



THE ADDRESS.
BY INVITATION ONLY.

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The address

Corporate / Site Office

Lodha Pavilion, Apollo Mills Compound, N M Joshi Marg,

Mahalaxmi, Mumbai 400 011, India

Tel: +91 22 2302 4400. Fax: +91 22 2300 0693.

E-mail: sales@lodhagroup.com www.lodhagroup.com

www.Zricks.com

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WHERE CAN YOU FIND A LIVING ROOM WITH A PRIVATE POOL ?

A BEDROOM WITH ITS OWN PRIVATE LOUNGE ?

A PRIVATE ELEVATOR THAT OPENS INTO YOUR RESIDENCE ?

AND ONE THAT TAKES YOU UP TO YOUR BEDROOM ?

ONLY AT LODHA BELLISSIMO.



RISING MAJESTICALLY ABOVE
THE CITY'S SKYLINE, THIS 48 STOREY TOWER
HAS A GENTLY CONTOURED FAÇADE
THAT GIVES IT A GRACE AND BEAUTY BEFITTING
ITS ITALIAN NAME BELLISSIMO.
ITS CURVILINEAR FORM AND WAVE-LIKE
ROOF ELEMENT - BOTH INSPIRED BY THE SEA -
MAKE A DEFINITIVE ARCHITECTURAL STATEMENT.
THE VIEWS ARE BREATHTAKING - WITH
THE RACE COURSE AND ARABIAN SEA
TO THE WEST, AND A SPRAWLING RECREATIONAL
GARDEN TO THE EAST.

Set amidst landscaped gardens and water bodies, Lodha Bellissimo is designed to create a serene resort environment - with 18,000 sq. mtrs. of open recreational space, bringing every resort luxury to your doorstep - from sports and activities to a soothing spa and yoga pavilion. And a business centre to take care of all your business requirements.

A high-speed elevator with fingerprint access takes you to your floor lobby, which looks out on to a sky garden. There's one every four floors - an open green space for you to do your own thing.



Inside your garden residence, every conceivable contemporary comfort is placed at your disposal. The interiors are spacious, open on both sides - with wide sun decks, large expanses of glazing, and majestic views from every room. The ceilings are a luxurious 11' 6". The flooring is Italian marble and Swedish wood. The kitchen, a fully-fitted Poggenpohl, no less. And advanced home automation puts control at your fingertips, just a button away.

The air conditioning begins cooling even before you've stepped inside your room. You can control it from the comfort of your BMW, miles away from home. After all, your residence is intelligently programmed to give you complete control over your appliances.

You have 4 levels of parking. But why bother, just toss the keys to the valet and head for the spa. There's a hot jacuzzi waiting for you.

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LUXURY ARCHITECTURE

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Every floor lobby looks out on to a sky garden. There's one every four floors. Designed to provide aesthetic open green spaces at intervals in the façade, these lush gardens bring nature to your doorstep, providing an open-air environment for exercising and relaxing.

The concept of garden residences continues within each apartment, with wide sun decks provided for the living-dining areas and master bedroom, while planters and flowerbeds are an added indulgence in some of the other rooms. Even the master bed toilet[#] has a small landscaped garden attached to it.

Each residence is thoughtfully planned, and sensitive to functional needs. Care has been taken to minimize passages and utilize space more efficiently. Every residence is open front to back, with large expanses of glazing on either side for cross ventilation, and majestic views from every room.



Privacy is ensured at every step: from the entrance lobby that seats visitors, to the powder toilet provided for their use. Even the bedrooms open on to a small lobby, and not into the living area.

Floor-to-floor height is a luxurious 11' 6", substantially higher than most highrise developments would offer.

The stilt rising to a height of 57 feet above ground level (higher than the 6th floor of a standard building) lends an aura of grandness to the air-conditioned entrance lobby, while ensuring that views of the race course and sea are clearly visible, even from the first level.

Maximum open area per residence compared to any in South Bombay: a total of 18,000 sq. mtrs., with a large central green of 8000 sq. mtrs.

Covered 4-level podium parking - big enough to accommodate 700 cars for residents. Open parking for guests and club members. Valet service for all.

Separate enclosure for drivers to rest and eat, with a special on-call facility to summon them.

Common areas designed to provide handicapped access.

LUXURY LANDSCAPE

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The landscape design for Lodha Bellissimo is based on a contemporary style that combines water and flora, to create a dynamic and distinctive landscape.

There is a large central green area flanked by a tree-lined avenue on the east, and cascading waterfalls on the west. The avenue begins at the main entrance, and ends at the far end in a water wall and reflecting pool. At the southern edge is a dense forest garden with a temple and walking path, set in a tranquil environment. A series of cascading waterfalls, reflecting pools and fountains bring in a soothing element of running water - creating a serene resort-style environment.

The landscape flows through the triple-height stilt area, to create a feeling of entering the building through the garden.

A multipurpose lawn extends all the way from the avenue to the edge of the podium - a large expanse of green with a cricket pitch - ending in an abstract composition of cascading waterfalls.

Within the podium garden is a large children's playground, and an open-air cookout picnic area.

The drop-off points at the two entrance lobbies to the tower are also punctuated by water walls and reflecting pools.

With 8000 sq. mtrs. of green at your doorstep, now who needs the neighbouring race course?



LUXURY LIFESTYLE

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Club Bellissimo: Set in a serene resort environment, Club Bellissimo is designed in the contemporary yet traditional style of renowned architect Geoffrey Bawa. Residents can avail of its many luxury facilities.

Resort spa with steam, sauna, jacuzzi, massage treatments and a small plunge pool.

Yoga and meditation pavilion.

Hi-tech gym with separate areas for weight training, cardio and aerobics.

Two swimming pools: Adult swimming pool and a kids pool.

Floodlit tennis court.

Indoor squash court.

American university-style multipurpose hall for basketball, volleyball and badminton.

Indoor games arena with billiards, table tennis, carrom and chess.

Lounge with ample seating and a well-stocked library.

Business Centre with internet connectivity, fax, copier and scanner.

Conference rooms with audio-visual and video conferencing facilities.

Café.

Provision for convenience store to meet daily requirements.

Air-conditioned banquet hall.

24-hour manned Medical Desk for first aid, emergencies, and guidance on medical facilities.

Wi-fi enabled complex.

Valet parking for residents and their guests.

Cricket pitch.



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LUXURY FITMENTS

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Premium finishes: Fine Italian marble flooring for living-dining room and master bedroom. Swedish wooden flooring for other bedrooms and sun decks.

Bathrooms fitted with designer German sanitaryware and fixtures - Duravit and Hansgrohe. Unique four-fixture master toilet with luxury bathtub overlooking a landscaped garden*.

Fully-fitted German Poggenpohl kitchen.

Air conditioning: Carrier air conditioning of hideaway-type provided in all bedrooms, living-dining room and passages - with individual controls for each room. This gives the clean appearance of a centrally air-conditioned space, without the high costs. Unlike split units, this air conditioning has been specially designed to bring in fresh air from the outside, ensuring healthier living.

Complete security solutions conforming to best-in-class international practices: fingerprint access to passenger elevators and floors ensures only authorized persons can enter. The elevator lobby will be monitored through CCTV. Each residence will have its own video doorphone to screen visitors. The master bedroom comes equipped with motion detector sensors for security, while the kitchen is armed with gas leakage and smoke detectors.

Home Automation System: Complete home automation provided by Clipsal*/Schneider*, world leaders in automation technology. Lighting control for all rooms. Motion sensor-driven auto lighting in all bathrooms and passages, and air-conditioning control. Universal remote controls security, lighting and air conditioning - with optional control for curtains and appliances. The same can also be controlled through your cellphone.

Wing A and B will have 4 hi-speed elevators (3 passenger and one service), while Wing C will have an additional elevator (4 passenger and one service). With speeds greater than 13 feet per second, residents will be able to go from ground to 48 in less than 50 seconds.

LUXURY LIVING

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Set amidst beautiful landscaped gardens and water bodies, Lodha Bellissimo has been designed to create a serene resort-style environment - where nature is brought to your doorstep, while tastefully appointed residences bring you every contemporary comfort. All residences enjoy spectacular views of the sea, recreational garden and city.





Lodha Bellissimo A & B

Luxuria Residences

These luxury 3 and 4 bedroom residences are designed on a scale that can only be described as 'lavish' - with spacious interiors, wide sun decks with flowerbeds and planters, premium finishes and fitments like Italian marble and Swedish wooden floorings, Poggenpohl kitchens and designer German sanitaryware, complete security solutions, and advanced home automation that allows you to control your air conditioning and other appliances from your cellphone. There are a total of 126 such residences at Lodha Bellissimo. Each of these looks out on to a sky garden below.

Gardenia Residences

These exclusive 3 and 4 bedroom residences provide the same luxuries, with one big difference: they are located on a sky garden floor. There are only 44 such residences, each with a visual, aesthetic and prestige value of having a garden at your doorstep.

The Upper Deck

There will be a limited number of 5 and 6 bedroom residences on the upper six floors which have been specially designed as duplex penthouses - with stunning aerial views of the city and the Arabian Sea. There are only 10 such residences on offer.

LIMITED EDITION

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Lodha Bellissimo C

For the privileged few, an exclusive tower that takes luxury to new heights. Just two residences to a floor, each laid out to create your own private world - where you shut yourself out from the rest.

A private elevator takes you straight to your residence - it's programmed to recognise the owner by his fingerprint. While duplex penthouses come with their own personal elevator, to ferry you between the upper and lower decks.

The duplex penthouses - only 9 of them - also come with their own private swimming pool and jacuzzi. While a double-height living area and expansive rooms with sun decks give luxury a new meaning.

The master bedroom is *en suite*: it comes with its own lounge area. The wardrobe is a 'walk-in'. And the bathroom is four-fixture, with a luxurious bathtub overlooking a landscaped garden.

The flooring is Italian marble and Swedish wood. The kitchen is Poggenpohl, no less. And the sanitaryware designed by Philippe Starck ^ .

With advanced home automation, everything is a button away. The air conditioning is discreetly tucked away, controlled by the universal remote, or your cell phone.

Every residence has its own video door phone to screen visitors. While fingerprint access and CCTV ensure only authorized persons enter.

Sky gardens provide spectacular views of the race course green and the Arabian Sea. But why bother? You have your own sun deck to view the world.





LOCATION



Set amidst a sprawling 20,000 sq. mtrs., Lodha Bellissimo is an oasis of luxury in the heart of South Mumbai. It affords a prime central location - 5 minutes from Phoenix High Street and Peninsula Corporate Park, 5 minutes from the race course and Mahalaxmi Station, 10 minutes from Siddhivinayak Temple, 20 minutes from the business hub of Bandra-Kurla, and 30 minutes from Santa Cruz domestic airport.

Rising to an altitude of 610 feet, this 48 storey tower has panoramic views of the Mahalaxmi race course and the Arabian Sea.



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Lodha Solitaire, Napean Sea Road



Lodha's Château Paradis, Worli Seaface



Lodha Palazzo, JVPD Scheme, Juhu

DEVELOPERS

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Established in 1980, Lodha Group is a premier real estate developer headquartered in Mumbai. The Group is currently developing in excess of 27 million sq. ft. of prime real estate over 30 projects in and around Mumbai, from Nepean Sea Road to Dombivali, making it the largest developer in Mumbai and one of the largest in the country. The group is now expanding into Western and Southern India and recently kicked off their geographic expansion by launching Lodha Bellezza, an unparalleled super luxury residential project in Hyderabad and is soon expected to launch its first project in Pune.

In 2007, the Lodha Group received the largest ever FDI in the real estate sector in India. In addition, it works with leading financial Institutions, designers and product manufacturers to bring together the most premium offerings for its customers. The Group focuses on development of residences and office spaces in various formats including standalone projects, IT campuses, weekend retreats, townships and SEZs. From luxury garden residences in South Mumbai to large integrated townships in the suburbs, the group caters to diverse consumer needs across all segments. The Group currently employs over 1300 professionals.

With a vision to build better lives, Lodha exceeds the expectations of customers through innovative, world-class solutions, thereby creating value and at the most opportune moment.

Vision: Building a better life

The Group seeks to build a better life for its customers, leveraging its core strengths - the 5 Ls of Leadership, Luxury, Lifestyle, Location and Legacy - to create landmarks of exemplary quality and design that benchmark the highest standards of international living.

Ongoing projects

Lodha Costiera, Nepean Sea Road
Lodha's Château Paradis, Worli Seaface
Lodha Palazzo, JVPD Scheme, Juhu
Lodha One, JVPD Scheme, Juhu
Lodha Bellissimo, Mahalaxmi
Lodha Primero, Mahalaxmi
Lodha Aria, East Parel
Lodha Grandeur, Prabhadevi
Lodha Imperia, Bhandup
Lodha Aqua, Dahisar
Lodha Aurum, Kanjurmarg
Lodha Luxuria, Thane
Lodha Paradise, Thane
Lodha Goldcrest, Lonavala
Lodha Bellezza, Hyderabad
Lodha Excelus, Mahalaxmi
Lodha Supremus, Worli
iTHINK Techno Campus, Thane
iTHINK Techno Campus, Kanjurmarg
Casa Univis, Thane
Casa Ultima, Thane
Casa Royale, Thane
Casa Essenza, Dahisar
Casa Bella, Dombivali

Our upcoming projects

Apartments at Walkeshwar, Prabhadevi, Andheri and Thane
Bungalows at Dombivali and Pune



Lodha Grandeur, Prabhadevi



Lodha Aqua, Dahisar



Lodha Goldcrest, Lonavala

CONSULTANTS



Architectural Design: Kapadia Associates, Mumbai

Since its inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, they combine a deep design involvement for all projects with optimized 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

Established in 1995, Sitetectonix is a professional consulting firm based in Singapore - providing landscape design and planning. Their work has been acknowledged and acclaimed the world over, with numerous international awards to their credit. They have a significant portfolio which includes the Anglo-Chinese School, Singapore, Far East Square, Singapore, ITE First Regional Campus, Singapore, Kanuhura Beach Resort, Maldives, Hotel Sofitel Central, Hua Hin.

Structural Design: Vakil Mehta Sheth, Mumbai

Established in 1959, Vakil Mehta Sheth is a leading structural consulting firm in India - with a wide portfolio of projects including multistoried buildings, retail complexes, office buildings, healthcare facilities and industrial projects, in India and abroad.

Civil Engineering Construction Contractor:
B E Billimoria & Co.**, Mumbai

B E Billimoria is one of the most reputed civil engineering contractors in the country today. The firm prides itself on having undertaken several prestigious and challenging projects across the country - among them Wankhede Stadium, NCPA, IDBI Tower and the Indira Gandhi Institute Of Development Research, Mumbai.

Structural Review Consultant: Arup Associates, San Francisco

Arup Associates are one of the world's leading engineering consultants - with a work force of over 7000 people operating in 73 offices across 30 countries. A multidisciplinary firm, Arup has been providing integrated technical solutions to its clients for over 60 years, and has been responsible for some of the world's leading structures. Notable among them are the Barbados Cricket Stadium, the Johannesburg Athletics Stadium, the Central Station, Hong Kong, the Swatch Pavilion, Atlanta, and the Webb Dock Bridge, Melbourne.

**Wings A and B only

Liaison Architect: Spaceage Consultants, Mumbai

Electrical Consultant: Design Bureau, Mumbai

Plumbing Consultant: Engineering Creations Public Health Consultancy, Mumbai

Heating, Ventilation & Air Conditioning Systems Consultant: Enova, Mumbai



West side view of Lodha Bellissimo



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PLANS AND VIEWS

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**Or equivalent, as per discretion of the architect. ^oIn select apartments only. [^] Only in master bathroom.
All specifications mentioned herein are true to the best of our knowledge. However, the same may be subject to change as per the discretion of the designers*

Disclaimer: The plans, specifications, images and other details herein are only indicative and the Developer / Owner reserves the right to change any or all of these in the interest of the development. This printed material does not constitute an offer and / or contract of any type between the Developer / Owner and the recipient. Any purchaser / lessee of this development shall be governed by the terms and conditions 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 transactions. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variances.

- 1 MAIN ENTRANCE
- 2 ENTRANCE WATERWALL
- 3 CLUB BELLISSIMO PARKING
- 4 CLUB BELLISSIMO DROP-OFF POINT WATER FEATURE
- 5 CLUB BELLISSIMO
- 6 POOL DECK
- 7 ADULT POOL
- 8 KIDS POOL
- 9 TENNIS COURT
- 10 WATERWALL
- 11 CRICKET PITCH
- 12 TREE-LINED AVENUE
- 13 COVERED LINKWAY
- 14 MULTI-PURPOSE LAWN
- 15 CASCADING WATERFALL
- 16 POND
- 17 PEDESTRIAN SPINE
- 18 TEMPLE
- 19 FOREST GARDEN
- 20 VEHICULAR RAMP TO BUILDING ENTRANCE DROP-C
- 21 TIMBER DECK WITH ORNAMENTAL GARDEN
- 22 DROP-OFF (WING B)
- 23 ENTRANCE LOBBY (WING B)
- 24 LANDSCAPE BERMS
- 25 DROP-OFF (WING A)
- 26 ENTRANCE LOBBY (WING A)
- 27 VISITORS PARKING
- 28 VEHICULAR RAMP TO PARKING LEVEL
- 29 CHILDREN'S PLAY AREA
- 30 BARBEQUE AREA
- 31 DROP-OFF (WING C)
- 32 ENTRANCE LOBBY (WING C)



Site Plan





Floor Plan - A, B, C
Luxuria Residence Floor Plan*
Floors 2 - 48, except sky garden floors
*Floor plan varies on levels with Duplex Penthouses



Floor Plan - A, B, C
Gardenia Residence Floor Plan*
Sky Garden floors: 1, 5, 9, 13, 17, 21, 25, 29, 33, 37, 41, 45
*Floor plan varies on levels with Duplex Penthouses



Wing A | 3 BHK Residence - Floors: 1 - 40



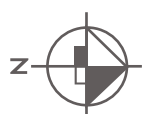
Wing B | 3 BHK Residence - Floors: 1 - 40



Wing A | 4 BHK Residence - Floors: 1 - 46



Wing B | 4 BHK Residence - Floors: 1 - 46





Wing C | 3 BHK Residence - Floors: 1 - 30



Wing C | Duplex Penthouse - Lower Deck - Floors: 31 - 48



Wing C | 4 BHK Residence - Floors: 1 - 48

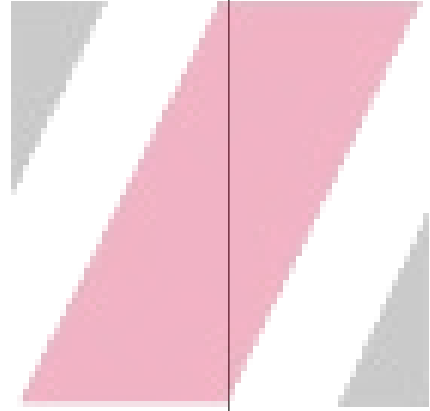


Wing C | Duplex Penthouse - Upper Deck - Floors: 31 - 48





View of pool and sky garden - Lodha Bellissimo C



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Actual view from 10th floor level of Lodha Bellissimo



Swimming pool, Club Bellissimo



Drop-off point, Lodha Bellissimo



Entrance to Club Bellissimo



East side façade



West side façade

