

**LUXURY INSIDE OUT**



 **LODHA**  
MIRABELLE



WORLD'S  
FINEST DEVELOPMENTS.  
BROUGHT TO YOU BY  
INDIA'S NO.1\*  
REAL ESTATE DEVELOPER.



### Lodha Altamount

The finest residences on Mumbai's Billionaire Row



### Lodha World Towers

One of India's most iconic addresses



### No.1 Grosvenor Square

The world's most desirable address

Whether it's giving India its most iconic address or crafting the world's most coveted residences; adding a glittering icon to Mumbai's skyline or creating designer residences for Mumbai's glitterati; delivering meticulously designed offices or conceiving India's No.1 smart city with the highest liveability quotient<sup>^</sup> – Lodha has been transforming the way we live, with environments at par with the world's best.

Our passion is to create landmarks that are benchmarked against the highest global standards, epitomise the values of our family, and are built on a legacy of trust spanning 4 decades. Our purpose of 'Building a Better Life' extends across geographies, markets, price points, and consumer segments. By deploying the best people and process, delivering to the customer's needs and benchmarking the highest global standards, Lodha has been able to create some of the world's finest developments – designed self-contained eco-systems, great outdoor spaces, and robust infrastructure, offering every facility and unmatched service at your doorstep.

In keeping with our belief that 'every Indian deserves a high-quality home', and our vision to 'build a better India', we resolve to create a lasting and positive impact on the planet and society at large. We are committed to becoming a net zero carbon emission company by 2035.

Through the Lodha Foundation, we actively contribute to ensure that the women workforce improves, changing the lives of every family and contributing to building the nation. With our commitment to act in the larger interest of the environment and society, we are 'building a better life' in more ways than we can imagine.

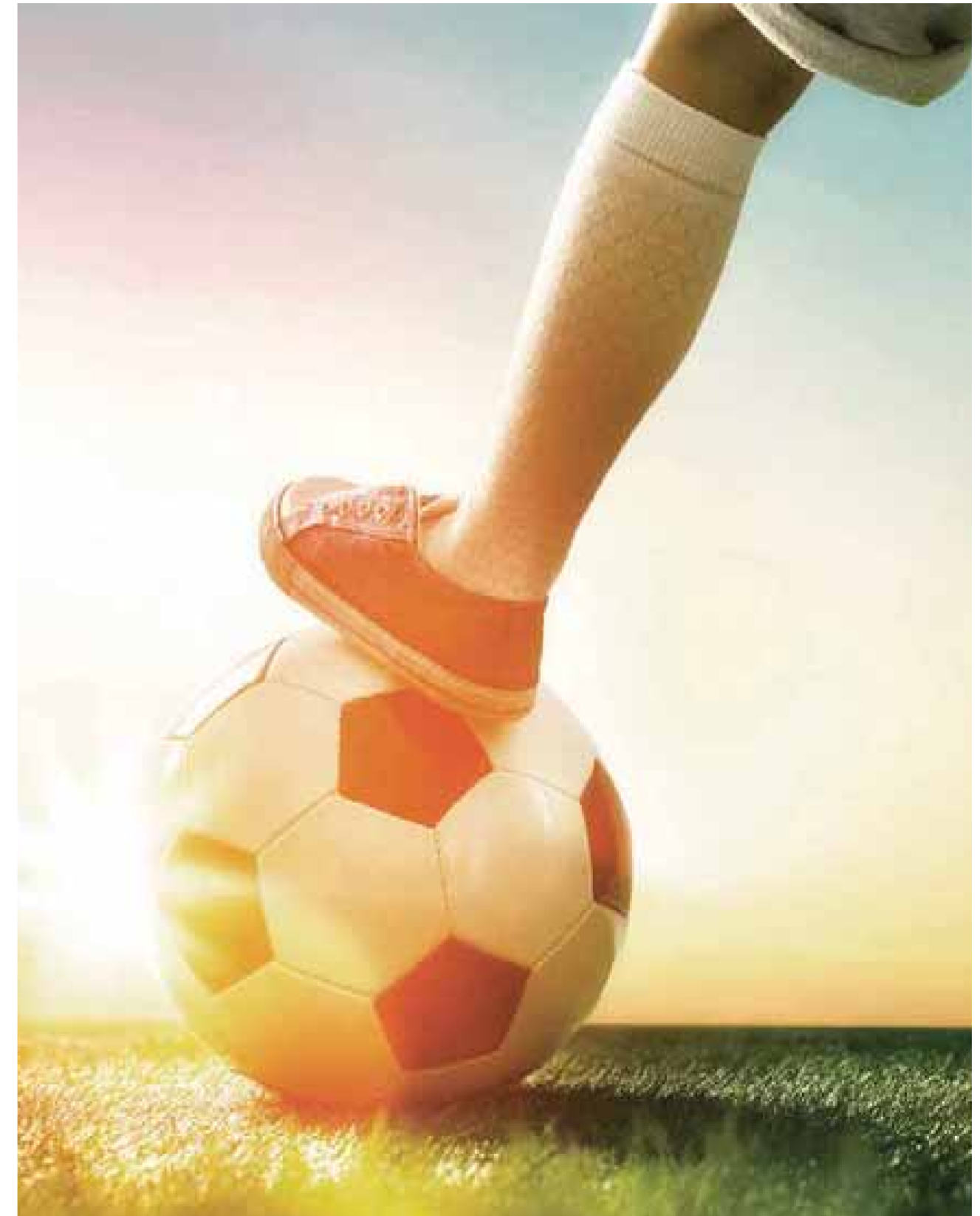
Today, Lodha is India's No.1 real estate developer\*. The company has recorded pre-sales of over 77,000+ crore since FY14. We have delivered an area of 9.4 crore sq.ft.\*\* and have 33 operating projects\*\*. Our team of almost 4,400 associates work relentlessly to create developments of exceptional quality, and is committed to delivering the world's finest homes, offices, and retail spaces.

Our ability to deliver scale, our innovative design, superior execution, differentiated branding and marketing, coupled with our efficient and enthusiastic on-ground sales staff, all come together to create the best value for our customers across residential, retail, and office spaces – winning their trust and appreciation, time after time.

## A flourishing life.

Lodha's enabling environments inspire us to give our best each day. So we can flourish in more ways than we can imagine, and become more than we thought we could be. Our kids' play zones are designed not just for play, but as tools to keep our children fit and alert, and prepare them for life ahead. Music, dance, sports, and other extra-curricular activities are supported with mentorship and coaching, for budding individuals to flourish into professionals. International-level infrastructure give enthusiasts the encouragement to be the best version of themselves.

Our developments come with wide open decks and ample open spaces with picnic and BBQ spots, pavilions, tree houses, nature trails and forests – creating a rich eco-system to help you refresh, rejuvenate, and disconnect from the city. While places of worship within our developments enrich your spiritual well-being. A wide range of workshops and information sessions encourage homemakers to hone their skills and pursue their passions, from the comfort of home, while enabling working professionals to network with like-minded individuals to help them achieve greater growth. Seniors can find companionship, convenience, and care in the many facilities and services planned exclusively for them – giving them a sense of purpose and self-worth. From easing your transition into a new home to curating events and experiences that delight your family, everything is thought through to ensure you lead an enriched and empowered lifestyle.





## Caring for society. And our planet.

Building smartly and sustainably is the key to ensuring a better world for us, and a better future for our children. As India's No.1 developer, we've taken the lead to ensure that the impact we leave on our environment and society is net positive.

### **ADVANCED TECHNOLOGIES**

At Lodha, we deliver the world's finest developments by working with the best and brightest across the globe and implementing cutting-edge technology. We follow the renowned Total Quality Management (TQM) system, and use 3D computer generated models (BIM) which allows a smarter and faster design process, and intricate planning and visualisation. We use AI to glean new findings from our data, and use aluminium formwork technology to make our structures highly durable and resistant to seismic activities. We also use pre-fab units like doors and windows to reduce manual intervention and improve quality. Everything, from conception to construction, is supported by a series of intelligent and innovative processes.

### **CARBON NEUTRAL BY 2035**

Lodha is committed to becoming a net zero carbon emissions company by 2035. We are also committed to 100% waste water recycling across our developments, relying more on green power, and increasing the tree cover of every site we acquire. We work closely with global experts to achieve these goals and set global benchmarks for sustainable development.

### **EMPOWERING WOMEN**

With the objective that upskilling leads to upliftment, and employment leads to empowerment, the Lodha Foundation will run skill development programs designed to make women ready for the job market. Building not just a skilled workforce that meets industry-specific requirements, but also a thriving and supportive ecosystem that allows women to flourish at their workplace.

### **SOCIAL HOUSING**

We build homes at a nominal cost for economically weaker sections. The desire for home ownership is universal and, by offering good-quality housing across every strata, we aim to create a more equal society.

### **HIGHEST STANDARDS OF HEALTH AND SAFETY**

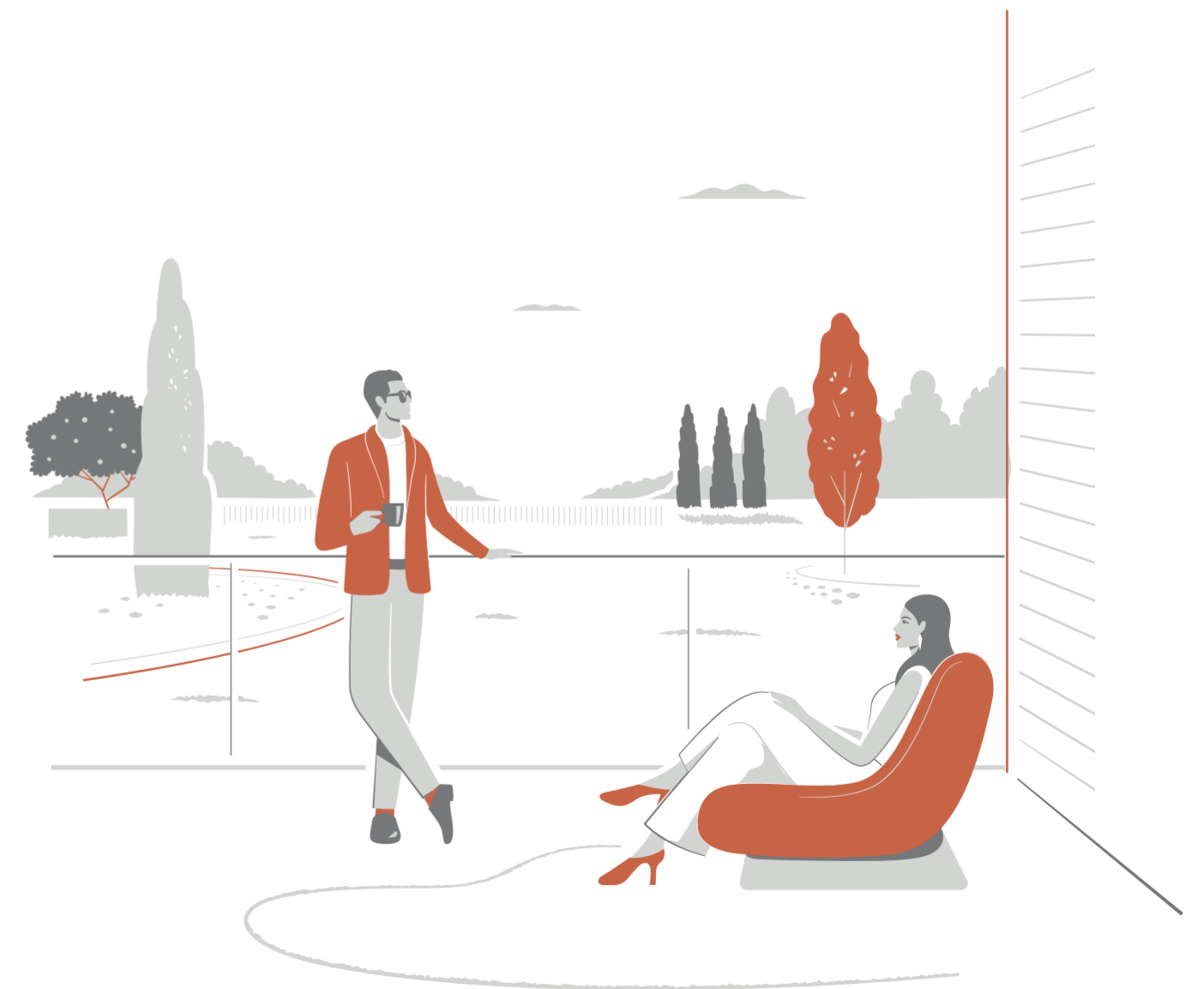
Our highest priority is our customers' health and well-being. Our efforts to surpass standards have resulted in Lodha being recognised for best-in-industry practices in Occupational Health & Safety Management.

# A life of luxury, indoors and outdoors.

Presenting Lodha Mirabelle. An urban paradise set across a breathtaking 19-acre ecosystem, where residents enjoy the fine symphony of nature and luxury. Nestled within it is a verdant central park - a lush green oasis of tranquillity and serenity, boasting a luxurious 45,000 sq. ft. clubhouse dedicated to your relaxation, rejuvenation and entertainment.

Elevating the concept of living space, your thoughtfully-designed residence seamlessly integrates elegance with nature. Where you wake up to a serene landscape unfolding before your eyes, every day.

Moreover, our strategic location ensures you embrace a life of convenience and ease. Welcome to an address that redefines the art of living, where nature and luxury live in perfect harmony.





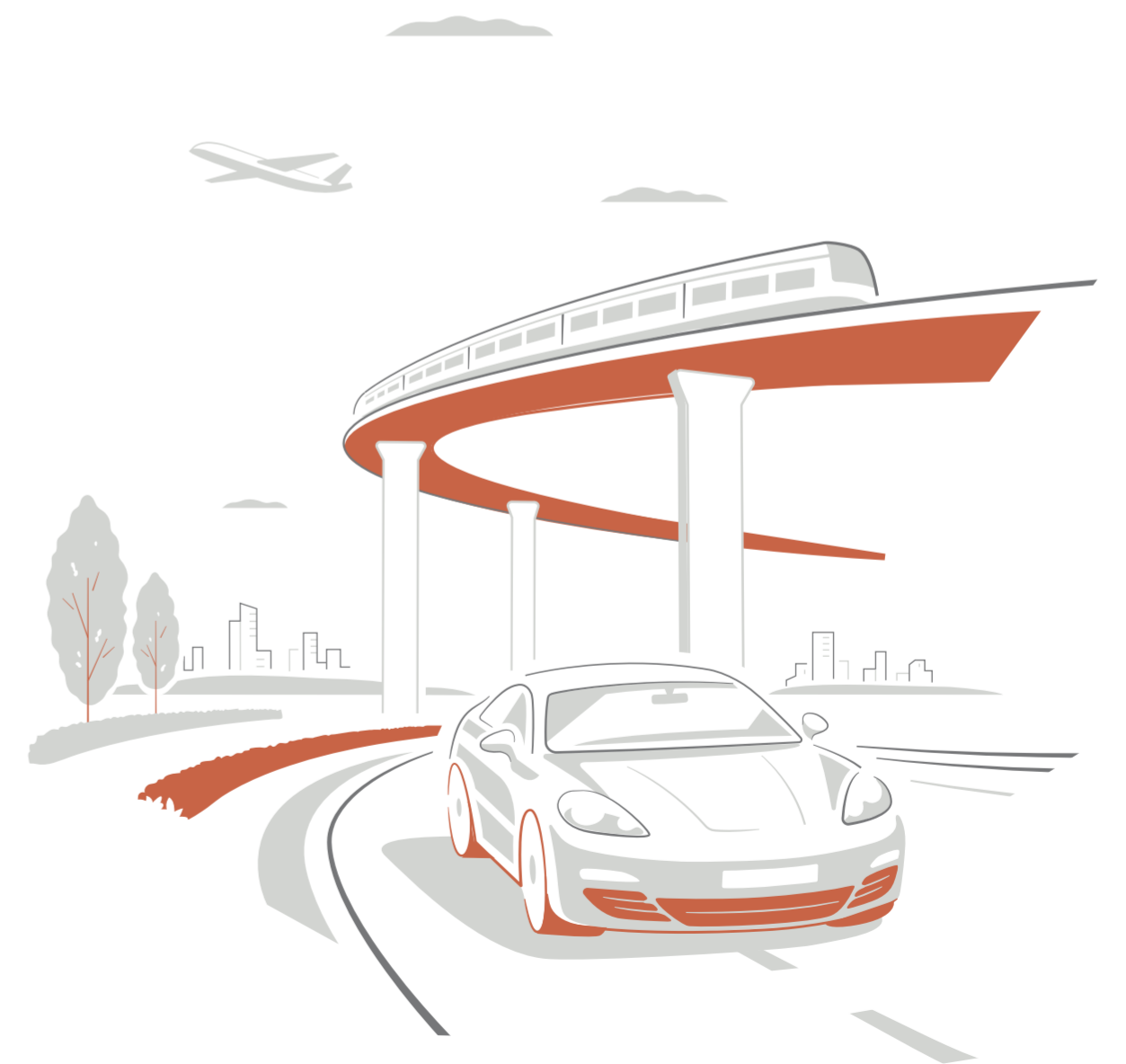
*Artist's impression of Luxe Café.*



Great  
residences  
demand  
great  
locations.

Poised perfectly at the prestigious enclave of Embassy Manyata Business Park, Lodha Mirabelle presents an ecosystem, where every aspect of modern living converges effortlessly. Your everyday needs are catered to fluently, as reputed schools, upscale malls, and thriving commercial areas are all within close reach. Moreover, with a mere 30-minute drive to the airport, you enjoy seamless accessibility to distant horizons. The connectivity of our location is further enhanced by its close proximity to the Outer Ring Road and the upcoming Nagawara Metro Station, reducing commuting time and making travel a breeze.

As a resident of our esteemed community, you also enjoy the privilege of easy access to prominent business hubs and districts. Embrace a lifestyle that embodies the essence of urban sophistication, while being effortlessly connected to the heartbeat of the city.



# Location map.

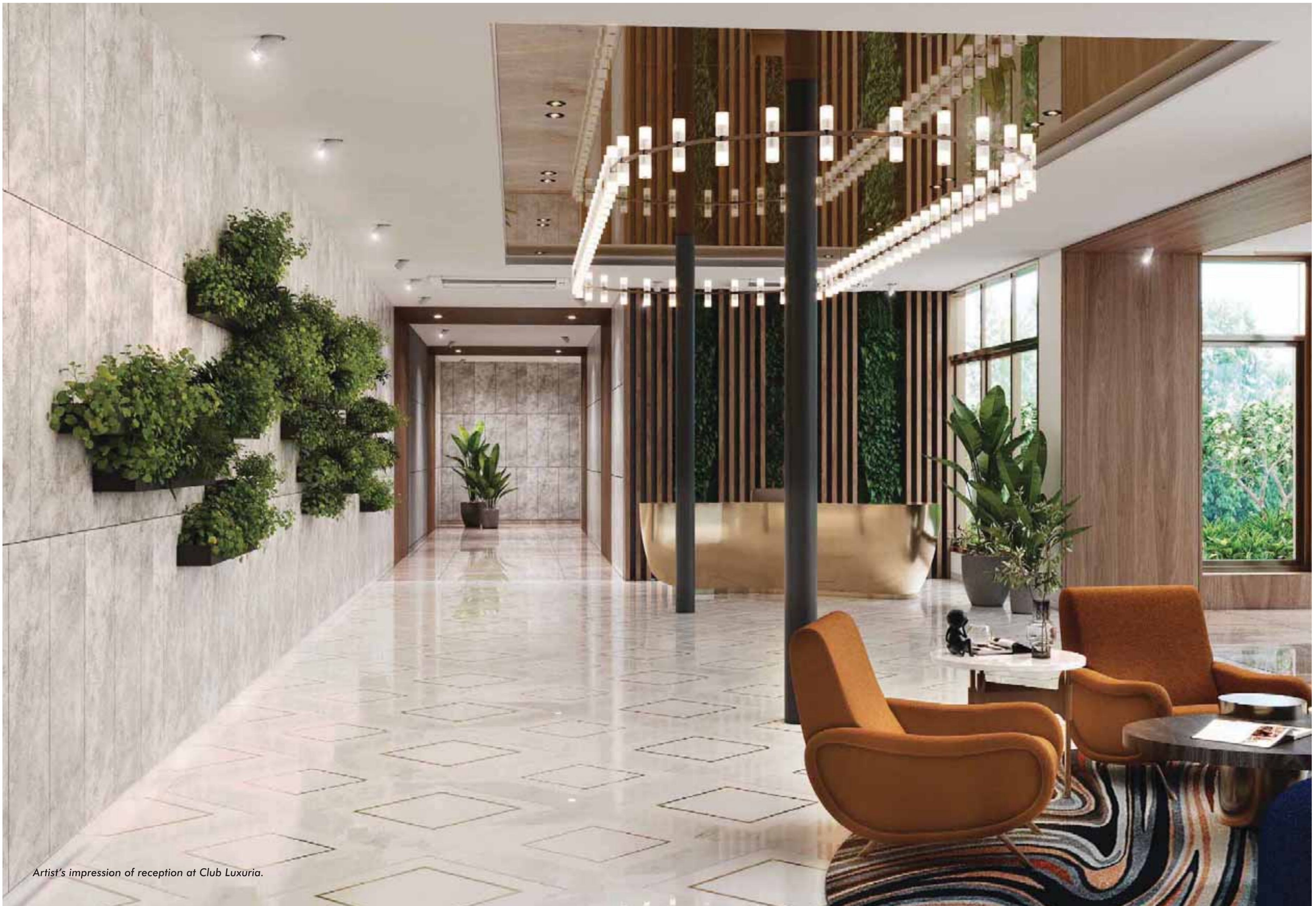


# A modern marvel.

At Lodha Mirabelle architectural brilliance meets contemporary luxury. Your tower stands tall with an iconic façade adorned with glass railings.

Crafted with the finest designer materials, the grand lobby sets the stage for a truly elevated living experience, while well-finished floor lobbies seamlessly connect you to your private world. Each detail has been meticulously crafted, be it the façade or the common areas, to maximize your living experience.





*Artist's impression of reception at Club Luxuria.*

# The heart of luxury: your home.

Your residence at Lodha Mirabelle redefines the essence of thoughtful design, seamlessly blending aesthetics and functionality. Vaastu principles harmonize with contemporary elegance, and every corner exudes an aura of sophistication.

Your bedroom is an intimate sanctuary where dreams unfold. Dedicated wardrobe niches optimize space utilization, ensuring that your haven remains uncluttered, and your style finds a perfect abode.

Choose from our selection of thoughtfully-crafted residences - 2-bed with study, 3-bed, 3-bed with study and 4-bed, each tailored to your desires. Whether you seek a sanctuary for relaxation or a space to celebrate life's precious moments, we have the perfect home for you.





*Representative image of the interiors.*

It's not a  
landscape.  
It's a  
symphony  
of greenery.

At Lodha Mirabelle, we pay a fitting tribute to Bengaluru's explicit connect with nature. A city of gardens, Bengaluru was once a haven for exotic flowers and plants from across the world. It has built green lungs such as Cubbon Park and Lal Bagh. Spread over 19 lush acres, the enchanting gardens of Lodha Mirabelle look to revive Bengaluru's age-old romance with Mother Nature.

Our crown jewel, the luxuriant 3.2-acre central green offers meandering pathways and jogging tracks to embrace the serenity of nature, under lush canopies of green that dance with the wind. Sprawling lawns provide the perfect setting for leisurely strolls, as well as hearty picnics. Swimming pools, multiple sports facilities & play courts, putting greens, as well as children's play areas, invite residents of all ages to indulge in active leisure.

Whether it's outdoor exercise, work, dining, or simply basking in Mother Nature's bounty, our landscape caters to every aspect of your lifestyle, enriching it with joy and happiness.





*Representative image of the landscape.*





**Swimming Pool for Adults & Kids  
(outdoor & indoor)**

**Jogging/ Walking Track**

**Children's Play Area**

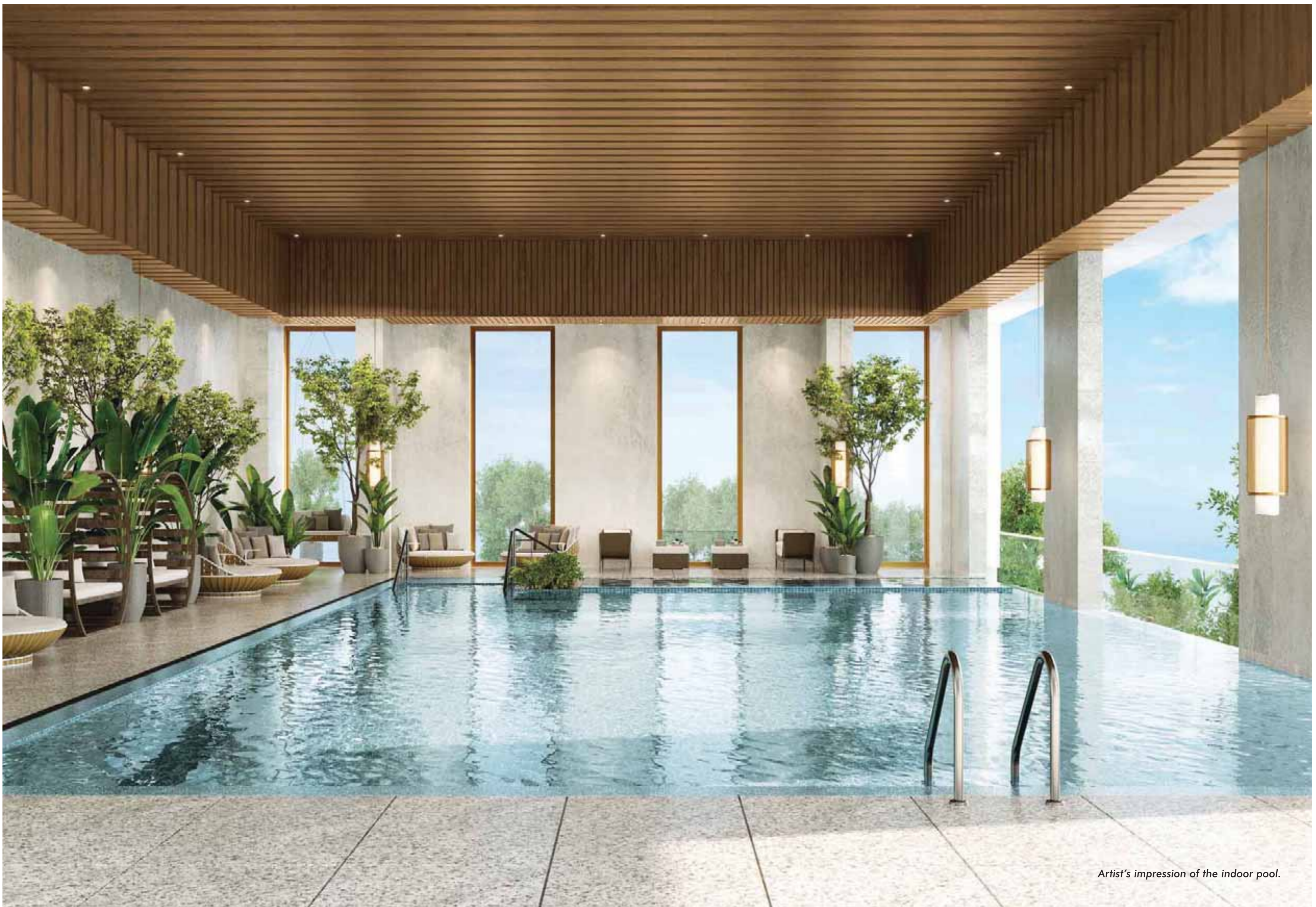
**Indoor & Outdoor Sports Facilities**

- Cricket Pitch: Box Cricket
- Indoor Badminton
- Tennis
- Basketball
- Volleyball
- Squash Courts

**Putting Green**

**Elder's Corner**

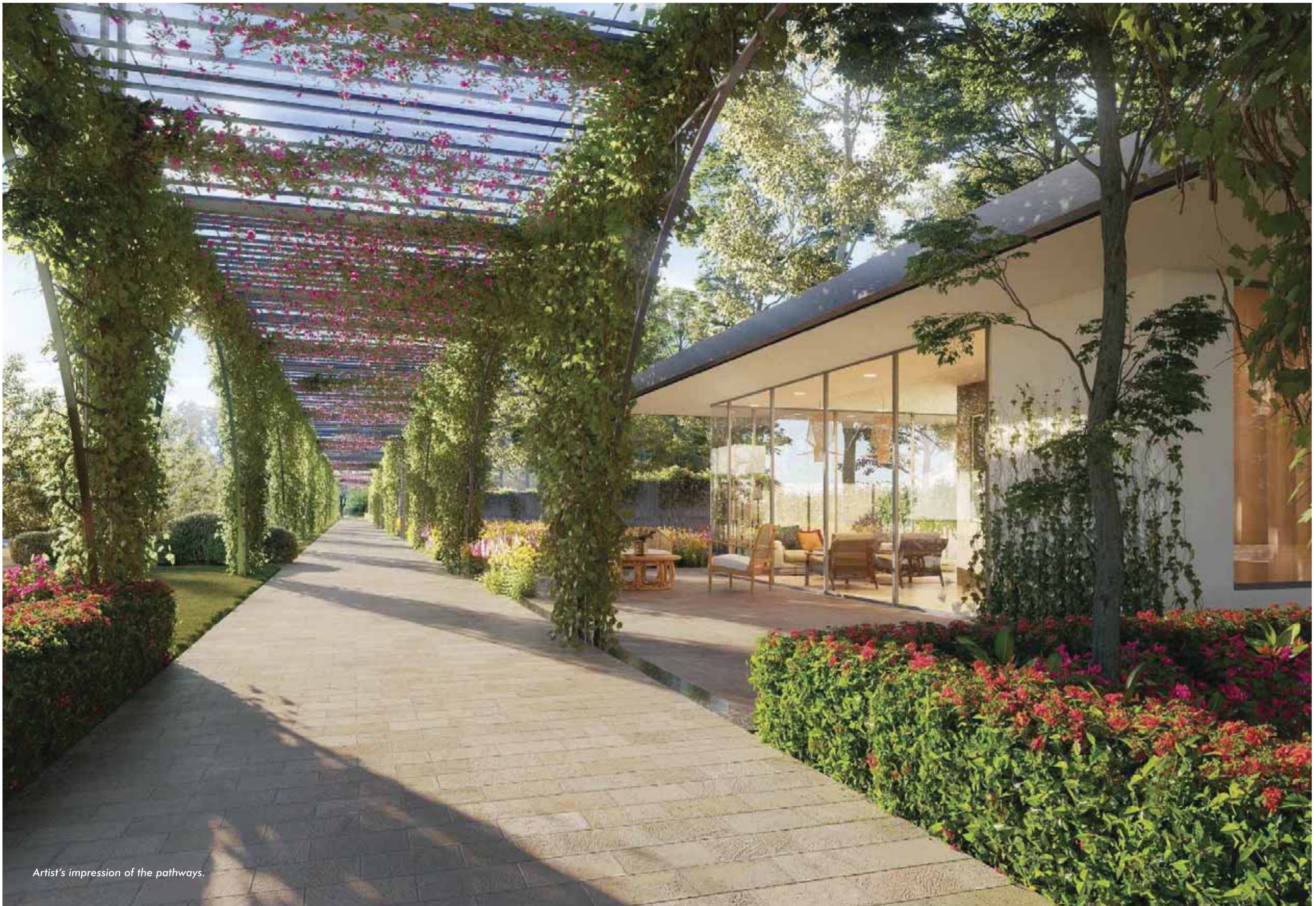
*Representative image.*



*Artist's impression of the indoor pool.*



*Artist's impression of the amphitheatre.*



*Artist's impression of the pathways.*



*Artist's impression of the Club Luxuria entrance.*

Club Luxuria.  
45,000 sq.ft.  
of tranquility.  
Perfect  
to invite  
friends, and  
admiration.

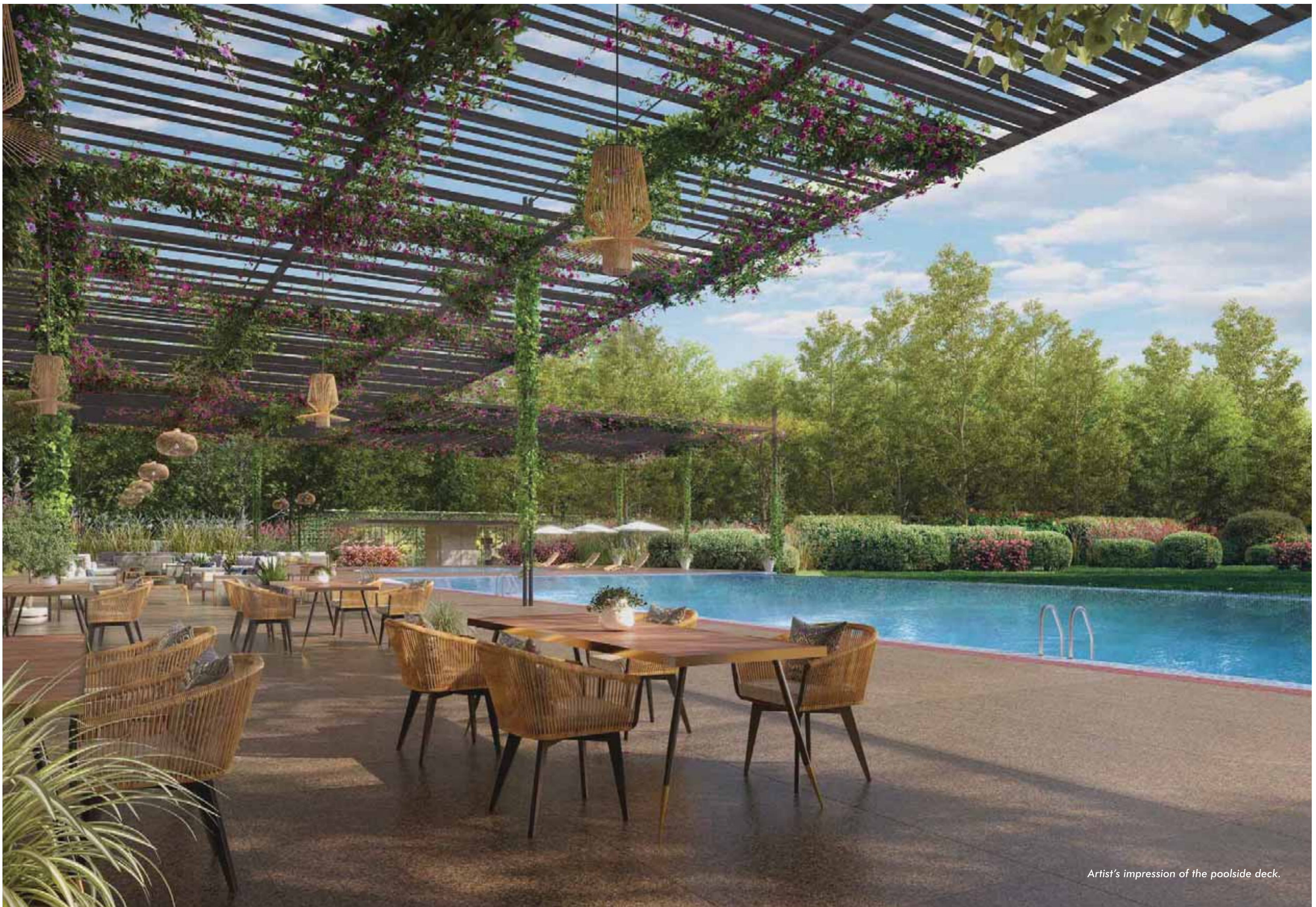
Club Luxuria invites you and your loved ones to step into a world of sophisticated indulgence, where every desire finds fulfillment amidst an array of exclusive amenities.

Stay fit and rejuvenated at our state-of-the-art gymnasium, or take some time out to engage in friendly competitions with friends and family over games such as billiards, air hockey, table tennis, carrom, chess, and more.

For those balancing work and leisure, the Business Centers at the Executive, and libraries ensure productivity is never compromised. Our in-house super market offers a world of conveniences, while Luxe Café beckons with delightful brews and sumptuous treats. The Ritz is perfect for private screenings and celebrations, while Elite and Regal have been designed to accommodate your social gatherings with unmatched elegance.

At Lodha Mirabelle, you are invited to embrace a lifestyle where every moment is a celebration of life's most exquisite pleasures.





*Artist's impression of the poolside deck.*

# Clubhouse

## Gymnasium

### Indoor Games

- Table Tennis
- Carrom
- Chess
- Card Tables
- Foosball
- Pool Table
- Air Hockey

## Steam and Sauna

## The Executive/ Skyline Deck/ The Library

## Super Market

## Luxe Cafe

## Squash Courts

## Indoor Badminton Court

## Spa

## Banquet Halls

## Kids Club (crèche)

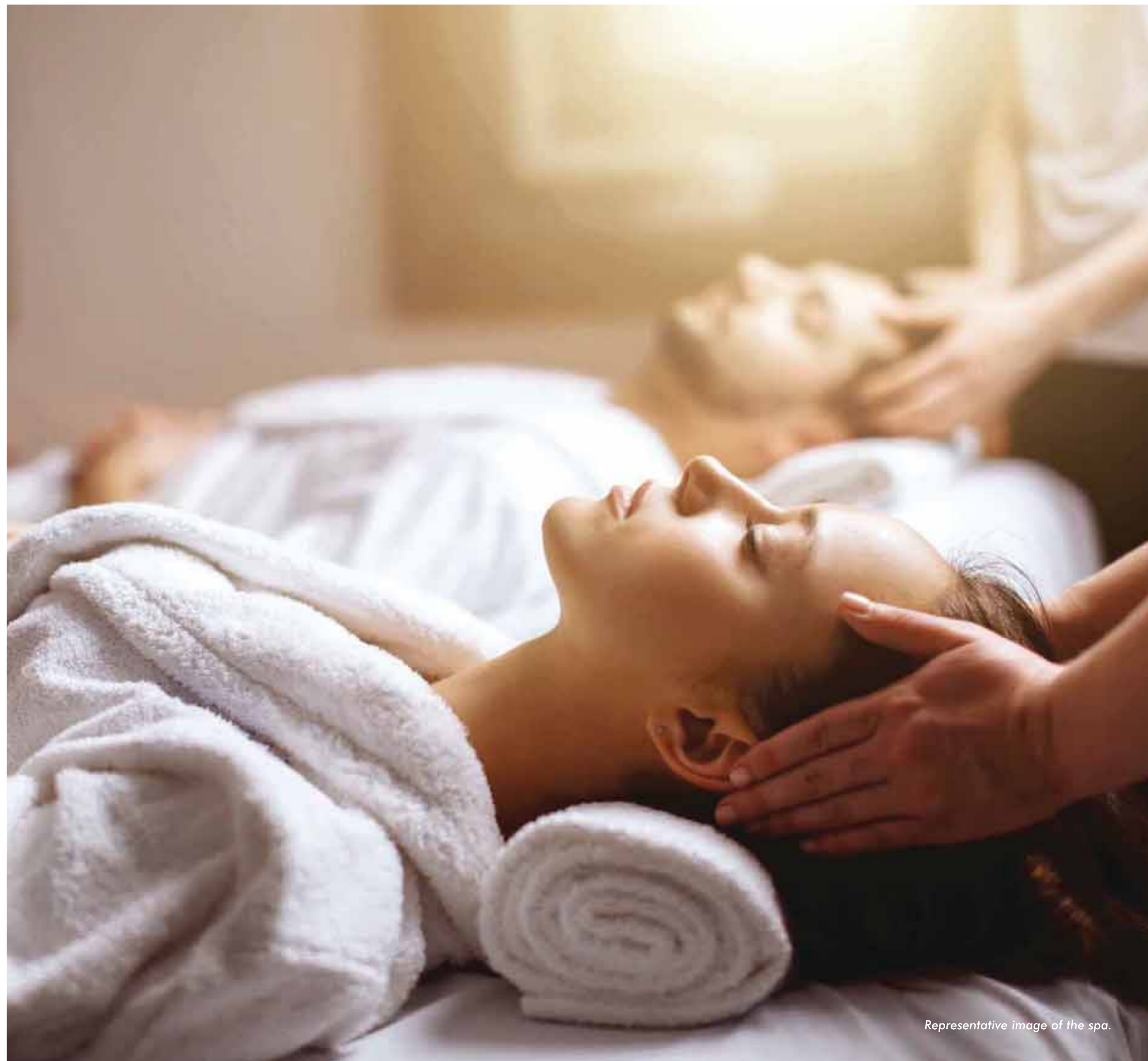
## Activity Room

## Bar

## The Ritz

## Tranquil

## Ballroom

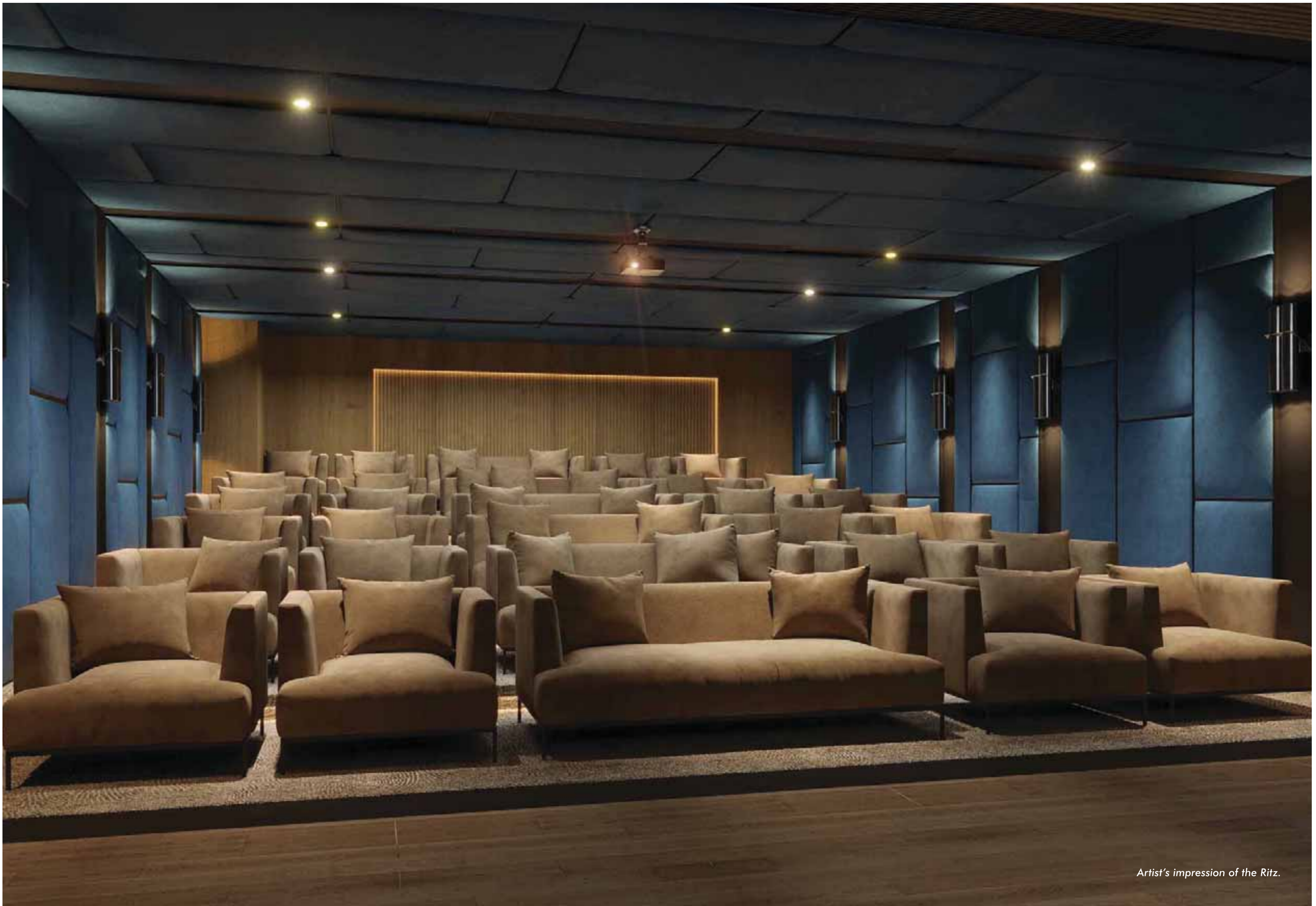


*Representative image of the spa.*

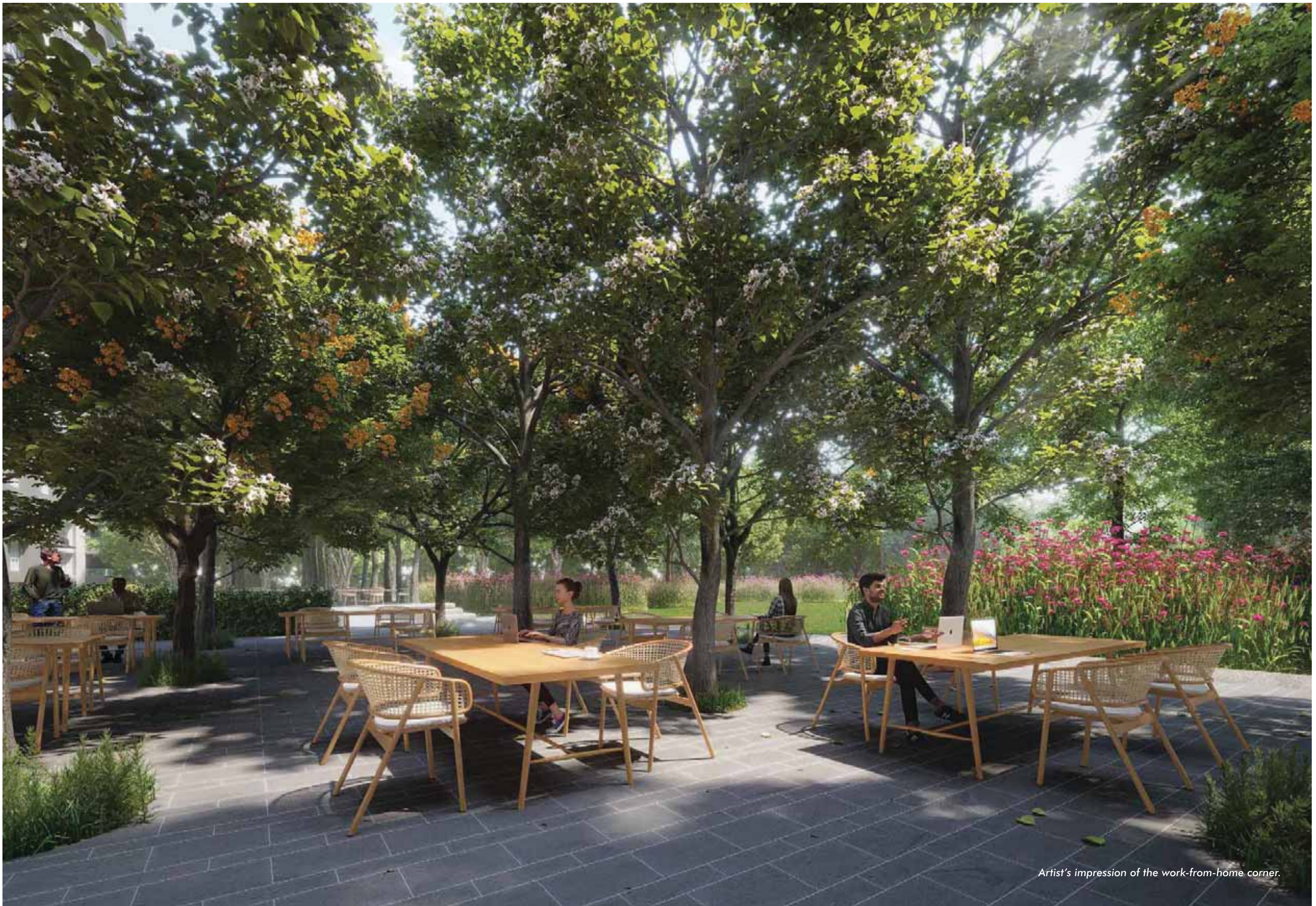




*Artist's impression of the banquet hall.*



*Artist's impression of the Ritz.*



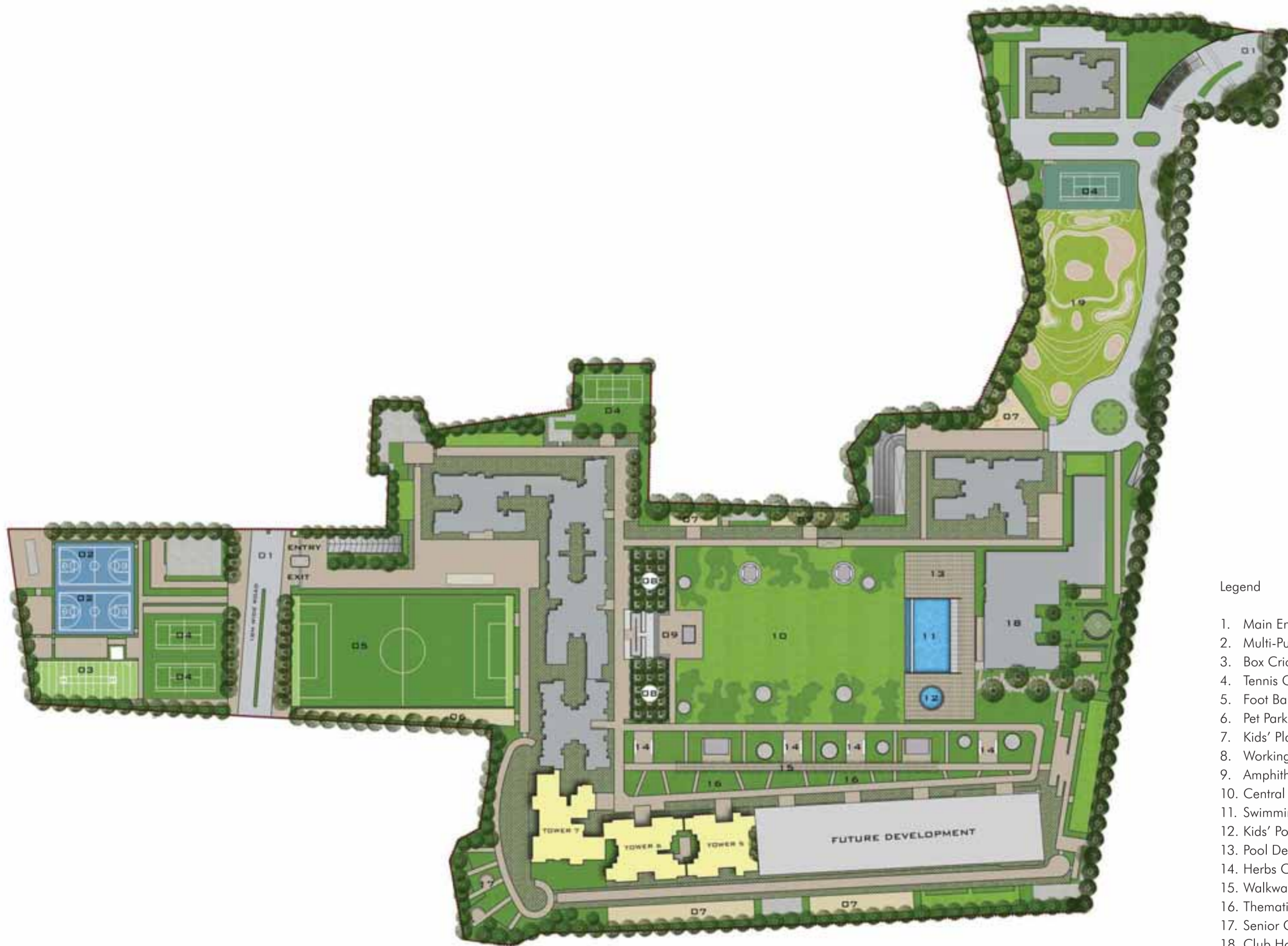
*Artist's impression of the work-from-home corner.*



*Artist's impression of the kids' room.*

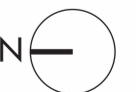
Landscape & Layouts

Masterplan



Legend

1. Main Entrance Plaza
2. Multi-Purpose Court
3. Box Cricket
4. Tennis Court
5. Foot Ball Ground
6. Pet Park
7. Kids' Play Area
8. Working Orchards
9. Amphitheatre
10. Central Green
11. Swimming Pool
12. Kids' Pool
13. Pool Deck with Trellis
14. Herbs Court with Seating
15. Walkway with Trellis
16. Thematic Garden
17. Senior Citizen Zone
18. Club House
19. Putting Green



Tower 5

Floor Plans



Tower 6



Tower 7





# Unit Plans

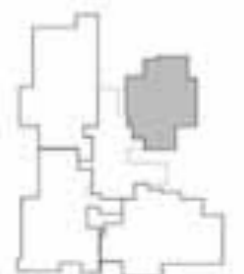
Tower 5  
2 Bed W/Study



Tower 6  
3 Bed W/Study



Tower 7  
3 Bed



# Tower 7

4 Bed

# Design Partners

## Architectural Design

Venkataraman Associates, India

## Structural Design

Smart Minds Engineering

## Landscape Design

Prabhakar Bhagwat & Associates

## Plumbing and Fire Fighting Services Design

Mcdeberl

## Electrical Services Design

Mcdeberl

## HVAC Design

Mcdeberl

## Façade Design

Venkataraman Associates, India





**Corporate Office:** Lodha Excelus, Apolla Mills Compound, N.M. Joshi Marg, Mahalaxmi, Mumbai - 400 001 | **Sales Gallery:** Lodha Mirabelle Sales Gallery, 5th Floor, Silver Fir Building (L6), Dada Mastan Layout, Embassy Manayata Tech Park, Nagavara, Bengaluru, Karnataka - 560 045. "By residential sales FY16-2285 million or 85 crore square feet completed till March 2022 - Based on liveability quotient ranking by all in its report titled "Liveability Quotient - A Paradigm Shift in India's Emerging Cities".

**Disclaimer:** The plans, layouts, specifications, images and other details herein are indicative. The images herein are artistic representations unless specifically represented as being taken on site. The developer/owner reserves the right to change any or all of the plans, layouts, specifications, images and other details herein in the interest of the development or as per approvals received or to be obtained. The printed material does not constitute an offer and/ or contract of any type between the developer/ owner and the recipient. Any sales or lease of any unit in this development shall be solely governed by the terms of the agreement for sale or 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. Carpet area in all the toilets is inclusive of ledge walls. 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. Developed by G Corp Homes Private Limited, a wholly owned subsidiary of Macrotech Developers Limited (a listed entity) which owns and operates under the "Lodha" brand. Karnataka RERA registration no. PRM/KA/RERA/1251/309/PR/131023/006321 available at website [rera.karnataka.gov.in](http://rera.karnataka.gov.in)

