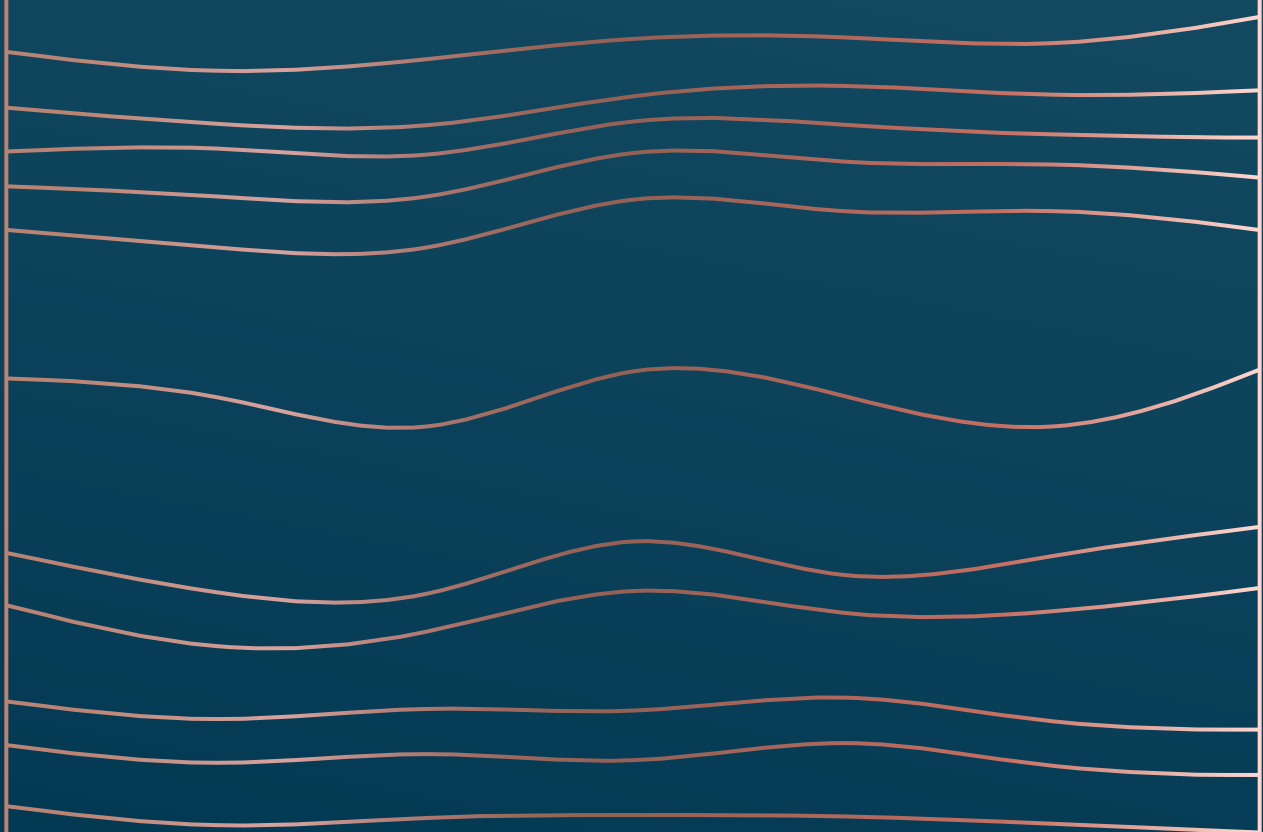


LUXE BY THE LAKE





Creators of the
WORLD'S FINEST DEVELOPMENTS.



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



Lodha World Towers
One of India's most iconic addresses



No.1 Grosvenor Square
The world's most desirable address

Lodha is India's largest real estate developer, delivering thoughtfully designed, premium residential and commercial developments that shape urban lifestyles. Designed as nurturing environments that enrich the lives of our patrons, our developments bring together exemplary design, attention to detail, and unparalleled service.

By forging strong partnerships with global leaders in lifestyle, design, and architecture, using the best people and processes, delivering to the highest level of customer expectations, and benchmarking ourselves against the best in the world, Lodha consistently delivers the world's finest developments that enable our patrons to fulfil their aspirations and elevate their lifestyle.

With four decades of experience in redefining real estate, we have developed the expertise to deliver both on quality and scale – at a pace that is unmatched in the industry. Following our philosophy of 'doing good and doing well,' we are committed to using our capabilities to support the nation's growth and progress, creating a positive impact on the environment and society even as we grow our business.



Lodha recognises the profound impact of design and service on wellbeing. Thoughtful and purposeful design in living spaces can significantly enhance both the environment and holistic user experience.



We are committed to surpassing the expectations of our customers by providing innovative, world-class solutions. We carefully curate events and experiences to delight them and their families, ensuring they relish an enriched and empowered lifestyle.



At Lodha, we understand the responsibility that comes with creating homes and workspaces for an ever-changing tomorrow, where luxury and sustainability can co-exist in perfect harmony.



CREATING A POSITIVE IMPACT

We have both a responsibility and an opportunity to create a positive impact on the environment and society, to ensure a brighter future for India.

PIONEERS IN SUSTAINABLE CONSTRUCTION

To reduce our impact on the environment, Lodha has partnered with US-based think tank RMI to research, pilot and create a blueprint for sustainable construction.

98% share of renewable energy in total electricity consumption

Our Indian Green Building Council (IGBC) green-certified footprint crossed 50 million sq. ft. in FY24

DESIGNING FOR A SUSTAINABLE FUTURE

Our projects are designed to be resilient to climate change and to enable residents to live a more sustainable lifestyle.

100% of wastewater in our projects is recycled and reused in flushing and gardening

Water-saving faucets and showers reduce water consumption by 35% without compromising on experience

More than 75% of the regularly occupied spaces in our homes are daylight to reduce electricity consumption



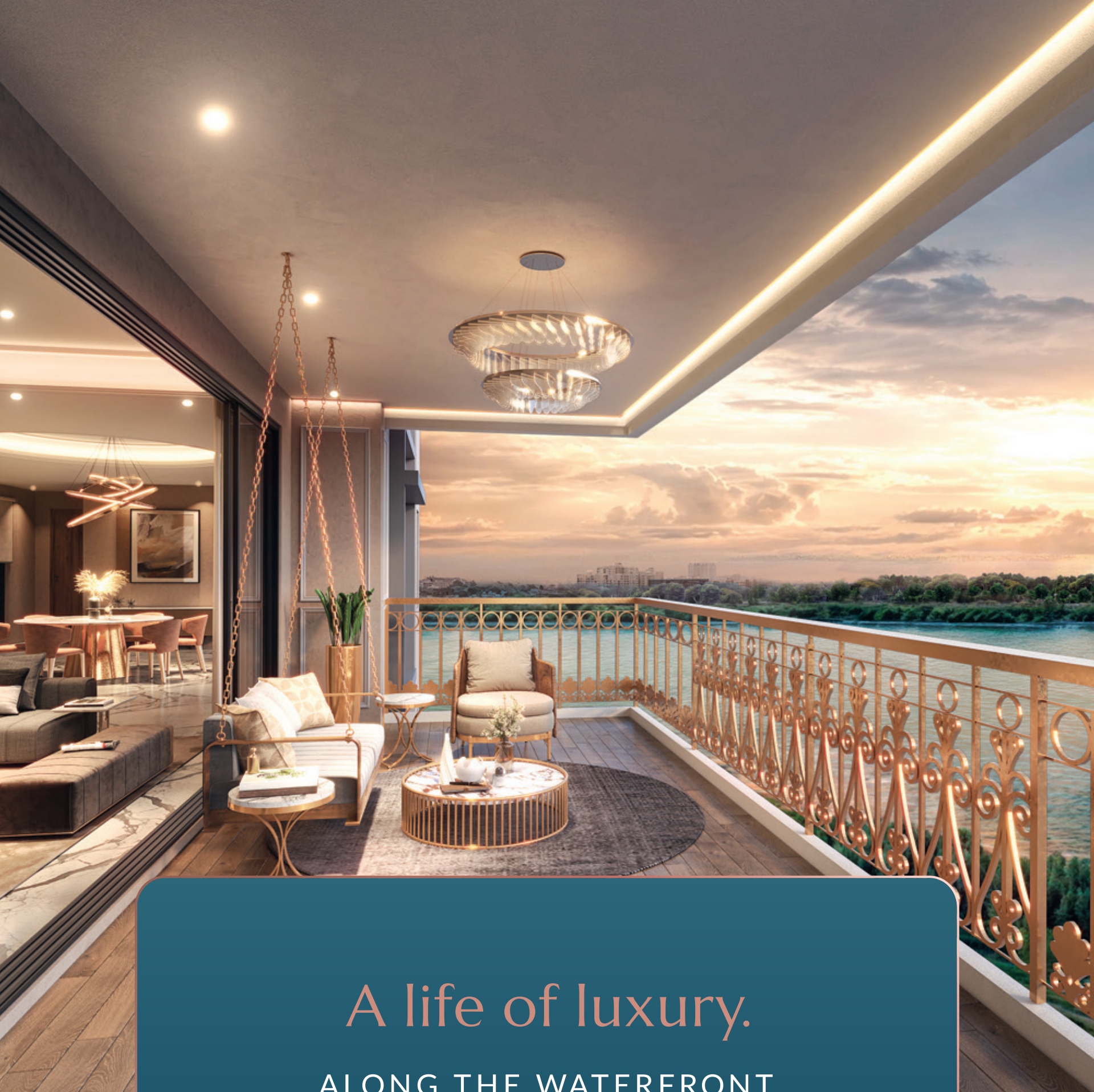
AWARDS AND RECOGNITION

First real estate company in India to have their long-term and net zero targets validated by Science Based Targets Initiative (SBTi).

The highest scoring Indian company in S&P Global Corporate Sustainability Assessment (CSA) 2023* and part of the prestigious Dow Jones Sustainability Index (DJSI)

Indian Green Building Council (IGBC) Green Champion Award for being the 'Developer Leading the Green Homes Movement in India'.

*In the real estate management and development industry;
Score as of 22nd September, 2023



A life of luxury.

ALONG THE WATERFRONT.

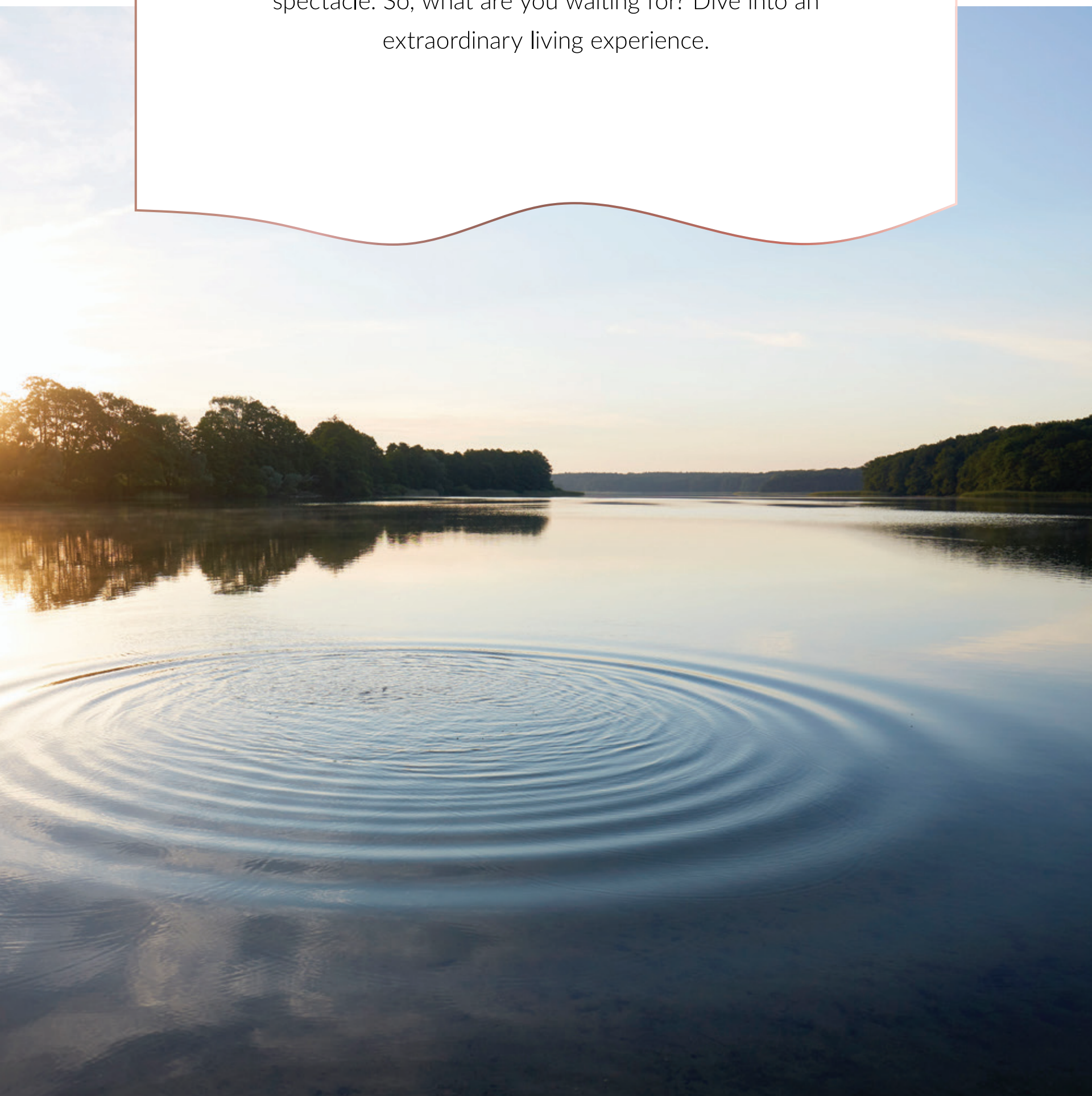
Experience the good life at Lodha Azur, where luxury permeates every facet of your life. Discover lavish residences with terrace-like decks that present panoramic views of the serene lake beyond and soothing greens within.

A rare confluence of high-end living, stunning vistas, architectural elegance, world-class amenities, and grand open spaces, crafts a lifestyle reserved for a privileged few. Welcome to luxury waterfront living.

You've got the blues.

TRANQUIL LAKE VIEWS.

Some might consider a residence with a lavish swimming pool a luxury, but at Lodha Azur you have the rare luxury of owning a residence with a lake shimmering gently below. Immerse yourself in this breathtaking panorama from expansive sun decks, offering an unparalleled daily spectacle. So, what are you waiting for? Dive into an extraordinary living experience.



A CONVERGENCE OF
tranquility, ease and
convenience.



Perfectly poised close to the IT corridor, yet tucked away in a soothing neighbourhood adjoining the 120-acre lake, Lodha Azur couldn't ask for a better address.

Well-connected, and in close proximity to major educational, business hubs and medicals, Lodha Azur assures that life is smooth sailing all the way.



UPCOMING HULIMAVU METRO | 2.5 KMS

PINK METRO LINE WILL CONNECT BANNERGHATTA WITH NAGAWARA STATION IN NORTH BENGALURU

COLLEGES

Christ University | 20 mins

IIM Bangalore | 10 mins

Dayanand Sagar University | 25 mins

SCHOOLS

Orchids International School | 15 mins

BGS National Public School | 20 mins

Greenwood High School | 20 mins

Sarala Birla Academy | 25 mins

Podar International School | 15 mins

MALLS/ SITES

Royal Meenakshi Mall | 5 mins

Vega City Mall | 15 mins

Bannerghatta National Park | 25 mins

BUSINESS PARKS

Kalyani Magnum Tech park | 15 mins

IBC Knowledge Park | 25 mins

Jigani Industrial Area | 25 mins

Electronic City | 25 mins

HEALTHCARE

Aster RV Hospital | 20 mins

Apollo Hospital Health Centre | 10 mins

Fortis Hospital | 10 mins

Jayadeva Hospital | 15 mins



Lavish residences.

TO COMPLEMENT YOUR LAVISH LIFESTYLE.

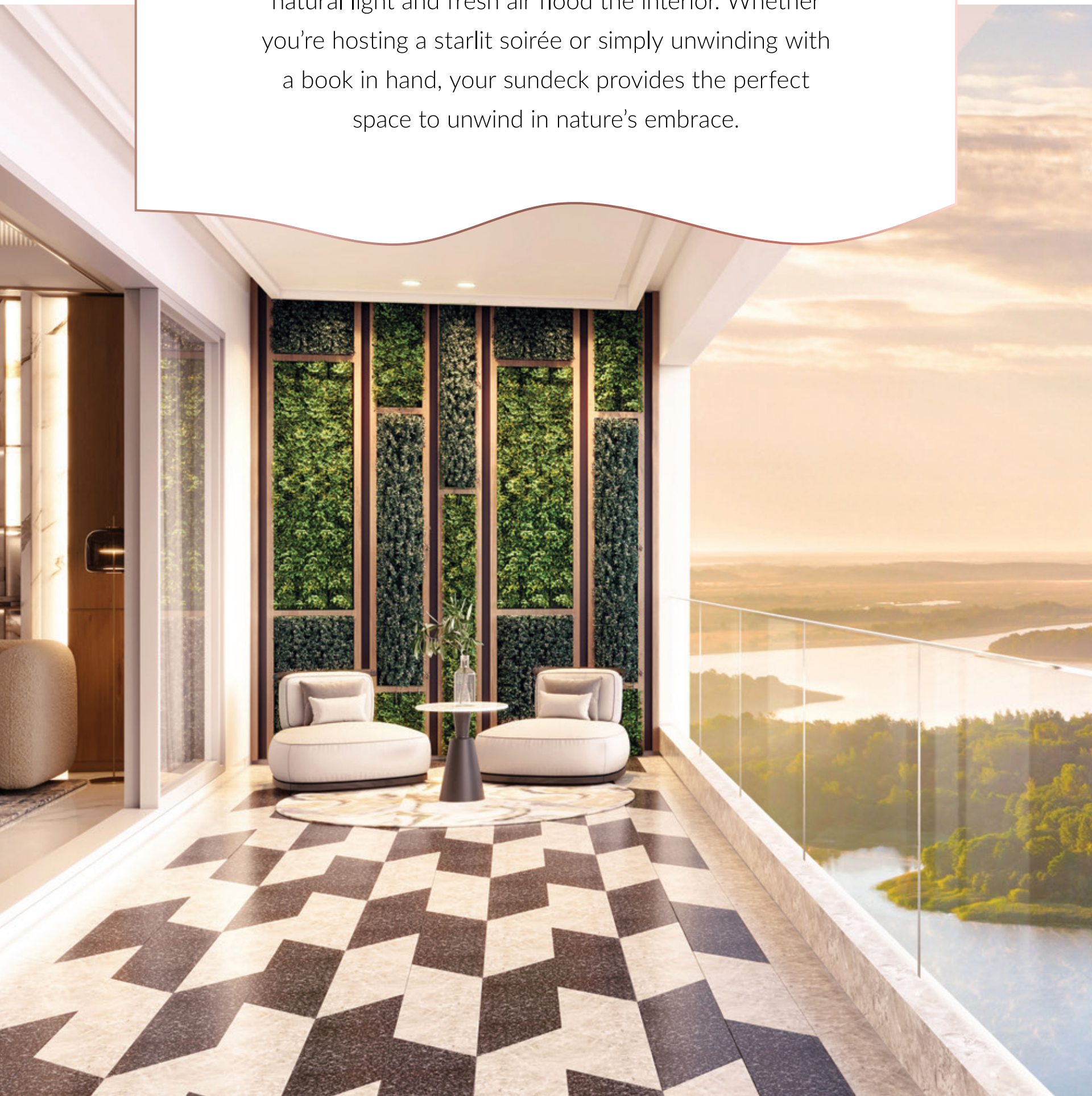
Residences at Lodha Azur keep you cocooned in luxury, and serenity. Expansive in size, they are perfect to invite your social circle over for a lazy afternoon brunch. Tall windows infuse your home with plenty of fresh air and sunlight. Step outside onto your lavish sundeck, and you are greeted by panoramic views, of the tranquil lake, and the vast greens within your development.

With perpetual views, every moment — from dawn till dusk — is adorned with serene beauty, promising a lifetime of cherished memories for you, your family, and friends.

WHEN THE VIEW IS SO GOOD,
HOW CAN THE VIEWING POINT NOT BE?

Grand sundecks.

Redefining the very essence of outdoor indulgence, your sundeck offers breathtaking views, and spans an impressive 6 to 8 feet in depth, providing ample space for relaxation and entertainment. Towering ceiling heights and expansive room-width doors and windows ensure natural light and fresh air flood the interior. Whether you're hosting a starlit soirée or simply unwinding with a book in hand, your sundeck provides the perfect space to unwind in nature's embrace.





Classic elegance meets CONTEMPORARY SOPHISTICATION.

A grand double-height entrance lobby welcomes you on arrival, with soothing green vistas right outside. While whisper-soft elevators wait patiently to whisk you up to your luxury abode. You'll agree, coming home never felt better.



Classical façade

Grand entrance lobby

Large windows to maximise the views

Passenger elevators manufactured by
Schindler / Otis / Thyssenkrupp or equivalent

Separate service elevators

Ample parking

D. G. Power backup

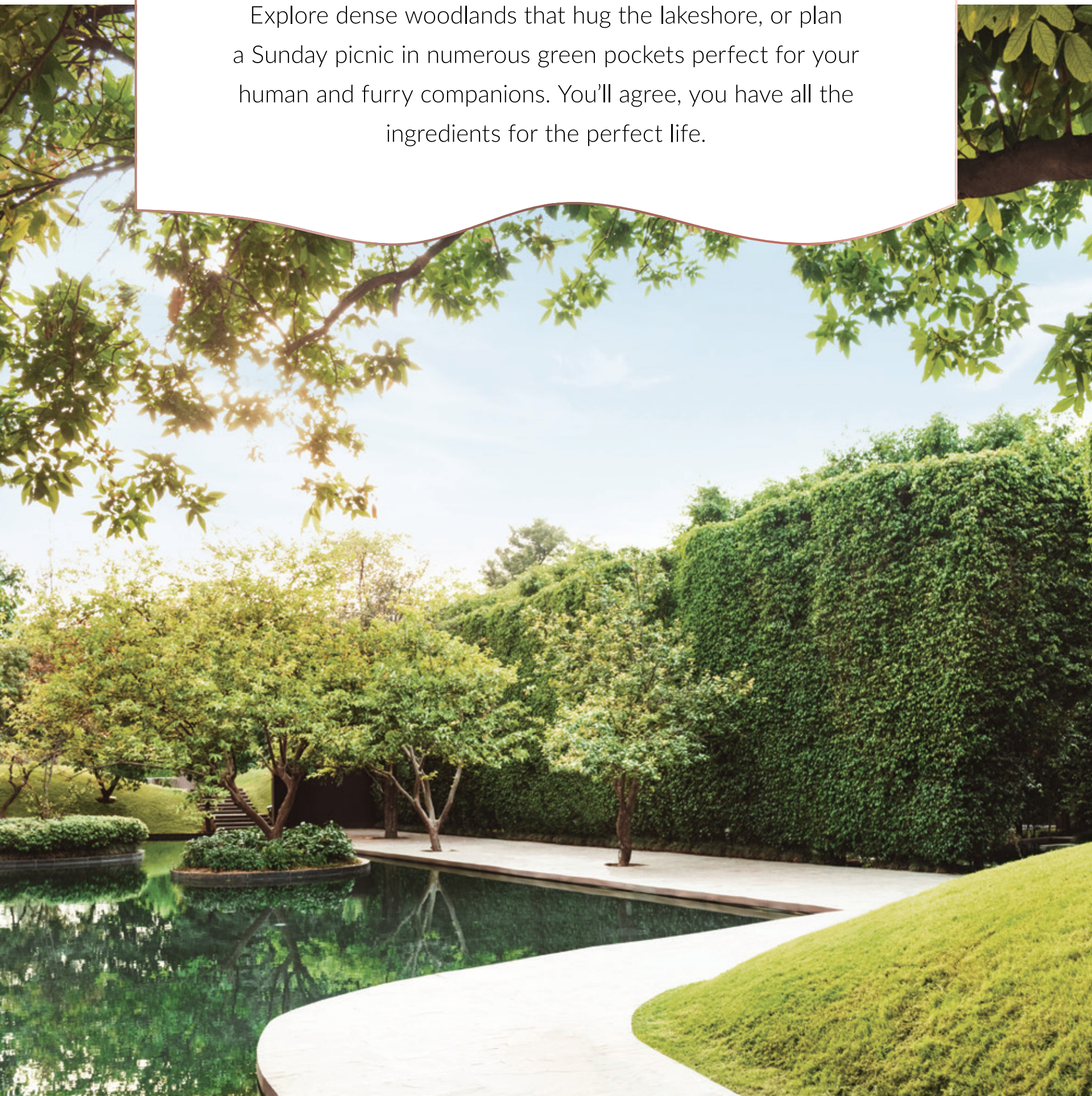


The biggest luxury.

80% OPEN SPACE.

Lodha Azur stands apart by offering abundant greenery amidst large open spaces – a true luxury. Within this serene oasis, you can enjoy a refreshing swim in the lavish pool or unwind in a serene gazebo adorned by vibrant flowers. A bustling play area resonates with children's laughter, while tranquil paths meandering through expansive green spaces invite you for peaceful strolls amidst a shaded grove of trees.

Explore dense woodlands that hug the lakeshore, or plan a Sunday picnic in numerous green pockets perfect for your human and furry companions. You'll agree, you have all the ingredients for the perfect life.



Multipurpose lawn

Swimming pool

Kids' pool

Kids' play area

Temple

Play courts

Jogging track

Pavilion with seating

Volleyball Court





Club Palladio.

MAKE WAVES AMONGST YOUR PEERS.

Club Palladio at Lodha Azur epitomises influence and sophistication, and offers a fine selection of world-class amenities. The cafés, banquet hall and party lawn are perfect, for your next big celebration, or to mingle with like-minded individuals and expand your social circle. A colonnaded verandah, overlooking the pool and manicured landscape, is a great venue to catch up on your favourite novella or on gossip with your friends. Equipped with a badminton court, a gym, a host of indoor games, an activity room, and many other recreational activities, the club offers diverse avenues to keep mind and body, healthy and hearty.



Party hall with outdoor party area

Café and verandah lounge

Indoor games
(table tennis, pool, carrom, board games)

Badminton courts

World-class gym

Activity room





Watertight security.

5-TIER.

Every corner is armed with security features to preserve your home as the safe haven it was meant to be.

Swipe card access

Video door phone

CCTV monitoring of core common areas

Gas leakage detector in kitchen

Emergency fire alarm in each residence



Plans and views

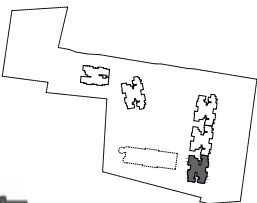
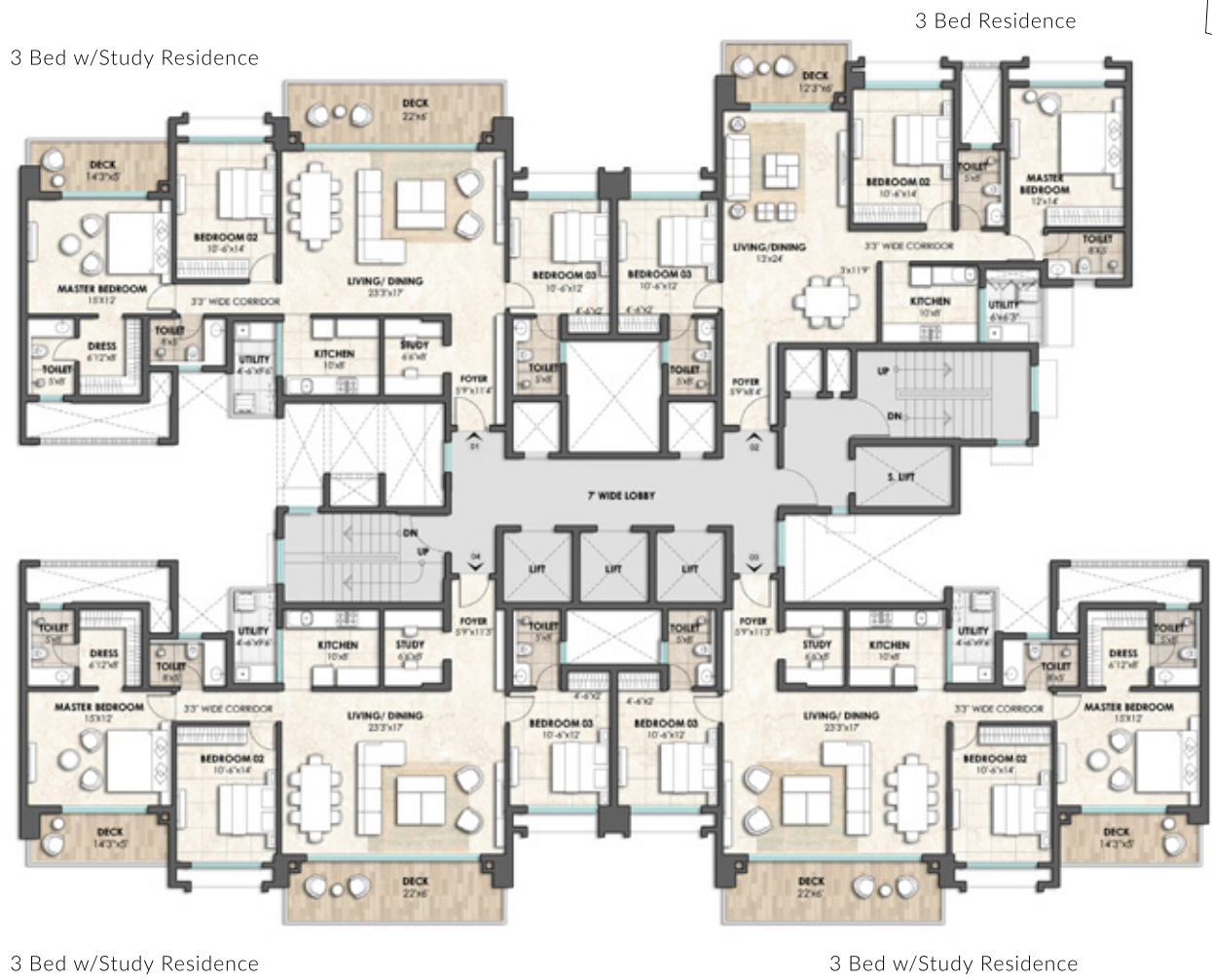
Master plan

LEGEND

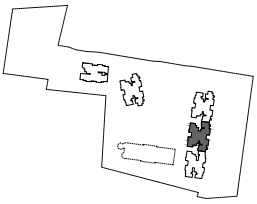
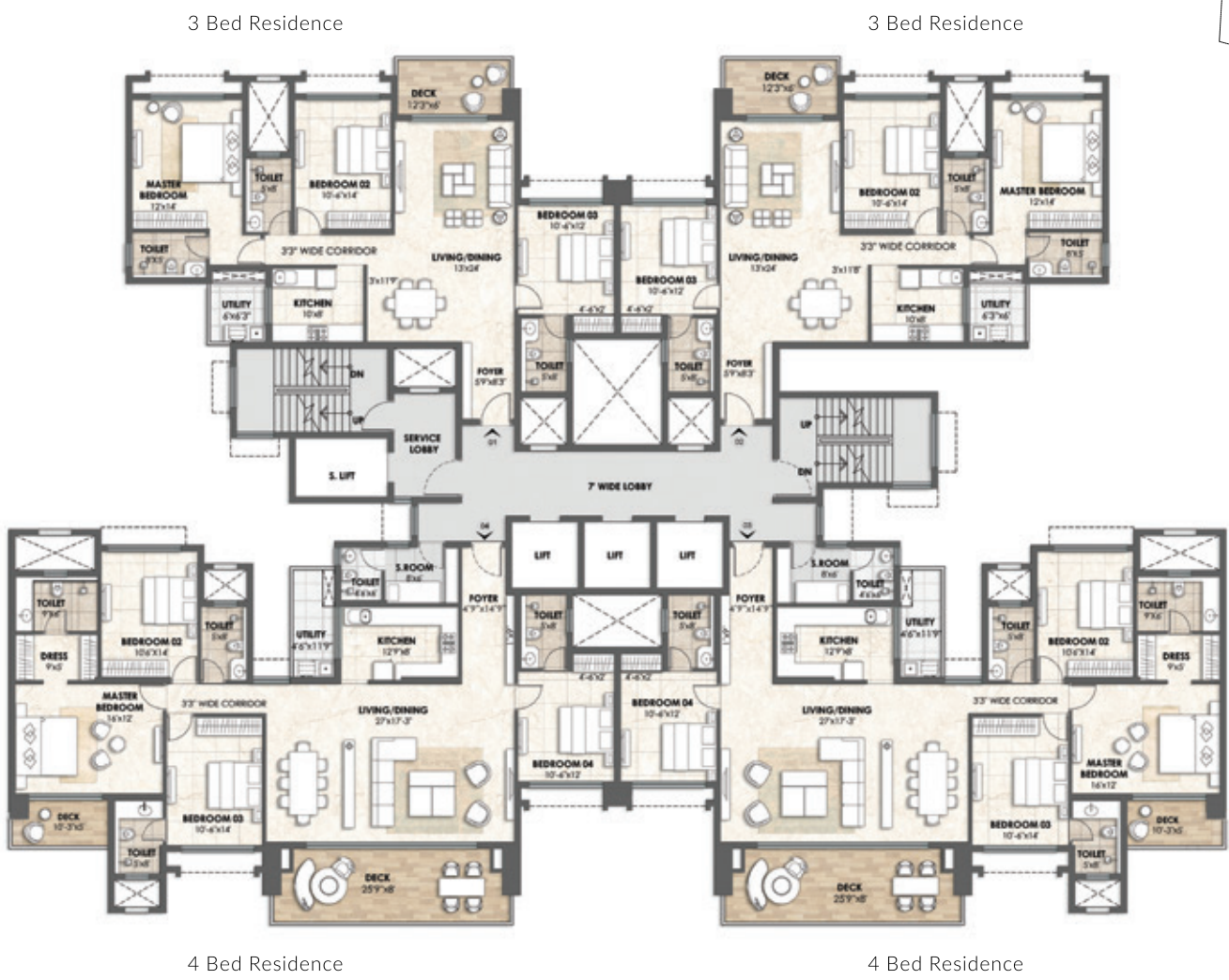
- 01. Main Entrance
- 02. Pool Deck
- 03. Swimming Pool
- 04. Kids Pool
- 05. Kids Play Area
- 06. Rock Climbing Wall
- 07. Senior Citizen Zone
- 08. Seating Orchard
- 09. Amphitheatre
- 10. Meditation Court
- 11. Multi-Purpose Play Court
- 12. Pickleball Court
- 13. Jogging Tracks
- 14. Sports Lawn
- 15. Orchard Café
- 16. Pet Park
- 17. Tower Drop-Off
- 18. Temple
- 19. Volleyball Court
- 20. Future Development



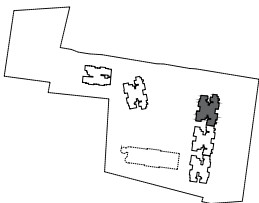
Floor plan - Tower A



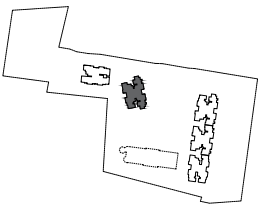
Floor plan – Tower B



Floor plan – Tower C



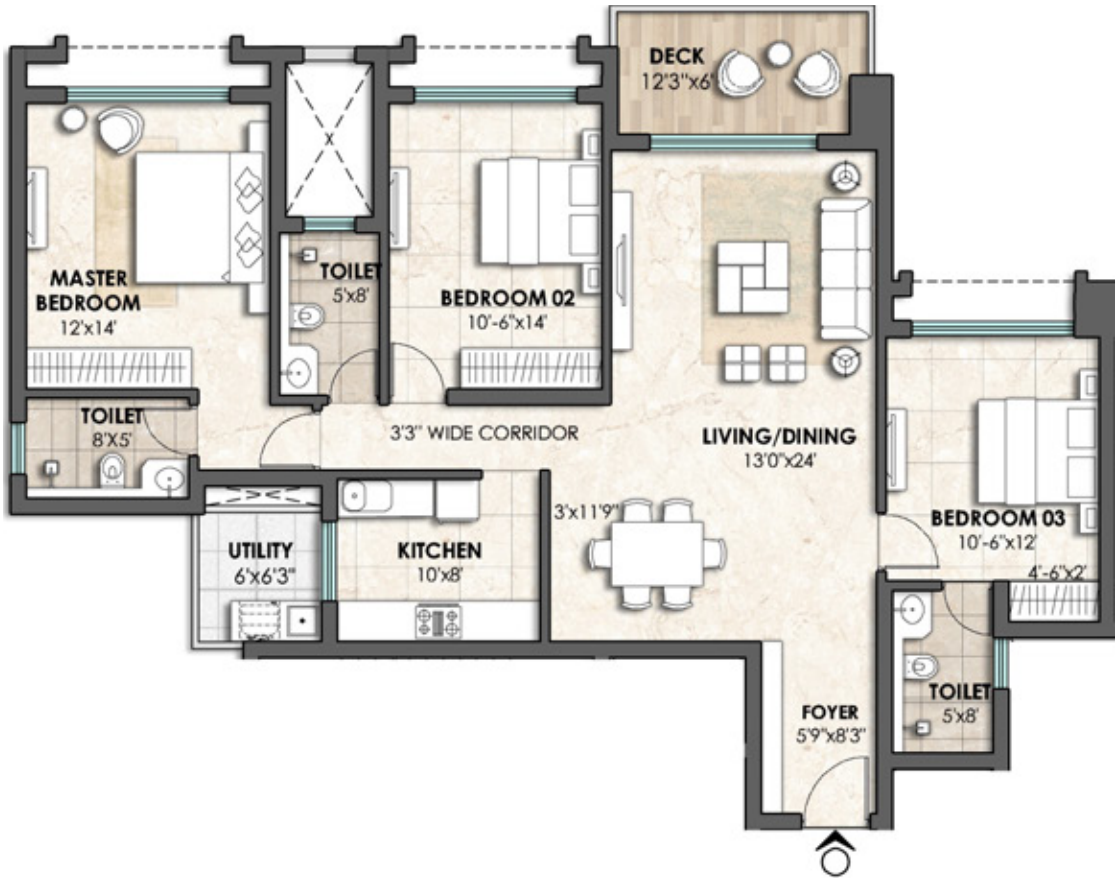
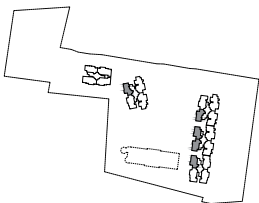
Floor plan – Tower D



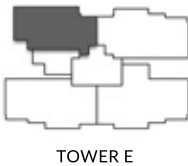
Floor plan - Tower E



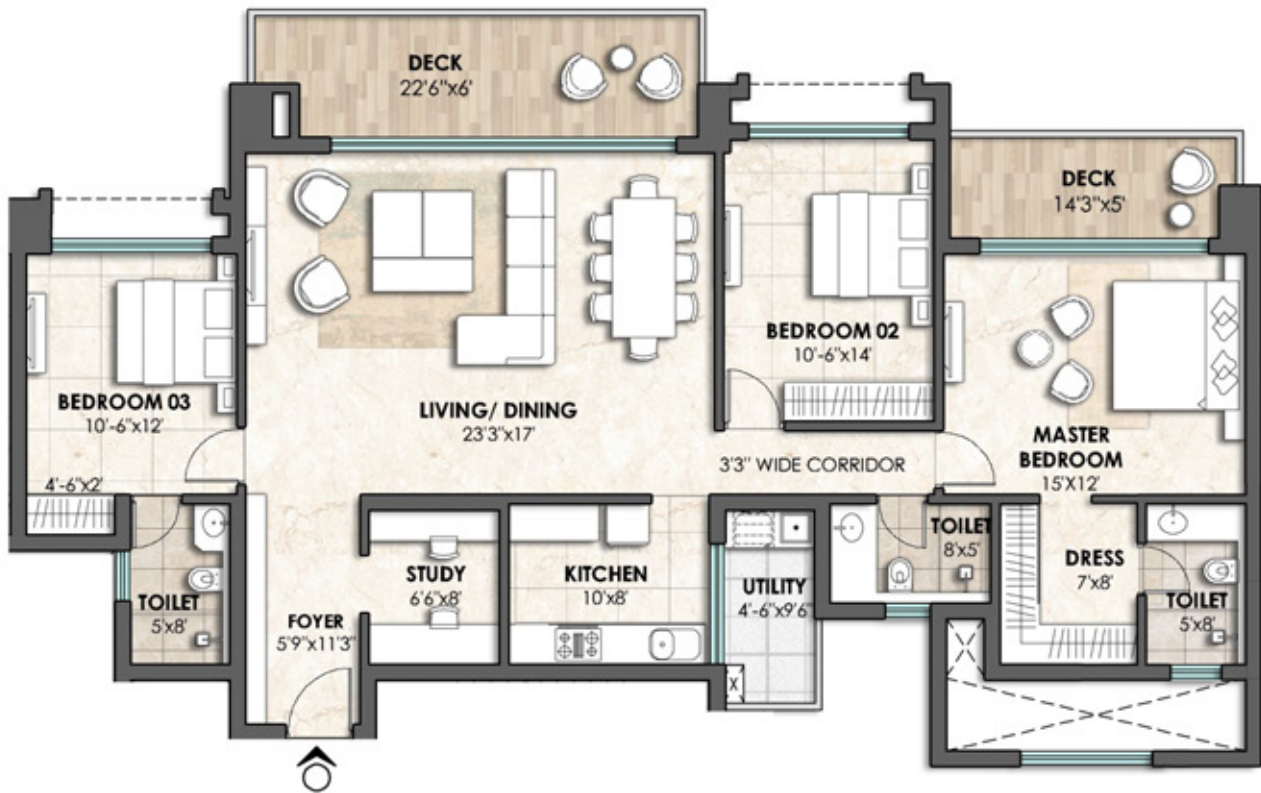
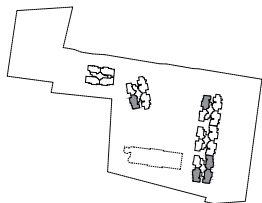
Unit plan - 3 Bed Residence



Unit plan – 3 Bed Residence



Unit plan – 3 Bed w/Study Residence



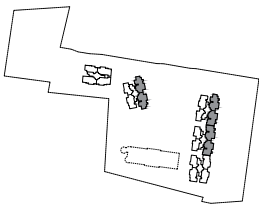
Unit plan – 3 Bed w/Study Residence



Unit plan – 3 Bed w/Study Residence



Unit plan – 4 Bed Residence



Project partners

Architects

HAFEEZ CONTRACTOR

Landscape designers

PRABHAKAR BHAGWAT & ASSOCIATES

Structural Design

DESIGN TREE SERVICES PVT. LTD.

Plumbing and fire fighting services design

Electrical services design

HVAC design

**LEAD CONSULTANCY AND ENGINEERING
SERVICES (INDIA) PVT. LTD.**

This project has been registered via
Karnataka RERA no. PRM/KA/RERA/1251/310/PR/280324/006746,
PRM/KA/RERA/1251/310/PR/220324/006728
and is available at website: <https://rera.karnataka.gov.in>

Corporate Address: One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai - 400 013.

Lodha Azur Gallery, Katha No. 46 (Old Sy. Nos. 328/2(p), 332/2 and 330(p), Begur Village),
Akshayanagar, Begur, Bengaluru – 560 068.

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Luxury waterfront living

