



The Summit of Success

Site Address: Lodha Imperia, 2 Tank Road, Off LBS Marg, Bhandup (W), Mumbai - 400078 | www.lodhagroup.com
Corporate Office: Lodha Excelus, N.M. Joshi Marg, Mahalaxmi, Mumbai 400 011, India. T +91 22 2302 4400.

THE SUMMIT OF SUCCESS



Lodha Imperia
presents

“Life at the Summit”

Select ready to move in apartments

Crafted to perfection, for the discerning few.

It is often said, the best things in life come to those who wait.

We understood and have saved the best for last.

It's time.

To celebrate your success.

And what better celebration than the perfect home?

A home you'll be proud to call your own: Lodha Imperia.

An address that celebrates your success –

in the heart of Bhandup, yet above it all.

A contemporary tower with only two super-spacious,
air conditioned residences per floor, and a lifestyle others can
only dream of.

A rooftop clubhouse with its own pool and a gym with 360° views
of the city.

Go ahead, let the world know you've arrived.





Designed for higher living.

This magnificent 42 storey tower offers elegant 2 ½ and 3 BHK apartments.

From the architectural planning to the smallest comfort, every little detail has been carefully thought out to give you an unparalleled living experience.

The living room.

Every home will impress you with its sheer living space.

Our high rise apartments indulge your senses and pamper you with unrestrained luxury.

Hold court in the lavish super-sized living room, where the wide screen image on your plasma panel is rivalled only by the sunrise view from your open-air deck.





The view.

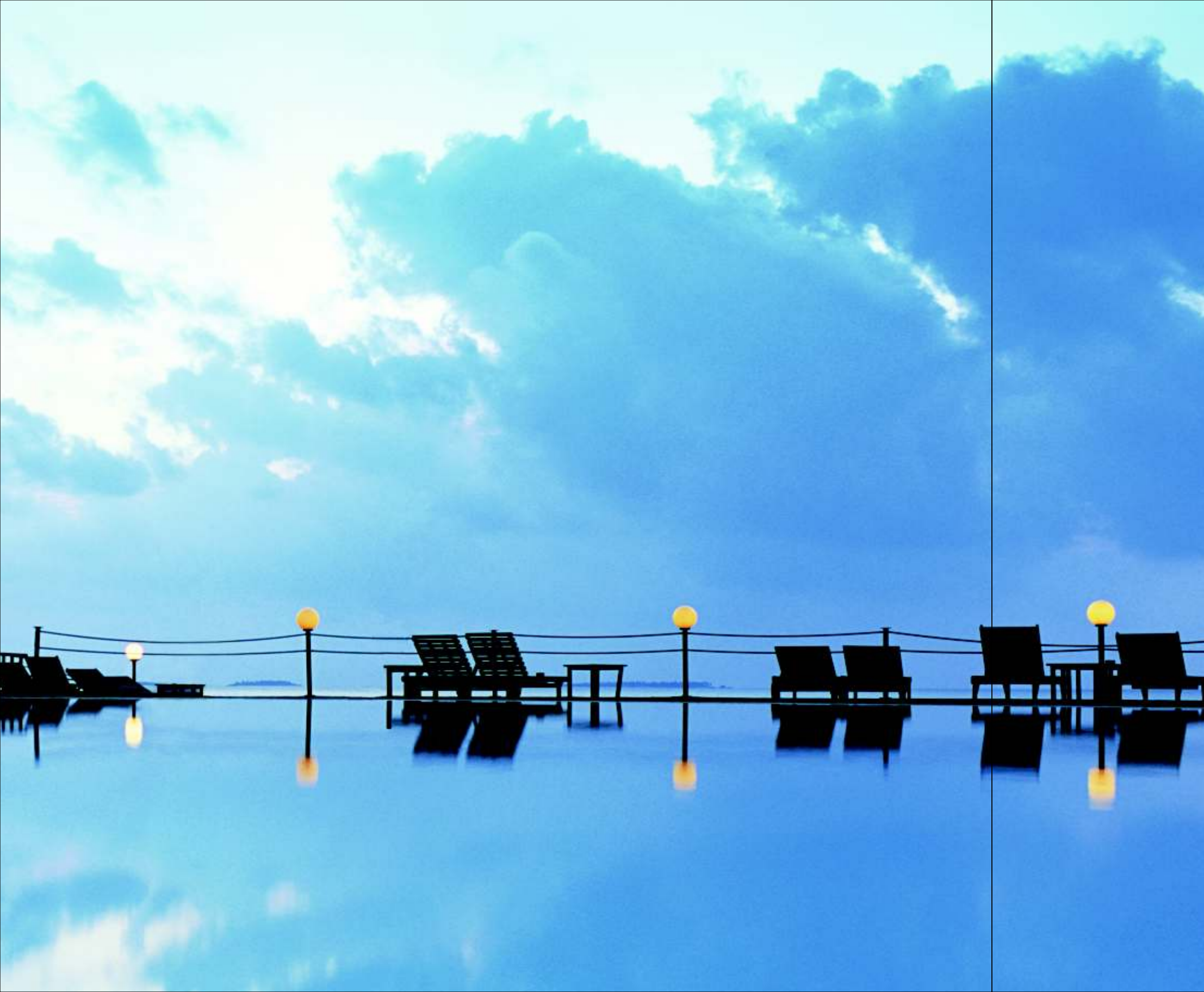
The living room opens out to a grand private sun deck that brings alive joie de vivre. Savor beautiful moments with your loved ones, spend a quiet evening reading or meditating, enjoy a candle-lit dinner, relax over a cup of coffee.

The choice is your's.

The master bedroom.

A private retreat in itself, the air-conditioned master bedroom is your private space. With tall french windows to bring in natural light and laminated wooden flooring to give it that warm cosy feel.





Lifestyle.

Accentuating the appeal and charm, are pleasant diversions and upscale refinements.

Rooftop club house

Infinity swimming pool

Fully air-conditioned grand entrance lobby

Community centre/ Party hall

Business centre

Yoga/ Meditation pavilion

GOD IS IN THE DETAILS.
It's the small things that sets us apart.

- 1. An elegant and durable open sundeck in exterior grade wood is provided with your living room to bring in the outdoors.
- 2. 10' floor to floor height makes the rooms more spacious and gives you a feeling of grandeur.
- 3. Full height French windows ensure not only cross ventilation but also brings natural healthy lighting in your home.
- 4. Fully automated homes with smart phone controls ensure safety & convenience.
- 5. Ingeniously placed motion sensors in bathrooms and passage area automatically switch on when they detect motion, thus helping conserve energy and are environment friendly.
- 6. State of the art air conditioners not only keep the house cool but efficiently recycle air keeping the rooms fresh at all times.
- 7. Wall mounted magnetic door stoppers provide protection to both the wall and door handle by ensuring the door does not ram into the wall even when flung open.





GOD IS IN THE DETAILS.

It's the small things that sets us apart.

8. Strategically placed high quality electrical switches and fittings are chosen to give you many years of safe, hassle free service with minimal wear & tear.
9. Our 4 fixture master bathrooms comes with fixtures like Hansgrohe bath fitting and German Kohler sanitaryware, making your bathroom aesthetical and hygienic.
10. Our choice of materials used inside our residences like agglomerated marble flooring, high grade wooden doors etc provide you with a high quality & low maintenance home.
11. The wall concealed cisterns in the bathrooms save space and result in a more spacious and clutter free look. They also reduce water consumption and are more efficient than traditional cisterns.
12. The filtration plant keeps water in the swimming pools crystal clear at all times .It also allows for easy drainage and cleaning of the pools.
13. We all care about the environment and your home comes with provision for water harvesting. The building has state of the art water recycling and sewage treatment plant as well.
14. Video door phones, swipe access & 24X7 CCTV monitoring ensures safety round the clock.

Summit of luxury

Lodha Imperia is complete with all contemporary comforts you have dreamt of. Every home will impress you with its sheer living space. Indulge your senses and pamper yourself with unrestrained luxury.

- Vastu compliant residences
- 2 apartments per floor
- Fully air-conditioned homes*
- 10 ft. floor-to-floor height
- Agglomerated marble flooring*
- Large living & dining area extending to a large deck
- Outdoor decks with wooden flooring and high-end railings*
- Seperate puja room
- Attached 4 fixture toilet in master bedroom*
- Bath tub in all master toilets*
- International Grohe* bath fittings
- American Kohler* sanitaryware
- Geyser in all bathrooms*

Lodha
Imperia

Other
Residences

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

Summit of lifestyle

An exhilarating 360-degree view of the surrounding landscape, elevates lifestyle quotient as you gain access to the privileges of life.

- Rooftop clubhouse
- Rooftop full-sized adult & toddler’s swimming pool
- State-of-the-art gymnasium
- Terrace garden
- Yoga & meditation hall
- Indoor games - Chess, Carrom, Table Tennis
- Badminton court
- Children’s play area
- Senior citizen’s corner
- Temple

Lodha
Imperia

Other
Residences

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☒

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐

☐





Summit of architecture

The home featured in the international magazine might be yours. From the moment you enter you'll know you have found the ideal living space.

- Magnificent 42 storey tower
- Covered car park
- Grand double-height air-conditioned entrance lobby with canopy
- Italian marble flooring in entrance lobby
- Three high-speed automatic elevators from Schindler/ Otis** in each wing
- State-of-the-art fire-fighting equipment
- D.G Power backup for lifts and common area lighting

Lodha
Imperia

Other
Residences

☒
☒
☒
☒
☒
☒
☒☐
☐
☐
☐
☐
☐
☐

Summit of automation

These apartments are as intelligent as beautiful they are. The next level of luxury is here: techno-luxury.

- Fully automated homes
- LCD touch screen panel for AC, lighting and curtains
- Gas leakage detector with alarm
- Motion sensors for toilets, passage and master bedroom

Lodha
Imperia

Other
Residences

☒
☒
☒
☒☐
☐
☐
☐

Summit of security

You can focus on every pleasure of your perfect life because we will focus on the rest.

- CCTV with cameras in floor lobby and common areas
- Access control system at entrance lobbies of building & clubhouse
- Central security control room
- Video door camera in each home

Lodha
Imperia

Other
Residences

☒
☒
☒
☒☐
☐
☐
☐

Summit of efficiency

Environment friendly planning to enhance the atmosphere you live in. Energy efficient, resource efficient.

- Sewage treatment plant to save maintenance costs
- Rain harvesting to conserve water

Lodha
Imperia

Other
Residences

☒
☒☐
☐



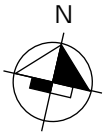
LEGEND

1. Entrance plaza
2. Security gate
3. Waterbody
4. Jogging track
5. Badminton court
6. Temple
7. Children's play area
8. Senior citizen's corner
9. Rooftop clubhouse with swimming pool, for adults & toddlers
10. Entrance lobby with canopy
11. Terrace garden

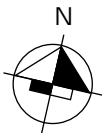
2½ BHK - Wing A



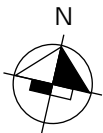
2½ BHK - Wing B



3 BHK Small



3 BHK Large



The Lodha Group

Established in 1980, the Lodha Group is Mumbai's premier real estate developer. The Group is currently developing in excess of 30million sq ft of prime real estate, over 27 projects in and around Mumbai, from Napean Sea Road to Dombivali. In FY 2011-12, the group had sales of over Rs. 6500 cr (USD 1.4 billion) making it the largest real estate developer in the country ^ .

With Lodha Bellezza, an unparalleled super-luxury residential project in Hyderabad, the Group begun its geographic expansion, and is soon expected to launch its first project in Pune.

The Lodha Group has several landmark developments to its credit, including World One - the world's tallest residential tower; Lodha Bellissimo - the only Indian residential development to feature amongst the top 1000 landscapes in the world; and Palava - 21st century India's largest planned city, spread over 3600 acres. The Group has also made history by recording the biggest land deal in India till date, buying a plot in Wadala for Rs.4,053 crore, from the Mumbai Metropolitan Region Development Authority (MMRDA).

Pioneering new trends in the market, the Group introduced CASA by Lodha, offering the mid-income consumer luxury homes within easy reach. The Group also introduced the concept of branded office spaces, with offerings at every level, from world-class corporate offices to large scale office campuses to signature boutique offices for growing businesses.

The group's tremendous success has been marked by financial investments from the finest global investors, including JP Morgan, Deustsche Bank, HDFC Ventures and ICICI Ventures.

The group works with some of the finest experts across the world including:

- Architecture: Pei Cobb Freed & Partners, New York; WOHA, Singapore
- Interior Design: Casa Armani, Milan; Hersch Bedner Associates, Singapore
- Landscape Design: Sitetectonix, Singapore; Ken Smith Studio, New York; Prabhakar Bhagwat Associates, Ahmedabad
- Structural Design: LERA, New York; MKA, New York; Sterling Consultants, Mumbai
- Other Key Partners: Sasaki, Boston; Arup, Singapore; Buro Happold, New York

The group currently employs over 2300 associates and provides site-based employment to over 25,000 workers. And going beyond its role as a premier real estate developer, the Lodha Group has been a socially responsible corporate, focusing on education as the best medium to enrich society.

Other accomplishments include:

- Most desirable real estate brand*
- Winner of International Property Awards Winner, International Property Awards** in association with Bloomberg
 - » Lodha Fiorenza, Mumbai for best high-rise development
 - » Lodha Bellezza, Hyderabad for best high-rise architecture
 - » Lodha Golflinks, Palava for best residential golf development
- Good Practice UN Habitat Business Award for Integrated Planning, for Casa Bella, an integrated township at Palava
- Best Developer involved in High-end Residential Properties across India, by constructionsourceindia.com
- Leaders of Indian Infrastructure & Construction Award by Economic Times ACETECH

^ as per publically available information as on March 2011

* Brand Equity Study by IMRB on 400 respondents in Mumbai, 2011

** Asia Pacific Chapter 2011

RECENTLY COMPLETED PROJECTS

Lodha's Chateau Paradis, Worli Seaface

Lodha Palazzo, JVPD Scheme, Juhu

Lodha Grandeur, Prabhadevi

iTHINK by Lodha, Kanjurmarg

Lodha Excelus, Mahalaxmi

ONGOING PROJECTS

World One, Upper Worli

World Crest, Upper Worli

Lodha Costiera, Napean Sea Road

Lodha Bellissimo, Mahalaxmi

Lodha Primero, Mahalaxmi

Lodha Aria, East Parel

Lodha One, JVPD Scheme, Juhu

Lodha Aristo, Thane

Lodha Golflinks, Palava

Lodha Goldcrest, Lonavala

Lodha Bellezza, Hyderabad

Lodha Supremus, Upper Worli

Lodha Supremus, Kanjurmarg

iTHINK by Lodha, Thane

OUR PROJECTS TO COME

Residences at:

Walkeshwar, Wadala,

Prabhadevi, Powai,

Goregaon, Kanjurmarg & Thane

Bungalows at Palava and Pune

Disclaimer: The plans, specifications, images and other details herein are only indicative and subject to the approval of the concerned authorities. The Developer/Owner reserves the right to change any or all of these in the interest of the development, without prior notice or obligation. Artists' impressions are used to illustrate the amenities, specification, image and other details and these may be applicable to select apartments only. Tolerance of +/- 2% is possible in the unit areas on account of design and construction variance. All brands stated are subject to final decision of the project architect. This printed material does not constitute an offer and/or contract of any type between the developer/owner and the recipient. Any purchase/lessee of this development shall be governed by the terms and conditions of the Agreement for Sale/Lease entered into between the parties, and no detail mentioned in this printed material shall in any way govern such transaction.

*Conditions apply.