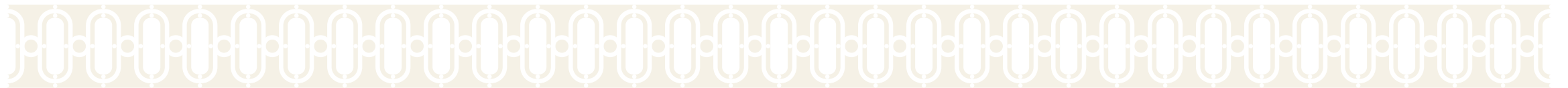


ICONIC LIVING



LODHA ALTUS



CREATORS OF
THE WORLD'S
FINEST
DEVELOPMENTS.





Lodha Altamount

The finest residences on Mumbai's Billionaires' Row



Lodha World Towers

One of India's most iconic addresses



No.1 Grosvenor Square

The world's most desirable address

Lodha is India's No.1 real estate developer*, delivering thoughtfully designed, premium residential and commercial developments that shape urban lifestyles. Designed as nurturing environments that enrich the lives of our patrons, our developments bring together exemplary design, attention to detail and unparalleled service.

By forging strong partnerships with global leaders in lifestyle, design and architecture, using the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments that enable our patrons to fulfil their aspirations and elevate their lifestyle.

With four decades of experience in redefining real estate, we have developed the expertise to deliver both on quality and scale at a pace that is unmatched in the industry. Following our philosophy of 'doing good and doing well', we are committed to using our capabilities to support the nation's growth and progress, creating a positive impact on the environment and society even as we grow our business.



Lodha recognizes the profound impact of design and service on wellbeing. Thoughtful and purposeful design in living spaces can significantly enhance both the environment and holistic user experience.



We are committed to surpassing the expectations of our customers by providing innovative, world-class solutions. We carefully curate events and experiences to delight them and their families, ensuring they relish an enriched and empowered lifestyle.



At Lodha, we understand the responsibility that comes with creating homes and workspaces for an ever-changing tomorrow, where luxury and sustainability can co-exist in perfect harmony.





CREATING A POSITIVE IMPACT

We have both a responsibility and an opportunity to create a positive impact on the environment and society, to ensure a brighter future for India.



PIONEERS IN SUSTAINABLE CONSTRUCTION

To reduce our impact on the environment, Lodha has partnered with US-based think tank RMI to research, pilot and create a blueprint for sustainable construction.

98% share of renewable energy
in total electricity consumption

Our Indian Green Building Council (IGBC) green-certified
footprint crossed 50 million sq. ft. in FY24

DESIGNING FOR A SUSTAINABLE FUTURE

Our projects are designed to be resilient to climate change and to enable residents to live a more sustainable lifestyle.

100% of wastewater in our projects
is recycled and reused in flushing
and gardening

Water-saving faucets and showers
reduce water consumption by 35% –
without compromising on experience

More than 75% of the regularly
occupied spaces in our homes are daylight
to reduce electricity consumption



AWARDS AND RECOGNITION



First real estate company in India to have their long-term and net zero targets validated by Science Based Targets Initiative (SBTi).

The highest scoring Indian company in S&P Global Corporate Sustainability Assessment (CSA) 2023* and part of the prestigious Dow Jones Sustainability Index (DJSI)

Indian Green Building Council (IGBC) Green Champion Award for being the ‘Developer Leading the Green Homes Movement in India’.

*In the real estate management and development industry; Score as of 22nd September, 2023.

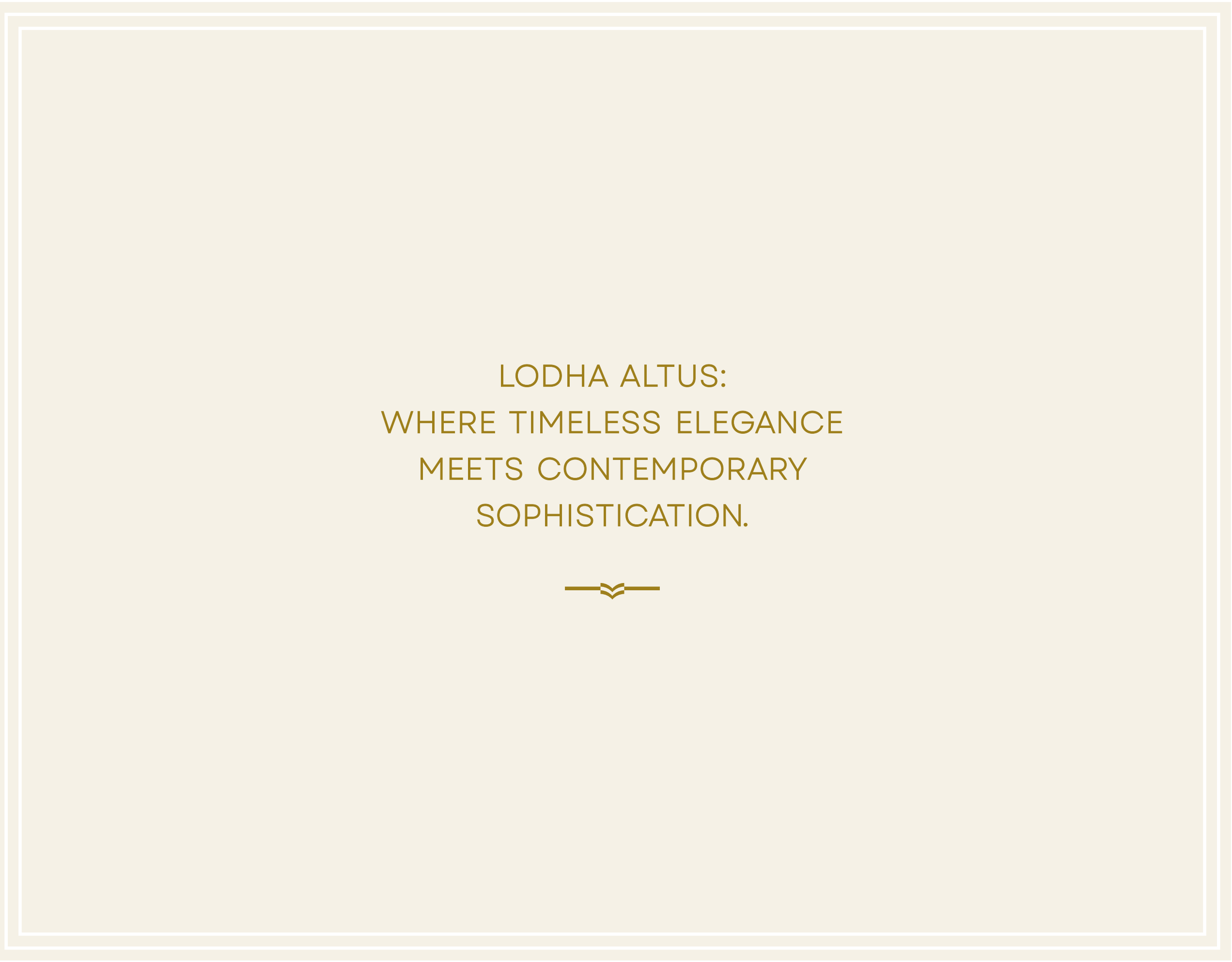
THE WORLD NEEDS ICONS, THAT INSPIRE
AND LEAD THE WAY. LODHA ALTUS IS ONE
SUCH LANDMARK, THAT WILL STAND APART
FROM THE REST. IT IS A PLACE TO PAUSE AND
REFLECT, YET CONNECTED TO THE BUZZ OF
THE CITY. IT IS FILLED WITH EXPERIENCES,
AND DESIGNED TO EXPAND YOUR WORLD.

ICONIC LIVING





Step Into a world of grandeur. Artist's Impression.



LODHA ALTUS:
WHERE TIMELESS ELEGANCE
MEETS CONTEMPORARY
SOPHISTICATION.



Welcome to an elite address that pairs the timeless elegance of Art Deco architecture with contemporary luxury. Rising in the heart of Borivali (W), these majestic twin towers are located in the centre of Saibaba Nagar. Lodha Altus offers a lifestyle transcending every definition of opulence, the like of which has never been seen here.

Towering above the rest, these exclusive, ultra-spacious 3 and 4 bed residences offer spectacular panoramas of the city.

World-class amenities and elegant European charm weave a rich tapestry of experiences to lead your best life.

Welcome to the most exclusive address in Borivali (W), where you savour an extraordinary life.



Opulent entrance lobby. Artist's Impression.

ART DECO:
A CLASSIC SHOWSTOPPER
STYLE MAKES ITS DEBUT
IN BORIVALI.



For the very first time, timeless Art Deco architecture makes its debut in Borivali (W) with Lodha Altus. Classical smooth curves and streamlined geometric patterns characterise the distinctive architectural form. Drawing from the best of this era of opulence, world-renowned architect Hafeez Contractor envisioned the architecture of Lodha Altus. Limited edition residences for a limitless life.

MINUTES FROM
THE CITY CENTRE.
A WORLD AWAY
FROM THE CITY DIN.



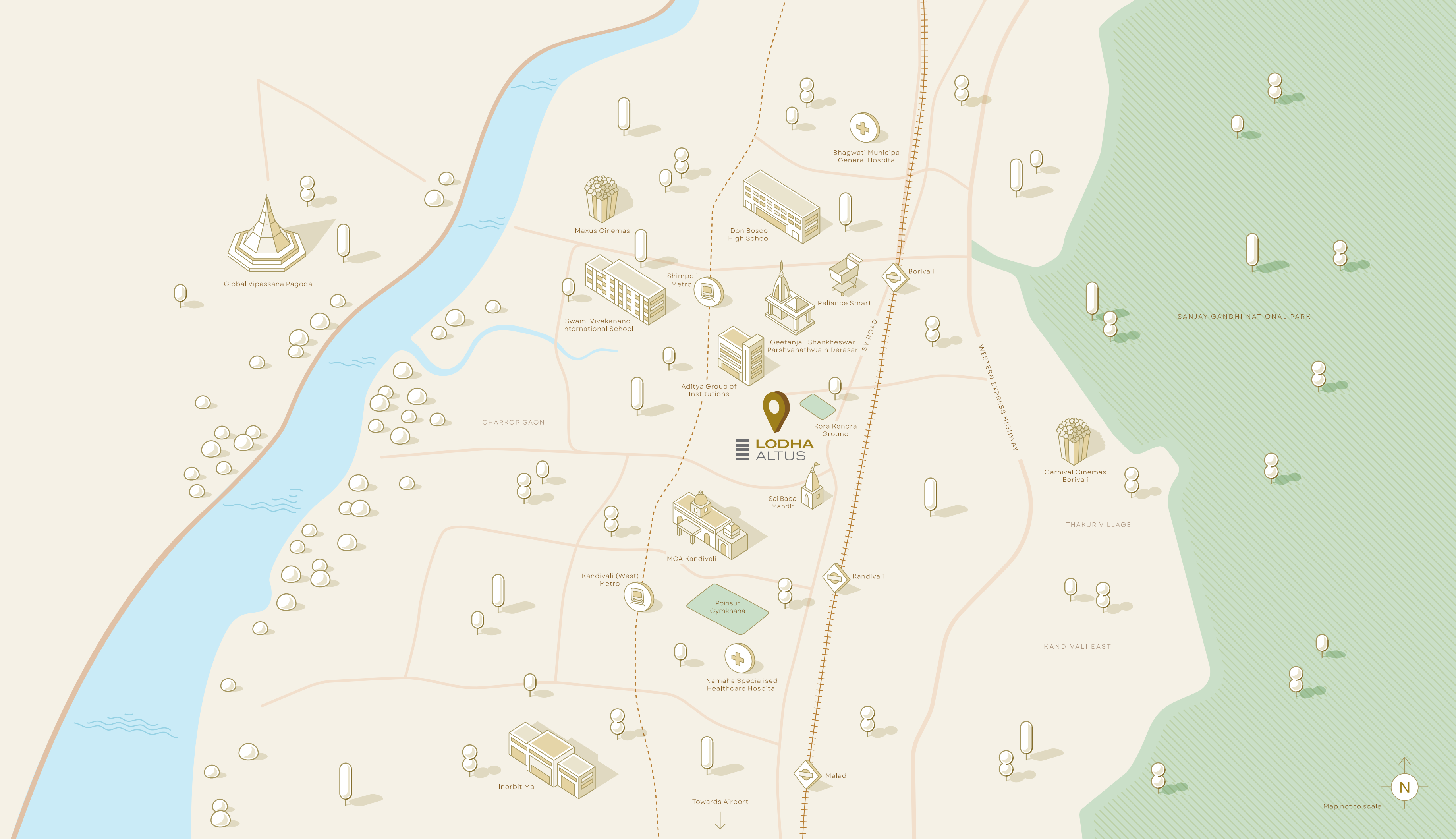
Lodha Altus is nestled within in the heart of Borivali at Saibaba Nagar, an area dotted with temples and trees, lending it an air of tranquility.

Wide, tree-lined roads lead to your serene retreat. Tucked away from the chaos of the city yet connected to major business districts and retail hubs.

Swift connections to the arterial lifelines of Mumbai – the Western Express Highway, S.V. Road, and Linking Road make sure your travel interludes are short and pleasant.

The proposed twin-tube tunnel between Thane and Borivali under the Sanjay Gandhi National Park (SGNP) will propel this fast-growing suburb into the future of effortless commuting. Connecting the Eastern and Western Express Highways directly.

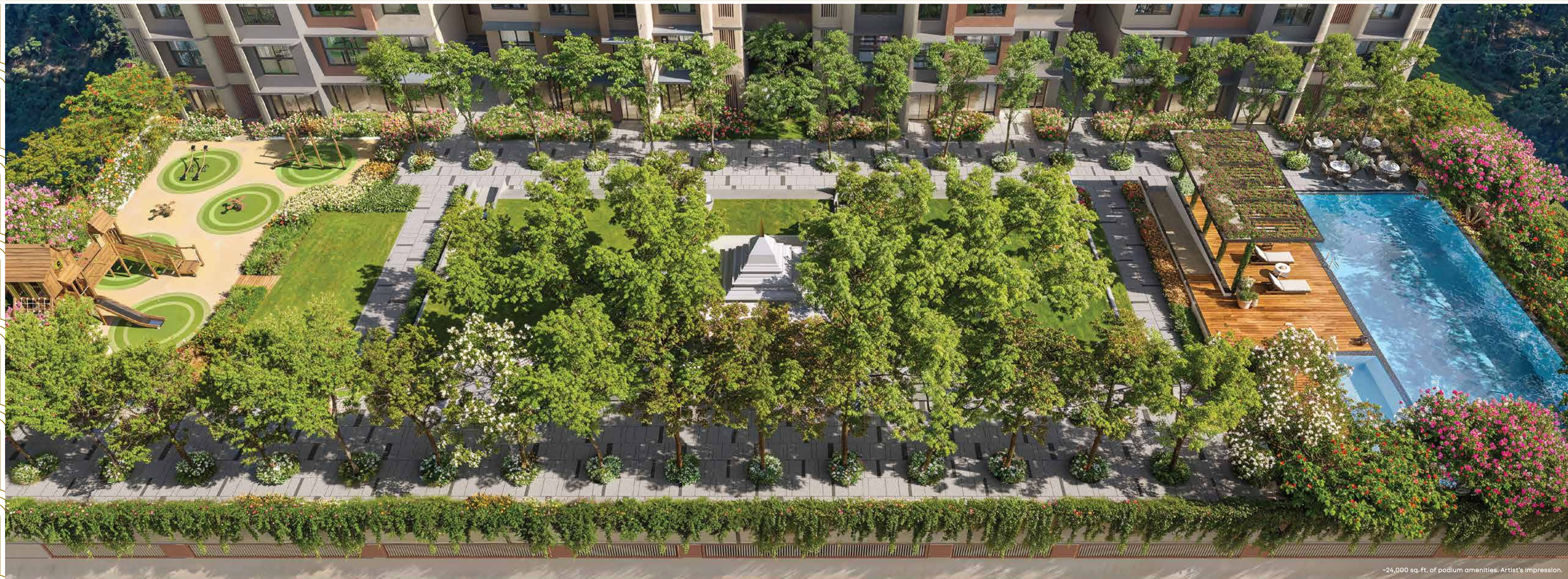
- Premier educational institutions like Don Bosco School and Swami Vivekananda, just 8 to 10 minutes away.
- Major hospitals including Namaha Hospital and Bhagwati Hospital, less than 20 minutes away.
- Reach commercial and entertainment hubs in a short drive, including MCA Sachin Tendulkar Gymkhana, Korakendra Ground, Raghuleela Mall, Poinsur Gymkhana.
- Swift connections with major railway and metro stations nearby: Borivali West railway station and Shimpoli Metro station approx. 10 minutes away.



WHERE
NATURE THRIVES,
AND SO DOES
YOUR WELL-BEING.



With over 85% of the 1.7-acre estate dedicated to open spaces, it's a rare escape into nature within the city. Punctuated with elegantly designed hideaways, it offers us the chance to spend quality time amidst greenery. Read a book under the shade, or watch the stars light up the night sky. Here, a peaceful state of mind is a constant way of life.



~24,000 sq. ft. of podium amenities. Artist's impression.

EVERY DAY IS
A PERFECT GETAWAY.



Lodha Altus is replete with lavish five-star amenities within expansive confines to indulge your every whim and fancy.

The sparkling waters of our resort-style pool to plunge away the grey monotones of the city. Be a good sport and up your game at our outdoor sports courts and turf greens, designed to challenge aspiring amateurs and fitness enthusiasts.

Stride into your busy day on our smooth walking tracks or let your heart race at our high-end stores with a spot of retail therapy. For a moment of mindful meditation, visit the serene Ganesha shrine.

OUTDOOR AMENITIES:

- Sports ground for football, cricket and other team sports
- Outdoor kid's play area with slides, swings and multi-play equipment
- Walking track
- Pet walk/area
- EV charging points for electric vehicles**
- Environmentally sustainable development with wastewater recycling, rainwater harvesting and solar panels^^

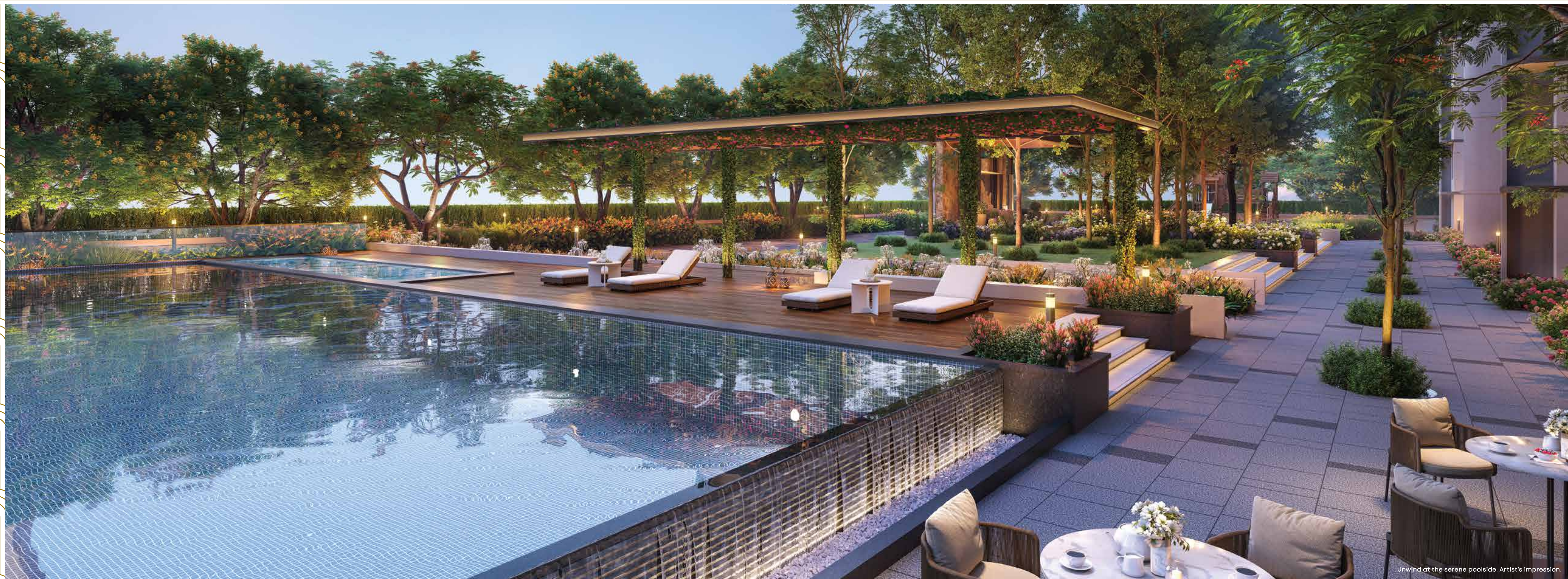


OPEN-TO-SKY AMENITIES ON THE PODIUM LEVEL:

- Swimming pool with pool deck
- Kid's pool
- Community plaza with tree court and seating
- Ganesha shrine with senior citizen seating corner
- Leisure lawn
- Children's play area
- Walking track



Divine Ganesha temple. Artist's impression.



Unwind at the serene poolside. Artist's impression.



Coffee and conversations at the café. Artist's impression.



THE GRAND CLUBHOUSE.
WHERE EACH MOMENT
REACHES NEW HEIGHTS.



The clubhouse is where leisurely pursuits of the high life become second nature. Accessible solely to residents, the expansive clubhouse, has a multitude of recreational amenities. Whether it's sipping espressos at the leafy outdoor café or beating your personal best at our state-of-the-art gym, every day is a luxurious escape.

Swap screen time for some indoor game room adventures with family. From thrill-seekers to comfort chasers, there is something for everybody at the grand clubhouse.

INDOOR AMENITIES:

- World class gymnasium
- Indoor games area with table tennis, carrom and chess
- KidzFun – indoor kid’s play area
- Café and library lounge
- Party hall and party lawn
- Changing facilities
- Activity room



Enjoy life's special moments at the banquet hall. Artist's impression.



ST. AMAND HOSPITALITY:
LIVE ON A GRAND SCALE.
LEAVE THE TINY DETAILS TO US.



Our exclusive St. Amand hospitality services not only cater to the whims of discerning residents but also go beyond. From arranging the best European cuisine at our café to personalised coaching at our gymnasium to keep you at the top of your game.

We spend more time making your living experience seamless, so every minute you spend at Lodha Altus becomes extraordinary.

ST. AMAND SERVICES:

- A virtual concierge attends to your needs with efficiency and discretion
- Reception & clubhouse management
- Meticulous housekeeping with maintenance, and security of the common areas
- Waste management



TWO TOWERS.
ENDLESS GRANDEUR.



Rooted in historic grandeur, Lodha Altus offers a one-of-a-kind lifestyle in the coveted heart of Borivali (W). The signature curvilinear lines of Art Deco define the tower façades and seamlessly flow to the interiors. At the entrance, you step into a world of European charm. The vast, spaciousness of the double-height ceiling holds your awe, while intricate geometric motifs pull you in. Each element is chosen with intent. Exquisite, imported marble interplays with warm, neutral palettes to set the mood for daily life.

The sounds of the soft swoosh of elevators lead you to your residence. Lodha Altus will be home to ~250 residences, making you part of a very select set.

TOWER FEATURES

- 2 Towers of each G+40 floors
- Open-to-Sky amenities are located on the top floor of the podium
- State-of-the-art firefighting system
- 3 high-speed passenger lifts with designer interiors by Otis®/Schindler®/Kone®
- Separate fire cum service elevator
- Domestic help's toilets on mid-landing



Stunning Art Deco façade. Artist's Impression.

RESIDENCES
THAT ARE SPACIOUS
AND SKY-HIGH.



Each apartment opens to full-height% windows and sliding doors that blur the boundaries between indoor and the cityscapes below. The 3 & 4 bed residences lend ample living space to meet the evolving needs of each resident. The timeless elegance of our imported marble flooring enhances the style statement in every home.

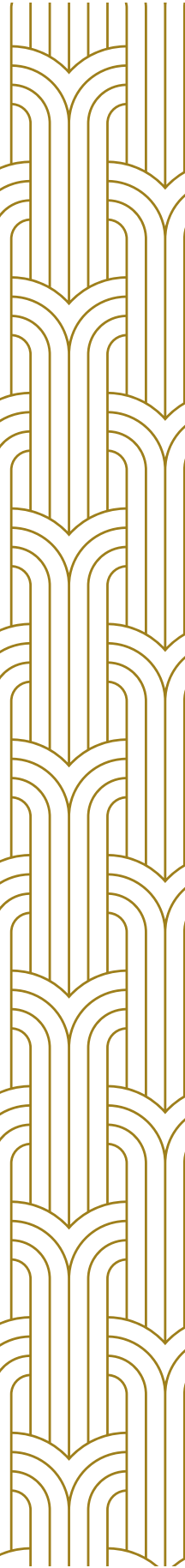
The spacious living room flows into generous open-air sun decks. The start of each day begins at sunrise over the treetops of the Sanjay Gandhi National Park. Rivalled only by the golden rays of the setting sun, bouncing off the gilded dome of the Global Pagoda.

RESIDENCE FEATURES:

- Lavish sun decks (100+ sq. ft.) for 4 BHK units with sunset views of Gorai Creek & the Global Pagoda
- An option of large sun decks (60+ sq. ft.) for 3 BHK with a study unit; spacious sun decks (50+ sq. ft.) for 3 BHK & 3 BHK Optima units with sunrise views
- Full-height windows in all rooms maximise views, light and ventilation
- Fully air-conditioned homes^^
- Imported marble flooring in living, dining, and passage areas
- Marbital^ flooring for all bedrooms
- Kitchen finished with vitrified tile flooring with granite platform and Future/Nirali® SS sink
- Separate utility area finished in antiskid ceramic flooring
- Study room*** for work/study from home
- Duravit®/Kohler® sanitary ware in all toilets
- Grohe®/Isenberg® CP fittings in all toilets
- Bathrooms finished in designer vitrified tiles with geyser
- Separate staff room with toilet for 4 BHK units



Expansive decks showcase stunning views. Artist's Impression.





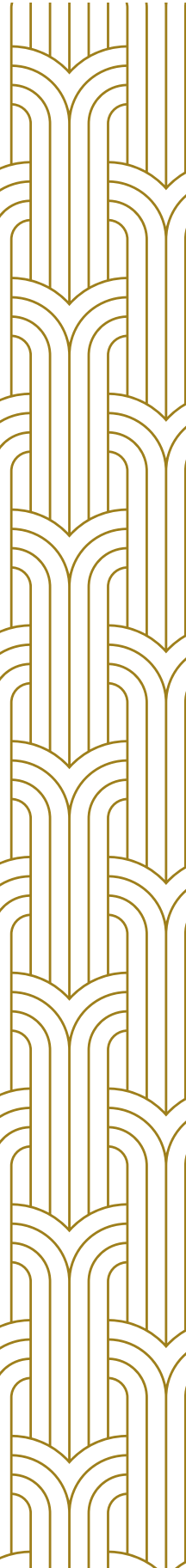
ADVANCED
5-TIER SECURITY
ENSURES PEACE OF MIND
AT EVERY LEVEL.



A world-class security system, deploying the finest technology and personnel, surrounds Lodha Altus. The security is sophisticated and discreet to ensure the safest haven for you and your family.

ADVANCED 5-TIER SECURITY FEATURES:

- Swipe card access to the ground lobby
- Video door phone
- CCTV monitoring for key common areas
- Gas detector in kitchen
- Emergency alarm in each unit



MASTER PLAN



LEGENDS

1. Security
2. Sports ground for football, cricket & other sports
3. Outdoor kids play area
4. Leisure lawn
5. Swimming pool with infinity edge
6. Kid's pool
7. Poolside lounge
8. Peripheral plantation
9. Walking track
10. Ganesha shrine & senior citizens sit-out
11. Tree court with seating
12. Pet walk area
13. Club
 - Gymnasium
 - Indoor games area
 - Indoor kids play area
 - Activity room
 - Changing facilities with toilets
 - Café and library lounge with outdoor seating

SAI BABA MANDIR ROAD

ENTRY
EXIT

DRIVEWAY

SAI BABA
TEMPLE

DRIVEWAY

ENTRY
EXIT

A

B

DRIVEWAY

AMENITY OPEN SPACE

2

13

13

13

13

8

9

11

10

8

7

6

5

12



FLOOR PLAN



WING A
TYPICAL FLOOR PLAN



WING B
TYPICAL FLOOR PLAN



UNIT PLAN



3 BHK OPTIMA
Wing A Unit 3
& Wing B Unit 4



LEGENDS

1. Living/dining	10'6" x 20'3" + 3'0" x 11'9"
2. Deck	10'9" x 5'0"
3. Master bedroom	10'6" x 12'0" + 5'9" x 2'0"
4. Master toilet	5'0" x 8'0"
5. Bedroom 2	10'6" x 10'0" + 5'0" x 2'0"
6. Toilet 2	5'0" x 8'0"
7. Bedroom 3	8'0" x 10'0"
8. Kitchen	10'0" x 8'0"
9. Utility	4'0" x 5'9"

3 BHK
Wing A Unit 4
& Wing B Unit 3



LEGENDS

1. Living/dining	11'0" x 20'3" + 3'0" x 11'9"
2. Deck	11'3" x 5'0"
3. Master bedroom	10'6" x 13'9" + 9'0" x 2'0"
4. Master toilet	5'0" x 8'0"
5. Bedroom 2	10'8" x 12'0" + 5'3" x 2'0"
6. Toilet 2	5'0" x 8'0"
7. Bedroom 3	10'6" x 12'0"
8. Toilet 3	5'0" x 8'0"
9. Kitchen	10'0" x 8'0"
10. Utility	4'0" x 7'9"

3 BHK WITH STUDY
Wing A Unit 2
& Wing B Unit 1



LEGENDS

1. Living/dining	11'0" x 20'6" + 4'3" x 11'9"	7. Toilet 2	5'0" x 8'0"
2. Foyer	4'9" x 11'9" + 1'9" x 2'9"	8. Bedroom 3	10'9" x 12'6"
3. Deck	11'6" x 6'0"	9. Toilet 3	5'0" x 8'0"
4. Master bedroom	10'6" x 16'6"	10. Study	7'9" x 8'6"
5. Master toilet	5'0" x 8'0"	11. Kitchen	12'0" x 8'0"
6. Bedroom 2	10'6" x 15'9" + 4'9" x 2'0"	12. Utility	4'0" x 8'0"

4 BHK
Wing A Unit 1
& Wing B Unit 2



LEGENDS

1. Living/dining	11'0" x 24'9" + 4'0" x 11'9"	8. Bedroom 3	10'8" x 15'0"
2. Foyer	5'0" x 8'0"	9. Toilet 3	5'0" x 8'0"
3. Deck	21'9" x 6'0"	10. Bedroom 4	10'6" x 12'0"
4. Master bedroom	10'6" x 19'0" + 12'6" x 5'0"	11. Toilet 4	8'0" x 5'0"
5. Master toilet	5'0" x 8'0"	12. Kitchen	12'0" x 8'0"
6. Master bedroom 2	10'6" x 15'9" + 6'9" x 2'0"	13. Utility	6'0" x 6'0"
7. Master toilet 2	5'0" x 8'0"	14. Staff room	5'9" x 6'7" + 4'0" x 8'0"

PARTNERS



ARCHITECTURE DESIGN: HAFEEZ CONTRACTOR

The opulent Art Deco facade was skilfully envisioned by Hafeez Contractor. One of India's leading architectural firms, Hafeez Contractor Architects has been responsible for changing the face of the nation's urban landscape forever. With a commitment to design excellence, efficient delivery and sophistication in building technology, his firm has to its credit a long and illustrious list of architectural projects that have become iconic landmarks.

LANDSCAPE DESIGN: PRABHAKAR B BHAGWAT ASSOCIATES

Arguably the most influential landscape design firm in India, this firm has been designing some of the nation's most remarkable landscapes for over 8 decades. It has defined and established several design typologies. The firm's work has been showcased in several national and international publications; it has also been the recipient of several international awards.

*By residential sales FY14–24 | ®All brands stated above are subject to change with equivalent or better brands, at the sole discretion of the Project Designers | ^^Excluding kitchen, store, toilets, staff room and service areas | %Above height of 150 mm above finished floor level | **Operated by third party; applicable charges apply | ***select units only | ^Vitrified tiles with marble effect
^^^for partial common area loads

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 the basis of unfinished surfaces using the polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, the 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 the exact plan and orientation of your unit before purchase. The garden & terrace units are entitled to exclusively use the area earmarked for a private garden/terrace. The community hall(s)/ temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust/its non-profit nominee and managed by them at their sole discretion and Ultimate Organization/Federation shall have no involvement in this regard.



MahaRERA Registration Number P51800077358 is available on the website <https://maharera.mahaonline.gov.in> under registered projects.



Iconic living

Sales gallery: Lodha Altus, off S V Road, Borivali West, Mumbai, Maharashtra – 400 092.
Corporate Office: Lodha Excelus, N. M. Joshi Marg, Mahalaxmi, Mumbai – 400 011.