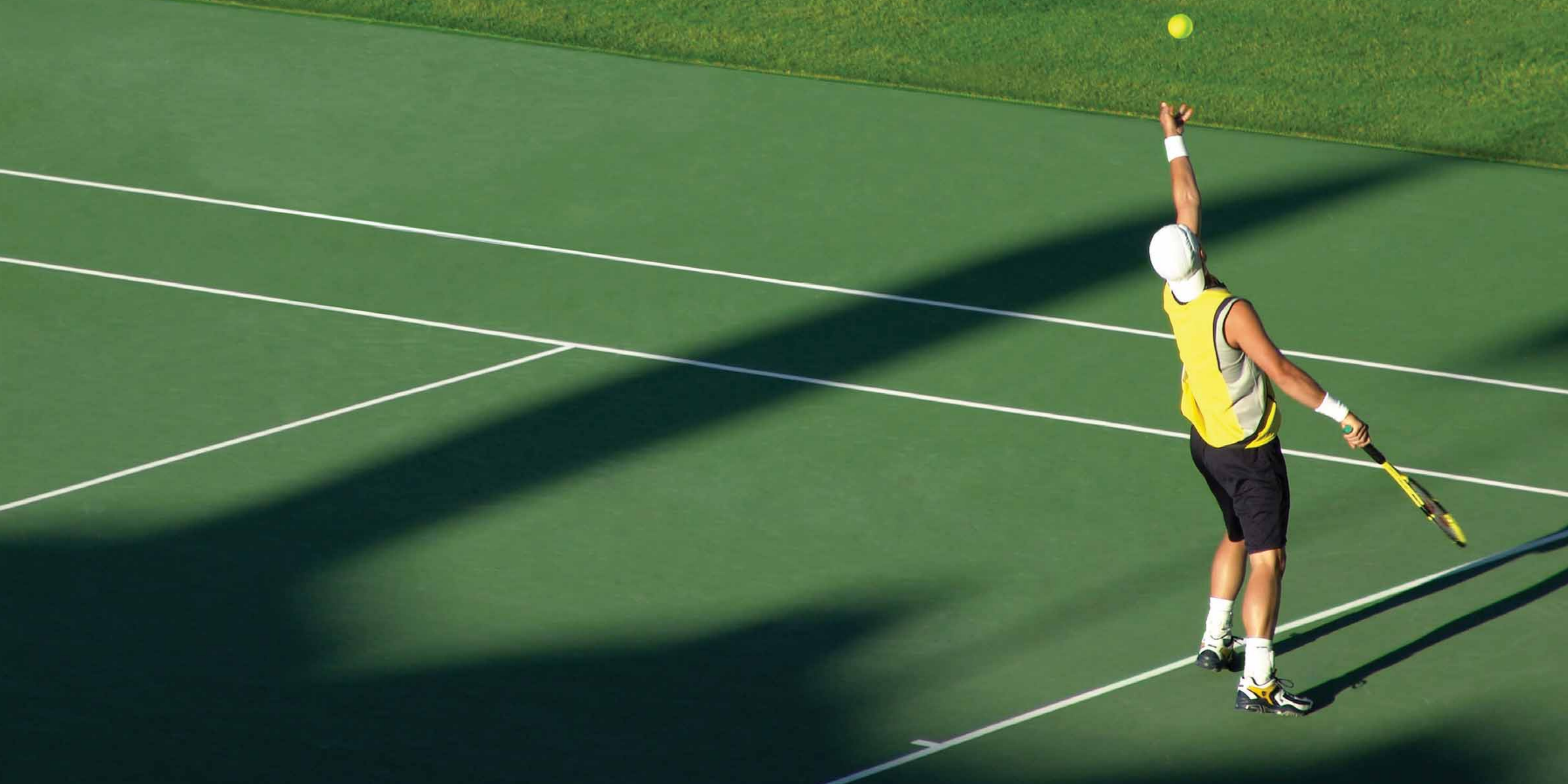


The active zone offers a universe of sports and activities for you to indulge in. Play all the sports and games you dreamed of, and some you never even imagined.

*Indoor & outdoor gym | Tennis court
Multi-purpose court | Cricket pitch | Jogging track*







Your wellspring of peace
and serenity.



*The serene Jain temple serves as an
ever-present source of peace and tranquillity
for you to draw positive energy from every
morning, and to replenish yourself
at the end of a long day.*





In the heart of Mumbai.

Built on privately owned land, Lodha Bellevue is set in the buzzing central hub of Mumbai at Mahalaxmi – providing quick and easy access to South Mumbai and the Bandra-Worli Sea Link.

With signature residential addresses like Vivarea for neighbours, Lodha Bellevue lies in close proximity to Mumbai's finest business, retail and entertainment. And within a kilometre's radius of lifestyle hubs like Kamala Mills, Palladium and Phoenix High Street, PVR Cinema, and gourmet restaurants around the Mahalaxmi Racecourse.

Master Plan

Landscape Plan

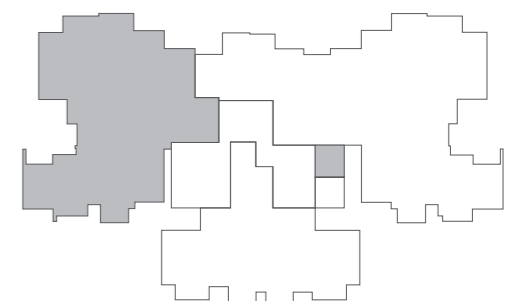
1. Entrance Portal
2. Green Wall & Signage
3. Lifestyle Cabanas
4. Herb Garden
5. Spice Garden
6. Kitchen Garden
7. Outdoor Fitness (Multi-age)
8. Experiential Promenade
9. Amphitheatre
10. Multi-purpose Lawn
11. Social Terrace
12. 20m Lap Pool
13. Jacuzzi Alcove
14. Kid's Pool
15. Daybed Platform
16. Pool Deck
17. Exercise Lawn
18. Mini Putt
19. Pet's Corner
20. Drop-off
21. Reflexology Corner
22. Jogging Path
23. Senior Citizen's Corner
24. Play Village
25. Footpath/ Walkway
26. Cricket Turf
27. Futsal Court
28. Tennis Court
29. Basketball/ Volleyball Court
(Multi-purpose Court)
30. Ball Practising Corner
31. Trellis And Seating
32. Seating Corner



Typical Floor Plans

Wing A Plan

Unit 1	3 Bed with Study
Unit 2	4 Bed

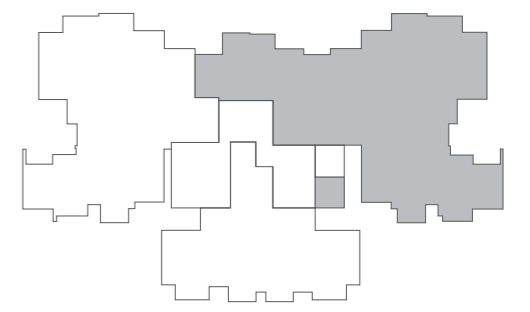




Staff Room for 4 Bed

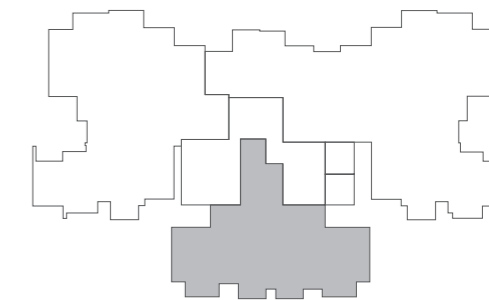
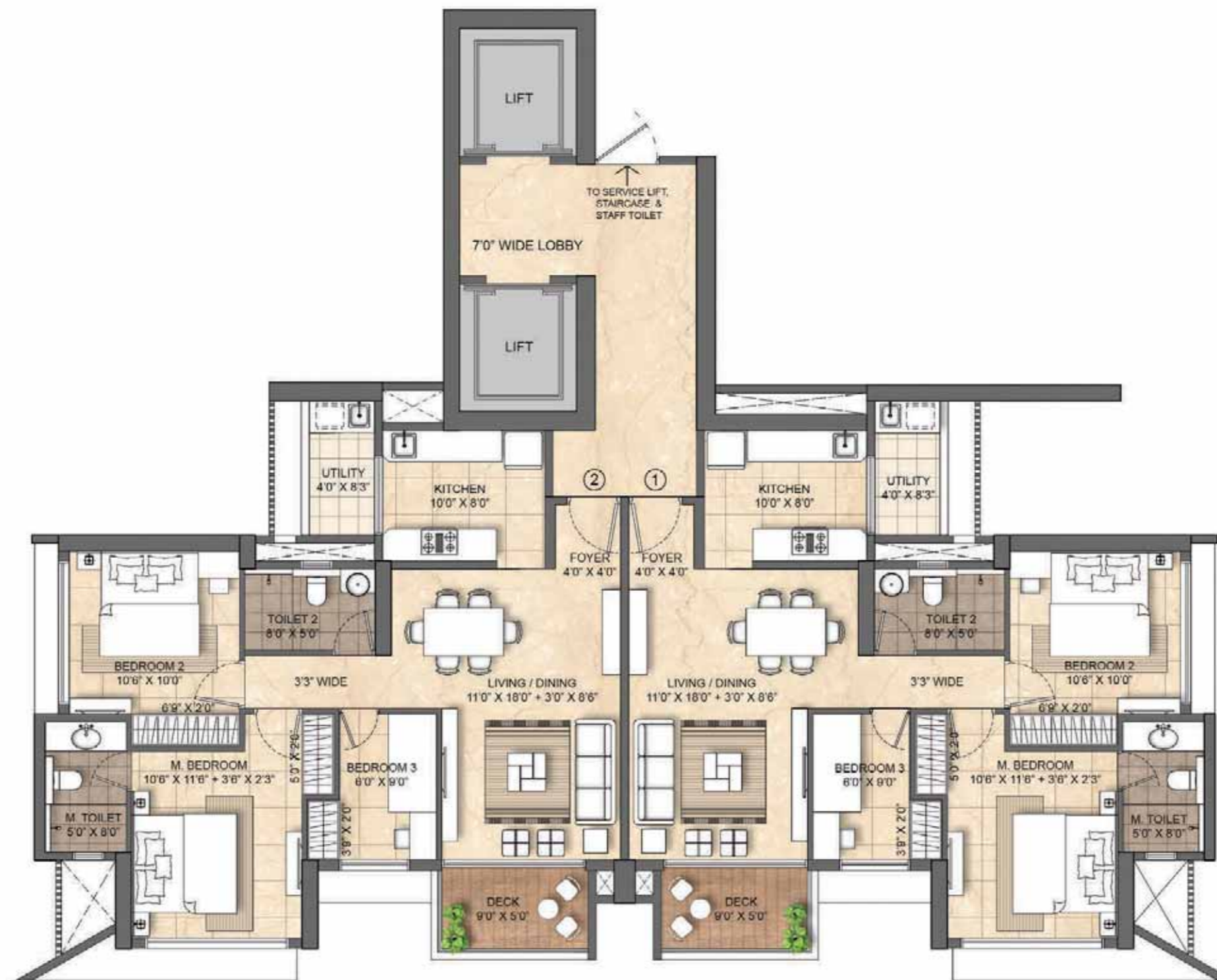
Wing B Plan

Unit 1	3 Bed Optima
Unit 2	4 Bed
Unit 3	3 Bed with Study



Wing C Plan

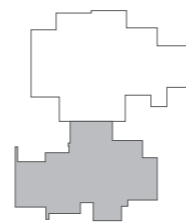
Unit 1	3 Bed Optima
Unit 2	3 Bed Optima





Wing A

Unit 1 3 Bed with Study

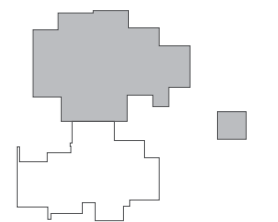


Wing A

Unit 2 4 Bed



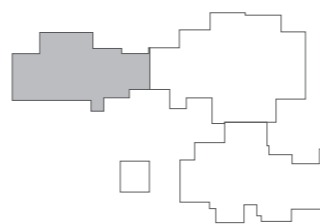
Staff Room for 4 Bed





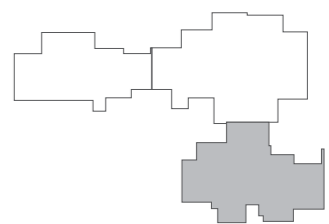
Wing B

Unit 1 3 Bed Optima



Wing B

Unit 3 3 Bed with Study



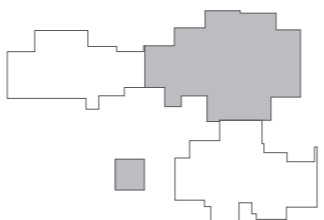


Staff Room for 4 Bed



Wing B

Unit 2	4 Bed
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Wing C

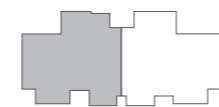
Unit 1	3 Bed Optima
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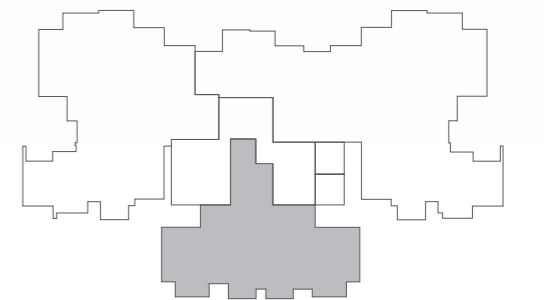
Wing C

Unit 2 3 Bed Optima



Wing C

Jodi 4 Bed Luxe with Study



Design Partners

Architecture design: Kapadia Associates, Mumbai

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring 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.

Landscape design: Sitetectonix, Singapore

A consulting firm that specialises in landscape architecture, master planning and urban design, STX harnesses the creativity, experience, and expertise of its staff to serve as a trusted partner for clients, and to give form and definition to projects. Since 1995, STX has been transforming landscapes through creative solutions, resulting in dynamic spaces that are seamlessly integrated and memorable. Carefully and thoughtfully synthesising its unique knowledge, talent and vision with the aspirations of each project, STX crafts timeless spaces.

Interior architecture: Studio HBA, Mumbai

HBA creates the signature looks of today's luxury brands, independent contemporary boutique hotels, urban resorts spas, world-class residences, restaurants and casinos. From continent to continent, each HBA interior is the result of a unique and sensitive response to location, architecture and client vision. With more than 1,200 designers around the globe in 24 offices in nearly every major city, HBA is a true global company. HBA's international presence, combined with its extensive knowledge of the interior design industry, has facilitated the ability to rewrite the language of design with each new project.

Sales gallery: Lodha Bellevue, Opp. Vivarea, Mahalaxmi, Mumbai - 400 011 | **Corporate office:** Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.

*By residential sales FY16-22 | **85 million or ~8.5 crore square feet completed till March 2022 | ^Based on liveability quotient ranking by JLL in its ‘Liveability Quotient – A Paradigm Shift in India’s Emerging Cities’ Report | ^^As on March 2022 | #Deck size varies by type of residence.

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. Developing in partnership with Terraform Realty. RERA registration no. P51900046567 available at website maharera.mahaonline.gov.in. Date of Printing: August '22



LODHA
BELLEVUE

Exemplary living