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The information provided in this brochure is generic in nature. The pictures, layout themes, project landscape, interiors, lighting, etc. are shown as what is intended to be at the time of completion. Currently, they are represented as illustrations and demonstrations of the development. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments, and other relevant terms of the project independently with the Company's sales team prior to concluding any decision for buying at Embassy Springs. The content of this brochure shall not be treated as any kind of an offer by the Company.

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THE PURSUIT OF HAPPINESS ENDS HERE





PRESENTING EMBASSY SPRINGS

THE MASTERPLAN FOR HAPPINESS























PREFACE

From the leaders in real estate, the Embassy Group, comes a project like no other - Embassy Springs. Aptly described as the masterplan for happiness, discover here a 288 acre city, the largest so far in Bengaluru, in the fastest appreciating property location, North Bengaluru.







One of the most promising investment offerings, Embassy Springs was conceived with the intent of creating answers to the challenges of urban living. What makes this project different is not just the 288 acres of sprawling space, but the global innovators we have collaborated with to meet our high standards of design and architecture. Our partners include RSP Architects, Cicada Landscape Designers, Andy Fisher Workshop and Synergy Consultants. To further enhance the living experience, our facilities and amenities will have the best names and partners for concierge, property management, sports and art academies.

We believe it's the time and the energy spent on the finer details that will make a difference in meeting the demands of the future growth of this community.

PROJECT HIGHLIGHTS

 Private Club with Indoor & Outdoor Amenities	 High-Street & Retail	 Olympic Size Swimming Pool	 School	 Hospital	 LED Street Lights
 Multi-purpose Sports Fields	 Cycling Stands & Tracks	 Indoor & Outdoor Banquet Areas	 Senior Citizen Zones	 Community Parks	 School Bus Bays
 Temple	 Chapel	 Gurudwara	 Bus Bays and Taxi Bays	 Multiple Waste Collection Points	 Rain Water Harvesting

Disclaimer: All project highlights are proposed.

 288 Acres	 800+ Villa Plots	 300+ Low-Rise Lakeside Apartments
 3000+ Apartments	 150+ Row Houses	 150+ Villas & Town Houses

Disclaimer: The units mentioned here are approximate, and are subject to change on completion, solely on the discretion of authorities and concerned management.

A 288 acre, meticulously planned, self-sustaining city designed to factor future growth amidst blissful living.

Well researched sizing for plots (2100-5400 sq. ft.) with ample space between each villa for privacy.

Well-planned infrastructure for power, water & essentials to ensure living is what it should be like - stress-free.

Wide network of tree-lined roads with countless themed & connected 1-3 acre gardens.

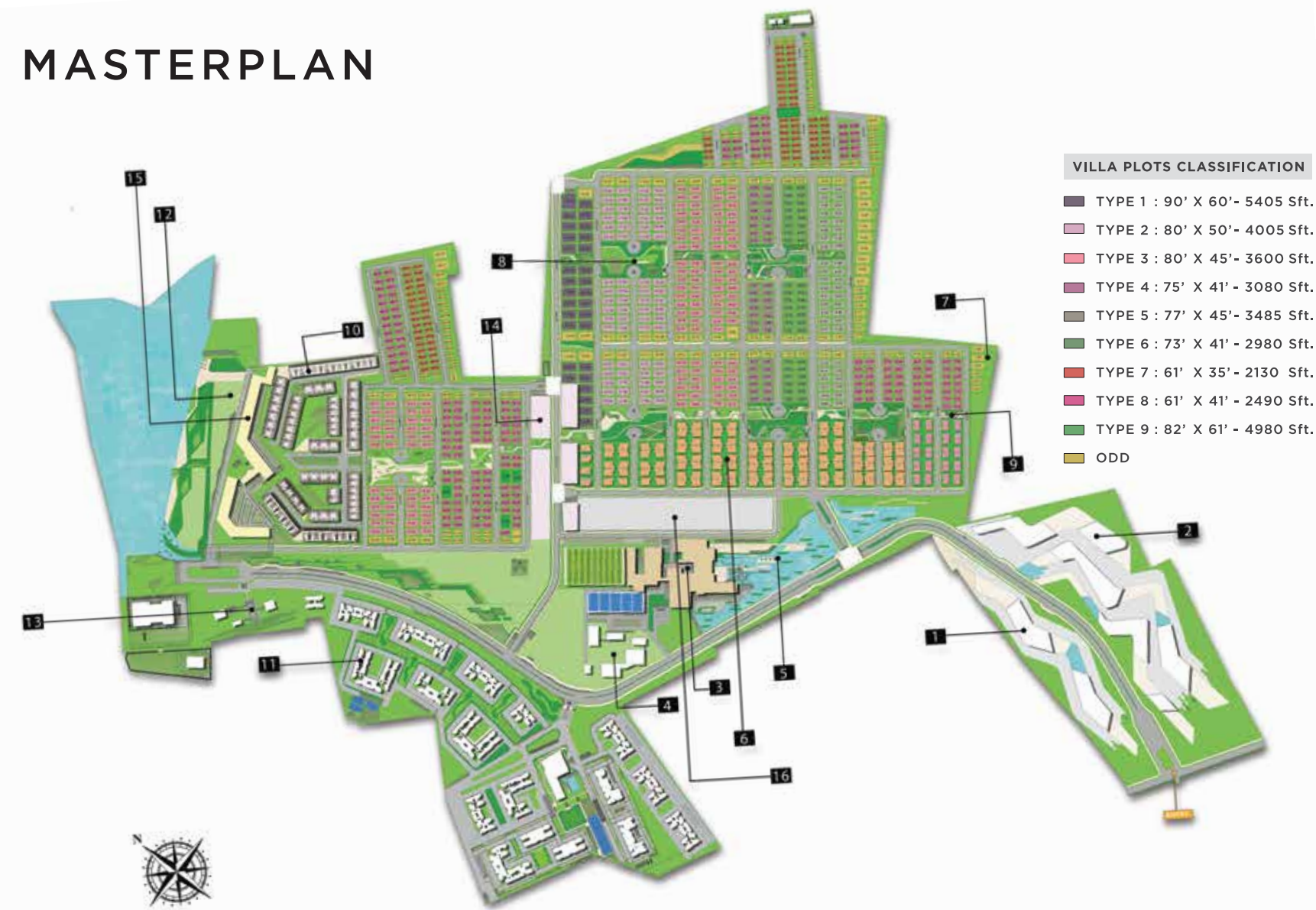
45 acres of green space devoted to parks, cycling tracks and walkways.

Proposed 3,50,000 sq.ft. private club equipped with indoor and outdoor facilities to cater to recreational, health, business and engagement needs of children.

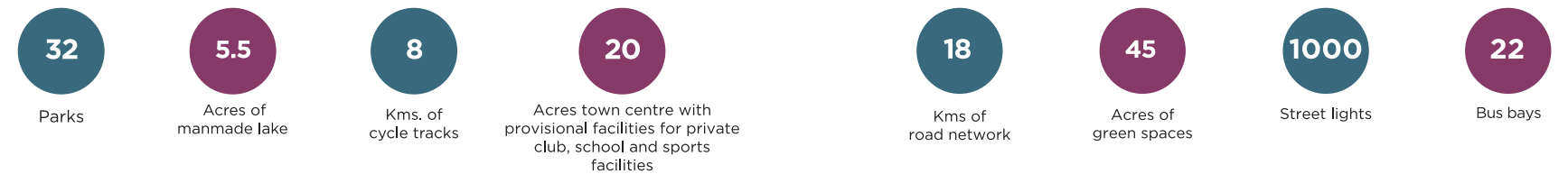
Proposed hospital within the premises so that emergencies can be attended to immediately.

Proposed school within the premises to minimise travelling time and maximise play time.

MASTERPLAN



- 1. COMMERCIAL & HIGHSTREET
- 2. HOSPITAL
- 3. TOWN CENTRE & CLUB
- 4. SCHOOL
- 5. MANMADE LAKE
- 6. TOWN HOUSES & VILLAS
- 7. PLOTS
- 8. COMMUNITY PARKS
- 9. LINK PARKS
- 10. ROW HOUSES
- 11. APARTMENTS
- 12. LAKEFRONT PROMENADE
- 13. SACRED GARDEN
- 14. NEIGHBOURHOOD RETAIL
- 15. LAKEFRONT APARTMENTS
- 16.. FUTURE DEVELOPMENT



CLUB AMENITIES-INDOOR

WELLNESS



SPA



HEALTH CLUB



HEATED
INDOOR POOL

KIDS' CLUB



GAMES ROOM



PLAY AREA



WORKSHOP
SPACES

RECREATION



RESTAURANT
& BAR POOLSIDE
LOUNGE/
GASTRO PUB

BUSINESS



CONFERENCE
ROOM



LIBRARY WITH
READING ROOM



BUSINESS
CENTRE

SPORTS & FITNESS



GYMNASIUM



GAMES ROOM:
CHESS, CARROM, DARTS



TABLE TENNIS
ROOM



SQUASH COURTS



BILLIARDS
& SNOOKER
ROOM



BADMINTON
COURTS



View of the swimming pool in
the private club

ART & CULTURE



ART / CRAFT STUDIO



MUSIC & DANCE STUDIO



MINI THEATRE



CONVENTION CENTRE
WITH STAGE & GREEN
ROOMS

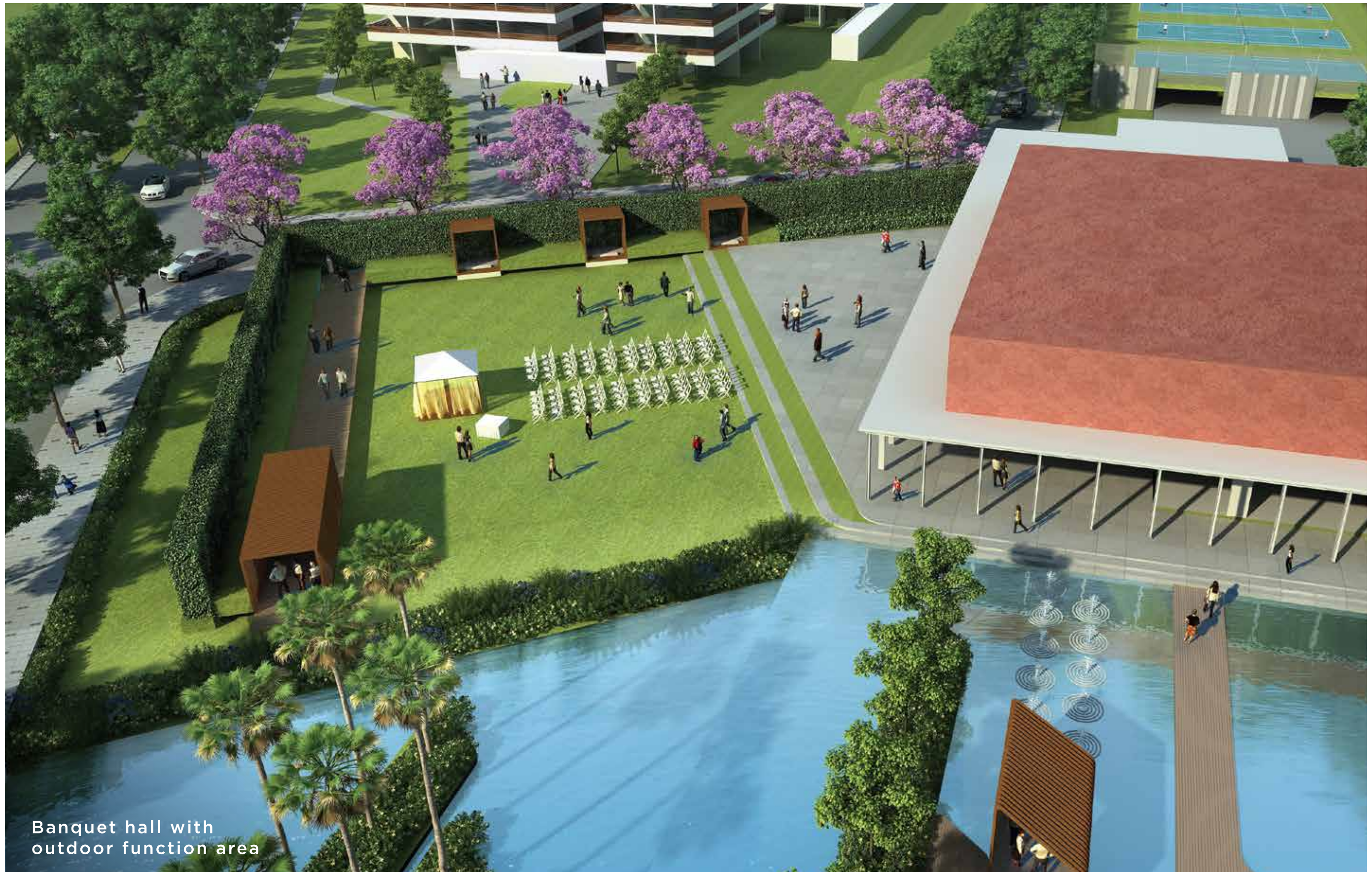
OTHERS



GUEST SUITES
(40-50)



PROJECT
MAINTENANCE
OFFICE



Banquet hall with outdoor function area

PRIVATE CLUB AMENITIES- OUTDOOR



POOL



TENNIS COURTS



KIDS' POOL/
WET PLAY AREA



LOUNGE DECKS



KIDS' PLAY AREA



LAKE
EMBANKMENTS



OPEN EVENT
AREA: SPILLOVER
OF BANQUET HALL



AMPHITHEATRE



POOLSIDE
LOUNGE



LARGE FOOTBALL
GROUND



ROAD TO HAPPINESS

With its extensive street & traffic signages, cross-walks, safety railings & bollards at key junctions, planned drainage inlets, and raised and flushed kerbs, the roads at Embassy Springs are comparable to the best of the world. Add to that, the tall hedges, green tree-lined walkways and cycle tracks, and Kollam patterns at junctions makes them a sight for sore eyes.

WE'VE GOT THE POWER

Dedicated underground infrastructure for ferrying electricity & water networks, communication lines, storm drain and sanitary network. LED-based streetlights powered partly by solar energy along with automated lighting controls ensure 70% power savings. Designed completely underground, a dedicated power distribution yard in every parcel supplies each villa plot with power in the range of 8 KW to 14 KW depending on the size of the plot. Domestic water is planned through gravity distribution, thus avoiding pressurised systems and ensuring huge energy savings.

PROPOSED PHASE-WISE DEVELOPMENT

VILLAS & TOWN HOUSES

Our luxury homes have been designed to sync in with your modern lifestyle; the gift of these homes is the privacy they provide you. Located in the heart of the township, and close to the manmade lake, it's as premium as it gets.

ROW HOUSES & LOW-RISE APARTMENTS

You can select our signature row-house or a twin-house or an independent villa, depending on your preferences. Designed by Andy Fisher Workshop, these limited edition exclusive residences come with the best of architecture, specifications and private gardens.

EMBASSY EDGE APARTMENTS

Embassy Edge has been aesthetically conceptualized with a focus on smart design. With a stunning view of its surroundings, it offers 1BHK, 2BHK, 2.5BHK and 3BHK compact apartments.

AT YOUR SERVICE

Embassy Springs will be completely managed by Embassy Services, which maintains the entire Embassy Group portfolio of residential and commercial spaces. Extensive water management ensures that domestic water is available for each residence 24/7. Dedicated security kiosks for every zone, electronic surveillance (with night vision cameras) at important areas and technology-based alarm systems for select zones, is how seriously we take our internal security. Additionally, we follow global norms for waste management collection, segregation and disposal.



EMBASSY SPRINGS SCHEME CREDITS



EMBASSY GROUP

Embassy Group is a leading development firm in real estate that stands on a portfolio of 40 million sq. ft. of built spaces for the Commercial, Residential, Retail, Hospitality, Industrial Warehouse, Services and Education sectors.

Other than developing the most premium luxury spaces over the last three decades (Embassy Boulevard, Embassy Grove, Embassy Lake Terraces, Embassy Pristine, to name a few), the group has also created a community of luxury living. Embassy International Riding School in Bengaluru, its state-of-the-art international riding academy that provides training in equestrian sports, is just another facet of that.

The Embassy Group also strongly believes in developing social infrastructure to enhance the quality of life within the communities it operates in. That's exactly how its educational initiatives function, which strive to identify and provide basic needs that are lacking in some of the government schools. Adoption of the Government Higher Primary School at Challagatta village is one such example.

Embassy's vision for the future lies in its dream to leverage its tenant relationships, and expand its portfolio of IT spaces throughout India and beyond.

OTHER MENTIONS:

- Electrical Consultant : **SYNERGY PVT. LTD.**
- Plumbing Consultant : **MAPLE SERVICES CONSULTANTS PVT. LTD.**
- Traffic Consultants : **SLS TRANSPORT AND TRAINING INSTITUTE PVT. LTD.**
- Structural Consultants : **NADIG CONSULTING PVT. LTD.**
- HVAC Consultant : **AIRTRON CONSULTING ENGINEERS PVT. LTD.**