

A world-class
destination
for generations
to enjoy.

From the creators
of the world's finest
developments.



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

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 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.

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 daylit to reduce electricity consumption.

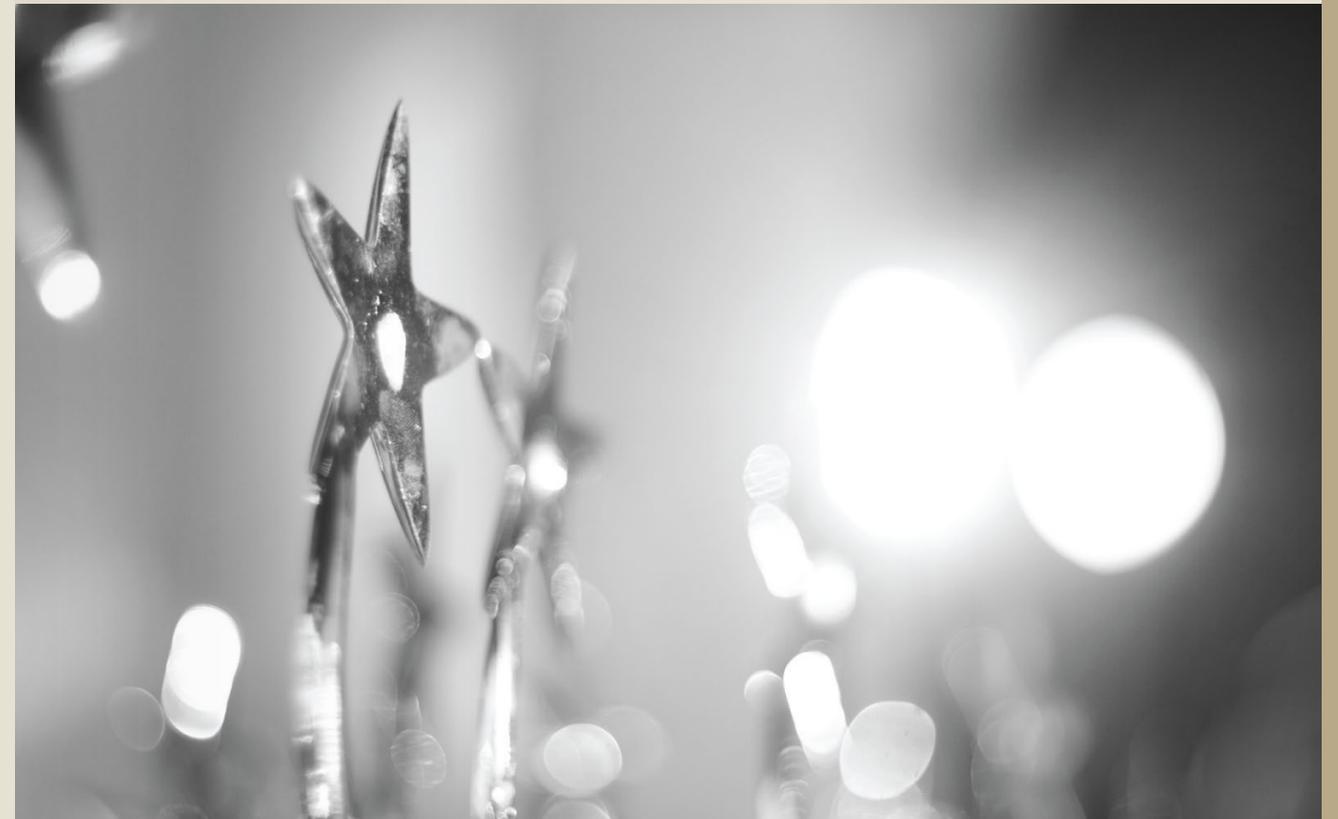


Awards and recognition

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.

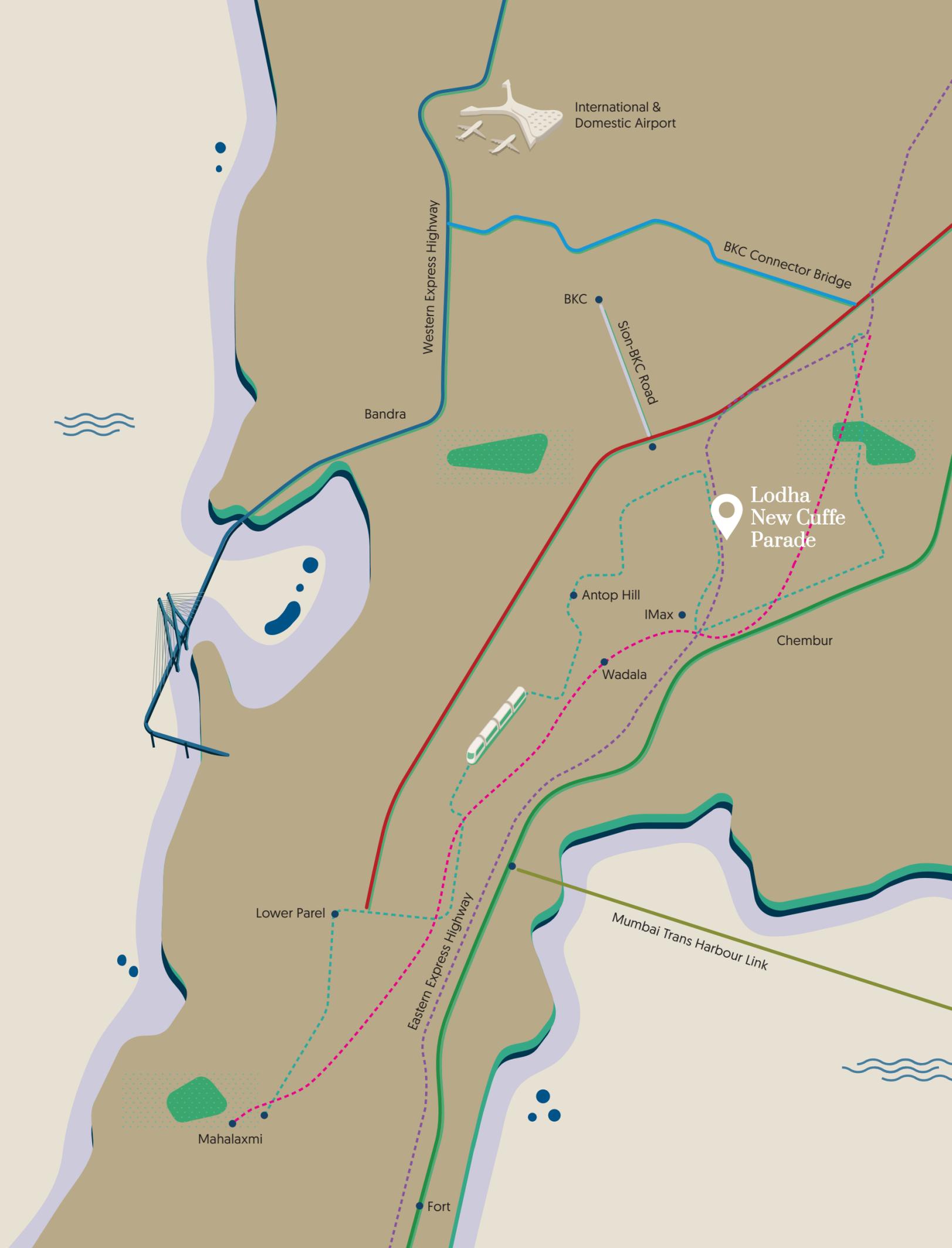
Life at its best.

Lodha Lumis is the only tower standing at the epicenter of every destination within Lodha New Cuffe Parade. Its residences are built for abundance and indulgence, while its grand sundecks overlook swathes of private open greens. It's safe to say, nothing tops this.



Your every travel unraveled.

Lodha New Cuffe Parade is strategically located at the meeting point of the BKC-Sion Elevated Road, the Eastern Freeway, the Eastern Expressway, the Metro, and the Monorail, offering unmatched connectivity to every part of Mumbai. It's a breezy 10-minute drive to the Bandra Kurla Complex (BKC) and just 20 minutes to Fort and Lower Parel. Moreover, with the Mumbai Trans Harbour Link in order and the Thane-Wadala metro line underway, Lodha New Cuffe Parade will undoubtedly be the best-connected location in Mumbai city.



Open fields.
In every shade of green
under the sun.



Lodha Lumis is located around one of the island city's largest private open spaces. In a crowded city like Mumbai, the world-class landscape, amenities, and never-seen-before layouts at Lodha Lumis offer an unmatched lifestyle. You really have to see it to believe it.





15 beautifully landscaped
acres to rejuvenate yourself.

(And accommodate your every wish.)

At Lodha New Cuffe Parade, residents command a lifestyle unmatched anywhere in the city – and at par with the rest in the world. Within its 15 beautifully landscaped acres are gardens, and abundant outdoor spots for you to enjoy your leisure time. Take your pick from multiple swimming pools. Choose between a calming yoga session and an adrenaline-pumping workout in the gym. Host a delightful party under the stars, or an extravagant soirée with your friends. And while the kids regale themselves at the well-equipped play zone, you could catch the latest blockbuster in the theatre, or simply reflect on the joys of living here.

The queen of clubs.



Every aspect of physical, mental, and spiritual well-being can be found at this remarkable destination, with an exclusive clubhouse providing a range of health, fitness and leisure facilities. Designed by world-renowned interior architecture and design firm, Wilson Associates, the aim is to redefine luxury for a world that's becoming increasingly connected, and culturally diverse.

Spread over 75,000 sq. ft., the clubhouse is a private haven exclusively for the residents of Lodha New Cuffe Parade. Its impressive interiors create an exceptional environment for modern-day corporate and business leaders to conduct their business in style.









You'll never run out of
things to do.

More than
a thriving community.
A joyful jamboree.



Lodha New Cuffe Parade is a joyous community fostering great friendships and supporting and encouraging each other to live life to the fullest. Be it a neighbour's anniversary or birthday, a Sunday brunch or a kitty party, networking or simply kicking back – there's always something exciting on the horizon, and a reason to celebrate life every day.





Doesn't just stand apart.
Stands at the center.

Lodha Lumis brings with it a host of privileges, including a central location that puts every destination within walking distance – the prestigious Lodha Oakwood School, Lodha Supremus offices, serene Ganesha and Jain temples, and grand clubhouse are all a quick walk away.



Shot on location

Moreover, its impressive design doesn't end at the façade – it begins with it. Once residents step in, they are greeted by a lobby thoughtfully designed to welcome in natural light and breeze, while high-speed elevators whisk them up to their residence – crafted to offer the rarest of luxuries: space.

Our residences are well-appointed.

(And designed for the well-heeled.)





There are homes. And then there are grand homes. Your residence is designed to offer a cool and abundant space for all your loved ones to commune. With two master bedrooms* and private decks in each room*, made for moments of solitude. Every corner is designed with the highest sensibilities, and crafted with the finest materials, with every security measure in place, to create homes that reflect nothing but impeccable taste and peace of mind.



A complete world
with
360 security.



Enjoying a life of supreme luxury becomes even more enjoyable when you know that your safety and security are well taken care of. From visitor registration to CCTV monitoring for key common areas and swipe card-controlled access, we ensure the highest level of safety and security. Vehicular access is through personal card recognition. Video phones are provided to scan visitors at your doorstep. World-class fire-fighting systems are in place. These include fire-fighting staircases to prevent fires from spreading upward, special fire access elevators for quick evacuation, fire detectors, sprinklers, and refuge areas – all designed to international standards.



Representative image



Twice the blessings.

Jain and Ganesha temple.

At Lodha Lumis, you don't just live surrounded by the blessings of Mother Nature; you also have the Shikharband Jain temple and Ganesha temple to stay connected with yourself, and the powers to be.

An IGCSE school par excellence:

The Lodha Oakwood School.

Ranked as one of the top upcoming schools in Mumbai by Times of India, The Lodha Oakwood School is a kaleidoscope of tradition, values, and culture. With best-in-class learning facilities and technology, the school is excellently equipped to offer quality education that covers every facet of your child's development.

Set around a lush landscape dotted with trees and floral nooks, it provides the perfect environment for studying in a large campus, with access to open spaces. And now, with its latest setting in Lodha New Cuffe Parade, your child will enjoy world-class education no further than a short walk home.



Representative image



Skip every signal.

Walk to work.

A landmark office address located in the heart of Mumbai, the office buildings at Lodha New Cuffe Parade combine unmatched connectivity with iconic design.

The offices are occupied by established enterprises, creating an integrated live-work-play-learn neighborhood, driving residences to command higher rentals.

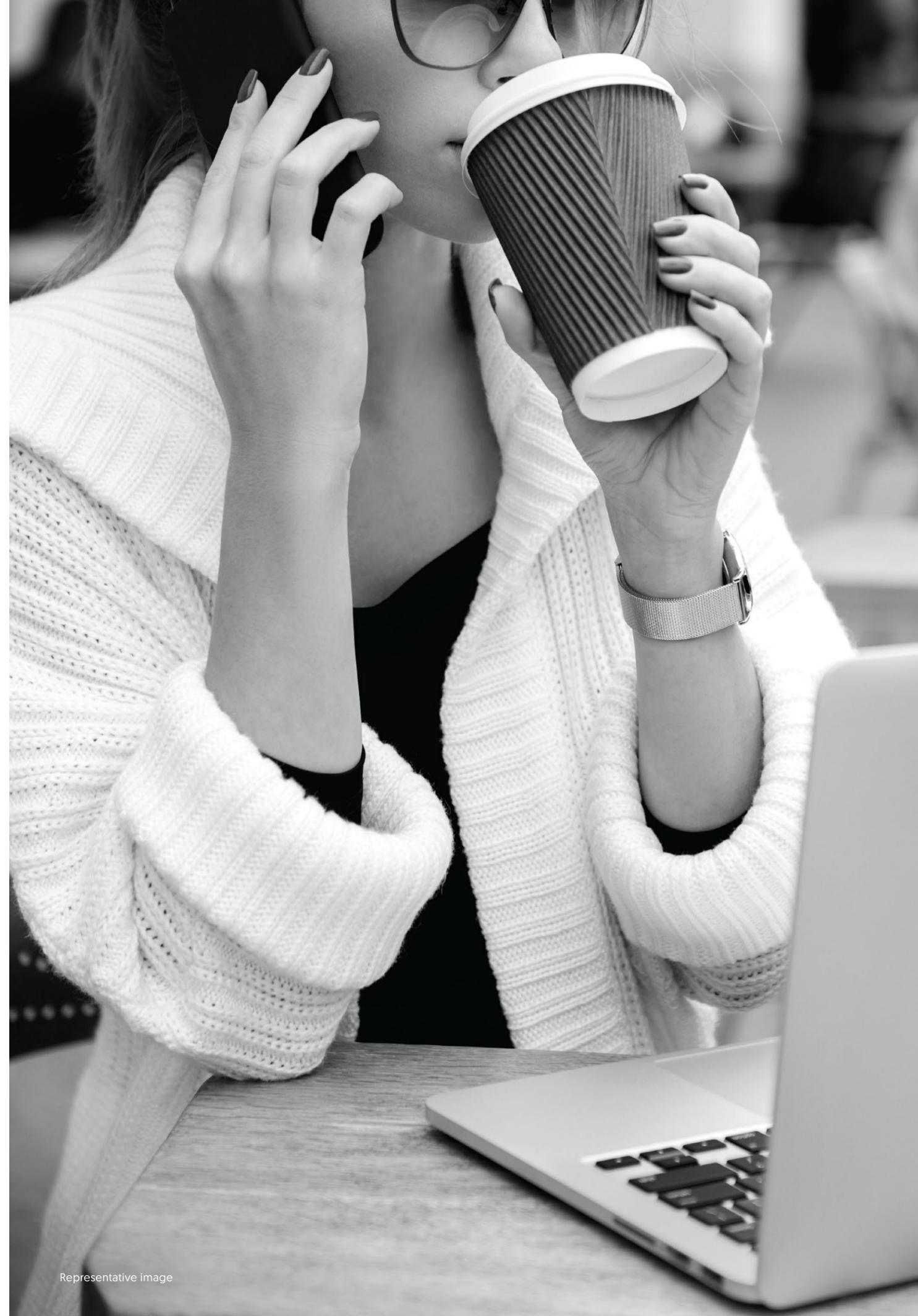
Café. Retail. ATM.

All essentials sorted.

From sundecks, juice bars, and cafés to organic gardens and grocery stores, Lodha New Cuffe Parade has every need covered.

Everything you could possibly require has been carefully thought through and provided for. Making your world complete and self-sufficient.

ATM • Convenience Store • Medical Clinic • Laundry • Staff Toilets & Changing Rooms



Representative image

Partners

ARCHITECTURE

WOHA

An oasis of luxury, Lodha New Cuffe Parade boasts 'breathing architecture.' Patented by WOHA, the architects who gave Singapore and the world the first green high-rises, this remarkable style of architecture allows residences to be naturally-ventilated with 4 sides open for healthy air circulation and sunlight.

WOHA's architecture is distinguished by the fact that no two WOHA buildings feature the same design. Each project constitutes a specific response to the potential of the plan and the site. Combining a profound awareness of local context and tradition, as well as contemporary architectural forms and ideas, WOHA projects create a unique fusion of practicality and invention.

LOCAL ARCHITECTS

Kapadia Associates

Since inception in 1991, Kapadia Associates has constantly looked beyond the conventional, continuously exploring the uncharted terrain between architecture and design. As a professional architectural firm, it combines a deep design involvement for all projects with optimized managerial processes. To ensure the smooth running of projects from design to execution, the firm has won a number of prestigious awards and has to its credit some of Mumbai's finest developments including Lodha Bellissimo and Ashok Towers.

LANDSCAPE DESIGN

Sitetectonix

Lodha New Cuffe Parade is home to one of Mumbai's largest landscapes, extending to 15 acres, with lush manicured lawns, themed gardens, tree-lined walkways, serene water bodies, floral nooks and a herb garden. Brought to life by the world's leading landscape consulting firm – Sitetectonix, Singapore, it is known for its innovative, cost-effective designs that take into account the environmental, social, cultural, historic, and economic circumstances of each project.

Site Plan

1. LODHA OAKWOOD SCHOOL
2. CLUBHOUSE
3. CENTRAL WATER FOUNTAIN
4. JAIN TEMPLE
5. GANESHA TEMPLE
6. POOL DECK
7. JACUZZI LOUNGE
8. OLYMPIC LENGTH SWIMMING POOL
9. CRICKET PLAY GROUND
10. KIDS FUN POOL
11. PARTY LAWN
12. RETAIL OR F&B
13. SATELLITE PLAY GROUND
14. SATELLITE PARTY LAWN
15. DINING TERRACE WITH BARBEQUE
16. RESIDENTIAL ENTRY AND DROP OFF
17. RESIDENTIAL ENTRANCE PAVILION
18. RESIDENTIAL LOBBY
19. LIFT TO BASEMENT
20. SWIMMING POOL
21. GARDEN
22. CABANA
23. LILY POND & HEALING GARDEN
24. COLONNADE
25. SERVICES
26. POOL SIDE CAFE
27. SCHOOL PLAY GROUND
28. TODDLER'S POOL/WATER JET PLATFORM
29. DOG RUN AREA
30. INTERACTIVE WATER PLAY AREA
31. VISITOR'S PARKING
32. TODDLER/SENSORY PLAY AREA
33. ADVENTUROUS PLAY AREA
34. ROCK CLIMBING
35. GATHERING PLAZA
36. LOTUS POND
37. ORCHARD WALK
38. GREEN HOUSE
39. TEA SHACK
40. ORGANIC FARMING
41. ENTRANCE WATER FEATURE
42. MEDITATION GARDEN
43. SEATING PICKETS
44. ELDER'S ZONE
45. GOLF PUTTING
46. RETAIL PLAZA
47. MULTIPURPOSE LAWN

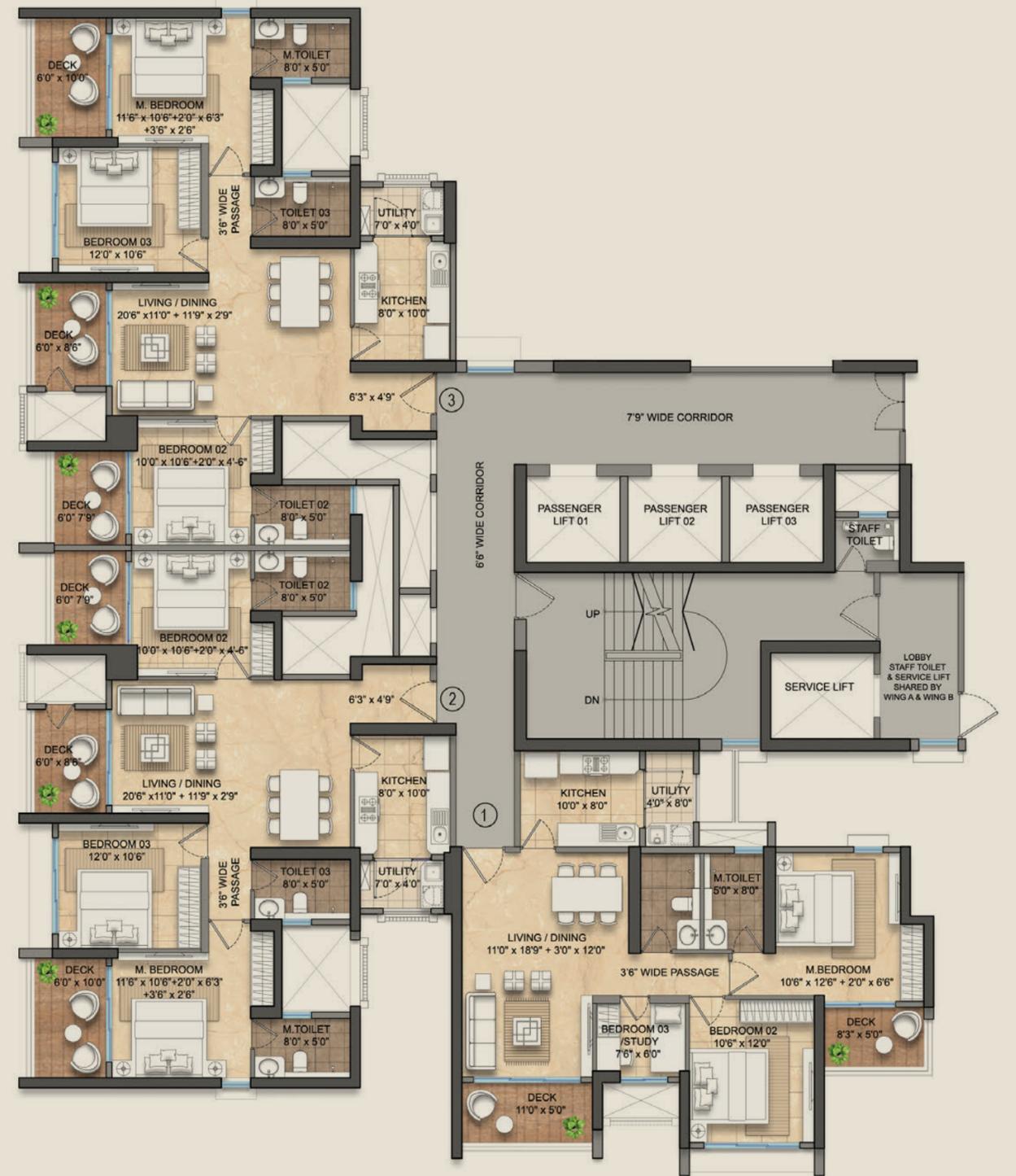
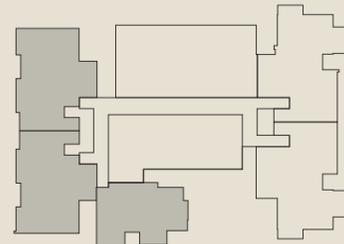


The layout is indicative and location/size of future buildings may change.



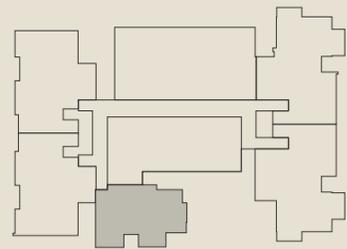
Typical Floor Plan

WING A

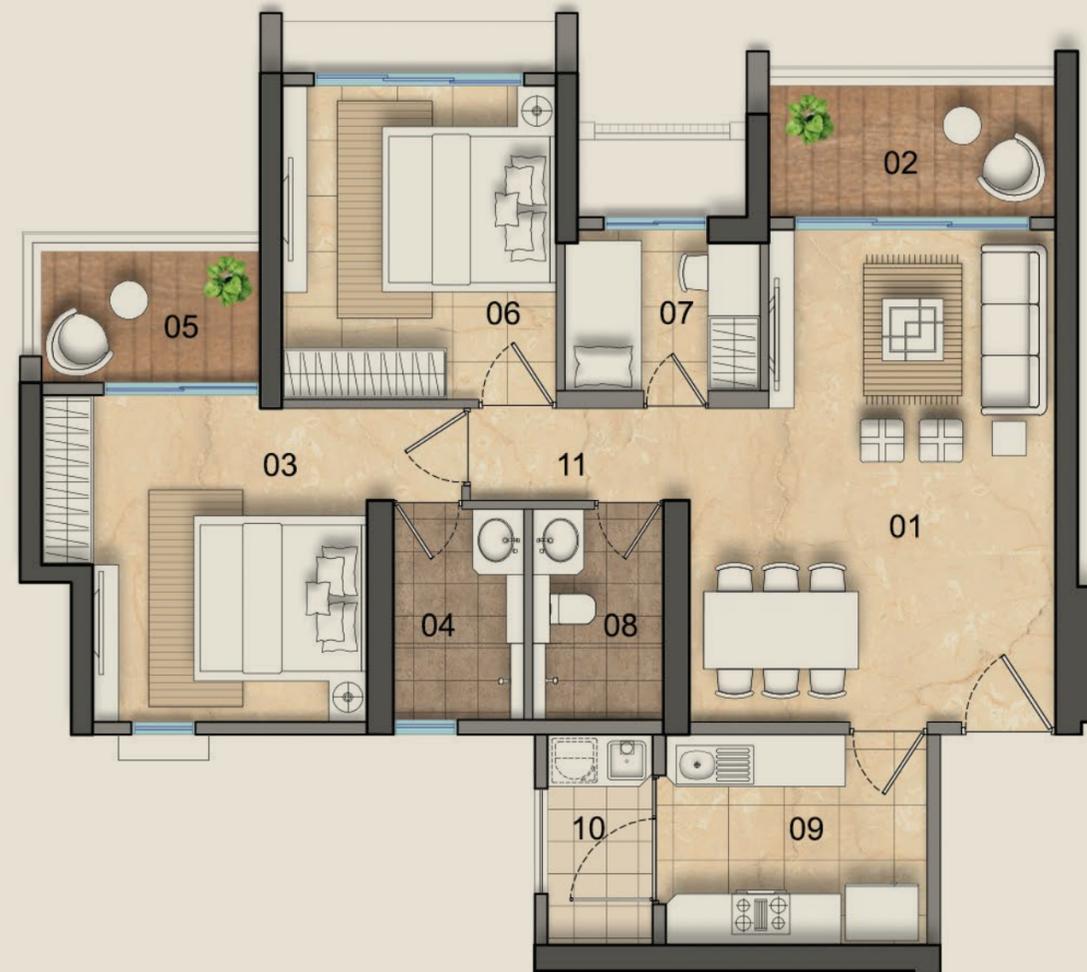


Typical Unit Plan

Wing A-01 | 3 BHK Optima

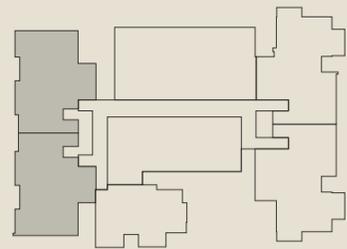


1	LIVING/DINING	11'0" x 18'9" + 3'0" x 12'0"
2	DECK	11'0" x 5'0"
3	M.BEDROOM	10'6" x 12'6" + 2'0" x 6'6"
4	M. TOILET	5'0" x 8'0"
5	DECK	8'3" x 5'0"
6	BEDROOM 02	10'6" x 12'0"
7	BEDROOM 03/STUDY	7'6" x 6'0"
8	TOILET 02	5'0" x 8'0"
9	KITCHEN	10'0" x 8'0"
10	UTILITY	4'0" x 8'0"



Typical Unit Plan

Wing A-02 & A-03 | 3 BHK

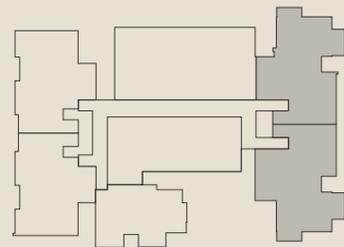


1	FOYER	4'9" x 6'3"
2	LIVING/DINING	11'0" x 20'6" + 2'9" x 11'9"
3	DECK	8'6" x 6'0"
4	KITCHEN	10'0" x 8'0"
5	UTILITY	4'0" x 8'0"
6	M. BEDROOM	10'6" x 11'6" + 6'3" x 2'0" + 2'6" x 3'6"
7	DECK	10'0" x 6'0"
8	M. TOILET	5'0" x 8'0"
9	BEDROOM 02	10'6" x 10'0" + 4'6" x 2'0"
10	DECK	7'9" x 6'0"
11	TOILET 02	5'0" x 8'0"
12	BEDROOM 03	10'6" x 12'0"
13	TOILET 03	5'0" x 8'0"
14	PASSAGE	3'6" WIDE

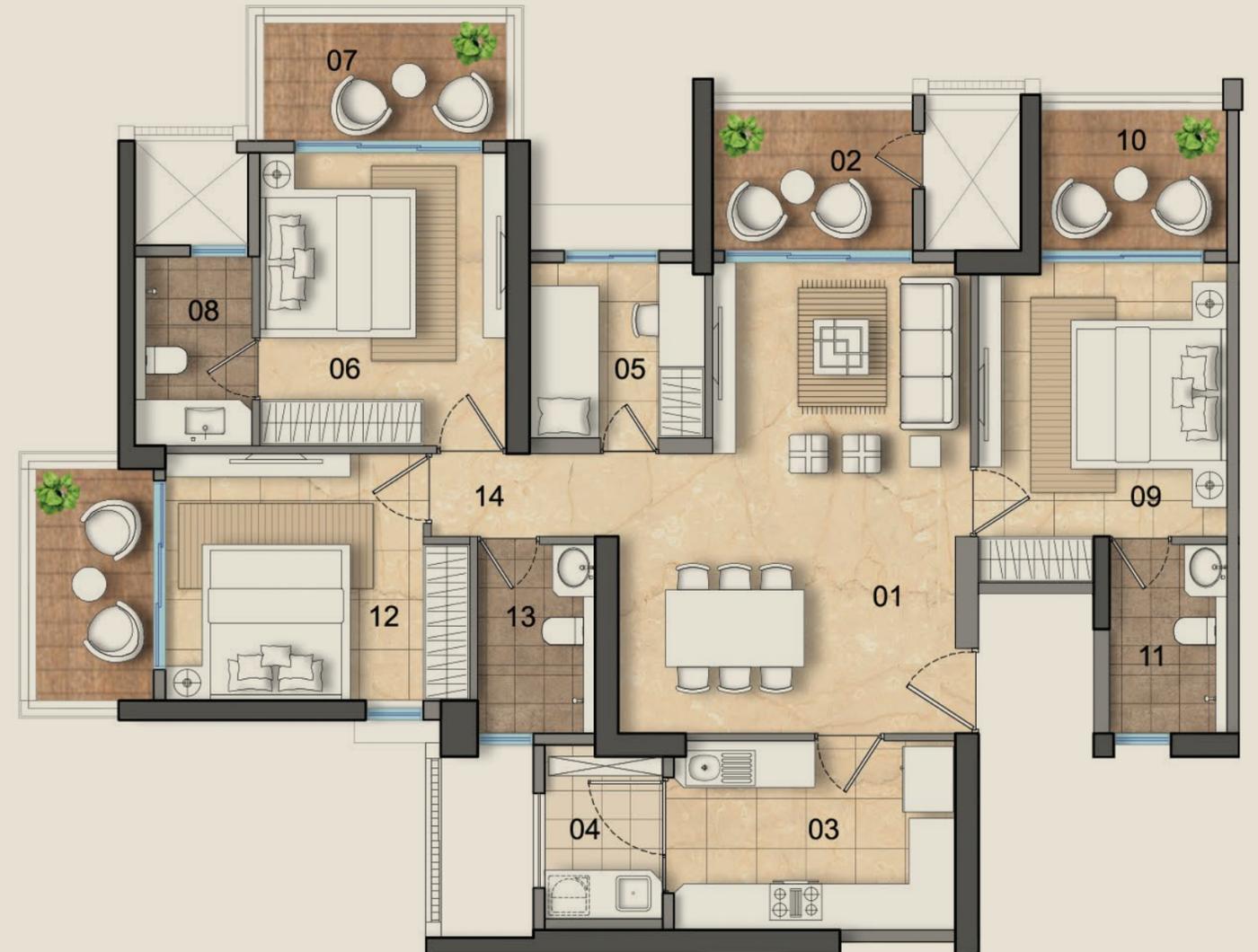


Typical Unit Plan

Wing B-02 & 03 | 3 BHK + Study

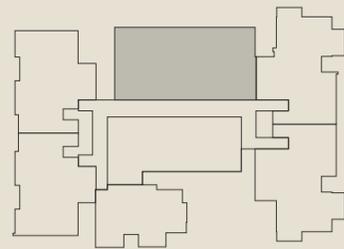


1	LIVING/DINING	10'3" x 20'0" + 4'0" x 11'9"
2	DECK	8'6" x 6'0"
3	KITCHEN	12'0" x 8'0"
4	UTILITY	5'0" x 7'3"
5	STUDY	7'6" x 7'6"
6	M. BEDROOM	10'6" x 12'6"
7	DECK	10'3" x 5'0"
8	M. TOILET	5'0" x 8'0"
9	BEDROOM 02	10'6" x 11'6" + 5'0" x 2'0"
10	DECK	7'9" x 6'0"
11	TOILET 02	5'0" x 8'0"
12	BEDROOM 03	11'0" x 10'6" + 2'0" x 6'6"
13	TOILET 03	5'0" x 8'0"
14	PASSAGE	8'0" WIDE



Typical Unit Plan

Wing B-01 | 4 BHK



- | | | |
|----|---------------|---|
| 1 | LIVING/DINING | 11'0" x 24'0" + 4'0" x 11'3" |
| 2 | DECK | 17'9" x 6'0" |
| 3 | KITCHEN | 12'0" x 8'0" |
| 4 | UTILITY | 6'9" x 5'3" |
| 5 | M. BEDROOM | 10'6" x 15'9" + 8'9" x 2'0" + 5'3" x 3'6" |
| 6 | DECK | 7'6" x 6'0" |
| 7 | M. TOILET | 7'3" x 6'0" + 5'0" x 4'0" |
| 8 | M. BEDROOM | 10'6" x 15'9" + 6'0" x 2'0" + 7'3" x 3'6" |
| 9 | DECK | 7'6" x 6'0" |
| 10 | M. TOILET | 5'0" x 8'0" |
| 11 | BEDROOM 03 | 10'6" x 11'6" |
| 12 | TOILET 03 | 5'0" x 8'0" |
| 13 | BEDROOM 04 | 10'6" x 12'0" |
| 14 | DECK | 8'3" x 6'0" |
| 15 | TOILET 04 | 5'0" x 8'0" |
| 16 | PASSAGE | 3'6" WIDE |
| 17 | STAFF ROOM | 6'6" x 6'0" |
| 18 | STAFF TOILET | 4'3" x 5'0" |



MahaRERA No. P51900046324
maharera.maharashtra.gov.in



Gallery

Lodha New Cuffe Parade Gallery, 17th floor, Lodha Supremus, off Eastern Freeway, Mumbai – 400022.

Corporate Office

One Lodha Place, Senapati Bapat Marg, Lower Parel, Mumbai – 400013.

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 may be available in limited units only or available at additional price and are not part of the standard unit. All brands mentioned herein may be 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] (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.

Date of Printing: July 2025

*For select residences only | All finishes are subject to change at the discretion of the interior designers, in the interest of continual improvement of the project.

