



DON'T LET YOUR CHILDHOOD DREAM HOME REMAIN A DREAM.

Your own home on your own land, in Mumbai Region.



For the first time ever in Mumbai region, a luxury gated community of villas.
Presented by Lodha, India's No.1 Real Estate Developer.*

CODENAME
ONE & ONLY

Villa plots, just 15 minutes from Viviana mall (Thane), starting ₹1.35 Cr only (all-in[^])

Limited Plots | By Invitation Only

*Buy land.
They are not making it anymore.*

– MARK TWAIN

For centuries, the most successful and influential people in the world have always lived on their own land in their own independent homes and villas. Now, it's your turn.

Your own land

It is a known fact that land is an ever-appreciating asset. Through history, it has been the safest and the most lucrative investment option. It's an asset that you hand down to generations.

Moreover, when you buy land from a branded developer, you are assured of a clear title and zero risk of encroachment.



A dream lifestyle

The lifestyle offered by a luxurious villa is second to none. This is the epitome of living. Add to it the pride and prestige of your villa on your own land, especially in a city like Mumbai – an unmatched proposition.

Your own cocoon of luxury



With your villa, you enjoy large spaces (much larger than in the best of apartments), your own main gate, own parking and your garden! A haven, where inside and outside come together, and create a living experience that only the most successful families can dream of. And with your home office, you can attend to all your work commitments and yet spend most of your time with those whom you cherish the most.

Be at one with nature



Filled with beautifully landscaped open spaces, tree-lined avenues and villas that come with large gardens, the estate has been designed to give you the charm of living with and in nature. Give your mind, body and soul the rare privilege of living in a low density development, with infinite open space and fantastic air quality.

Your land. Your home. Your estate. Your legacy.

Designed by renowned architect Hafeez Contractor and with landscape by India's finest landscape design firm M/s Prabhakar B. Bhagwat, every aspect of this luxurious estate is curated to perfection.

World-class infrastructure, the finest of amenities and public spaces and splendid hospitality services ensure that your every whim and fancy here is attended to.



Grand Clubhouse



*Beautiful lake
within the estate*



Serene Temple



*Large green spaces,
manicured lawns,
play areas*



*Five-tier security,
designed by
international experts*

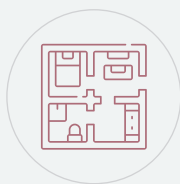


*Walking distance
from school, retail and
medical facilities*

This is not just a home. This is your dream come true.

Your villa at Codename One & Only is not just a home, it is your private cocoon of luxury.
Royal homes with large rooms complement your lavish lifestyle.
Special family spaces, your own backyard with garden, a private terrace, every aspect of this home spells your-dream-home-come-true.

With utmost exclusivity and complete independence, with highest degree of privacy and like-minded neighbours, all you just need to do is pick the villa of your choice.



*Plots ranging from
200 yds to 600 yds*



*Vastu-perfect plots
and villa layouts*



*Low rise community
with G+1 structures*



*Large gardens and
family spaces*



*Spacious interiors with
home office spaces, staff
bedrooms etc*

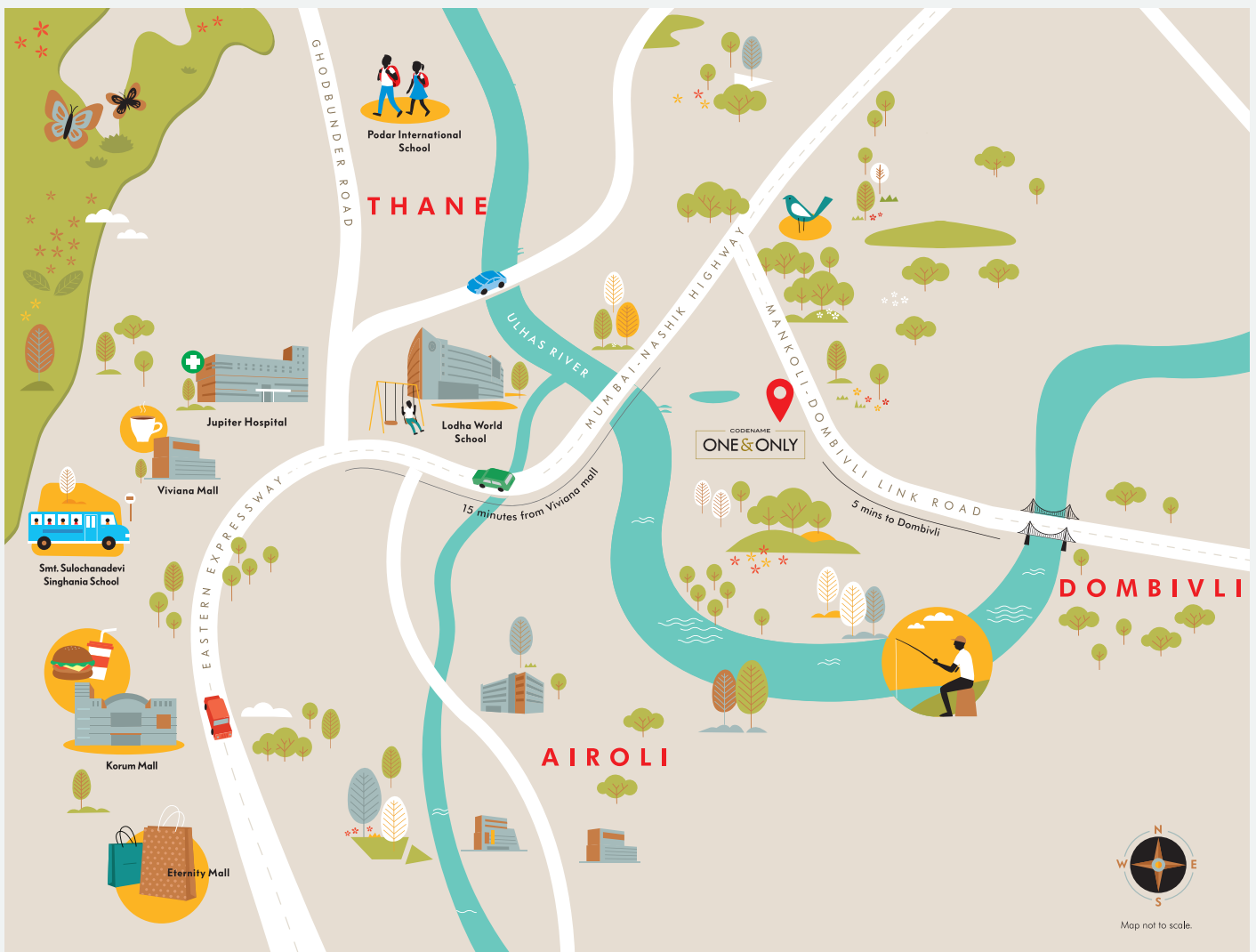


Private parking

A conveniently located urban oasis

Codename One & Only is an urban oasis nestled amidst greens. It is located away from the hustle-bustle of the city centre and yet provides excellent connectivity to it.

Just 15 minutes away from Viviana Mall, Majiwada in Thane and 5 minutes from Dombivli (West) via 45-m wide road and fast progressing bridge over Ulhas River.



Just an hour's drive from CST (VT) and a shorter drive to business hubs in BKC, Thane, Kalyan and Bhiwandi



Proximity to various hospitals including Lotus, Jupiter and Hiranandani Hospitals



Great schools in the vicinity including Lodha World School and Singhanian School

Own your land today. Build your dream home tomorrow.

Codename One & Only offers you a secure investment with great flexibility. You can own your land today, make the most of the great prices now, and retain the flexibility to build your dream home anytime in next 5 years, at ease.

	Plot size	Plot cost (All inclusive)
Grand	200 sq.yd.	₹1.35 Cr
Ultimate	300 sq.yd.	₹2.07 Cr
Supreme	450 sq.yd.	₹3.06 Cr
Presidential	600 sq.yd.	₹4.05 Cr

**+ Villa construction on cost-to-cost basis
giving you land & villa at psf cost less than that of a flat in Thane!**

Brought to you by Lodha Group,
India's No.1 real estate developer.*



Lodha Altamount

India's finest residences on Mumbai's Billionaires' Row



The World Towers

One of India's most iconic addresses



Palava

*India's No.1 smart city***

Known for its attention to detail and crafting the world's finest developments, Lodha sets an extraordinary standard of design and luxury for its developments. Whether it's giving India some of its most iconic addresses, or crafting some of the world's most coveted residences in London; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices for a distinguished clientele or conceiving India's No.1 Smart City** with the highest liveability quotient - one name is transforming the way we live by not just envisaging but delivering the world's finest developments: Lodha. Delivering 4 out of 5 homes before time.†

CODENAME

ONE & ONLY

Disclaimers: Terms & Conditions Apply. | ^ Includes stamp duty and GST as applicable in October 2020; any increase shall be borne by purchaser | * By residential sales | **Ranked India's No.1 city to live in by JLL in its 'Liveability Quotient – A Paradigm Shift in India's Emerging Cities' Report 2017 | †In last 2 years, for 80% of units delivered – possession offered prior to agreement due date including grace period | 1 sq. yd = 0.836 sq. mtr. | The project is registered with MahaRERA under the registration No.P51700026503 available at <http://maharera.mahaonline.gov.in>. | Printed in October 2020