



ULTRA-LUXURY 4 BHK SEA-FACING RESIDENCES

Lotus Varun

An intimate coastal address shaped by light, water and Bandra's promenade life.

20
STOREYS

4 BHK
SEA-FACING HOMES

1,600
APPROX. SQ.FT.

07 of 11
COASTLINE COLLECTION



Carter Road frontage

Rs. 1.5L+

PER SQ.FT.

Jodi

OPTIONS

THE ADDRESS

A seventh landmark in the Coastline Collection

Lotus Varun rises on the celebrated Carter Road promenade as a 20-storey luxury tower by Lotus Developers. The address is planned for homeowners who want privacy, uninterrupted Arabian Sea views and the everyday ease of Bandra's most admired waterfront.

The project offers expansive 4 BHK residences of approximately 1,600 sq.ft., with Jodi combinations for buyers seeking larger custom homes along the coast.



WAKE UP TO THE ARABIAN SEA

A private gallery for every changing sky

At Lotus Varun, the sea is designed into the rhythm of the home. Floor-to-ceiling windows, open living and dining areas and generous coastal outlooks allow morning light, breeze and sunset colour to move through each residence.

Because Carter Road faces the promenade and the Arabian Sea, the view has a permanence that is increasingly rare in Mumbai's luxury market.



Refined Bandra living



RESIDENCES

Spacious 4 BHK homes with Jodi flexibility

Homes are planned for families who value proportion, light and privacy. Living areas open toward the sea, bedrooms are composed as calm retreats and kitchens are finished for both daily routines and hosted evenings.

Jodi options create scope for magnificent custom waterfront residences with larger family lounges, private studies, staff planning or expanded entertaining spaces.

Low-density planning and premium specifications make Lotus Varun equally compelling as a family home and as a long-term coastal asset.

4 BHK

LUXURY RESIDENCES

1,600 sq.ft. Sea-facing

APPROX. APARTMENT SIZE ENDURING OUTLOOK

Life, curated above Carter Road



EXCEPTIONAL LIFESTYLE AMENITIES

Wellness, recreation and entertaining spaces are arranged for everyday use, private gatherings and a calm resident experience above the promenade.



Banquet Spillover Garden



Banquet Hall



Landscaped Garden



Theatre



Cards Room



Kid's Play Area



Gym



Games Room



Swimming Pool



Spa



Salon



Jogging Track



Lawn Garden

Ramp-based vehicle circulation supports smoother access and efficient parking management.

The Bandra waterfront

Carter Road
Promenade

WHAT'S NEARBY

Promenade life, restaurants, schools and culture

Carter Road places the best of Bandra close to home: morning runs, waterfront coffee, celebrated eateries, schools, healthcare and cultural venues. The 1.25 km promenade between Bandra and Khar remains one of Mumbai's most loved spaces for walking, jogging and sunset views.

| | | | | | |
|----------|---------------------------|-------------------|----------|---------------------------------------|---------------|
| W | Carter Road Promenade | 1 min walk | S | St. Andrew's Auditorium | 7 min |
| F | Bandra Fort and Bandstand | 8 min | S | Dhirubhai Ambani International School | 18 min |
| P | Joggers Park | 5 min | S | Mount Mary Convent High School | 10 min |
| H | Pali Hill | 5 min | H | Lilavati Hospital | 8 min |
| C | Carter Road SOCIAL | 1 min walk | H | Holy Family Hospital | 10 min |
| F | Candies, Pali Hill | 6 min | C | Mount Mary Basilica | 10 min |
| S | Link Square Mall | 8 min | S | MIG Cricket Club | 12 min |

Connected, without losing the coast



CONNECTIVITY

Lotus Varun keeps key transport links, business districts and shopping destinations within practical reach while preserving the quieter luxury of a waterfront address.

| | | | | | |
|----------|---------------------------------|------------------|----------|--------------------------------|---------------|
| P | Mumbai International Airport T2 | 20-25 min | R | Bandra-Worli Sea Link | 12 min |
| T | Bandra Railway Station | 10 min | W | BKC | 15 min |
| T | Khar Road Railway Station | 8 min | S | Linking Road Shopping District | 8 min |
| T | Bandra Terminus | 15 min | R | Western Express Highway | 15 min |

Carter Road Promenade: 1 min walk

Lotus Varun

Carter Road, Bandra West

WHY CHOOSE LOTUS VARUN?

A statement of refined coastal living

Call +91 98206 07875

Permanent sea views, Carter Road prestige, Lotus Developers' legacy and the exclusivity of the Coastline Collection come together in one rare Bandra address.