



Site Office
Lodha Luxuria, Near Majiwade Flyover,
Eastern Express Highway, Thane, India.

Corporate Office
Lodha Excelus, Level L2, Apollo Mills Compound,
N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 011, India.
Tel: +91 22 6642 9999. Fax: +91 22 2300 0693
E-mail: luxuria@lodhagroup.com www.lodhagroup.com

BEYOND
ALL EXPECTATIONS

WHERE ON EARTH WOULD YOU FIND A PRIVATE RETREAT LIKE THIS? IN THANE, OF COURSE.

There is a place where graceful tree-lined avenues run across a vast expanse of wide open spaces.
Where waterfalls and gushing fountains vie for attention with the lush green landscape.
Where villa-like apartments open out to private gardens.
Where sky gardens take luxury to new heights.
Where three magnificent clusters stand together, each with its own theme garden and exclusive leisure pool.
Where private elevators whisk you up silently to your residence.
Where the living experience speaks of luxury that is beyond all expectations.

That place is Lodha Luxuria, Thane.



THE PRIVATE, SHELTERED WORLDS OF THE PRIVILEGED. IMAGINE LIVING IN ONE OF THEM.

The cares of the world outside vanish into the scented air. Inside the gates of Lodha Luxuria is a world unlike anything you've seen before. Plants and waterbodies soothe the senses as you make your way inside. A private elevator whisks you up to your apartment. Here you can lounge in your own private garden. Or admire the view from French windows. It's a world beyond compare.



ARCHITECTURE BEYOND EXPECTATIONS.

The unique architecture of Lodha Luxuria is inspired by the legendary American style: New urbanism. Thoughtful designing is the keyword here. All 3 BHK apartments are open back to front, which provides excellent cross-ventilation and natural light. And the spectacular full-length French windows are designed to bring the outdoors in.

Inspired by the American architectural style:
New urbanism.

Gymnasium, leisure pool and multipurpose hall in each cluster.

Raised on a vehicle-free podium.





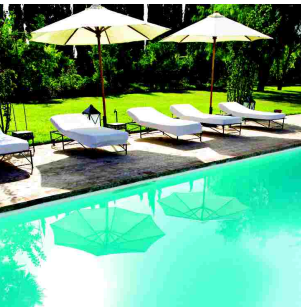
**MEDITERRANEAN GARDEN?
TROPICAL GARDEN?
OR CONTEMPORARY GARDEN?
TAKE YOUR PICK.**

You could choose to stay in any one of the three clusters in the complex. Each cluster is uniquely landscaped to create its own identity, with Mediterranean, Tropical and Contemporary garden themes. Each has three 27 storey buildings. And each is self-contained, with its own gymnasium, leisure pool and multipurpose hall. Not to mention a gazebo, walkabouts, children's play area and a large waterbody. The clusters are raised on a landscaped, vehicle-free podium, so vehicular traffic doesn't come in the way of pedestrians.

**LANDSCAPING
YOU'VE NEVER SEEN BEFORE.**

- Over 1 lakh sq.ft. central green with cricket pitch
- Tranquil, shaded sitting area
- 3 cluster greens, each uniquely landscaped with varying garden themes
- Tree-lined avenues
- Fountains & waterfalls
- Serene waterbodies

A LIFESTYLE YOU'VE NEVER EXPERIENCED.



Life at Lodha Luxuria is a many-splendoured experience. Equipped with every conceivable facility, it's a haven for rest and relaxation. There's a clubhouse, cricket pitch, jogging track and courts for, tennis, badminton and basketball, and a world-class gymnasium. Plus three leisure pools, a steam room and a jacuzzi to unwind afterwards.



There's also a business centre and conference rooms. Not to mention a library, café and crèche. In short, everything you need to live the privileged life.



World-class gym

Three leisure pools for adults, children and toddlers

Jogging track

Tennis court

Basketball court

Full-size cricket pitch



Steam room

Jacuzzi

Library

Café

Crèche

Soccer net, volleyball court, indoor games



WHAT'S A PRIVATE RETREAT WITHOUT A PRIVATE ELEVATOR?

Each luxury apartment comes with its own private elevator. Step inside and activate it with your personal swipe card. Within seconds, you are whisked up in complete privacy to your apartment. It's the ultimate luxury for the upwardly mobile.

MOTION SENSORS.
TOUCH-SCREEN PANELS.
CELLPHONE CONTROLLED
APPLIANCES.

WE HAVE
EVERY TECHNOLOGICAL
CONVENIENCE
YOU CAN'T THINK OF.

The wonders of a fully-automated home have to be seen to be believed. Technology at Lodha Luxuria is novel and futuristic, where everything is controlled through the touch of a button. Turn on the AC in your bedroom from your car with your mobile. Step into a room and the lights come on automatically. Life has never been this advanced.

Home automation by Honeywell*

Lighting control for all rooms.

Cellphone control for lights, ACs, curtains** and appliances**

Motion sensors for automated lighting in bathrooms and passages.

*Or equivalent **Optional



SECURITY
BEYOND
EXPECTATIONS.

The integrated security management system at the complex leaves nothing to chance. Access to the complex is controlled. Guest checking and monitoring is unfailingly efficient. Common areas are monitored 24x7 by Closed Circuit TVs. Building lobbies cannot be accessed without swipe cards. Nor can the private elevators. There's a video door phone and emergency alarm in each apartment. And all kitchens are equipped with gas detectors. Safety first is the motto at Lodha Luxuria.

Controlled access

CCTV monitoring

Swipe card access to lobby

Video door phone in homes

Emergency alarm in homes

Gas detectors in kitchens



ITALIAN MARBLE FLOORING. WALK-IN
WARDROBES. MINERAL WATER ON TAP.
AROUND EVERY CORNER, MORE THAN
YOU EXPECTED.

Our apartments are full of pleasant surprises. There are thoughtful details everywhere that add a new dimension to the environment. Like walk-in wardrobes. Spectacular French windows. Overall air-conditioning. The list goes on. At Lodha Luxuria, you'll find we exceed your expectations at every step.

MORE COMFORTS THAN YOU COULD EVER IMAGINE.

Here you'll find comforts and luxuries of every kind. The rooms are spacious and cross-ventilated, with a floor to floor height of 10' 2". Every home has an entrance lobby. The large living rooms come with separate dining areas. There's lighting control for all rooms. There are double-height decks with wooden flooring and full-height French windows. A separate pooja area is provided in each apartment. Plus a balcony for drying clothes. As an added touch, there is a special recess provided for wardrobes - giving you the luxury of extra space. It all adds up to a living experience beyond the ordinary.



- Italian marble flooring*#
- Fully air-conditioned homes*
- Walk-in wardrobes**
- Four-fixture toilets**
- Finished toilets with international fittings
- Decks with wooden floorings
- Elegant balcony railings
- Mineral water on tap^
- Kitchens with piped gas connection
- Two levels of parking

**Luxury residences
*Except kitchen, bathrooms and service areas
#Agglomerated
^ Purified drinking water

GARDEN RESIDENCES

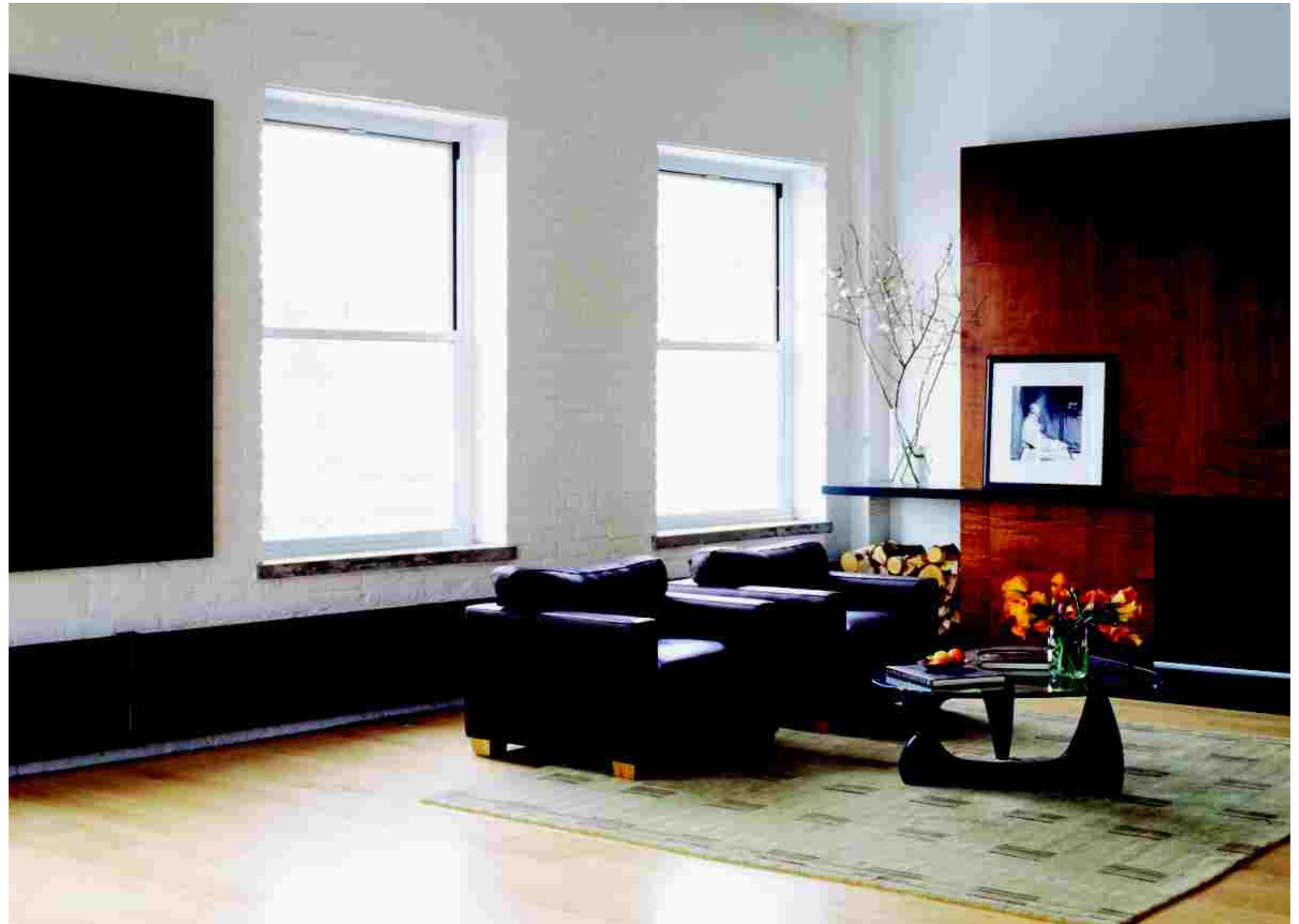
The Garden Residences, two in each building, are situated at the podium level. These luxurious three/four-bedroom apartments open out to a private garden and the cluster green beyond.

LUXURY RESIDENCES

These lavish three-bedroom residences take luxury to new heights. They have uninterrupted views from both sides and double-height sun decks on every alternate floor.

PRESTIGE RESIDENCES

These elegant abodes provide the same luxuries, but with a difference: they are two-bedroom residences. Select residences on every floor have sun decks to enhance the living experience. Ideal for nuclear families.



A LOCATION THAT'S UNRIVALLED.

Located in the heart of Thane, Lodha Luxuria is an oasis with every contemporary comfort and luxury. The township has several blessings. The railway station is nearby. So is the Eastern Express Highway. The Chandresh Lodha Memorial ICSE School is a stone's throw away as well. A private bus service ferries residents from the complex to the railway station and back. What's more, Center Point, a world class mall with a multiplex and food court, is adjacent to the complex. And very soon, a 50,000 sq. ft. retail arcade will open right at your doorstep. You'll see there aren't many places as ideally located as Lodha Luxuria.

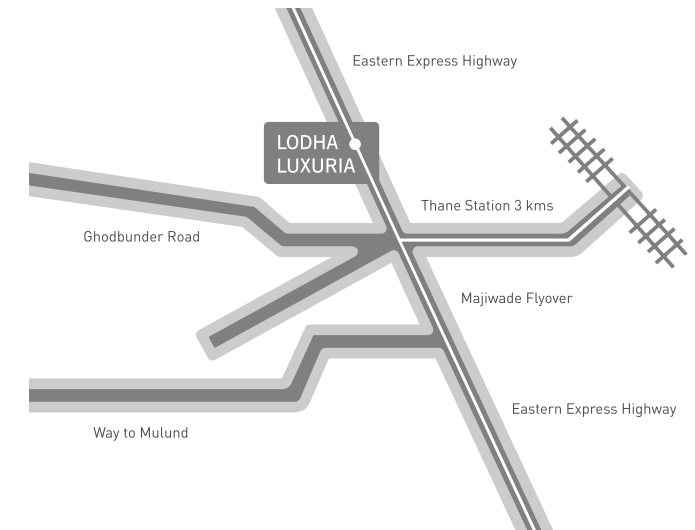
3 km from the railway station

Just off the Eastern Express Highway

ICSE School in the vicinity

Bus Service to railway station

International shopping mall



LEGEND

1. CLUBHOUSE

2. COMMUNITY CENTRE

3. RETAIL PLAZA

4. GUARDHOUSE

5. DROP-OFF PLAZA

6. SWIMMING POOL

6a. CHILDREN'S POOL

6b. JACUZZI POOL

7. REFLECTING POOL

8. BUS STOP

9. WATERFALL / POOL

10. TROPICAL GARDEN

11. WADING POOL

12. CHILDREN'S PLAYGROUND

13. CONTEMPORARY GARDEN

14. TENNIS COURT

15. BADMINTON COURT
16. TEMPLE

17. POOL DECK

18. TRELLIS / GARDEN

19. AMPHITHEATRE STEPS

20. LILLY POND

21. TIMBER PROMENADE / SENIOR CITIZEN'S AREA

22. PARTERRE

23. COVERED LINK

24. PARKING LOT

25. PRIVATE GARDEN

26. CRICKET PITCH

27. SOCCER NET

28. ENTRANCE WATERFALL

29. MEDITERRANEAN GARDEN

30. ENTRANCE TO PODIUM

31. RAMP

32. MAIN ENTRANCE



LAYOUT



The gateway to Thane's first automated township.





The 2BHK Prestige residences, surrounded by lush greenery.



The magnificent 3BHK Luxury residences.



Picturesque sky-gardens on every third floor.



The air-conditioned double-height entrance lobby with elegant Italian marble flooring.



The private lobby leads to a private elevator which can be accessed with a swipe card.



Every building has a separate drop-off, so you can drive the car right up to the lobby.



Landscaped, vehicle-free area with theme gardens, waterbodies and tree-lined walkways.



A closer look at the clubhouse swimming pool.



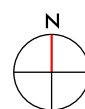
The grand shopping arcade which occupies two levels, one of the many luxuries at the complex.



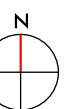
The clubhouse with pool, gym, indoor games, meditation room, crèche and business centre.



2 BHK PRESTIGE RESIDENCES
Levels: 2nd, 6th, 8th, 12th, 14th, 18th, 20th, 24th, 26th
Buildings: Westgate A, Westgate B, Fairfield B, Claremont B & Claremont C

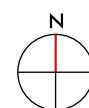


2 BHK PRESTIGE RESIDENCES AT REFUGE LEVEL
Levels: 4th, 10th, 16th, 22nd
Buildings: Westgate A, Westgate B, Fairfield B, Claremont B & Claremont C

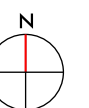




2 BHK PRESTIGE RESIDENCES
 Levels: 3rd, 5th, 9th, 11th, 15th, 17th, 21st, 23rd, 27th
 Buildings: Westgate A, Westgate B, Fairfield B, Claremont B & Claremont C



2 BHK PRESTIGE RESIDENCES AT REFUGE LEVEL
 Levels: 1st, 7th, 13th, 19th, 25th
 Buildings: Westgate A, Westgate B, Fairfield B, Claremont B & Claremont C

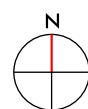




4 BHK GARDEN RESIDENCES

Levels: Podium

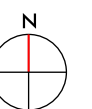
Buildings: Westgate A, Westgate B, Fairfield B, Claremont B & Claremont C



3 BHK GARDEN RESIDENCES

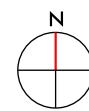
Level: Podium

Building: Westgate C

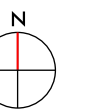




3 BHK LUXURY RESIDENCES
Levels: 1st, 7th, 13th, 19th & 25th
Building: Westgate C

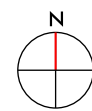


3 BHK LUXURY RESIDENCES AT REFUGE LEVEL
Levels: 4th, 10th, 16th & 24th
Building: Westgate C

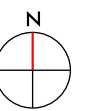




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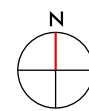


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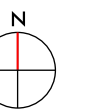




3 BHK LUXURY RESIDENCES
Levels: 3rd, 5th, 9th, 11th, 15th, 17th, 21st, 23rd & 27th
Building: Fairfield A

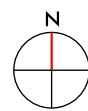


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Building: Fairfield A

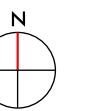




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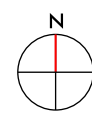


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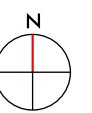




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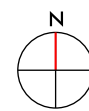


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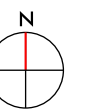




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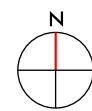


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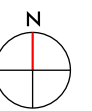




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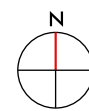


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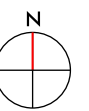




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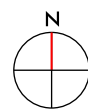


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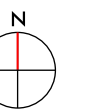




3 BHK GARDEN RESIDENCES
Level: Podium
Building: Claremont A

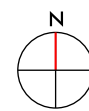


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Levels: 1st, 7th, 13th & 19th
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3 BHK LUXURY RESIDENCES
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Building: Claremont A



ADDITIONAL INFORMATION

THE DEVELOPERS: LODHA

Established in 1980, Lodha Group is Mumbai's premier real estate developer providing comprehensive residential and office space solutions across real estate categories and diverse consumer segments - from luxury garden residences in South Mumbai to large integrated townships in the suburbs, from thoughtfully designed office environments to private villa retreats. Headquartered in Mumbai, the group is currently developing in excess of 25 million sq. ft. of prime real estate spread over 27 projects.

The group continuously strives to exceed the expectations of customers through innovative, world-class solutions leading to several innovative firsts to its credit – be it Lodha Bellissimo - Mumbai's first “By invitation only” project which is the only Indian residential project amongst the top 1000 landscapes in the world, Lodha Luxuria -Mumbai's first “Fully Automated Township” or Lodha Aqua - Mumbai's first water inspired township. The group is the first to believe in using brand as a differentiator and has developed itself as a pioneer of branded realty, delivering consistent brand experience across customer touch-points.

The group has extended this philosophy to office spaces as well, where it was 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 IT destination for large back office needs and the recently launched, Lodha Supremus – Signature boutique offices, targeted specifically at mid-sized businesses.

The group has been responsive to changing market situations and has dynamically realigned its project portfolio anticipating demand-supply mismatches in the market. To explore the untapped potential in affordable segment, the group created an entirely new residential category – Mid-Income Luxury. A new sub-brand CASA by Lodha was created for this category, with essential quality and luxury endorsement, providing right sized and „right priced products in Mumbai's sub-urban locations. The integrated planning of Casa Bella, Mumbai's largest single phase township development has been selected by the United Nations as one of the Good Practices for 2009, which is deemed to have made outstanding contribution to improving the quality of life in their cities and communities. The launch of the Casa brand has met with huge success and more than 3000 apartments have been sold in the last 6 months. The group has strong systems and process orientation, including research and benchmarking and uses advanced technologies to ensure optimized solutions.

Lodha collaborates with leading professionals and suppliers; partnering with Aedas, OveArup and Sasaki for architectural innovations; Poggenpohl, Duravit and Kohler for internal fittings; Bang & Olufsen for home entertainment; SAP for technology platforms and Johnson Controls for facilities management, to deliver excellence in every aspect of development. With a focus on building a world class organization, the group has attracted top talent from premier B-school campuses, hired professionals from benchmark industries and built a proficient management team.

The group's strong brand & execution capabilities have attracted the best financial investors from across the globe. According to the JP Morgan Property Report 2008, Lodha Group was ranked second in the list of most sought after for PE investment in the realty sector. Also selected as one of India's top 10 builders by Construction World, the group has consistently delivered luxury lifestyles through innovative solutions, not just by building structures but by building better lives.

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 recently expanded into Hyderabad with the launch of Lodha Bellezza, a super-luxury residential project.



ONGOING PROJECTS

Residential Projects

Lodha Costiera, Napean Sea Road
Lodha's Chateau Paradis, Worli Seaface
Lodha Palazzo, JVPD Scheme, Juhu
Lodha One, JVPD
Lodha Bellissimo, Mahalaxmi
Lodha Primero, Mahalaxmi
Lodha Grandeur, Prabhadevi
Lodha Marina, Sewri
Lodha Aqua, Dahisar
Lodha Imperia, Bhandup
Lodha Aristo, Thane
Lodha Paradise, Thane
Lodha Bellezza, Hyderabad
Casa Univis, Thane
Casa Ultima, Thane
Casa Royale, Thane
Casa Bella, Dombivali
Casa Essenza, Dahisar

Weekend retreats

Lodha Goldcrest, Lonavala

Commercial Projects

Lodha Excelus, Mahalaxmi
iTHINK Techno Campus, Kanjurmarg
iTHINK Techno Campus, Thane

UPCOMING PROJECTS

Residences at Walkeshwar, Prabhadevi, Kanjurmarg,
Andheri and Dombivali
Bungalows at Dombivali and Pune

PARTNERING WITH THE BEST, TO GIVE YOU THE BEST.



ARCHITECTURAL DESIGN: KAPADIA ASSOCIATES, MUMBAI

Since its inception 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

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