

LODHA
SEAMONT



Walkeshwar

PERFECTLY RARE



A RARE BLEND OF THE BEST
MALABAR HILL HAS TO OFFER.

BROUGHT TO YOU BY
INDIA'S NO.1 DEVELOPER.

LODHA LUXURY

Headquartered in London, Lodha Luxury represents the highest standards in luxury living for the world's most discerning clientele. Bringing together maestros of design and legends in hospitality, Lodha Luxury crafts some of the world's finest residences, set within the most exclusive neighbourhoods, from Mumbai's Billionaires' Row to Mayfair, London.

From lavish apartments and grand penthouses to private villas and townhouses, each is a rare masterpiece, found at landmark addresses, and serviced to the highest global standards.

Located on Malabar Hill — Mumbai's most prestigious address — Lodha Seamont is monument to modern luxury in a neighbourhood steeped in history.



Landmark addresses

Elegant heritage precincts, vibrant contemporary city centres or locations endowed with rare natural beauty, Lodha Luxury residences are set in the world's most exclusive neighbourhoods.

Maestros of art and design

Collaborating with globally acclaimed architects, landscape artists and interior designers, Lodha Luxury creates bespoke residences. With exceptional art and design – even a masterpiece by Picasso – enhancing the living experience.

Luxury that is experienced

Exclusive access to events in the world of art, fashion, and culture, and personalised residency services that fulfil every need, are some of the privileges of a life that exudes sheer luxury, every moment of the day.

The Exclusive Club

With just 150 families from across the world owning Lodha Luxury residences, privileged residents form a very select club, enjoying exclusive benefits and the pleasure of associating with like-minded connoisseurs and sophisticates.



No.1 Grosvenor Square, London



Lodha Altamount, Mumbai



Lodha Ciel, Mumbai



Lodha Maison, Mumbai

Other masterpieces from Lodha Luxury

No.1 Grosvenor Square, London

Gracing London's most elite postcode in the heart of Mayfair, No.1 Grosvenor Square retains its imposing Neo-Georgian style architecture, with 21st century interiors.

Lodha Altamount, Mumbai

Altamount Road aka Billionaires' Row, is home to a new landmark. Standing at the site of the former residence of the U.S. Consul General, Lodha Altamount is a vision in glass, shielding its influential residents from the public gaze, while allowing unrestricted views of the Arabian Sea.

Lodha Ciel, Mumbai

At the highest tier of World One in the iconic World Towers, these uber-luxurious villas in the sky provide an unparalleled experience in penthouse living. Each villa offers 360° views of Mumbai's skyline, a global lifestyle made possible with the finest partners from across the world, and bespoke services to cater to every whim.

Lodha Maison, Mumbai

These 12 independent villas, each with their own private garden and stunning views of a 7-acre park, form a select enclave within an exclusive gated community called The Park. Lodha Maison represents a rare living experience, unlike any in Mumbai.



STUNNING SEA VIEWS,
A WORLD-CLASS
LIFESTYLE,
AND A PRESTIGIOUS
ADDRESS.

WHERE ELSE WILL YOU
FIND IT ALL?



*At the most exclusive strip of Malabar Hill, where land meets sea,
is Lodha Seamount: a grand tower overlooking Raj Bhavan.
This development offers a limited selection of 3- and 4-bed residences,
quite unlike any in the city. These homes afford stunning views of
the Queen's Necklace and the Arabian Sea, and offer world-class
amenities that celebrate the Lodha lifestyle.*

*Designed by a team of international experts, Lodha Seamount
is a sublime synthesis of modern luxury and international finesse.
A rare find – even in a neighbourhood as coveted as Malabar Hill.*



**LOCATED
NEXT TO RAJ BHAVAN.**

**THE TIP OF MUMBAI.
THE PINNACLE
OF ITS SOCIETY.**

*The location of Raj Bhavan (the Governor's House) was chosen with great care by the British.
The estate is at the south-western tip of the original island of Mumbai –
on a promontory less than 300 m., lapped by the sea on 3 sides. This location also holds
special significance for Indians, as it is deemed ideal according to Vastu Shastra.*

*Over the years, a neighbourhood grew beside this regal landmark, and rose to
prominence as Mumbai's most coveted address – Malabar Hill.
Favoured by the business community, and home to the rich and powerful,
it also basks in the spiritual glow of a number of famous shrines.*

*It enjoys the highest concentration of Jain temples per sq. km. in India
(apart from major religious destinations), and is home to the much-revered
Babu Amichand Panalal Jain Derasar and the Banganga Shrine.
Add to all this, some of the largest protected open spaces in Mumbai
(including the Hanging Gardens, Kamala Nehru Park, and Priyadarshini Park),
and you'll understand why Malabar Hill is one of Mumbai's most treasured locations.*



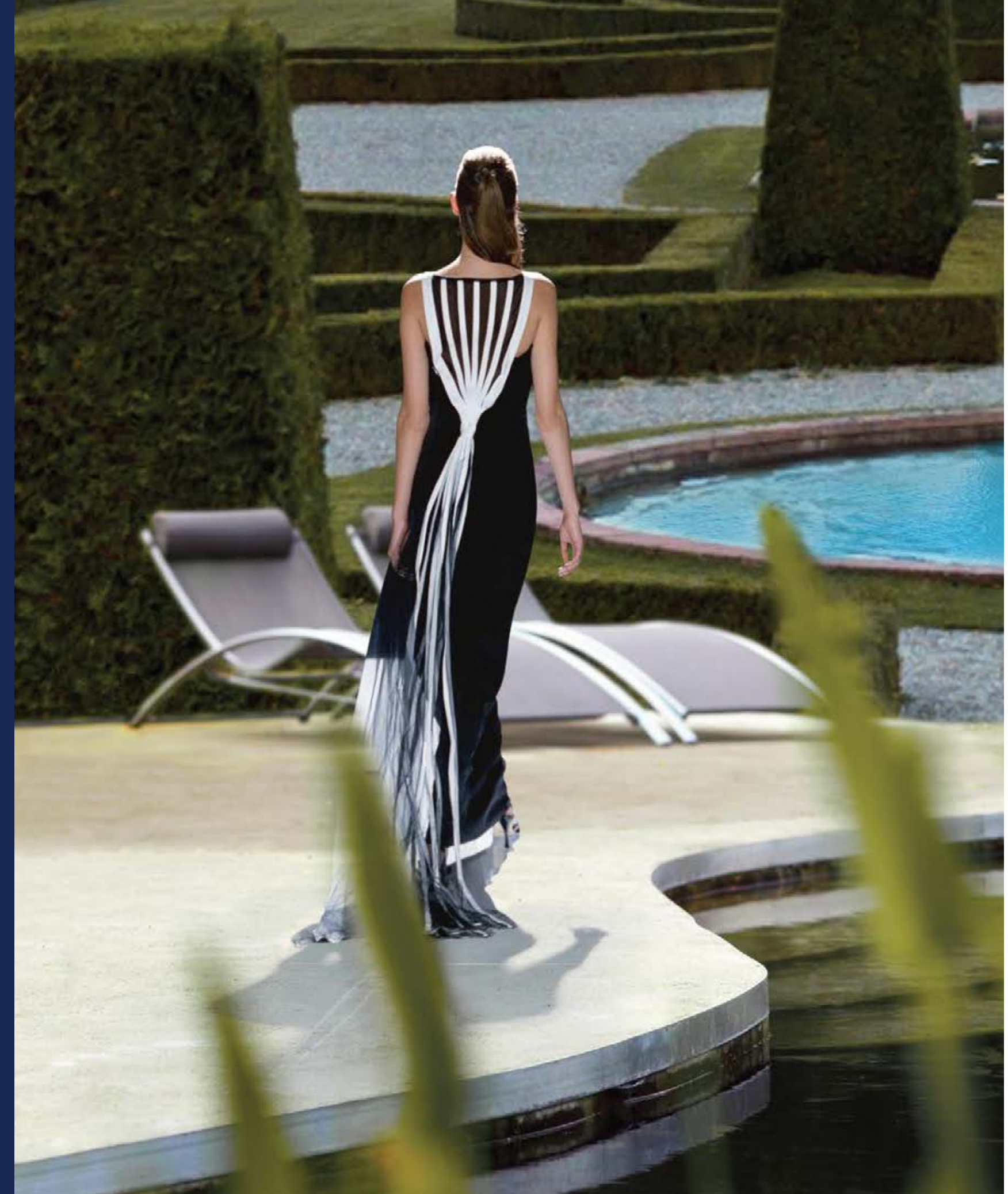


CONCEIVED, DESIGNED
AND BUILT BY THE FINEST
IN THE WORLD.

FOR THE FINEST IN MUMBAI.

*It takes experts of the highest calibre to
design residences as unique as Lodha Seamont.
That's why, we partnered with the best.*

*Our partners for this exquisite development include the
London-based Hirsch Bedner Associates (HBA) for interior design,
and the Bangkok-based PLandscape (PLA) for the landscapes.*



*The result is a picture of perfect harmony. Your modern haven
rises over lush foliage. The pools shimmer serenely
as the sea roars at the horizon. Everything here comes together perfectly,
to give you the life you've always wanted.*



A WORK OF ART LIES
AT YOUR DOORSTEP.

AN EXQUISITELY
DESIGNED LANDSCAPE.



*Entering Lodha Seamount is a study in elegance.
The gates will open to reveal a grand driveway and
your car will whisper to a halt at a drop-off
point facing a beautifully manicured lawn.*

*With more than 60% of the total plot dedicated to open spaces,
Lodha Seamount offers over 10,000 sq. ft. of green and recreational spaces –
a rare luxury on Malabar Hill. Here you'll have waving trees,
a sun-dappled courtyard, a beautiful outdoor playground, and a 15m. long
heated pool. Add to this, the salty tang of the nearby sea,
and your perfect little oasis is complete.*



EXCEPTIONAL
ARCHITECTURE.

BECAUSE
YOU DESERVE
THE BEST.



*Make your way to a luxurious tower
with a glimmering glass façade.
The podium, with elegant stone cladding,
adds a touch of exclusivity and anchors
the soaring tower to the world below.*

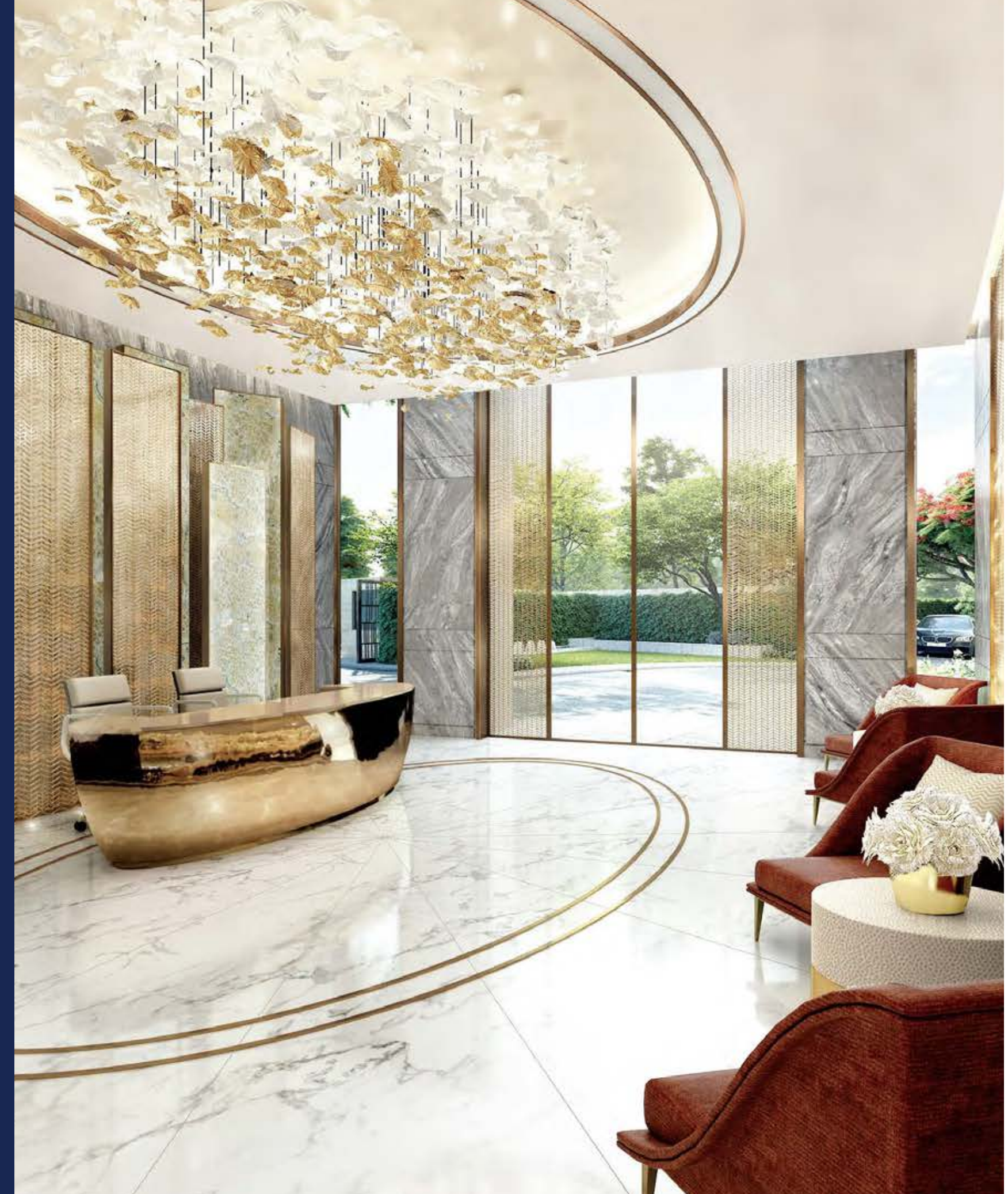


A GRAND
ENTRANCE LOBBY.

BECAUSE
FIRST IMPRESSIONS
ARE IMPORTANT.

*You will be welcomed into the tower by a stunning
entrance lobby designed by HBA London.
Finished with the finest materials and punctuated
by works of art, this lobby asserts that
you will settle for nothing but the best.*

*A fleet of 3 high-speed elevators act as
the perfect segue, ready to transport you
to your grand residence.*





FEW PEOPLE
IN MUMBAI
ENJOY A VIEW
LIKE THIS.

FEWER STILL,
FROM A HOME
LIKE THIS.

*At Lodha Seamount, every room in your residence will offer a spectacular view.
These spaces are designed to make the most of the beauty that surrounds you:
the glimmer of the Arabian Sea at sunset, the Queen's Necklace that
adorns the opposite shore, and the green landscape below.*

*The residences have floor-to-ceiling windows** and sun decks^
that recall prime beachside villas in Miami. And, best of all,
even the first residential floor is at least 60 ft. above ground,
to ensure that everyone enjoys unparalleled views.*

- *First residential floor is more than 60 ft. above ground level, so every residence enjoys a great view.*
- *Sweeping views of the Queen's Necklace and/or the Arabian Sea from most residences.*
- *Floor-to-ceiling windows** in all primary rooms.*
- *Sun decks in select residences.*





FULLY
CUSTOMISABLE
RESIDENCES.

LIVE IN A HOME
AS DISTINCTIVE AS
YOUR SIGNATURE.



*Lodha Seamount offers the ultimate luxury:
a chance to design a home to suit your lifestyle
in one of Mumbai's most historic neighbourhoods.
With only 3 residences per floor, you'll have all
the privacy and space you need to ensure that your
haven is everything you've dreamt of.*

*The layouts of these residences have been designed by
HBA London with their signature flair. These bare-shell
interiors will give you a chance to shape your home to suit
your family's needs and reflect your inimitable style.*





- Each floor has one 4-bed and two 3-bed residences.
- A large L-shaped area in each residence, perfect for living and dining spaces.
- A powder room for guests.
- Spacious areas ideal for bedrooms with attached bathrooms.
- A room that can be converted into a puja or storage room.
- Separate room and bathroom for the staff.
- Separate utility area.





SERVICES
FROM THE ROUTINE
TO THE RARE.

OFFERED BY
THE INIMITABLE
SAINT AMAND.



SAINT
AMAND



*Housekeeping carried out with the utmost care and discretion.
A bespoke five-star dinner brought to your table at home.
Impossibly hard to get tickets, acquired.
Bonbons from faraway confectioners, procured.*

*Whatever service you desire, it will be delivered
with Saint Amand's signature finesse.*





AMENITIES BY
LONDON'S
LEADING HOSPITALITY
EXPERTS.

HOW MANY CAN
COME HOME TO THAT?

Living at Malabar Hill's finest development means having everything you desire at your doorstep. A stylish party hall that opens onto a lush green lawn. A pool to lounge in. A stunningly modern gym. An indoor game room for rainy days. An indoor kids' zone for the young ones to revel in while you enjoy some much-needed me time. And so much more.

All designed by the world-renowned HBA (London), designers favoured by leading hospitality brands such as Ritz Carlton, JW Marriot, St. Regis and Raffles. Mumbai's clubs will miss your patronage.





A kids' area so cheerful, you might want to revisit your childhood.

- A 15 m. temperature-controlled pool at the sky deck.
- An indoor play area and an outdoor playground for children.
- Multipurpose hall and lawn for everything from parties to group yoga.
- Meeting room with state-of-the-art video calling facilities.
- Indoor game room with chess, table tennis and more.
- World-class gym.



A gym that's all the motivation you need to lead a healthy life.



An indoor hall: the perfect venue for your legendary soirées.



The game room invites people of all ages to bond over their favourite games.



The meeting room adds a touch of class to working at home.



WELCOME TO THE
MOST EXCLUSIVE CLUB
IN THE CITY.

CLUB SAINT AMAND.

*You may see a few familiar faces at Club Saint Amand.
Located on the 44th floor of the landmark World One,
it's quickly becoming a favourite haunt of Mumbai's influential and elite.*

*Here you can enjoy the company of kindred spirits, enchanting views of
metropolitan Mumbai, or the many diversions the club has to offer. A range
of amenities are spread across the undulating 7,000 sq. ft. structure. To many of its
esteemed patrons, it's a home away from home. Now it can be yours.*





THE JAIN TEMPLE.

CARRY FORWARD
THE VALUES YOUR FAMILY
TAUGHT YOU.

*Just beside the entrance lobby, is a serene Jain derasar.
The perfect place to showcase your family's values
and your desire to lead a spiritual life.*





**A 5-LEVEL
AUTOMATED
CAR PARK.**

**A FITTING PLACE
FOR YOUR
PRICED CHARIOT.**



At Lodha Seamount, you'll face none of the hassles of finding a parking space in Malabar Hill. Just use your access card to cruise in, leave your car at the car lift, and walk away. Our smart systems will move your car to its spot as you make your way back home. Smart, simple, secure, and not a moment wasted.



6-TIER SECURITY.

**A SAFETY LEVEL
ENJOYED BY
HEADS OF STATE,
AND YOU.**

*Because your home and family are your most precious assets,
Lodha Seamount has been designed to ensure that no outsider can enter
the building unauthorised. Security features include 24x7 electronic
surveillance in the tower, and video door phones and panic alarms in
every residence. Rest easy; your family's safety is in good hands.*

- *Electronic vehicle access control.*
- *Electronically controlled access to the building's elevators.*
- *Guest registration and validation.*
- *24 x 7 CCTV monitoring of key common areas.*
- *Panic alarm in each residence.*
- *Separate service elevator and service staff lobby for better monitoring.*



MASTER PLAN AND
RESIDENCE LAYOUTS

Ground-Level Plan

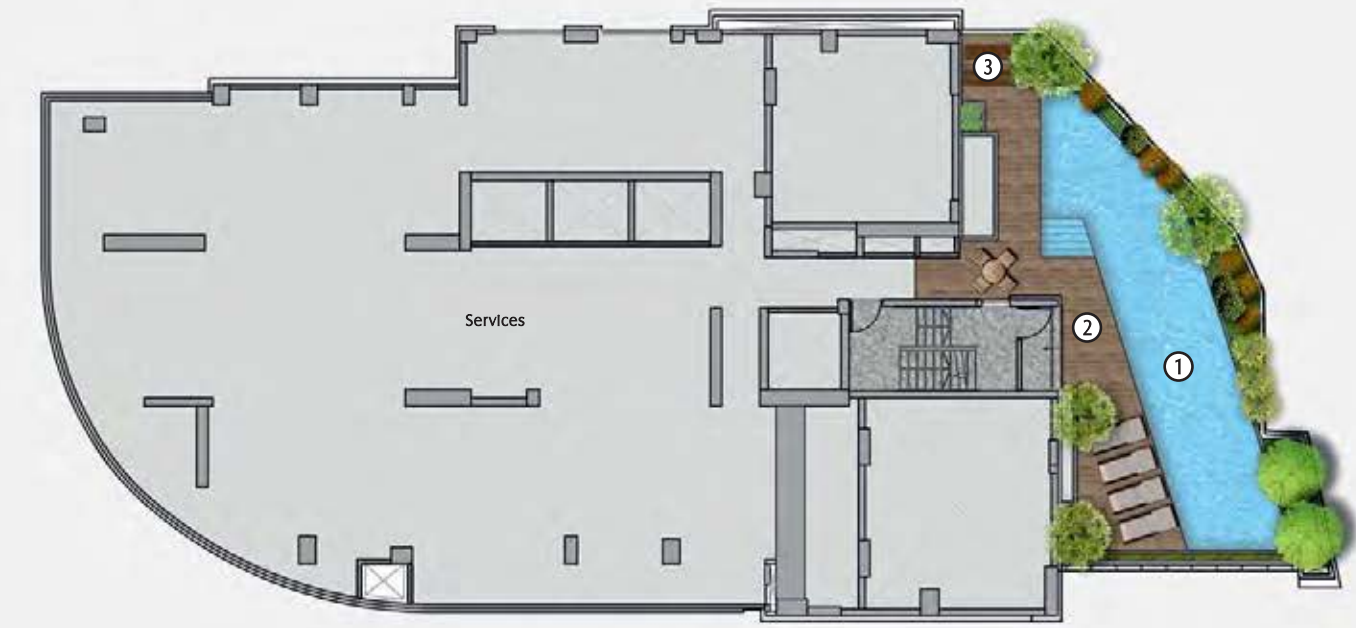


Legend:

1. Entry
2. Drop-off point
3. Waterbody
4. Entrance lobby
5. Party hall
6. Pantry
7. Lawn
8. Outdoor kids' play area
9. Gymnasium
10. Indoor kids' play area
11. Indoor games room
12. Jain temple
13. Residents' elevator
14. Service elevator
15. Car elevator
16. Security
17. Exit



Pool-Level Plan



Legend:

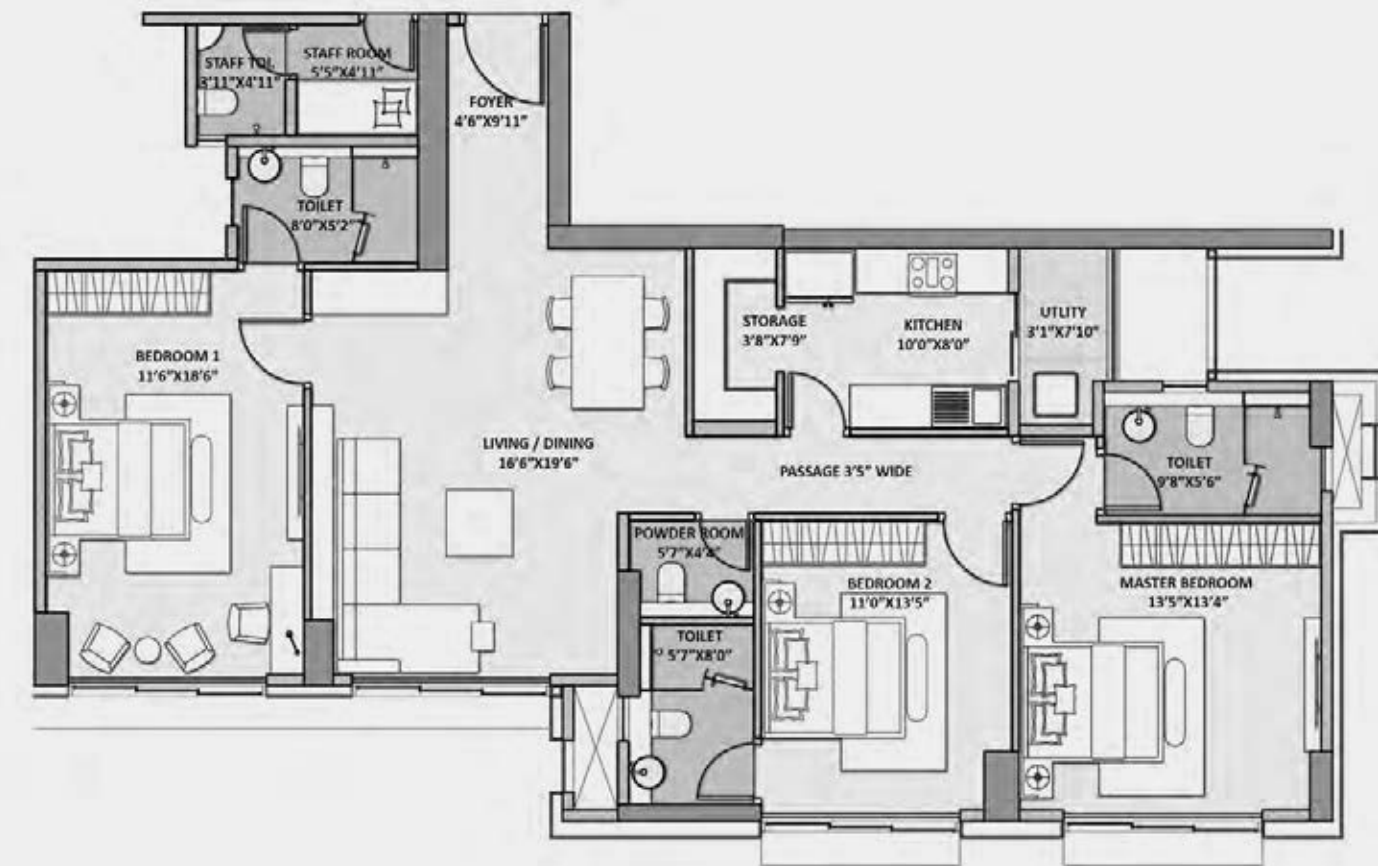
1. Temperature-controlled pool
2. Pool deck
3. Open shower area



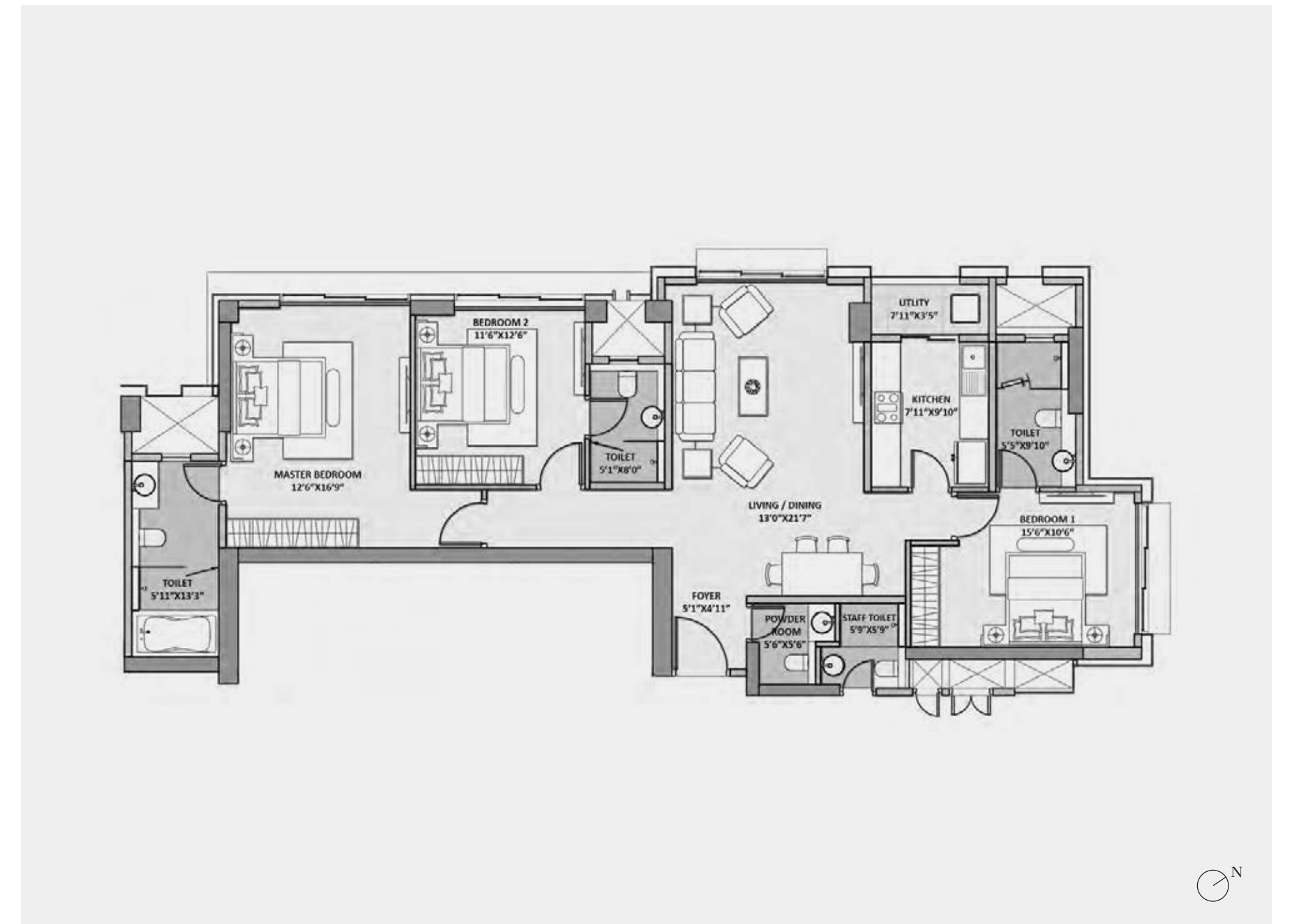
Typical Floor Plan



3 BHK - Type A
With views of the Queen's Necklace



3 BHK - Type B
With views of the Arabian Sea



4 BHK
With views of the Queen's Necklace
and the Arabian Sea



Address: Lodha Seamount, Walkeshwar Road, Near Raj Bhavan, Malabar Hill, Mumbai – 400 006.

*Disclaimer: ^Select residences only. **From 150 mm above finished floor level to bottom of beam. 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 typical floor plan varies from floor to floor – please check details of your unit before booking. The garden units are entitled to exclusively use the area earmarked for private garden but ownership of the same shall be with the Ultimate Organisation. The project has been registered via MahaRERA registration number: P51900010326; and is available on the website <https://maharera.mahaonline.gov.in> under registered projects.*

