



Spacious living

Site address: Lodha Aria,
J. D. Road, Ram Tekadi,
East Parel, Mumbai 400 015.
www.lodhaaria.com
E: aria@lodhagroup.com

Corporate Office: Lodha Pavilion,
Apollo Mills Compound,
N. M. Joshi Marg, Mahalaxmi,
Mumbai 400011, India.
T: +91 22 6773 7373.
F: +91 22 2300 0693.
www.lodhagroup.com

SPACIOUS LIVING

If space is the ultimate luxury in Mumbai, 30 residents are about to discover its true meaning. Welcome to Lodha Aria. Designed with just 2 residences per floor, Lodha Aria harks back to a time when the living was gracious, and 'roomy interiors' were de rigueur. Here, space abounds everywhere. The air-conditioned interiors come with room sizes surprisingly larger than you're likely to find in today's apartments. While a rooftop club floor replete with swimming pool, air-conditioned gym and party zone, takes luxury to an altogether higher level.



Conveniently located in East Parel, Lodha Aria is in the vicinity of the city's burgeoning business and entertainment hub. Offering you the best of Mumbai, as well as the space and serenity of a private paradise.

Best of all, you won't have to wait too long to take possession of your Lodha Aria residence.

The home featured in the international interior magazine on your coffee table might well be yours.



Living at Lodha Aria is a lofty experience. All elements, from views to layout, styling to finish, come together splendidly, in homes of rare distinction and class. Each air-conditioned residence is lavish in spread and commands panoramic sea views from the living room and master bedrooms. Extra-high ceilings and roomy living spaces add to the expansive look.

The fittings and finishes too, befit Lodha Aria's pedigree & planning. Italian marble flooring lends elegance to the living room and master bedroom, while other bedrooms are finished in laminated wood. Open-air sun decks and a powder room are an added indulgence. A separate utility area anticipates your household needs. While separate quarters for your domestic staff, ensure that you enjoy absolute luxury in absolute privacy.

Only 2 residences per floor

Glorious sea-views from living room and master bedroom#

Fully air-conditioned except for kitchen and service areas

Exceptionally spacious rooms with floor-to-floor height of 11'0" (9'6" is the norm)

Italian marble flooring in living/dining area, master bedroom and passage

Laminated wooden flooring in all other bedrooms

Separate powder room



Master bathroom and powder room fitted with Hansgrohe* and Kohler* fittings and finished with agglomerated marble*

Roca*/ Jaguar* sanitary fittings in all other bathrooms

Separate utility area

Separate quarters for domestic staff in each residence

Video doorphone



Clubhouse. Mini theatre.

And an invitation
to live a fuller life.



Family time, personal time or play time, Lodha Aria allows you to make the most of your day. Self-contained in every sense of the word, Lodha Aria puts every facility at your doorstep.

A rooftop club floor dedicated solely to your recreation and leisure, includes a swimming pool and a world-class gym. With stunning views of the city and the eastern seaboard to inspire you, even a routine workout turns into a delight. While a stylish rooftop party lounge provides the perfect venue for a celebration.

Lodha Aria also boasts of an indoor recreational area, where a fun game of table tennis, chess, carrom or cards make for a very pleasant evening. A library, a movie lounge and a secure, well-equipped children's play area are also at your disposal, providing you with everything you need to make life more fulfilling, more enriching. And with just 30 residents to share the many privileges, you can enjoy all of them in your own time, at your own pace.

A professional maintenance team is in place, to ensure the amenities are always in mint condition. And a multi-tier security system working around the clock, assures you and your family of total peace and security.

Rooftop swimming pool

Rooftop world-class gym & steam room

Terrace party lounge

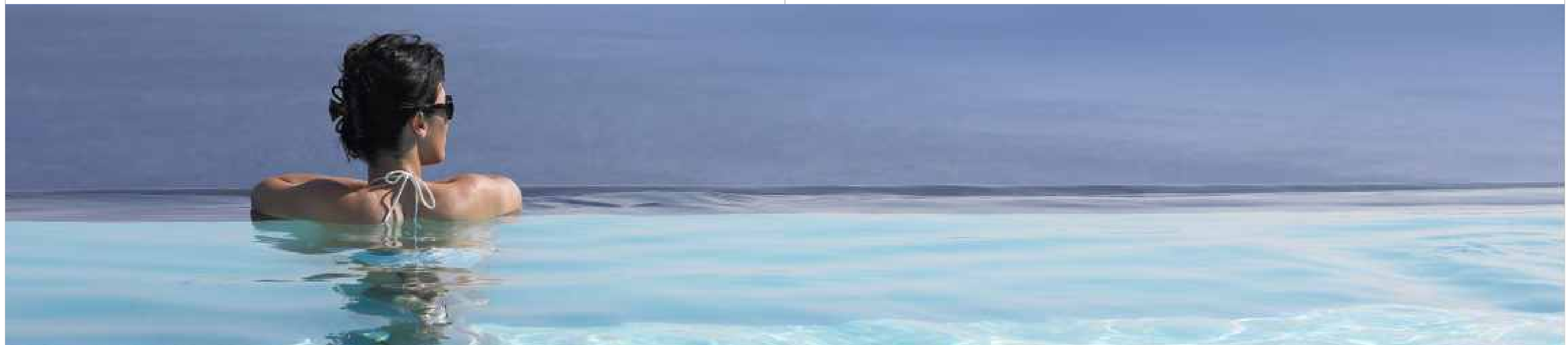
Indoor recreation area (table tennis, chess, carrom, cards)

20-seater mini theatre

Library and reading lounge

Children's play area with slides and sand lot

Jogging track and basketball court (half)



Multi-level security with gated entry,
swipe card lobby access and
video doorphones in each residence

Impressive air-conditioned entrance lobby with
Italian marble flooring and designer fittings

High-speed automatic elevators

Professional property management

Ample covered podium and stilt parking

2 car parks per residence.

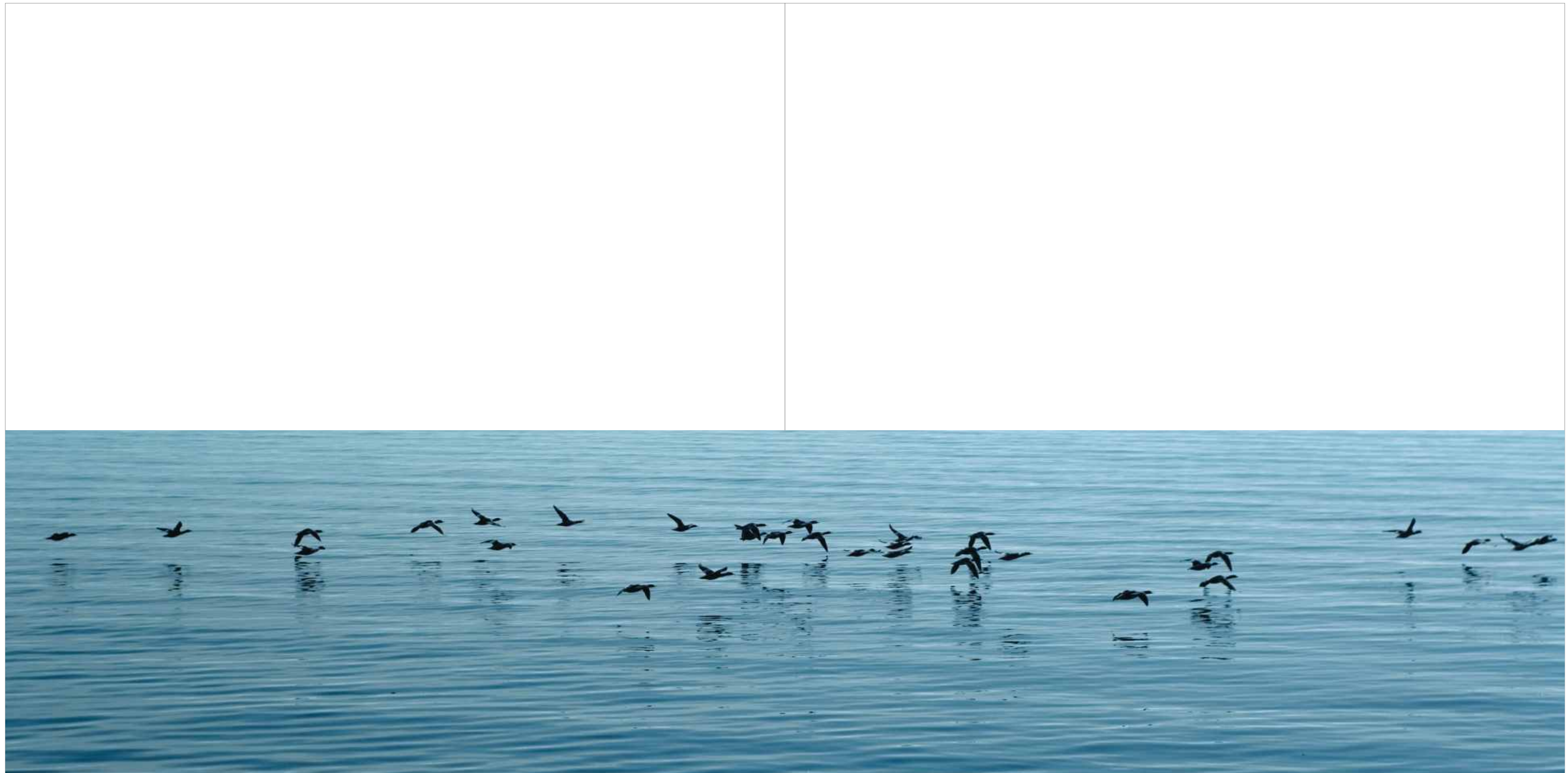


An early
morning jog.
A quiet moment
contemplating
the sunset.

All accomplished without
stepping out the compound.



At Lodha Aria, it's easy to forget where you are. Residences start high up in the air and take in breathtaking vistas of the sea and mangroves. Green spaces and flowering trees abound. Wide, neatly-paved roads and a podium give the impression of unlimited space. An elevated podium high-walls the designer landscape into a private green haven that shelters you from the bustle and din of the city outside.



Stunning views of the Arabian sea,
flocks of flamingoes and lush green mangroves

Designer landscaping

Smooth multi-purpose green lawns

Top-most podium level with landscaping,
community spaces

First residential floor begins 40 feet
(approx. 4 floors) above ground.

Space.
Luxury. Serenity.
In the heart of
bustling Mumbai.



Exclusive and tranquil, yet connected and convenient - living in Lodha Aria gives you the best of both worlds. Located in the rapidly developing area of East Parel, its advantages are many: almost down-the-road proximity to workplaces in Worli, Prabhadevi and Lower Parel. Easy connectivity to Nariman Point, Fort and BKC business districts, as well as retail and shopping landmarks. Essential services like schools, railway stations and hospitals in the vicinity, and prestigious residential projects in the neighbourhood. All of which allow you to strike a perfect work-life balance.

Moreover, on completion of the proposed Sewri-Nhava Sheva Sealink, even far-flung places like Navi Mumbai, Reliance's SEZ and the new airport will be a breezy drive away.



Easy access to both Central and Western suburbs

2-3 kms from the business districts of Worli, Prabhadevi and Lower Parel

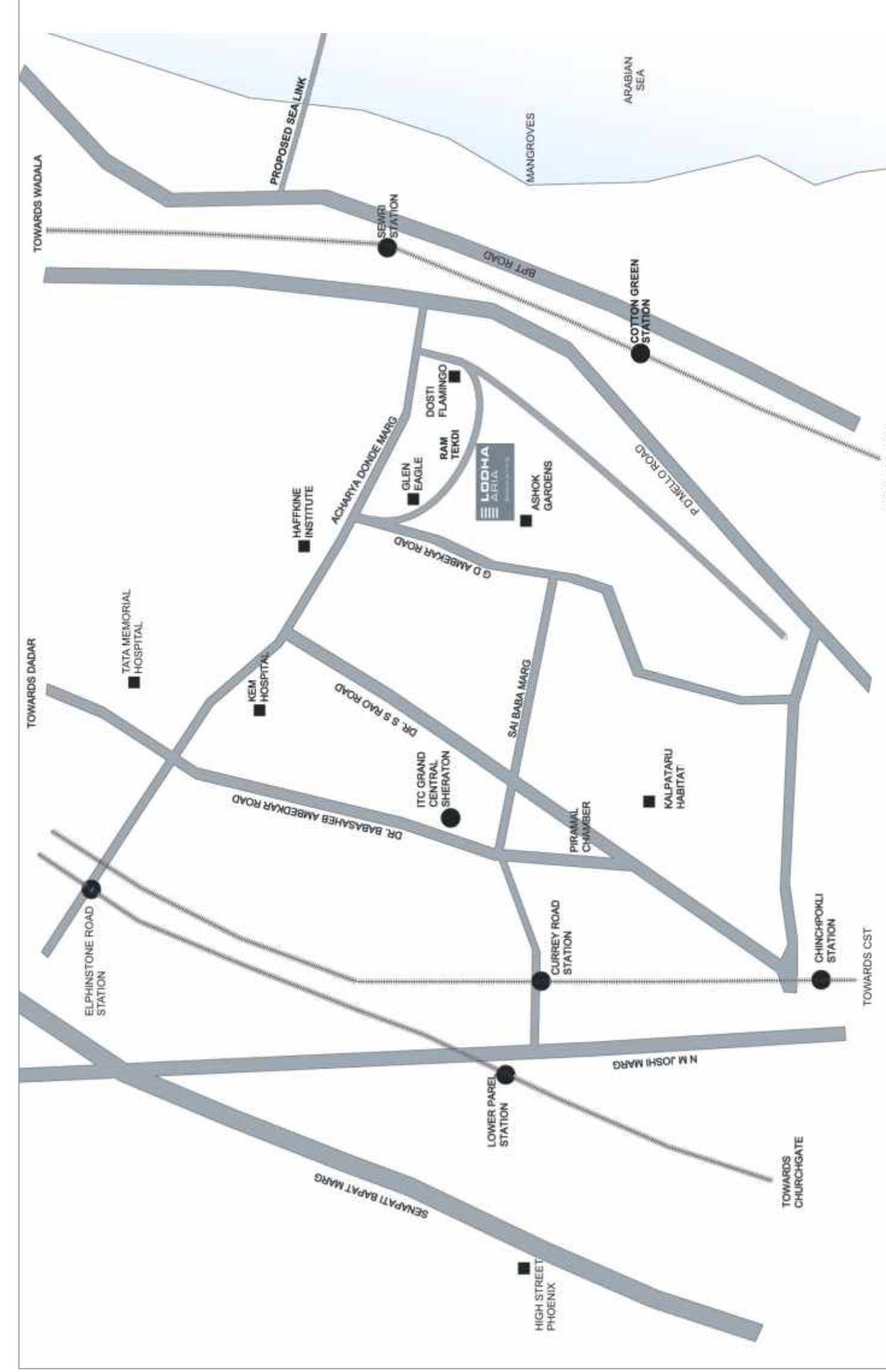
Nariman Point, Fort and BKC business districts within easy reach

ITC Grand Central Sheraton - 1.0 km

Parel Station - 1.7 kms; Sewri Railway Station - 0.7 km;
Dadar Railway Station - 2.4 kms

Schools and hospitals in close proximity

Mahalaxmi Racecourse - 4.6 kms



TOKARSEY JIVRAJ CROSS ROAD

LEGEND

- 1 Main entrance
- 2 Entrance to building
- 3 Entrance on podium
- 4 Children's play area
- 5 Old folks corner
- 6 Basket ball half court
- 7 Multi-purpose lawn
- 8 Jogging track on podium
- 9 Party area on terrace
- 10 Pool deck on terrace
- 11 Swimming pool on terrace
- 12 Gymnasium on terrace



Site Plan





Building Elevation

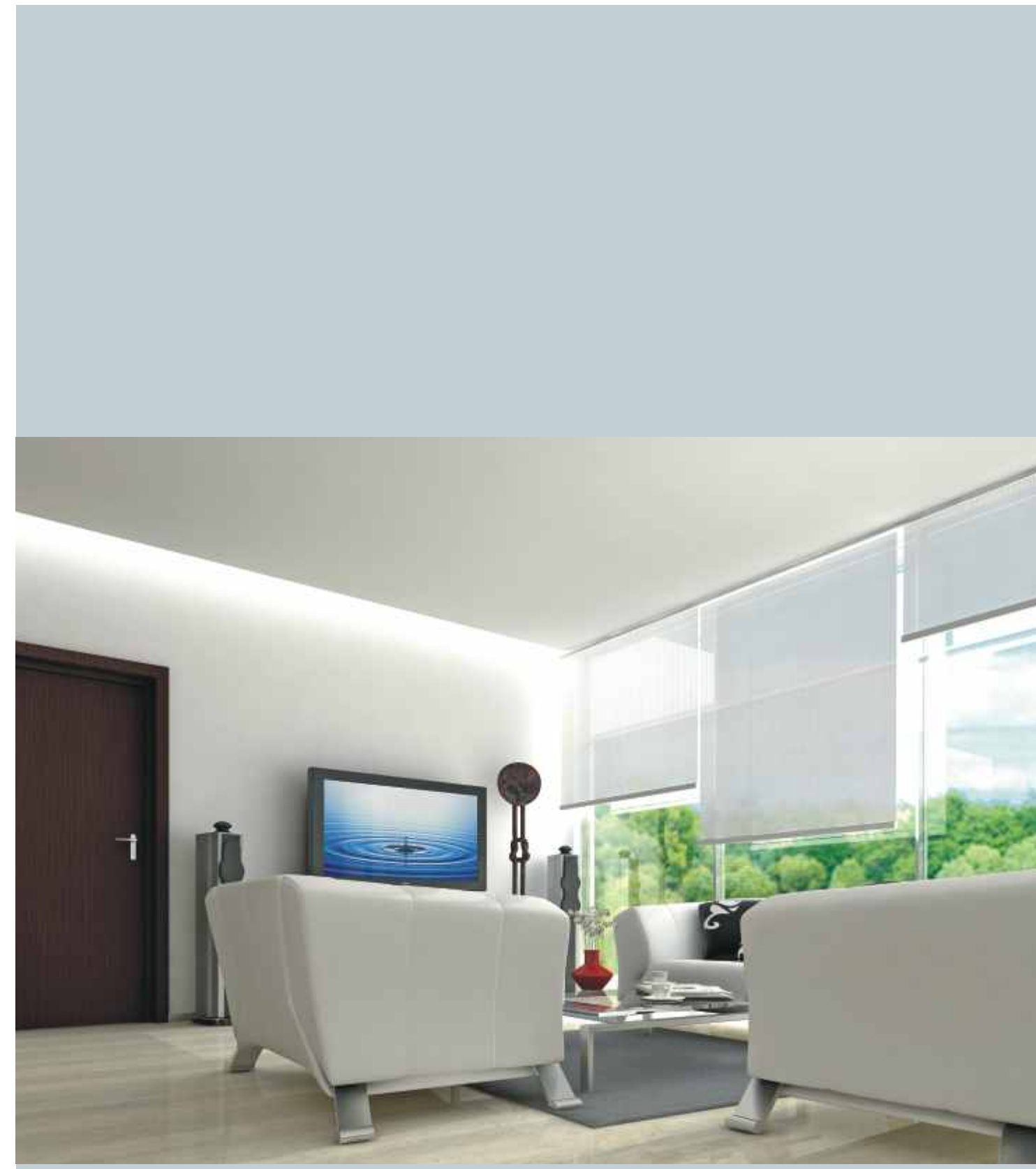


Typical Floor Plan





Grand Entrance Lobby



Lavish Interiors

The people behind Lodha Aria.

When the industry's finest and best pool in their collective expertise, the result is Lodha Aria, a residence in a class of its own.

THE DEVELOPERS: LODHA

Established in 1980, the 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 Napean 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. It has recently kicked off its 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 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 the 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

With a visionary management in place, 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, Napean Sea Road
Lodha's Chateau Paradis, Worli Seaface
Lodha Palazzo, JVPD Scheme, Juhu
Lodha One, JVPD Scheme, Juhu
Lodha Bellissimo, Mahalaxmi
Lodha Primero, Mahalaxmi
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
iTHINK Techno Campus, Thane
iTHINK Techno Campus, Kanjurmarg
Casa Univis, Thane
Casa Ultima, Thane
Casa Royale, Thane
Casa Essenza, Dahisar
Casa Bella, Dombivali

UPCOMING PROJECTS

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

PARTNERS

Architectural Design - Sanjay Puri Architects Pvt. Ltd.

Founded in 1992, the firm is a renowned architectural design company headquartered in Mumbai, with a branch in Delhi. The firm's design ideal of constantly exploring has won it over 24 national awards, and its work has been showcased in several distinguished national and international publications. It is also the youngest firm to be counted amongst India's top 10 architectural firms, having been awarded the distinction in 2005, 2006 and 2007.

With over 300 projects totaling 30 million sq ft completed, and a further 180 projects under way, the firm has commendable expertise and experience in a diverse range of projects including townships, residential developments, IT parks, corporate offices, hotels, multiplexes, clubs and restaurants, colleges, schools and hospitals.

Structural Design - Struct Bom Consultants

Established in 1984, Struct Mumbai Consultants is a leading Mumbai-based team of structural engineers, providing consultancy services in structure analysis and design and project management for high-rise residential and commercial projects, IT parks, industrial projects, bridges and structural repairs. Their services are sought by clients like MHADA, Western Railways, Central Railways, CIDCO, RITES as well as several prestigious real estate firms in Mumbai.

Service Consultant - DFX Consultants

Incorporated in 1985, DFX Systems Pvt Ltd. specializes in designing services for Air-Conditioning, Electrical Distribution, Water Management and Distribution, Integrated Building Management, System (i BMS), Fire Detection and Protection Systems, Access Control, Security, Computers and Telecommunication Networking. With a clear vision of designing comfortable and secure homes and workplaces with minimal impact on the ecological balance, DFX has been leading the way in the use of innovative and emerging technologies.

DFX has successfully implemented several challenging projects including malls, IT parks, commercial complexes, hospitals, hotels, multiplexes, factories, water treatment plants and railway stations. Prominent clients include Wockhardt, Jindal, Orchid Hotel, Adlabs Films Ltd, State Bank of India, Bank of India, Securities Exchange Board of India (SEBI) and Western Railways.

*Or equivalent, as per discretion of the architect. #In select apartments only.
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.

