



 **LODHA**
RISERVO

Luxe living in nature

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 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 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 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*



THE
LUXURY OF
ELEVATED
DESIGN



THE
LUXURY OF

UNSPOILED
NATURE

ENTER A WORLD THAT BRINGS TOGETHER
A MASTERFUL BLEND OF LUXURY LIVING IN A VERDANT FOREST RETREAT.

This is Lodha Riservo - a home created for those who don't merely seek the best, but have made it a way of life. A development spanning 5 acres with more than 75% open and green spaces, where masterfully-designed facades emerge from Mumbai's most expansive private forest, with a sprawling central garden, ensconced in lush woods. Your private residence is a rare creation where every space, every vista is a masterpiece.

Lodha Riservo's combination of beautifully-crafted residences and lush forest, create a vivid experience where aspirations are exceeded and life strikes the perfect balance.

A hand holding a small bouquet of yellow flowers against a background of a field of similar flowers.

NOW *in*
ONE SUPERLATIVE
LIVING
EXPERIENCE.

EPIC NATURESCAPES MEET
ELEVATED LUXURY
at this SPRAWLING ESTATE.

Lodha Riservo brings you a living experience that combines pure air, open views, unspoiled nature and a world of finely crafted luxuries.

Directly adjacent to the expansive Vikhroli mangroves and creek, residents enjoy unparalleled views that stretch for kilometres, a rarity in Mumbai's bustling landscape. While every element, from the elegant towers to the top-tier amenities, is meticulously designed, embodying the essence of luxury and nature.

- Vikhroli's most luxurious amenities set in a private forest
 - Numerous old-growth trees across 20+ species
- 2.5 acres of landscaped central greens with tree groves, forest walks, expansive 11,500 sq.ft. multipurpose lawn and more

Spend an evening amidst a canopy of trees, illuminated by enchanting lights, at The Forest Café. Artist's impression.

A woman with long dark hair, wearing a light pink sleeveless dress and high-heeled sandals, is sitting on a white wooden bench. She is looking to her right. The bench is situated on a well-maintained green lawn. Behind the bench is a dense line of large, mature trees with thick canopies of green leaves, creating a forest-like atmosphere. The lighting is soft and natural, suggesting a bright but slightly overcast day. The overall scene is peaceful and serene.

WHY *have* JUST
A GARDEN,
WHEN YOU CAN OWN
an ENTIRE FOREST?



Artist's impression

At Lodha Riservo, the sprawling central garden is fringed with multiple trees, that have grown patiently over decades becoming treasured landmarks.



The development boasts a landscape dotted with an impressive array of old-growth trees, including majestic species like Pipal, Ashoka, Mango and Coconut. Residents can wander through tree groves, embrace forest walks, or climb into whimsical tree houses.



Residences look onto sprawling gardens and a vast expanse of mangroves beyond.

Artist's impression



BOLD *in* SCALE,
RICH IN EXPERIENCE:
AMENITIES *of*
UNRIVALLED LUXURY.



Artist's impression

From meandering pathways to tree forts, here childhood and grown-up dreams come true.

Nestled within Lodha Riservo are amenities of unparalleled luxury and leisure. Here, amidst the greenery, you'll find multiple tree houses for the young in age or spirit, a gracefully curved pool, a temple, play areas, and serene walkways winding past beautifully crafted amenities. A grand clubhouse overlooks the lush green expanse, but the trees, timeless and grand, remain the true stars.



Artist's impression

The expansive pool is a jewel in a sea of green. Dive into elegance.



From an expansive club with multiple sports courts and a world-class gym to serene yoga decks, walking & jogging tracks, a temple precinct, and refreshing swimming pools, every amenity is crafted to provide refined indulgence.





Artist's impression

The indoor lounge cafe; bright and cheerful in the day,
warm and inviting at night.

DEVELOPMENT AMENITIES

Grand international-standard club spread over three levels:

World-class gymnasium

Indoor games room

Activity and learning rooms

Multipurpose sports courts with Badminton & Basketball

Futsal court

Tennis court

Open air sit-out

Party halls with open air extension

Children's indoor play area / crèche

Lounge with café & library

World-class guest suites

Steam & massage room





CRAFTED *and* CURATED
TO PERFECTION:
HOMES *that* BECOME YOUR
PERSONAL PARADISE.



Artist's impression

Spacious balconies frame grand views of the mangroves and creek, and your private landscape.

Your residence at Lodha Riservo is designed to take in expansive views outside, while you luxuriate in space within. Grand lift lobbies on every floor of Lodha Riservo lead into spacious residences with grand decks soaking in stunning views. These fully air-conditioned residences feature extra-large master bedrooms with separate wardrobe space[#], practical study rooms, tall windows ensuring optimal light and ventilation, spacious sundeck in the living room, separate maid's room with washroom[#] and the timeless elegance of marble flooring[@].



Artist's impression of the penthouse

Extra-large, air-conditioned living spaces with premium finishes - the perfect space for you and your family.



THE TOWERS:
AN ACHIEVEMENT
BOTH GRAND *and* ELEGANT,
INSIDE AND OUT.

Grand gates open into a drive that gives you a first glimpse of this world of luxury. Elegant towers of contemporary design, thoughtfully aligned with the land to guarantee remarkable views, abut this beautifully designed estate.

The building's elegant exterior façade, with its tall windows and sleek glass railings, captures the essence of modern luxury living. With a focus to superlative aesthetics, efficiency and world-class amenities, these towers cater to forward-thinking families that seek more than just a home.



TOWER AMENITIES

Grand entrance lobby

Covered car parking for residents

Domestic staff washroom / shower facilities (at mid-landing)

Advanced 5 tier security with:

CCTV monitoring of key common areas

RFID controlled access to parking area

Access controlled main lobby

Visitor registration

Video door phone for each apartment



PLANS

MASTER PLAN

Legend

1. Project Entrance
2. Green Paved Ramp
3. Banquet Entry
4. Banquet Outdoor Area
5. Tree Grove
6. Multipurpose Lawn
7. Adult Pool
8. Kids Pool
9. Seating Plaza
10. Yoga Deck With Trellis
11. Meandering Walkway In Forest
12. Seating Pockets
13. Tree House In A Tree Grove
14. Krishna Temple
15. Jain Derasar
16. Paved Plaza
17. Entrance To Temple Precinct
18. Walking And Jogging Track
19. Wall With Green Cover / Creepers
20. Kids Play Area
21. Tropical Plantation Garden
22. Dense Forest
23. Futsal Court
24. Senior Citizen's Zone
25. Tennis Court
26. Driveway
27. Parking
28. Tower Entry And Drop Off



TOWER A2

Typical floor plan

TYPICAL FLOOR PLANS



TOWER A3

Typical floor plan



TOWER A4

Typical floor plan



UNIT PLANS

TOWER A2

3 bed with study



TOWER A3

3 bed | Unit No. 02



TOWER A3

3 bed | Unit No. 04



TOWER A4

2.5 bed | Unit No.02



TOWER A4

2.5 bed | Unit No.03



TOWER A5

3 bed with study



TOWER A5

3 bed with study



Corporate Office: Lodha Excelus, Apollo Mills Compound, N. M. Joshi Marg, Mahalaxmi, Mumbai - 400 011

Sales Gallery: Lodha Riservo, LBS Marg, Harichand Compound, near Godrej Petrol Pump, Vikhroli West, Mumbai - 400 079

#For select units | ©In the living, dining & passage.

Disclaimer: 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. Developing in partnership with Rajesh Lifespaces.

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