



 **LODHA**
COSTIERA
The house by the sea

Site address: Lodha Costiera, 24, Napean Sea Road, Mumbai 400 006.

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THE HOUSE BY THE SEA

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When Sir Evan Nepean, a British politician and administrator, became Governor of Bombay in 1812, little did he know that a road would be named after him. Abutting the Arabian Sea on one side and Malabar Hill on the other, Nepean Sea Road went on to become the address of the city's elite, and many a nobleman took up residence here - among them Sir Dinshaw Petit, Sir Jamshedji Jeejeebhoy and Sir Cowasji Jehangir.

Generations later, some of the old bungalows have made way for new buildings, and the clang of hooves from horse-drawn carriages, replaced by the swish of alloy wheels. But Nepean Sea Road still retains its legendary charm.

Here, 15 residents will have the privilege to wake up each morning to a splendid ocean view framed at the window, and watch the sun set in a blaze of glory from the edge of an infinity pool. They will retire to a world of extravagance - of lavish suites with dressing rooms, and super-sized living rooms with decks large enough to host a party under the stars.

They will shut out the world with a single click of the sound-proof windows, and sleep comforted by the thought that 3-tier integrated security is working for them 24x7.

They will be residing at the swankiest address on the coast, from where it derives its Italian name, Costiera.

Will you be among the 15 to take up residence at Lodha Costiera?

Super-sized living room to accommodate your extravagant lifestyle.



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Bedroom. Lounge. Dressing room. Sundeck.

No wonder they call it the master suite.

Your private sundeck?

Or your personal viewing gallery?



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An air-conditioned gym.

For 15 residents only?

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Lavish 4-fture bathroom with ample room for your jacuzzi bathtub.



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A garden by the sea.

Perfect to contemplate the sunset.



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A spacious kitchen.

The perfect ingredient for your camembert soufflé.



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The infinity pool.
It's hard to tell where it ends.

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Why book a seat when you can have the whole theatre?

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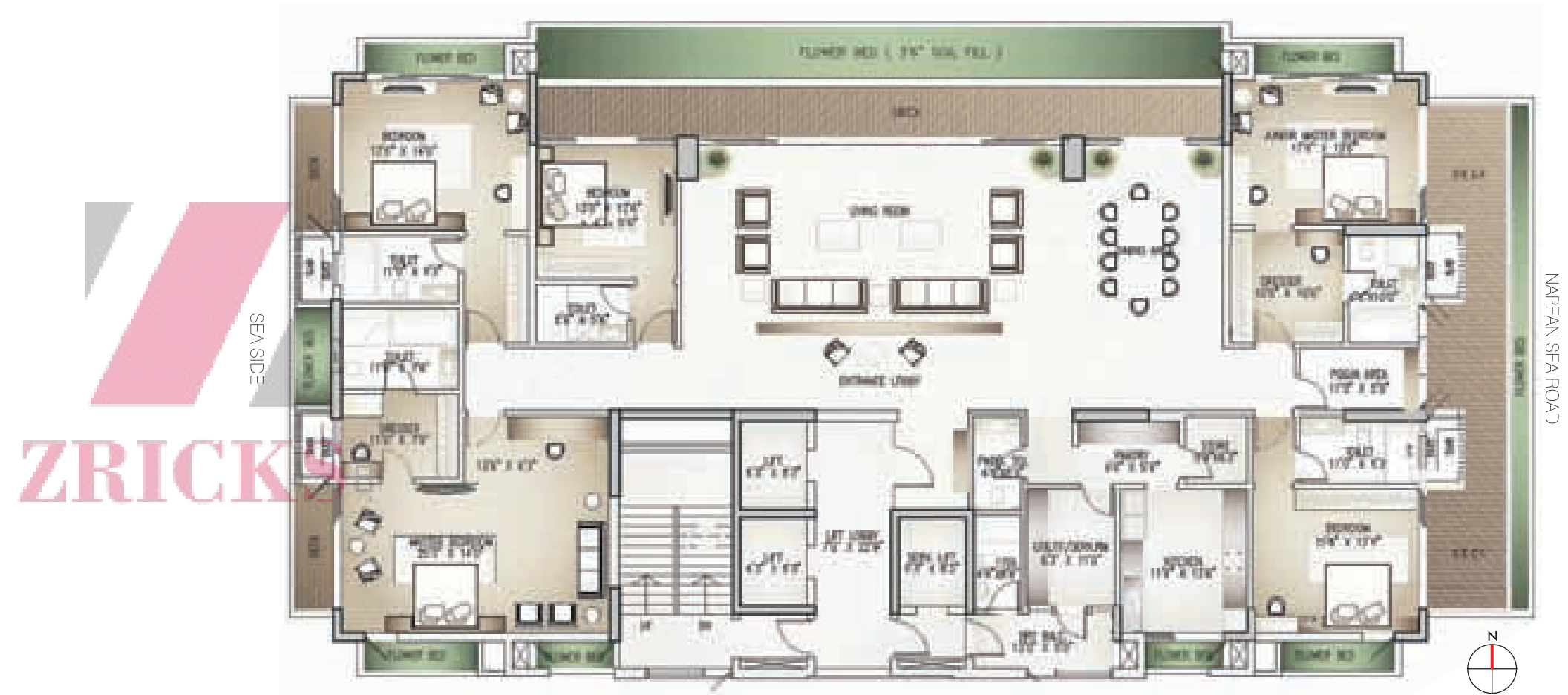
A closer view.



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THE RESIDENCE

- 4 and 5 bedroom residences
- All residences bare shell for customized design
- Super-sized living room
- Lavish master suite with separate dressing room and 4-fixture bathroom
- Floor to floor height of 11'6"
- Wooden sundecks for each room with majestic views of the Arabian Sea
- Exclusive pooja area
- Separate powder rooms
- Separate utility & drying area and servant's toilet
- First living level begins at 8th floor offering unhindered views of the Arabian Sea
- Vaastu compliant design
- Separate servant's quarters for each residence*



5 BED RESIDENCE

*basement level



4 BED TERRACE RESIDENCE

RESIDENCE 1
3 BED



RESIDENCE 2
4 BED

3 & 4 BED RESIDENCE

THE LIFESTYLE

Infinity edge swimming pool

Top-flight air-conditioned gymnasium

Mini theatre with the latest in technology

Palatial air-conditioned entrance lobby finished in the finest Italian marble

Multi-purpose party hall

3-tier integrated security with access control at the entrance gate and entrance lobby.

CCTV monitoring on each floor, entrance lobby and public areas

Beautifully landscaped garden & children's playzone

2 passenger elevators and one service elevator by Mitsubishi. **

3 covered parking spaces for each 3 BHK residence,
4 covered parking spaces for each 4 BHK residence and
5 covered parking spaces for each 5 BHK residence



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**or equivalent

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THE NEIGHBOURHOOD

Located on Napean Sea Road in Mumbai's most upmarket neighbourhood

Vantage location by the sea with spectacular sea views from the north and west side of the building

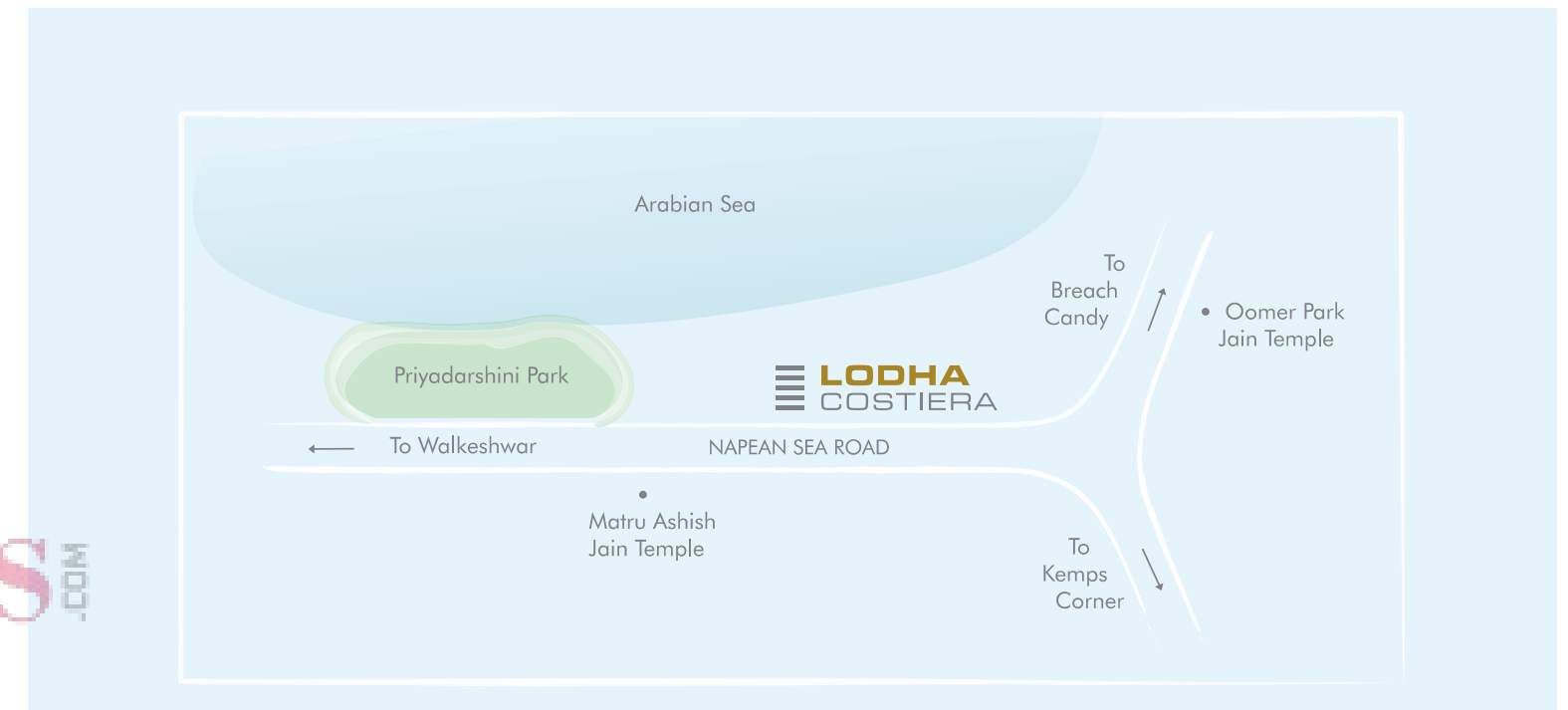
2 minutes from Priyadarshini Park

5 minutes from Breach Candy

In close proximity to various Jain temples

In the vicinity of prime shopping areas such as Kemps Corner and Breach Candy

Commercial districts of Opera House, Fort, Worli and Lower Parel are easily accessible





SEASIDE VIEW



ROAD-FACING VIEW

THE DEVELOPERS

Established in the 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 30 million sq.ft. of prime real estate over 38 projects in and around Mumbai, from Napean Sea Road to Palava, making it the largest developer in Mumbai and amongst the Top 3 in the country ^ .

In 2009, the company emerged as the No.1 unlisted developer in the country, the No.1 developer in Mumbai and the No.1 real estate brand in Mumbai ^ . The group has several innovative firsts to its credit: Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world; Lodha Golflinks - Mumbai's first golf development; Palava - 21st century India's foremost planned city, spread over 5000 acres, and many more.

The group has also created an entirely new residential category: mid-income luxury. A new sub-brand, CASA by Lodha, was created for this category, providing 'right sized' and 'right priced' products in Mumbai's suburban locations. The group was also one of the first in India to introduce the concept of branded office spaces through its unique offerings: Lodha Excelus - signature offices catering to front-office requirements of large corporates; iThink by Lodha - the ultimate office campus for every business need; and Lodha Supremus - signature boutique offices targeted specifically at growing businesses.

According to the JP Morgan Property Report 2008, the Lodha Group was ranked second in the list of companies most sought after for PE investment in the realty sector. The Group was also selected as one of India's top 10 builders by Construction World.

Other accomplishments include:

- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com.
- Leaders of Indian Infrastructure & Construction Award by The Economic Times ACETECH.
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava.
- Awarded 'Luxury Project of the Year' at Realty Plus Excellence Awards 2010, for Lodha's Chateau Paradis.

Going beyond being a premier real estate developer, the group has been a socially responsible corporate, focusing on education as the best medium to enrich society. The group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.

THE PROJECT ASSOCIATES

ARCHITECTURAL DESIGN:
Talati and Panthaky

The last word on quality and style, Talati & Panthaky have several projects to their credit, Lodha Costiera being among their most lavish. Their impressive portfolio includes home and corporate designs that cater to discerning lifestyles - both in the private and corporate world. The company has, over the years, built a reputation for providing quality, reliability and durability - while bringing a unique aesthetic sensibility to every project. With Lodha Costiera, Talati & Panthaky have yet again made a definitive architectural statement.

STRUCTURAL DESIGN:
Sharad Shah

A post graduate from Michigan University, USA, Sharad Shah has been a practicing Structural Consulting Engineer in Mumbai for the last forty years. He is a Fellow of the Institute of Engineers (India) and has been a consultant to NID, Ahmedabad and CIDCO. He is also a visiting faculty to various architectural colleges in Mumbai.

LANDSCAPE DESIGN:
Prabhakar Bhagwat Associates

After redefining landscape design in India, Prabhakar Bhagwat Associates have continued evolving – exploring new and evocative idioms that infuse a richer meaning to our physical space. They are supported by a large database of landscape techniques and plant species. Their practice includes residential, industrial, recreational, urban and institutional landscapes, including ecological redevelopment projects.



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