

A joyous life!

Launching Lodha Bella Vita at NIBM, Pune



Artist's impression

EXCLUSIVE 2 & 3 BED HOMES STARTING ₹96L

0 GST^s | FIXED HOME LOAN RATE OF 6.99% TILL 2024*

Lodha Bella Vita is a relaxed Mediterranean inspired neighbourhood, designed with only one goal: joie-de-vivre, enabling your family and you to have the most joyous life. With stunning views of your own orchard and Anandvan, each home is a work of art. With the finest amenities and superlative service, what are you waiting for?

 **LODHA**
BELLA VITA

Partnering Goel Ganga (Annuj Goel)

The joyous Lodha life

Designed to orchestrate A seamless life

Our passion is to understand the intersection between design & wellbeing, and delivering the highest level of features, amenities, and open green spaces, lending to your holistic happiness and productivity. Be it our locations with excellent connectivity or our consciously planned and designed residences- every detail ensures you spend your time meaningfully, letting you create joyful memories in the company of your loved ones.



Services that Revolve around you

Lodha homes provide a richer and joyous experience for you at every level. You experience our world-class service standards right from the very beginning. Be it is easing your shift into your new residence, to fixing any issues and curating events and experiences that bring you delight- our service standards are thought through in a manner that ensures you lead an enriched and empowered lifestyle.



A badge Of prestige

When you live in a home delivered by India's No.1 real estate developer, you are not only assured world-class design, highest standards of quality and service but you also experience a space that is thoughtfully designed keeping your holistic wellbeing at heart. So when you move into a Lodha home, you live with a sense of pride and feel joyous, knowing you live in a home at par with international standards.



South pune's finest landmark



A truly premium living experience with world-class amenities, tallest towers in NIBM with unobstructed views, thoughtfully designed homes with large sun decks, high quality property management and the badge value of living in one of the finest developments in South Pune.

Where luxury meets the lap of nature



Planned by renowned architect, Kapadia Associates, and landscape designed by the master Prabhakar B Bhagwat, the development has been designed to offer you the finest lifestyle perfectly in tune with Mother Nature.

A neighbourhood designed to enable you and your family to have a joyous life!



Over 150,000 sq. ft of quality outdoor spaces including:

- Rooftop sports field (football, volleyball, basketball)
- Turf for football /cricket etc.
- Ganesha temple
- Elders corner
- Swimming Pools
 - o 25 m lap pool
 - o Kids' pool
- Pets area
- Amphitheatre
- Rooftop athletic track

Quality open spaces for all ages



Engaging children's play areas and thoughtfully designed open spaces

- Sand pits
- Tree houses
- Toddlers play area
- Maze garden
- Party lawn
- Themed gardens

Finest amenities and superlative services



Artist's impression

15,000 sq. ft grand clubhouse with

- Activity and learning rooms
- Kids' indoor play area
- Crèche
- Gymnasium with world class fitness equipment
- Indoor games area with Table Tennis, Carrom and Chess
- Library & business centre
- Health club with steam, and changing facilities
- Café with outdoor seating
- Adequate toilets, changing rooms

Your home: A work of art



Actual image of the show residence

- Well-designed residences with Vastu compliant layouts
- Minimal passage for optimal space utilization
- Air conditioned bedrooms
- Imported marble flooring in living, dining & passage area
- Spacious balcony in living room
- Full height windows to maximize light and ventilation
- Cross ventilation in master bedroom***
- Separate wardrobe area in each master bedroom
- Toilets with high quality fitments from Kolher/Roca (or equivalent)
- Marbital® flooring in bedroom and kitchen

***In select units

Orchard in your backyard, forest in the front

Lodha Bella Vita is home to few of the tallest towers in the nibm area, offering unobstructed views of the greens that surround you - including the 200 acre reserve forest - Anand Van



Actual image

Unobstructed views of the reserve forest

NIBM Road: The place to be



Enjoy the peace and calm of South Pune

- Low traffic congestion and noise levels
- Acres of greenery and open spaces
- Easy access to urban reserve forests like 'Anand Van'



Live in Pune's Schooling Hub: Pune's top schools within a 10-min drive

- The Bishop's School
- Vibgyor High School
- Delhi Public School
- RIMS International School
- Sanskriti School
- Euro School



Be close to everything: within a short drive, you'll have access to

- Retail & entertainment: D'mart, Dorabjee's Mall, INOX, Clover hills plaza, Royal heritage mall
- Hospitals: Ruby hall clinic, Command hospital, Lifeline hospital, Lifecare multi-speciality hospital
- Restaurants: The flour works, Café Peter, Sheesha Skylounge, Coffee Jar, Big Bang Community
- Commercial & IT hubs: Magarpatta SEZ, SP Infocity, Hadapsar Industrial Area, Market Yard

Lodha: India's no. 1 real estate developer^

Highest Sales

₹50,000 crore sales from FY16 to FY22

Strong Track Record

8.1 crore sq. ft. area already delivered

Extensive Scale

40 ongoing projects & 23 upcoming projects

Timely Delivery

50,000+ homes delivered in last 7 years

We've created history with the world's finest developments



Creators of Lodha Altamount

India's finest residences on Billionaires' Row



Creators of The World Towers

India's most iconic residences



Creators of Lodha Belmondo

Weekend homes set in a 100-acre luxury resort



INDIA'S NO.1 REAL ESTATE DEVELOPER^

Sales office: Lodha Bella Vita, off NIBM road, Pune - 411060.

Corporate office: Lodha Excelus, N.M.Joshi Marg, Mahalaxmi, Mumbai – 400011 | Terms & conditions apply | Images used for representative purpose only | ^By sales in FY16-22 | \$0 GST is a limited period offer applicable for first 45 units in new towers only.

*Conditions apply. Offer valid only for bookings made between 28th May 2022 and 9th September 2022 and covers EMIs payable till June 2024. Monthly EMI subsidy = impact on pre-EMI/EMI by equivalent of (Rate of Interest charged by SBI for prime borrower (CIBIL 750+) in a given month minus 6.99%). | The project has been registered via Maha RERA Registration No. P52100024215, P52100035060, P52100045768 available at website: <http://maharera.mahaonline.gov.in>.