



RISE HIGHER

FROM
THE CREATORS OF
THE WORLD'S
FINEST DEVELOPMENTS.

Lodha is India's leading 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.



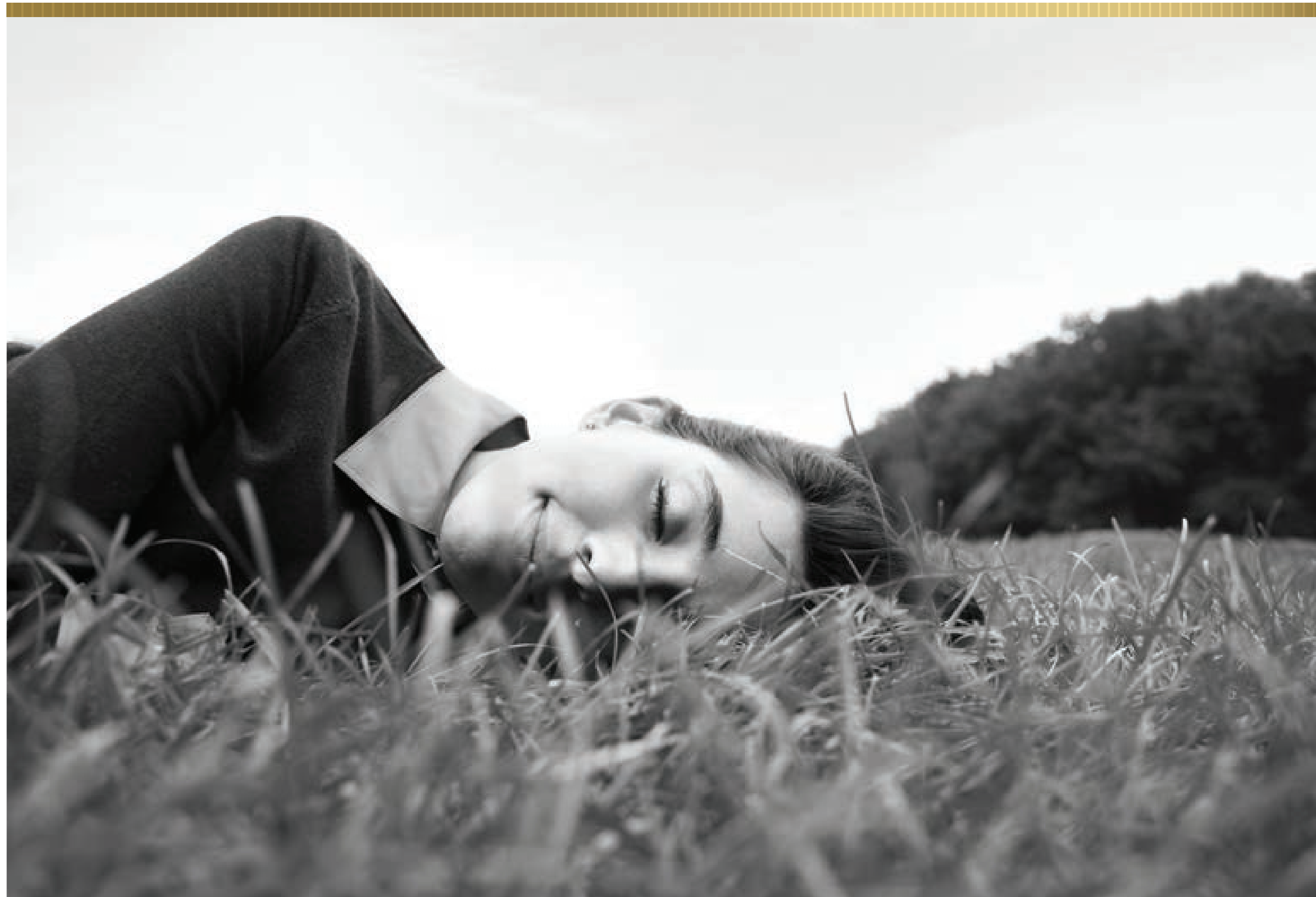
LODHA ALTAMOUNT
The finest residences on Mumbai's Billionaires' Row



LODHA WORLD TOWERS
One of India's most iconic addresses



NO.1 GROSVENOR SQUARE
The world's most desirable address



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.



Lodha recognizes 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.

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.

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 daylit to reduce electricity consumption.

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.



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



SOME ARRIVALS NEED NO ANNOUNCEMENT.

This is your upward move - where the prestige of a Lodha residence meets the promise of South Mumbai living at its finest. Where large, landscaped greens, manicured gardens, world-class amenities, sweeping ocean vistas, and an expansive central forest — all come together to create a lifestyle unlike any other. Exclusive residences with mesmerising views are crafted to maximise your living experience. Perfectly located on the Eastern Waterfront, these residences keep you seamlessly connected to everything - heritage, business, and lifestyle — while marking a milestone in your journey. More than an address, it is a statement of your success.



Grand entrance with Art Deco facade (CGI)



Open-air lounge (CGI)



ADVANTAGE SEWRI

DAWN OF A NEW BEGINNING.

Mumbai is at the cusp of change. A change of epic proportions that will impact the way we live, work, connect, and commute. The transformation that began with the Coastal Road and the Mumbai Trans-Harbour Link is set to take the next big leap in connectivity, with the upcoming Sewri-Worli elevated corridor seamlessly connecting the Eastern Harbour to the West Coast – easing traffic congestion and slashing travel time. With its completion slated well before you move in, this connector will transform daily commuting, promising you a smarter, smoother travel experience to Nariman Point, BKC and across the city.



With its strategic location on the eastern waterfront, evolving social infrastructure, and enhanced connectivity, Sewri is fast emerging as a well-connected destination, poised to meet the evolving demands of Mumbai and its future development. A defining address for discerning homebuyers seeking an elevated life close to the city's key business districts, and for those who recognise the long-term value of owning something truly rare.



Seamless access across Mumbai and the MMR.

Minutes away from the upcoming Sewri-Worli Elevated Connector - enabling virtually signal-free access to Nariman Point and BKC.

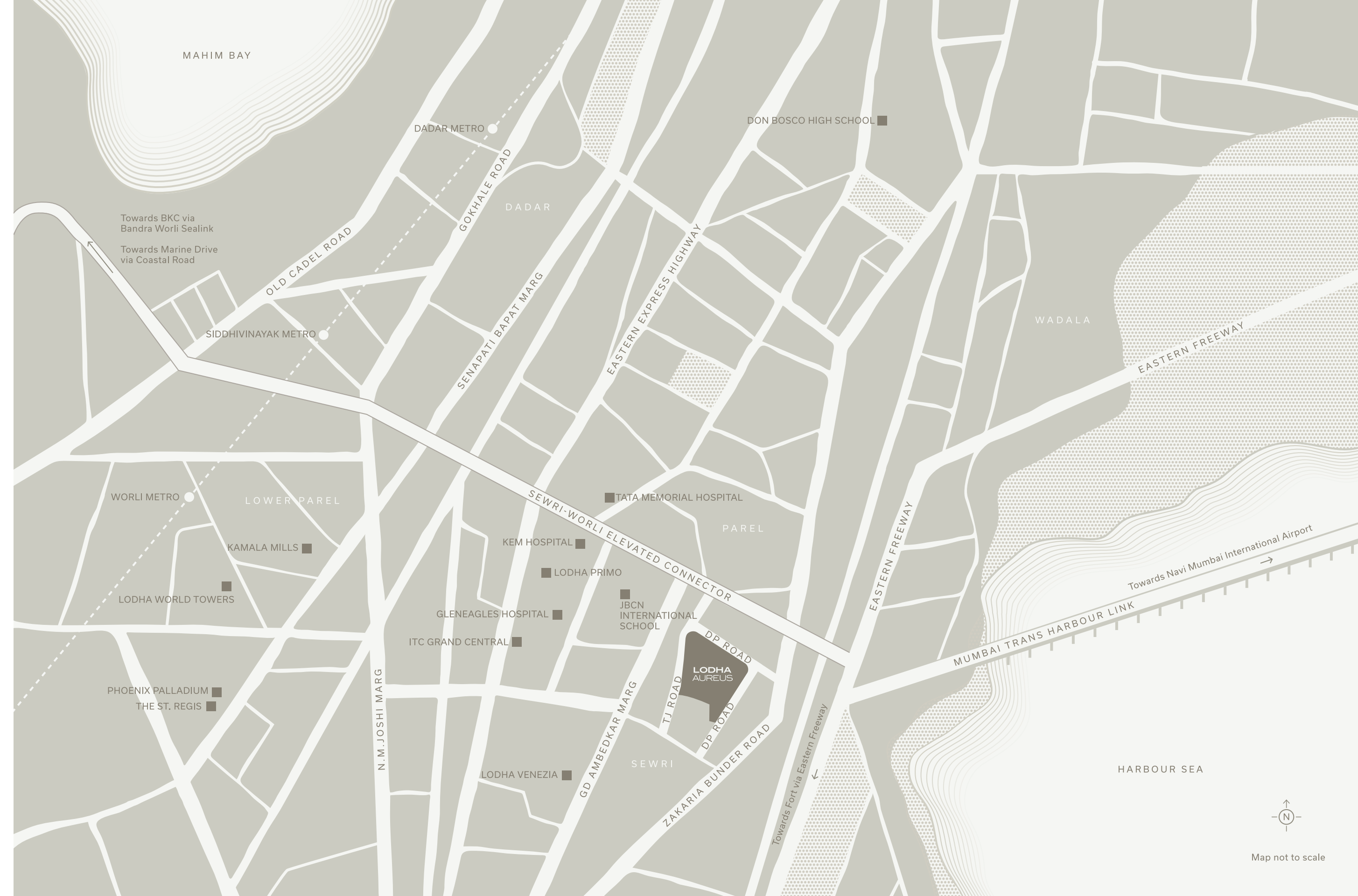
Minutes away from the Eastern Freeway, providing swift connectivity to Fort in just 20 minutes.

Minutes away from the Mumbai Trans-Harbour Link with seamless access to Navi Mumbai International Airport.

15 minutes to Tata Memorial Hospital and other hospitals (KEM & Gleneagles).

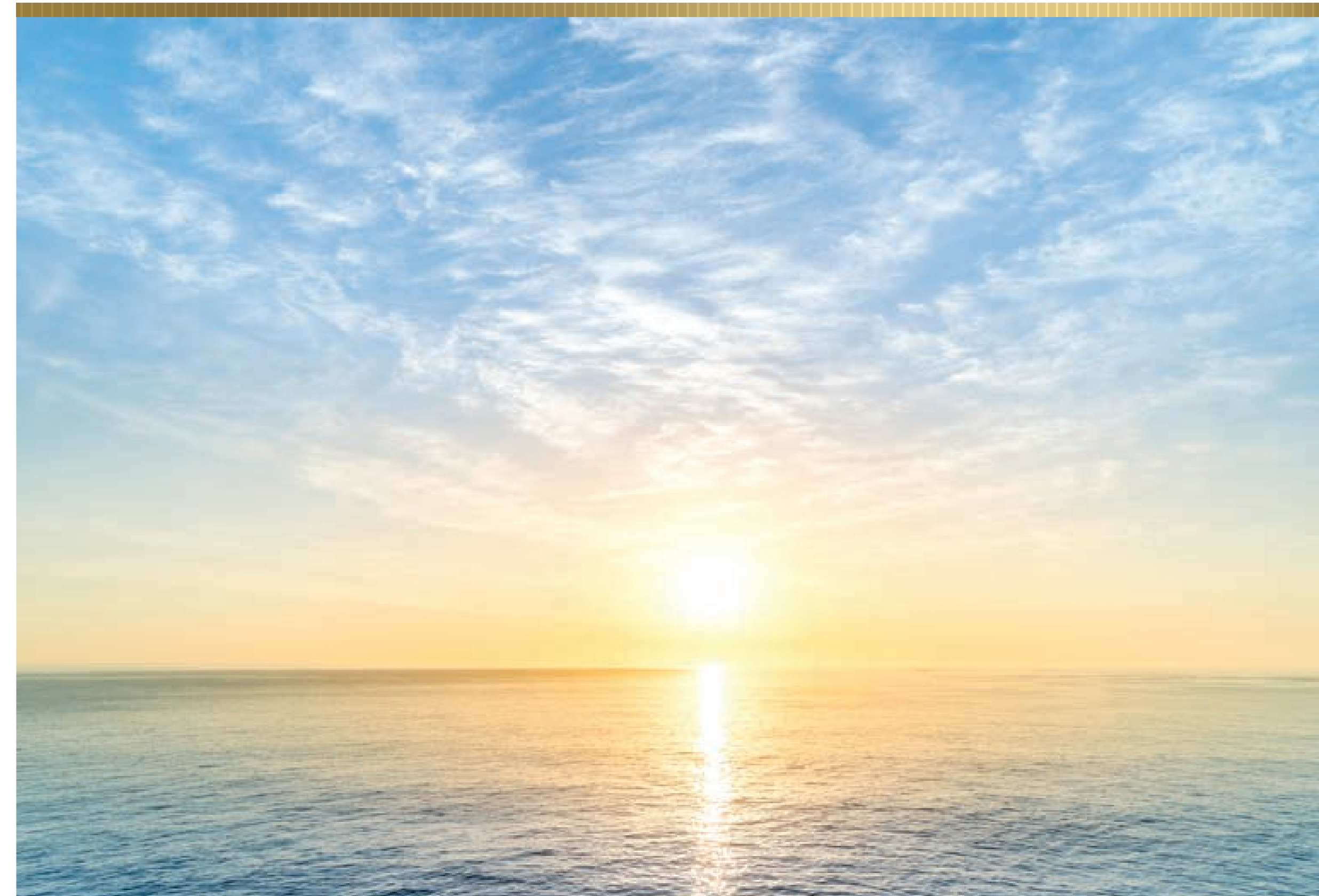
15 minutes to top schools such as JBCN International School and Don Bosco International School via leading roads.

15-25 minutes to major entertainment and lifestyle hubs such as ITC Grand Central, Phoenix Palladium, Kamala Mills.



AWAKEN TO THE RISING SUN.

Lodha Aureus's vantage location gives you the rare privilege of waking up to a glorious sunrise. Allowing you to draw in the pure energy of the morning sun that invigorates you for the day ahead. These are among the last few residences with uninterrupted horizon views before the Eastern skyline changes forever.





Living room with panoramic sea view (CGI)

GREEN OR BLUE? HOW DO YOU LIKE YOUR VIEW?

Whether you're overlooking the majestic ocean or the Grand Central Forest, you'll always feel one with nature. Mesmerising views of the Eastern Bay fill you with a sense of wonder, while the verdant greens of the central forest bring nature's serene beauty to your doorstep, and provide a tranquil sanctuary to escape the city or forge connections with neighbours.





AN ENCHANTING LANDSCAPE

A TAPESTRY OF INSPIRING SPACES.

Designed to embrace all ages and interests, the Podium Landscape blends lush greenery with functional spaces. From quiet gardens and healing corners to social lounges and terrace cafes, every space is carefully crafted to create an inspiring environment where everyone feels at home. Whether it's working remotely from a quiet corner or meditating under the shade of a tree, watching your favourite film in the movie lawn or picnicking in one of the many gardens, the tranquil setting of Lodha Aureus elevates your mood and spirit. The landscape is dotted with enchanting spots and intimate spaces for relaxation, rejuvenation, and reflection. Meandering walkways flanked by forested greens create quiet trails for strolling. An elevated jogging track suspended above the green canopy allows you to run in the lap of nature. While a green retreat with a charming treehouse turns kids into explorers as their minds are stimulated and imagination is stretched.







Urban forest (CGI)



ACTIVE PURSUITS AND RECREATION

PLAY ON YOUR OWN TURF.

With a world-class clubhouse, every avenue for sport, fitness and recreation is at your disposal – challenging you to excel even outside your workplace. An amphitheatre plays host to community evenings and some power-packed performances. An outdoor lap pool invites you to test your stamina in water. Sports courts for badminton, basketball, padel and pickleball encourage you to push your limits. While an indoor sports arena allows you to hone your skills at table tennis before you trounce your neighbour.

The people behind the Art Deco Clubhouse

Creating a balance between Art Deco geometry and the high energy of urban living, Yodezeen brings a unique perspective to the design of the Clubhouse – creating spaces that breathe and flow with the natural rhythm of life in the city. A serene oasis where luxury feels organic and every surface shimmers with quiet opulence. Warmth, radiance, and motion capture the heartbeat of the metropolis through the lens of Art Deco elegance. Mirror-finish marble with golden veins, brass details, reflective panels, exotic wood veneers, and rich fabric create a tactile symphony of luxury. The geometry mirrors the city's pulse: clear lines soften into fluid curves, echoing the rhythm of Mumbai – dynamic, refined, and endlessly alive.





Indoor café (CGI)



Alfresco café (CGI)



Swimming pool (CGI)



Gymnasium (CGI)



Aerial yoga (CGI)



Banquet hall (CGI)



Health club (CGI)



SIGNATURE HOSPITALITY

AT YOUR SERVICE. ALWAYS.

The world's finest addresses are defined not just by how you live, but how you're cared for. At Lodha, it is woven into the very rhythm of everyday life. Every detail is crafted to bring ease, comfort, and understated luxury to you. Our in-house hospitality team anticipates every customer need, orchestrates moments with finesse, and elevates daily living with quiet grace and professionalism. With expertise drawn from some of the world's most admired establishments, our team delivers warm, intuitive, and discreet service – whether it is hosting your guests, marking milestones, celebrating precious occasions, simply elevating the everyday to feel sublime. At Lodha, service doesn't just support the experience of living at the world's finest developments. It completes it.





ARCHITECTURE AND SPACES

WHERE TIMELESS ARCHITECTURE PAYS HOMAGE TO MUMBAI'S ART DECO.

One of the most enduring global symbols of sophistication and luxury, Art Deco - defined by bold geometry, rich materials, and intricate detailing, is the preferred choice of architects worldwide for luxury residences, theatres, and cultural icons. As a tribute to Mumbai's celebrated Art Deco heritage, this legacy is thoughtfully re-imagined here to create a modern, timeless living experience.





Entrance lobby (CGI)



FOR THOSE WHO STAY AHEAD OF THE CURVE.

The grandness continues to the residences inside. A private elevator* opens into the private lobby* inside your home. Lavish 3 and 4-bed residences give you the rare privilege of expansive horizontal living rooms and the luxury of full-length decks as wide as your living space. As boundless as the views they command, these residences allow you to live like you've always wanted to — larger than life.



Master Plan

Legend

1. Entry
2. Kid's Play Area (E)
3. Kid's Pool (E)
4. 25m Lap Pool (E)
5. Relaxing Pool (E)
6. Pool Deck (E)
7. Health Spa (E)
8. Outdoor Café (E)
9. Co-Working Space (E)
10. Screen (E)
11. Yoga Deck (E)
12. Amphitheatre (E)
13. Central Court (E)
14. Jogging Track (E)
15. Temple
16. Volleyball Court
17. Pickleball Court
18. Padel Court
19. Futsal Court (E)
20. Clubhouse
21. Green Wall
22. Pet Zone
23. Future Development

E - Elevated



LODHA AUREUS
SITE LAYOUT



Tower 2 Typical Floor Plan



Tower 3 Typical Floor Plan



*Staff room and staff toilet are located at landing/ mid-landing level.

4-Bed Residence



Legend

1	Living & Dining Entrance Foyer	22'0" x 17'0" 4'0" x 6'0"	4	Master Bedroom Master Toilet	12'0" x 14'0" + 3'3" x 6'10" 9'0" x 6'0"	Toilet 03	5'0" x 8'0"	
2	Deck	21'8" x 8'7"	5	Bedroom 02 Toilet 02	10'6" x 12'0" 8'0" x 5'0"	7	Bedroom 04 Toilet 04	12'10" x 10'6" 8'0" x 5'0"
3	Kitchen Utility	8'0" x 12'0" 7'4" x 5'0"	6	Bedroom 03	10'0" x 10'6" + 2'0" x 10'0" + 4'0" x 8'2"	8	Staff Room Staff Toilet	5'9" x 9'0" 5'9" x 3'5"

4-Bed Large Residence



Legend

1	Living & Dining Entrance Foyer	22'0" x 18'0" 8'4" x 9'6" + 4'0" x 2'6"	Deck	11'0" x 6'0"	Toilet 03	5'0" x 8'4"		
2	Deck	21'4" x 8'0"	WIW	8'4" x 9'0"	7	Bedroom 04 Toilet 04	10'6" x 15'3" 6'0" x 8'0"	
3	Kitchen Utility	9'0" x 14'4" 9'0" x 5'10"	5	Bedroom 02 Toilet 02	10'6" x 17'8" 5'0" x 8'4"	8	Powder Toilet Staff Room	5'0" x 6'6" 7'2" x 11'0"
4	Master Bedroom	12'0" x 17'4" + 6'7" x 4'0"	6	Bedroom 03	10'6" x 18'0"	9	Staff Toilet	4'0" x 6'7"

* Staff room is located at the landing/ mid-landing level

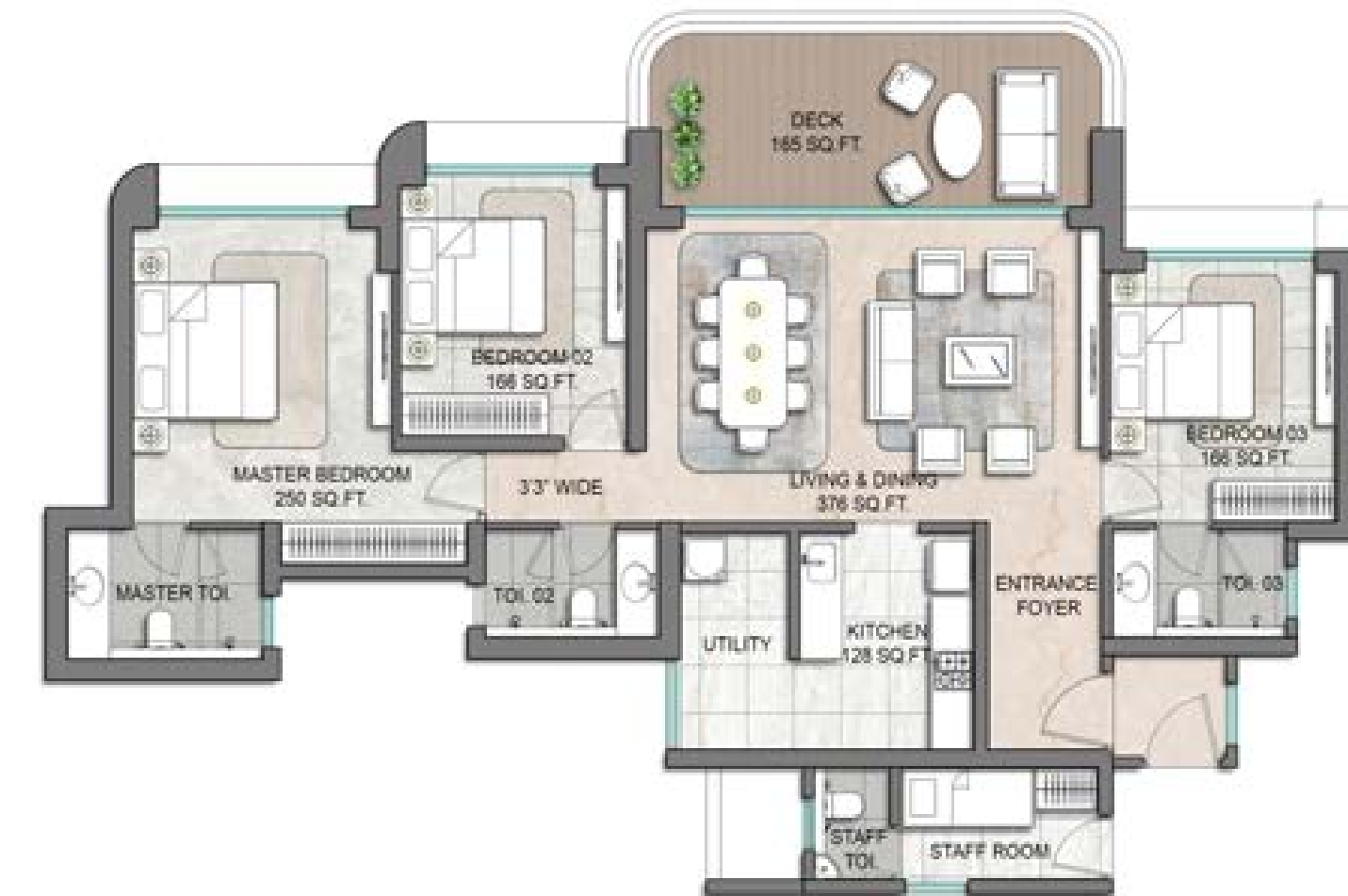
3-Bed Residence



Legend

1	Living & Dining Deck	12'0" x 21'0" + 3'0" x 11'9" 11'6" x 6'0"	3	Master Bedroom Master Toilet	12'0" x 12'0" + 10'8" x 2'0" + 7'2" x 3'5" 6'0" x 9'0"	5	Bedroom 03 Toilet 03	11'0" x 10'0" + 4'6" x 2'0" 5'0" x 8'0"
2	Kitchen Utility	10'0" x 8'0" 5'0" x 8'0"	4	Bedroom 02 Toilet 02	10'6" x 12'0" 8'0" x 5'0"			

3-Bed Large Residence



Legend

1	Living & Dining Entrance Foyer	21'0" x 14'0" 5'3" x 10'4" + 6'5" x 4'6"	4	Master Bedroom Master Toilet	12'0" x 14'0" + 8'0" x 2'0" + 3'9" x 3'3" 9'0" x 6'0"	6	Bedroom 03 Toilet 03	10'6" x 12'0" 8'0" x 5'0"
2	Deck	21'4" x 8'0"	5	Bedroom 02 Toilet 02	10'6" x 12'0" 8'0" x 5'0"	7	Staff Room Staff Toilet	9'3" x 5'0" 3'6" x 5'0"
3	Kitchen Utility	8'0" x 10'0" 5'0" x 9'8"						

WE WORK WITH THE BEST TO CREATE THE FINEST.

Interior Architecture: YODEZEEN

An award-winning architecture and design studio with offices across the world, Yodezeen distinguishes itself through high-end design, international expertise, and their ability to work across different real estate verticals - residential, commercial and hospitality. With over 60 international awards and ~1000 projects in 33 countries, Yodezeen offers customised solutions for every project. With their unique approach of treating each endeavour as a unique entity deserving special attention, Yodezeen delivers bespoke solutions that not only realise their clients' vision but also surpass their expectations.



Architecture Design: Kapadia Associates Design LLP

Kapadia Associates has constantly looked beyond the conventional - continuously exploring the uncharted terrain between architecture and design. As a professional architecture firm, it combines a deep design involvement with optimized managerial processes, to ensure a smooth transition from design to execution. With marquee projects like JW Marriott Sahar, Trident BKC, Trump Tower Mumbai and Hindustan Unilever Campus to their name, it's not surprising they've won a number of prestigious awards.

Landscape Design: PLA

P Landscape (PLA) is a collective of creative and talented individuals encompassing landscape architects, designers, horticulturists, and artists. Specialising in high-end resort, hotel, and residential projects, both in Southeast Asia and worldwide, they have several awards and accolades to their name.



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Corporate Office and Gallery: One Lodha Place, near Lodha World Towers, Senapati Bapat Marg, Mumbai – 400 013.

*In select residences only

The plans, layouts, specifications, images and other details herein are indicative and the developer/owner reserves the right to change any or all of these in the interest of the development. Select fittings/options maybe available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein maybe replaced by equivalent or better brand(s) as decided by the project architect. The printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient; any sales/lease of any unit in this development shall be solely governed by the terms 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 transaction. The dimensions and/or areas stated in the plans are measured on basis of unfinished surfaces using polyline method and do not reflect the reduction in dimensions on account of the finishes being installed. Further, variance of +/-3% in the unit carpet area and/or unfinished dimensions is possible due to design and construction variances. The plans contained herein are typical unit/floor plans – please verify exact plan and orientation of your unit before purchase. The garden & terrace units are entitled to exclusively use the area earmarked for private garden/terrace. The community hall(s)/temple(s) (if any) and appurtenant land(s) shall be transferred to a charitable trust/its non-profit nominee and managed by them at their sole discretion and Ultimate Organization/Federation shall have no involvement in this regard. Project in partnership with Sahana Group of Companies. Printed in March 2026.

LODHA
AUREUS