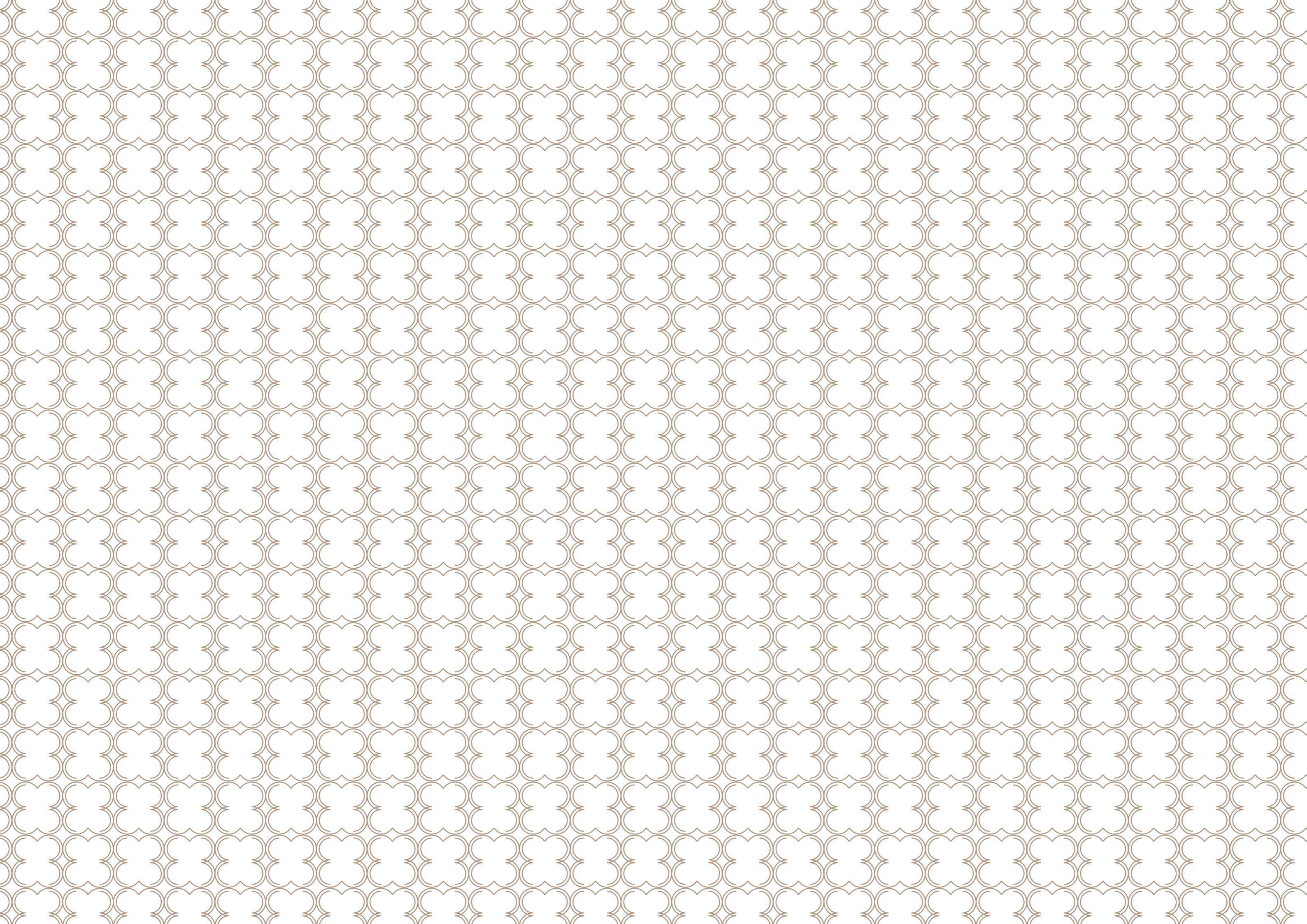


FOUR SEASONS
PRIVATE RESIDENCES

Bengaluru at Embassy One

AN EMBASSY GROUP DEVELOPMENT

EMBASSY ONE



EMBASSY ONE

Embassy GROUP



“ I am incredibly proud to introduce Embassy ONE, the newest member in our family of avant-garde properties. This unique project, a beautiful harmony between Embassy Group and the distinguished Four Seasons, surpasses global expectations for luxury real estate. ”

*Jitu Virwani
Chairman and Managing Director,
Embassy Group*

A stunning coalescence of sleek design and exacting engineering, of bold character and grace, Embassy ONE is a site of promise and possibility. The joint creation of two visionary organizations, Embassy Group and Four Seasons, it serves artfully and equally as personal sanctum and professional stage. Harmoniously balancing the needs of the everyday and the exceptional, Embassy ONE is the emergence of an elevated, integrated lifestyle.

EMBASSY ONE

where
elegance
MEETS
PRIVACY

discover your own
exclusive world
IN THE HEART
OF BENGALURU

Arrive. Indulge. Delight.

Within the
exhilarating city,
a new style of
work, play and
pleasure awaits
at **Four Seasons
Private Residences
Bengaluru at
Embassy ONE.**







Bengaluru

One of the fastest growing cities in the world, the flourishing city of Bengaluru blends the rich cultural heritage of a natural and breathtaking region together with its revolutionary science and technology industry.

India's 'Garden City', filled with rolling parks and dotted with stunning colonial architecture, is home to internationally renowned palaces and universities. Also known as the 'Silicon Valley of India', Bengaluru is a biotech hub and a favored destination for business people around the world.

The city's northern quarter, quickly emerging as the epicenter of Bengaluru, is the backdrop of impressive infrastructural and financial investment. Distinguished residential communities like Embassy

Lake Terraces and Embassy Boulevard, as well as commercial spaces and social projects like the Embassy Manyata Business Park and Stonehill International School, abound within the fastest developing footprint in the city.

Drawn by the abundance of opportunity, the world's most refined and discerning are building their homes and lives at Four Seasons Private Residences at Embassy ONE.



the centre OF EVERYTHING

- **5 km** Columbia Asia
- **5 km** Vidhan Soudha
- **5 km** Kirloskar Business Park
- **6.5 km** M G Road
- **7 km** Embassy Manyata Business Park
- **7 km** Central Business District
- **14 km** Embassy GolfLinks Business Park
- **20 km** Stonehill International School
- **23 km** ITPL
- **30 km** Bengaluru International Airport



FOUR SEASONS
PRIVATE RESIDENCES

Bengaluru at Embassy One

AN EMBASSY GROUP DEVELOPMENT

where
escape
MEETS
EXCELLENCE







“

The reason for our success is no secret. It comes down to one single principle that transcends time and geography, religion and culture. It's the Golden Rule the simple idea that if you treat people well, the way you would like to be treated, they will do the same.

”

*Isadore Sharp
Founder and Chairman,
Four Seasons Hotels and Resorts*

Four Seasons
Private Residences
Bengaluru offers
the epitome of pleasure:
a life of comfort
and distinction,
safely cradled in
the expert arms of
the world's leading
hospitality brand.

“

There is no better brand than Four Seasons to define luxury residential ownership. From architecture to interior design, service offering and residential amenities, every detail is carefully planned and executed—creating a coveted lifestyle, unlike any other.

”

*Paul White
Senior Vice President,
Four Seasons Hotels and Resorts*

From Shanghai to Toronto, Mauritius to San Francisco, Four Seasons offers a portfolio of residences in the world's most desirable locations.

Each Private Residence creates a unique canvas for beautiful, vibrant living at an address with international recognition.

Four Seasons Private Residences can be found in the world's most sought after urban and resort destinations across five continents.



Private Residence Destinations

Austin
Baltimore
Beijing
Bengaluru
Bora Bora

Boston
Costa Rica at Peninsula Papagayo
Delhi NCR
Denver
Florence Palazzo Tornabuoni

Houston
Jackson Hole
London at Ten Trinity Square
Marrakech
Mauritius at Anahita

Miami
London
New York
Mumbai
Nevis

New York Downtown
Orlando
Pudong, Shanghai
Punta Mita
San Francisco

Seattle
Seychelles
Toronto
Vail
Whistler



The legendary service and elegance of Four Seasons come together to create a lifestyle in a class all its own.

Residents enjoy access to exclusive amenities and exquisite facilities with the peace of mind that Four Seasons will attend to every detail, every day.

Residences are a sanctuary that feels miles away. Owners can glide smoothly between the wonders of their public lives and the delicacy of their sacred, private worlds.

Though only steps away from the center of Bengaluru, Four Seasons Private



live your life
to its fullest.

LET FOUR SEASONS
TAKE CARE
OF THE REST.

Under the guidance of an exceptional Director of Residences, expertly trained staff are always on call. A dedicated concierge, property maintenance and valet parking are but a handful of round-the-clock services that make home ownership effortless.

State-of-the-art security, both electronic and manual, safeguards your home and family. Sleep soundly knowing that the team at Four Seasons Private Residences is looking after you.



included SERVICES

Dedicated Director of Residences

Exclusive concierge

Direct telephone access to Four Seasons services

Valet parking

Housekeeping of common areas

24-hour on-call maintenance

Full-capacity power back up and select UPS

Central air conditioning

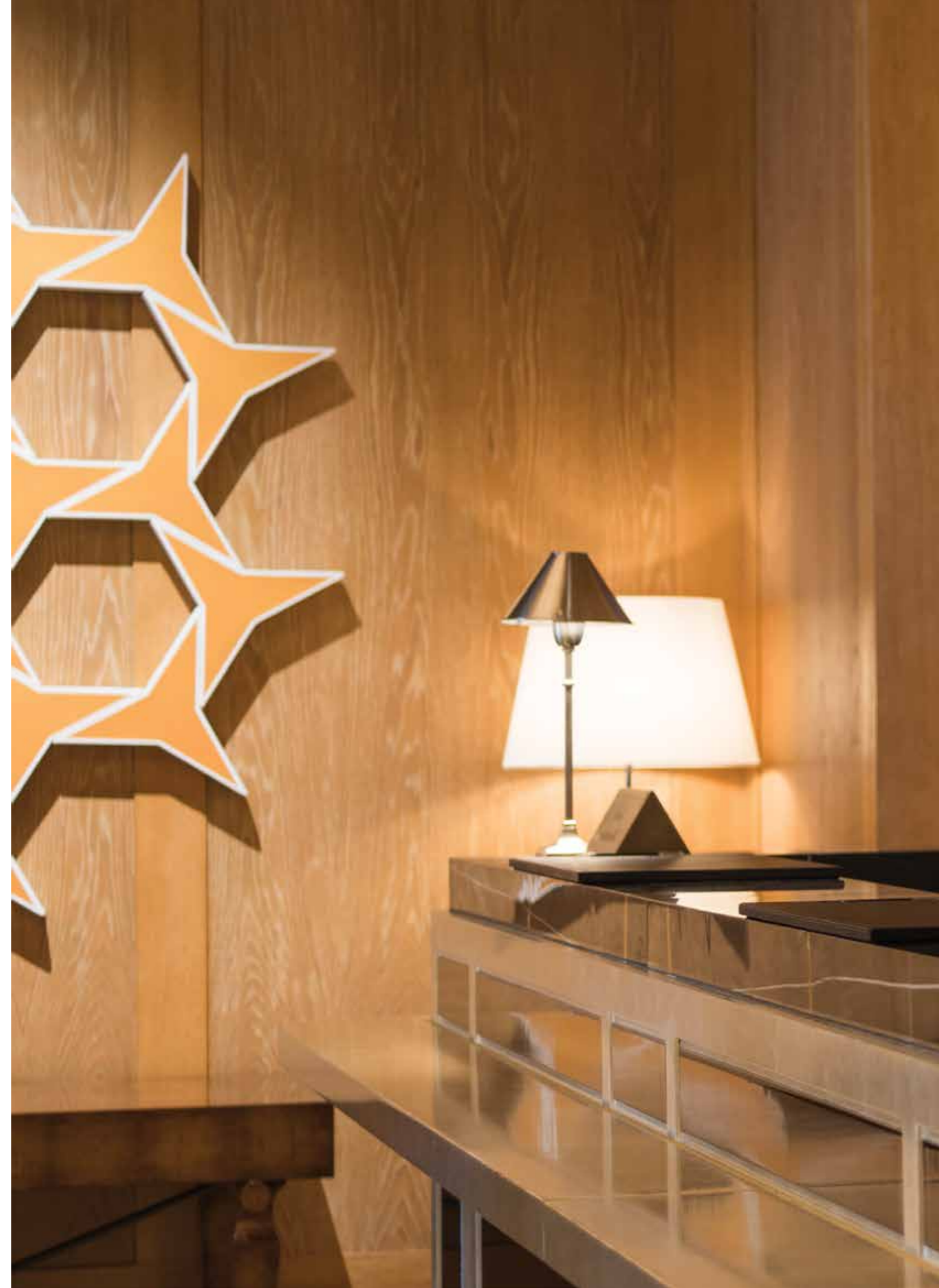
Fire, safety, water purification and waste management systems

Periodic pest control

World-class security

Landscaping and garden upkeep

Propertywide Wi-Fi





As an owner of a Four Seasons residence, you have access to a full menu of à la carte services. These exceptional services are available at an additional cost and range from in-residence housekeeping to chauffeur services to grocery stocking, ensuring that you will want for nothing.

À La Carte Services

In-residence dining

Laundry services

Individual residence housekeeping

On-call physician

Limousine services

Airport transfers

Package delivery services

Grocery stocking

In-residence Four Seasons Spa and Salon services









come home TO THE BEST

Spread across two immaculately designed 30 storey towers, homes within Four Seasons Private Residences Bengaluru at Embassy ONE are among the most desirable in the city. Built for a sophisticated international clientele, luxury features and high quality materials are standard in these protected havens of peace and security. Each residence is further designed to meet the specific preferences of its owner.

north TOWER

Each residence in the exclusive North Tower boasts either a spectacular three or four bedroom layout.

Complete with high ceilings, elegant finishes and bespoke details, residences in the North Tower start at 4,100 square feet.





south TOWER

The South Tower features one and two bedroom layouts, amongst the most spacious in Bengaluru.

Residences begin at 1,992 square feet and are masterfully planned, cleverly designed and executed to Four Seasons' exacting global standards.

South Tower Residences

A retreat from the outside world, or the heart of the party. An extension of your professional life or a secret enclave for your personal one. This is your home, a space inspired by your dynamic and engaging lifestyle. Whether you want to create an electric social buzz around the centrally located kitchen or steal away into the warmth of a bubbling bath, your residence in the South Tower is versatile and perfectly suited for you.

*As the elevator
climbs, ascend
to the ultimate
in luxury living.*

features & AMENITIES

*Public spaces and interiors designed
by Yabu Pushelberg*

*Ceiling heights of 10 feet in primary
areas of living, dining and bedrooms*

*Wood paneling and recessed spot
lighting in entrance foyer*

Dedicated high-speed elevators

Private lobby attended by concierge

*Double height wine chamber with
climate controlled wine storage*

*Media room with large screen TV
and advanced home theater technology*

Game room with snooker table and bar











The convivial, flowing layouts of the South Tower Residences serve as expansive gathering spaces. Bold yet adaptable, they accommodate vivacious soirées as effortlessly as they host private conversations and intimate moments.

Marrying classic and cutting-edge design, master bedrooms in the South Tower are crafted from timeless, noble materials such as stone and wood.

Features

- Hardwood flooring
- Walk-in closets
- Spacious seating area
- Floor-to-ceiling windows
- Walnut doors
- Satin stainless steel hardware
- Sheer curtains and railings









Bathrooms in the South Tower Residences are spaces of splendid rejuvenation. Transform yourself before stepping out into the world, or unwind after a stimulating day of thrill and adventure.

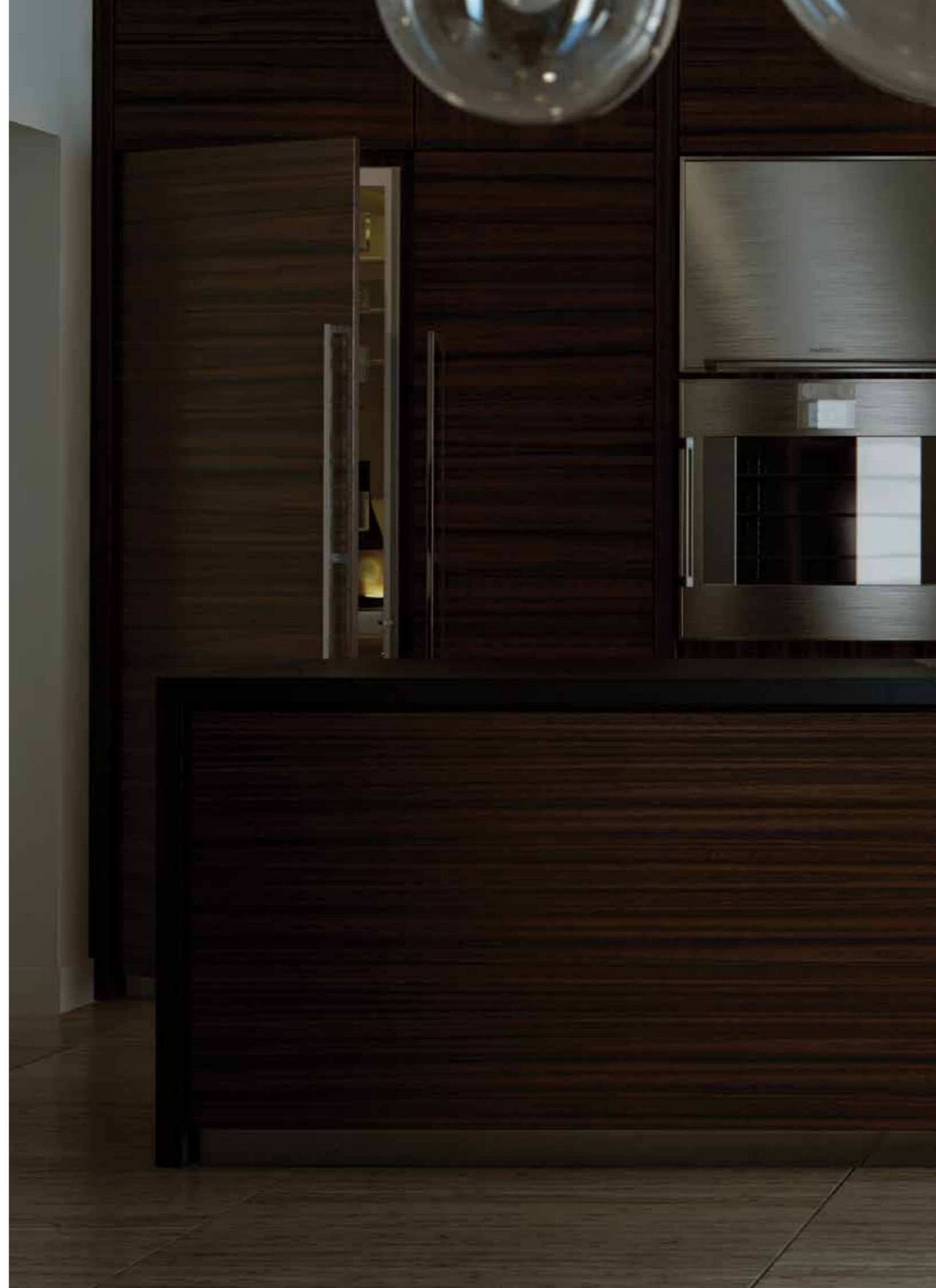
Features

- Travertine flooring and walls
- Marble vanity counter
- Custom cabinetry
- His-and-Hers sinks in a single counter or at separate vanities
- Luxurious Kohler bath tub
- Separate glass-enclosed shower
- Rainhead and hand showers
- WC in an individual stall
- Built-in makeup lighting
- Choice of traditional or contemporary finishes
- Walnut doors
- Satin stainless steel hardware

Kitchens in the South Tower Residences encourage cooking and conversation. Open to the dining and living room, they feature an artful mix of stainless steel, warm woods and stone.

Features

- Built-in cabinets, cupboards and island counter
- Travertine marble flooring
- Gaggenau freezer, refrigerator and five-ring induction stove
- Miele oven, microwave and dishwasher
- Kohler sink
- Gooseneck taps
- Bosch washing machine and dryer
- Food disposal unit
- Recessed lighting
- Walnut doors
- Satin stainless steel hardware
- Sheer curtain and railings
- Pantry and laundry closet





North Tower Residences

Whether you frequently entertain guests from out of town, or are entertained nightly by the charms of your family, a home in the North Tower places you and your loved ones in the middle of everything. Within easy reach of Bengaluru's countless activities and treats, not to mention its outstanding schools, your home integrates flawlessly into the fabric of the city.

A full life is filled with character—and often many characters. Stately and large, North Tower Residences are perfect for those who want more room to accommodate all the characters in their lives.

features & AMENITIES

Ceiling heights of 10 feet in primary areas of living, dining and bedroom

Wood paneling and recessed spot lighting in entrance foyer

Dedicated high-speed elevators

Private lobby and waiting lounge

Secure and exclusive driveway independent of the hotel

Owners' lounge

Private spa treatment room and gym

Director of Residences

24-hour concierge and valet

Children's play area

Temperature-controlled pool

Poolside deck

Squash court

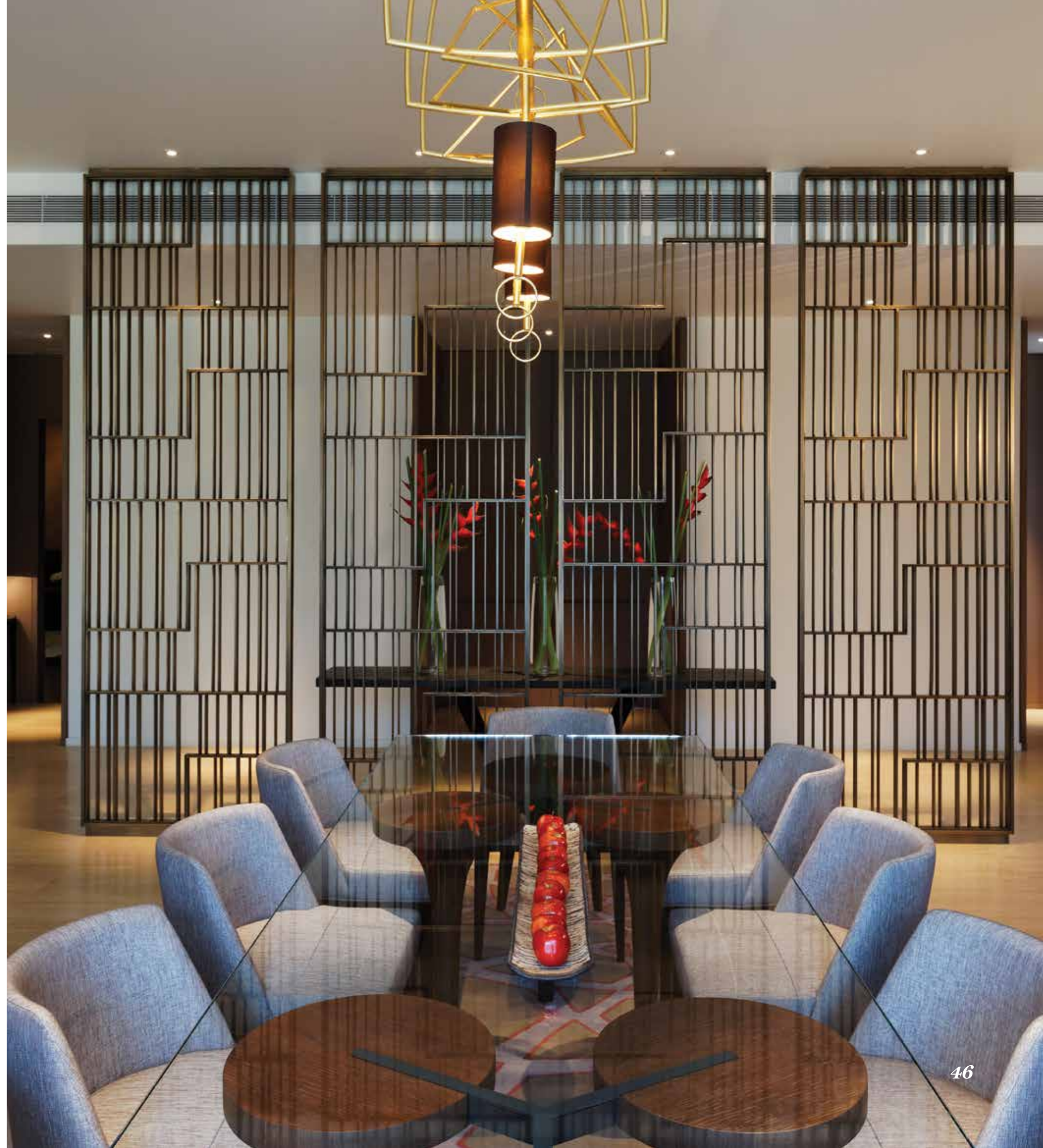
Lawn deck

Yoga studio

Media room

Drivers' lounge

Dedicated storage











Open-plan living rooms and private outdoor terraces interplay, creating a seamless transition between indoor and outdoor living.

North Tower
master bedrooms
are peaceful
and sumptuous,
understated in
their elegance
and glamour.

Features

- Hardwood flooring
- Walk-in closets
- Spacious seating area
- Floor-to-ceiling windows
- Walnut doors
- Satin stainless steel hardware
- Sheer curtains and railings









Soak in the luxury of a truly personal retreat. Designed to pamper and please, your North Tower master bathroom may become your favorite room in the house.

Features

- White marble flooring
- Marble vanity counter
- Custom cabinetry
- His-and-Hers sinks in a single counter or at separate vanities
- Freestanding tub
- Separate glass-enclosed shower
- Rainhead and hand showers
- WC in an individual stall
- Built-in makeup lighting
- Choice of traditional or contemporary finishes
- Walnut doors
- Satin stainless steel hardware

Each North Tower kitchen is fitted with a suite of European appliances, contemporary fixtures and imported quartz countertops. Custom cabinetry creates a room that is a showplace of both form and function.

Features

Built-in cabinets, cupboards and island counter

Travertine marble flooring

Gaggenau freezer, refrigerator

Five-ring induction stove

Miele oven, microwave and dishwasher

Kohler sink

Gooseneck taps

Bosch washing machine and dryer

Food disposal unit

Recessed lighting

Walnut doors

Satin stainless steel hardware

Sheer curtain and railings

Pantry and laundry closet







Exquisitely landscaped gardens surround Four Seasons Private Residences Bengaluru at Embassy ONE. Strolling through the acres of manicured grounds, accented with lush and fragrant foliage, effortlessly transports you to a calmer state. A meditative butterfly garden and ribbon lawn, complemented by a beautifully landscaped maze and serene pool and waterfall, make it easy to forget that the energetic city lies just outside the garden gate.



Features

Individual and double treatment rooms and VIP suites

Saunas

Steam rooms

Vitality pools

Showers

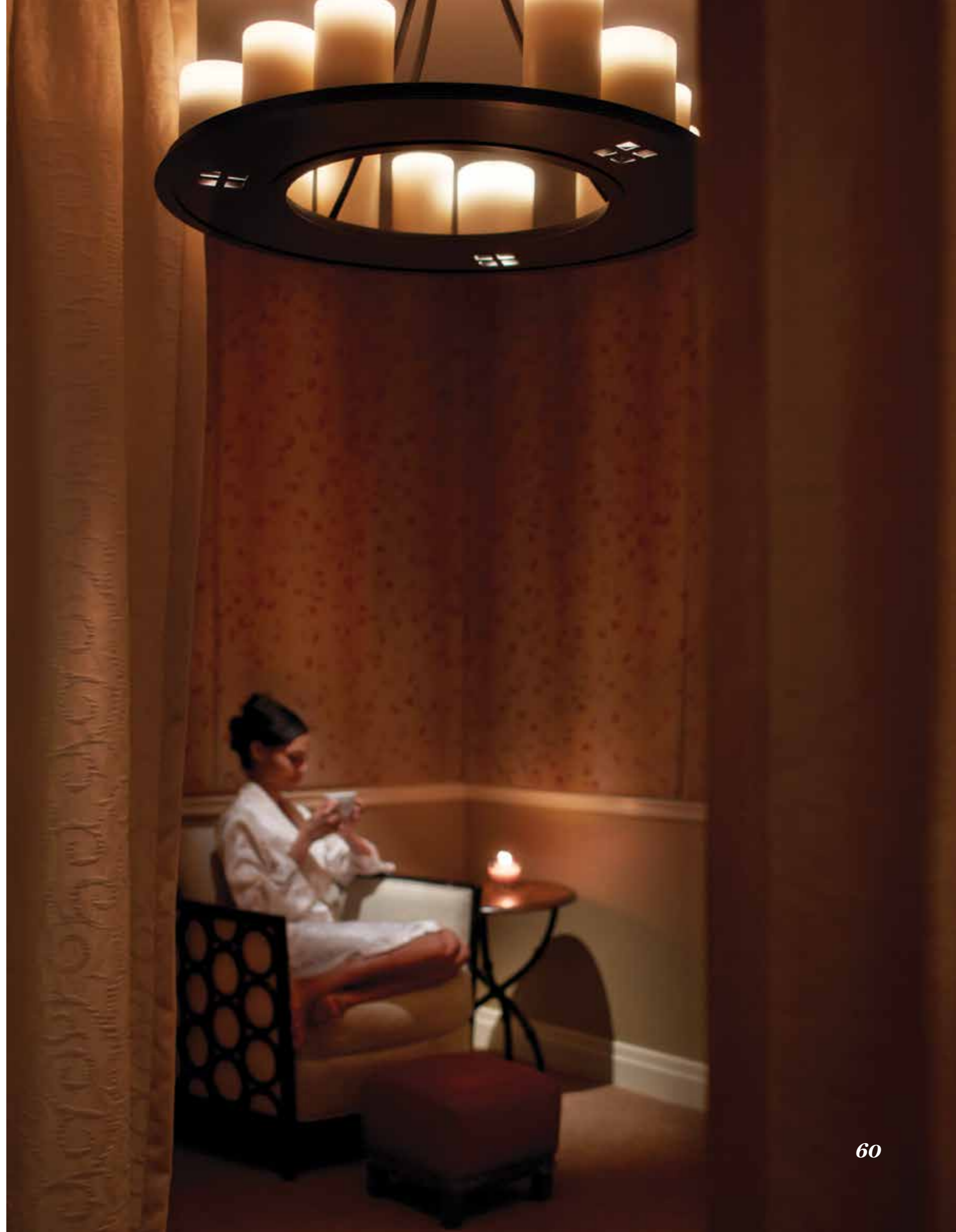
Post-treatment rooms

Salon





Beckoning only steps from the pool and waterfall is the incredible Four Seasons Spa and Salon. There, you can make indulgence an intrinsic part of your everyday. Enjoy deep, undisturbed relaxation in restorative treatment rooms and suites.





Owners of Four Seasons
Private Residences
can savor a variety of
drinking and dining
options, all conveniently
located steps away
from home within
Embassy ONE.

Dining Options

Specialty restaurants
Pool bar and grill
Hotel bar
Tea lounge
Pâtisserie
In-room dining
Private chef and catering team

Affirming our commitment
to creating new standards
for environmental
conscientiousness and
exceptional lifestyles,
all construction is LEED
Pre-Certified Gold.

All residences feature
energy efficient façades that
reduce noise and heat loss,
fully integrated fire and safety
systems, and potable water
that meets W.H.O. standards.





FOUR SEASONS HOTEL
Bengaluru at Embassy One

AN EMBASSY GROUP DEVELOPMENT

where
iconic
MEETS
UNDERSTATED





An opportunity to encounter the splendors of the world, travel is the supreme luxury. No brand understands this better than Four Seasons Hotels and Resorts. For decades, they have served discerning guests, graciously welcoming them to all corners of the globe.

Now, Four Seasons Hotel Bengaluru at Embassy ONE will welcome guests to India's Garden City.

Four Seasons has blossomed over the last fifty years into the international leader of luxury hospitality, its name promising quality and excellence. The institution provides guests with unmatched service, amenities and the assurance of privacy within a sophisticated setting.

**Only Four Seasons
could meet the refined
expectations of the world's
burgeoning community of
cultured businesspeople,
intellectuals and elite.**





We invite you to be revitalized and to enjoy the exceptional service of the legendary Four Seasons. Allow us to anticipate your every need and grant your every wish. When it comes to making your stay unforgettable, we spare no expense.

At Four Seasons Hotel Bengaluru, we invite you to surrender to the tranquility and calm of beautifully sculpted greenery; to exhale the pressures of daily life and inhale the honeyed smells of an aromatic milieu; to revel in every moment.

amenities

Gym

Swimming pool

Spa and beauty salon

24-hour dining options, including specialty restaurants and bars

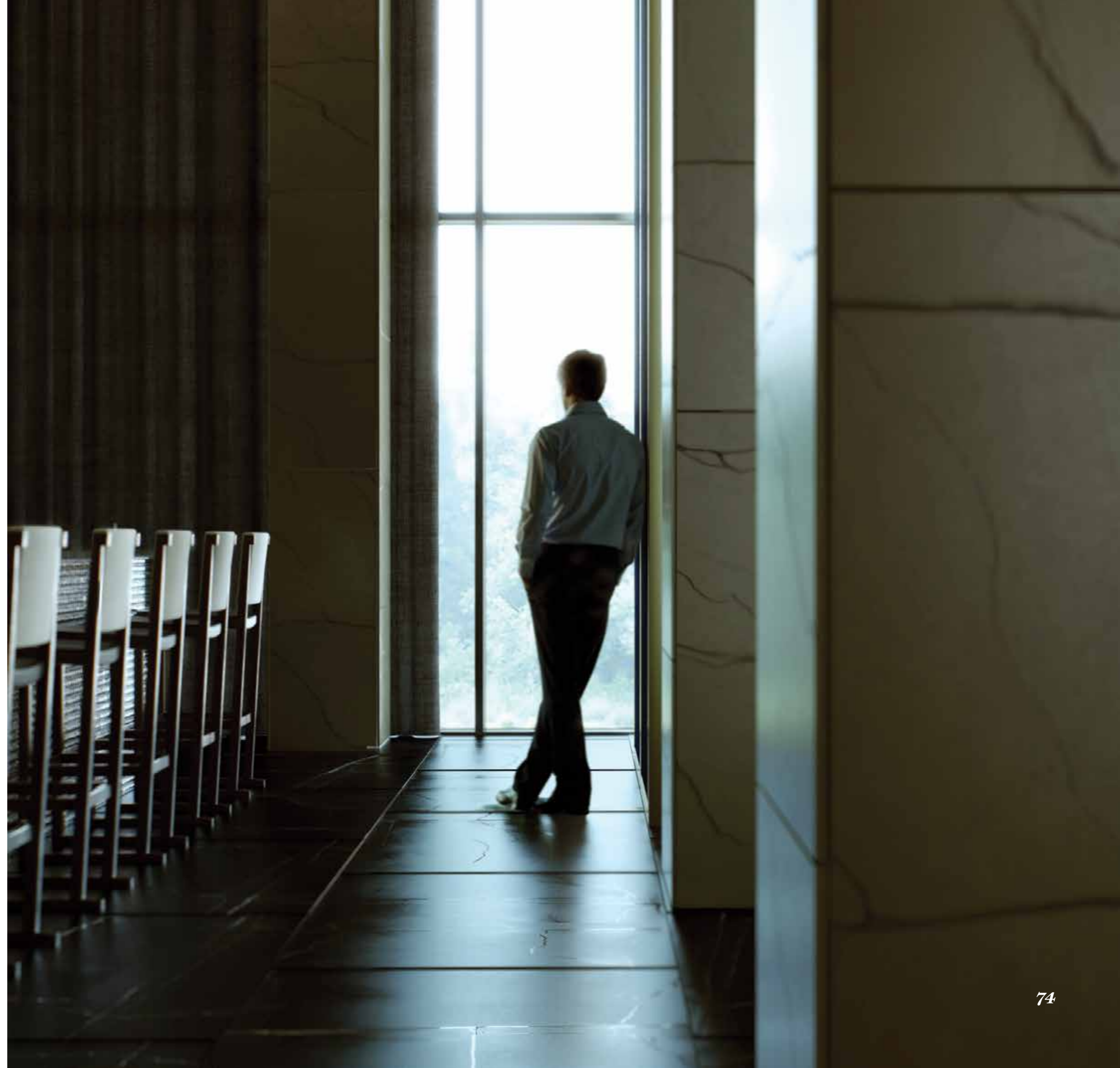
Tea lounge

Ballroom and banquet facilities

Meeting and conference rooms

Business center







a new destination TO LIVE, WORK AND PLAY

Surrounding the soaring North and South Towers, in which Four Seasons Hotel and Private Residences Bengaluru are located, is the larger Embassy ONE property.

The six-and-a-half acre Embassy ONE weaves luxury shopping, fine dining and corporate office space into Four Seasons premium living and world-class hospitality experience.

Central Plaza at Embassy ONE, with its bespoke, designer boutiques and flagship stores, chic concept restaurants and lifestyle services, is a hub of culture and entertainment. Regal and relaxing, it is a space in which to stroll, peruse and savor; here, visitors are invited to relinquish any concerns and simply enjoy.

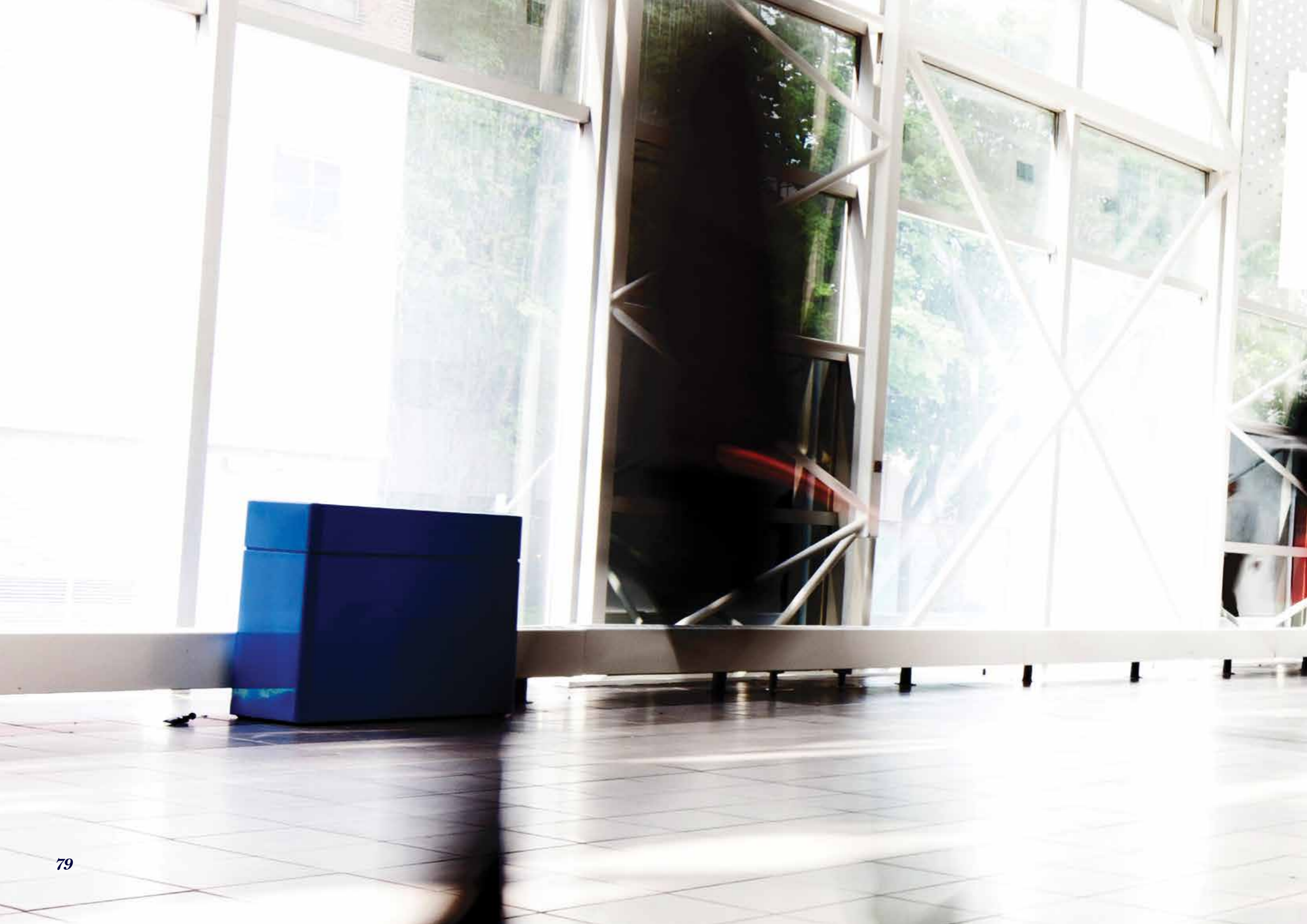
Nearby, the world's leading businesses are headquartered within Pinnacle at Embassy ONE. Offering international-specification office space, unparalleled security and direct access to the city center, it is built to serve the most remarkable companies. Those that have defined and elevated their industries deserve an industry-elevating address.

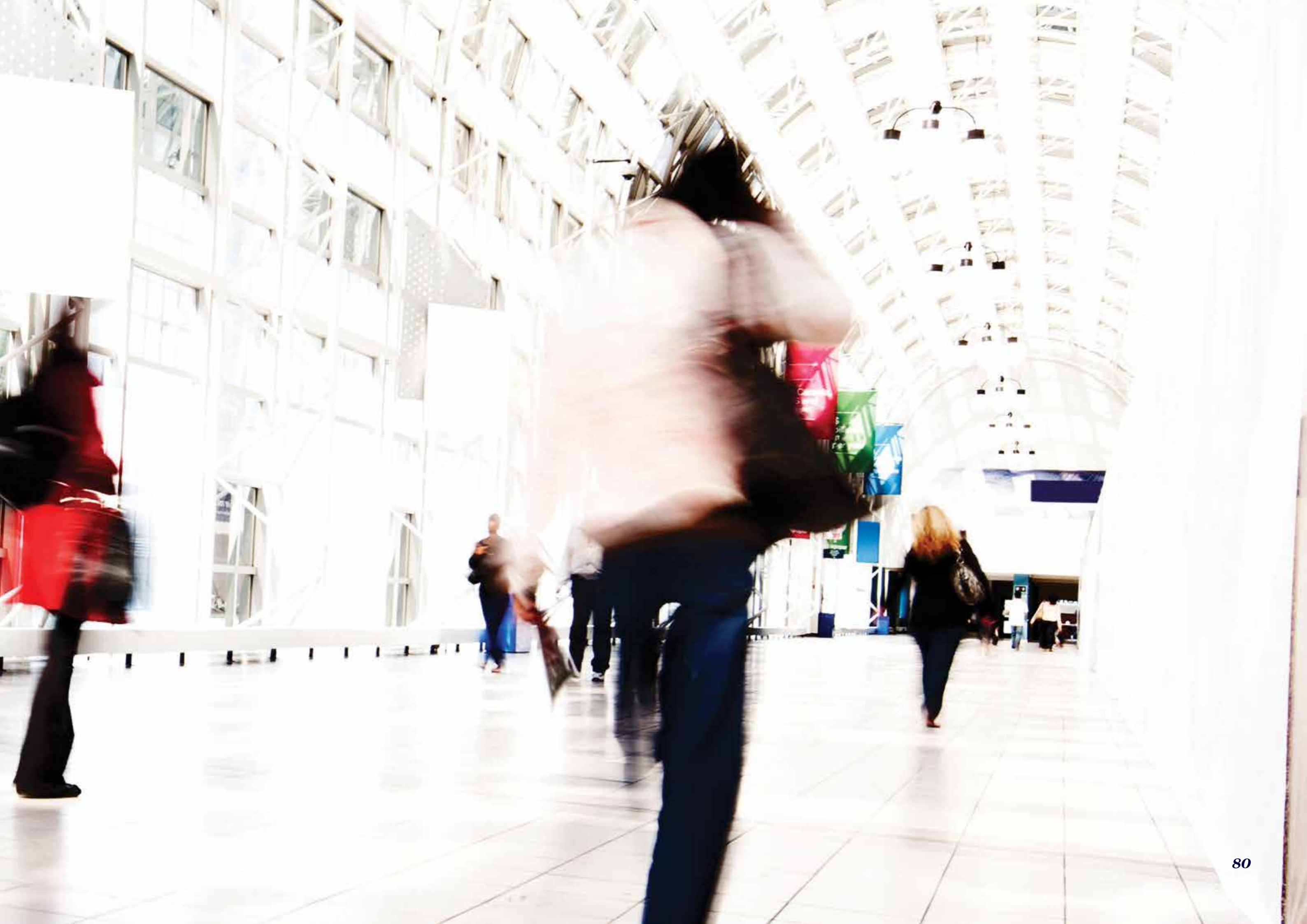


EMBASSY ONE
CENTRAL PLAZA

where
indulgence

MEETS
GRACE









Imagine a place that satisfies your every whim; where private moments of sweet decadence are enjoyed at candlelit tables; where unique treats and surprises await around every corner; where all life's finer things are at your fingertips.

Central Plaza at
Embassy ONE is
the new home of
everything you
want and all that
you deserve.

Central Plaza is a sumptuous paradise of delight.

Spread across 56,000 square feet, this elegantly designed hot spot within buzzing Bengaluru offers a tantalizing feast of international treasures. Hanging delicately behind the display windows in each of Central Plaza's shops are the newest creations of the most prestigious clothing, automobile and lifestyle brands.







Adjoining Pinnacle and Four Seasons Hotel and Private Residences, Central Plaza offers a diverse array of amenities to satisfy the area's cultured clientele. With valet parking, your vehicle is easily and readily accessible, prepared to ferry you and your newest purchases to your next destination. Should you want to linger, you can send your special something home using Central Plaza's reputable and reliable delivery services.



After a day of uncovering material pleasures, gratify your victual cravings at one of Central Plaza's premium dining establishments. Relax over a casual latte and delicate pastry, or host a strategic business lunch.

To satisfy your inner gourmet or celebrate a special occasion, reserve your seat at any one of Central Plaza's superior restaurants.

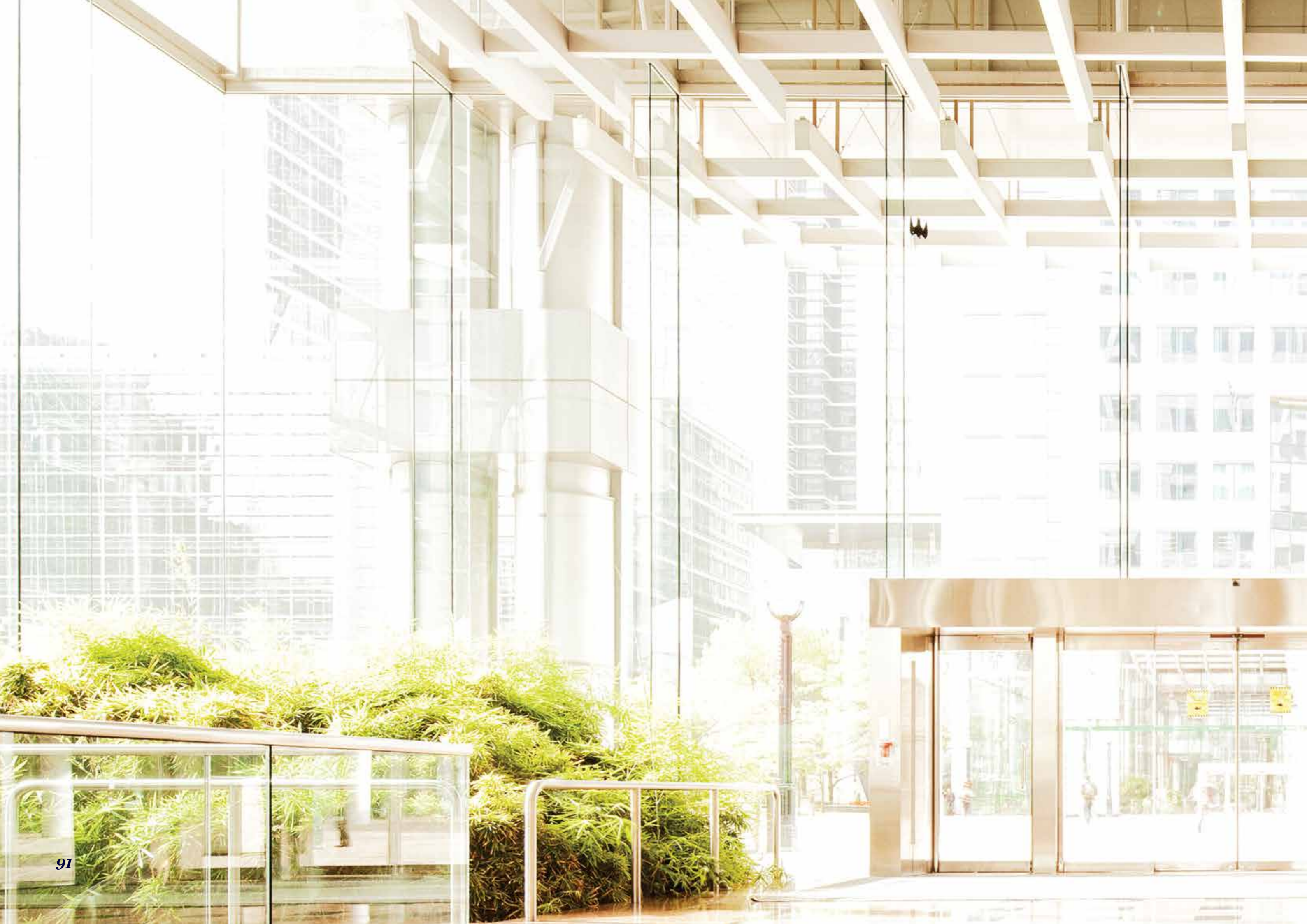




EMBASSY ONE
PINNACLE

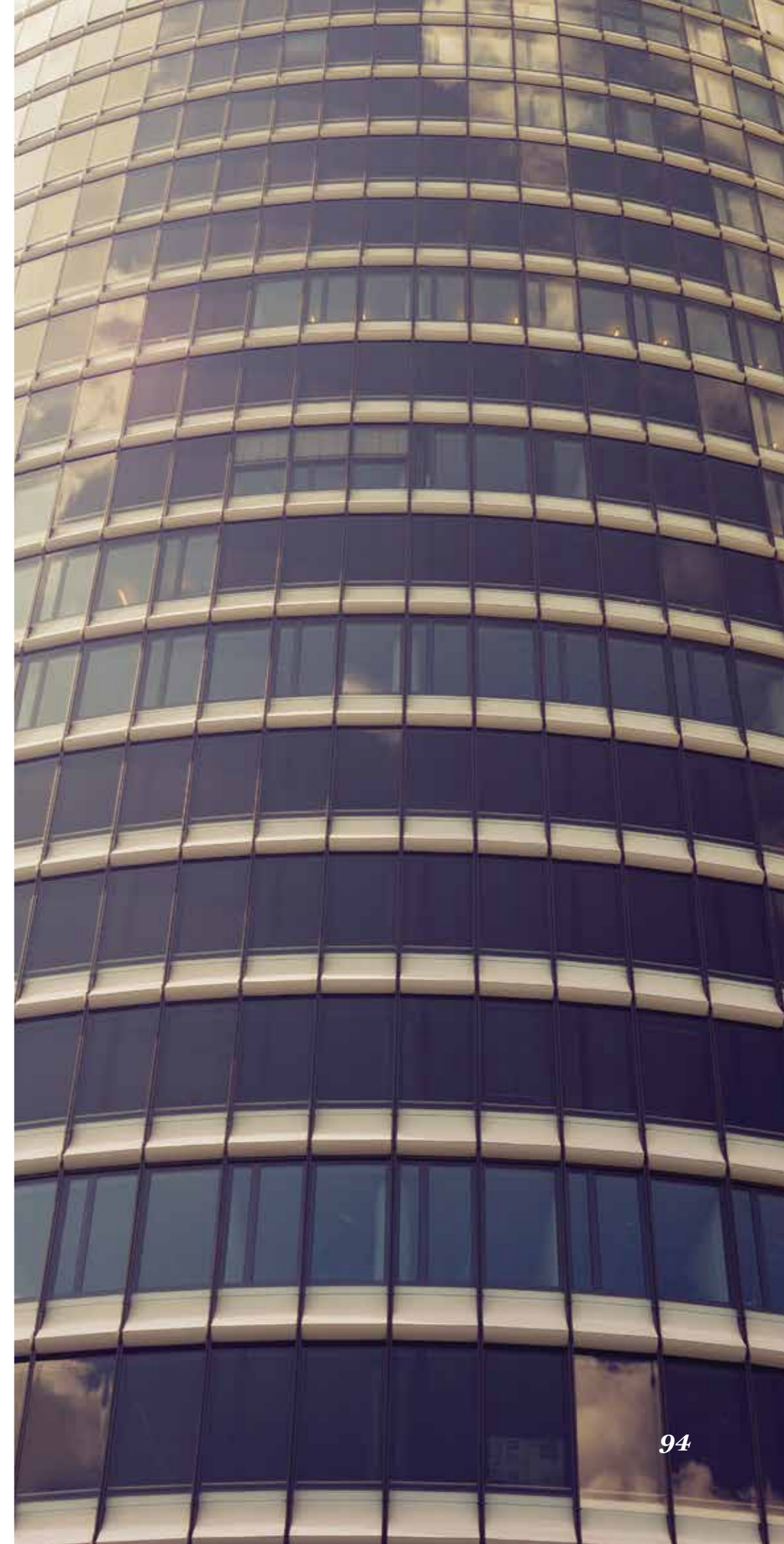
where
distinction

MEETS
DISCRETION



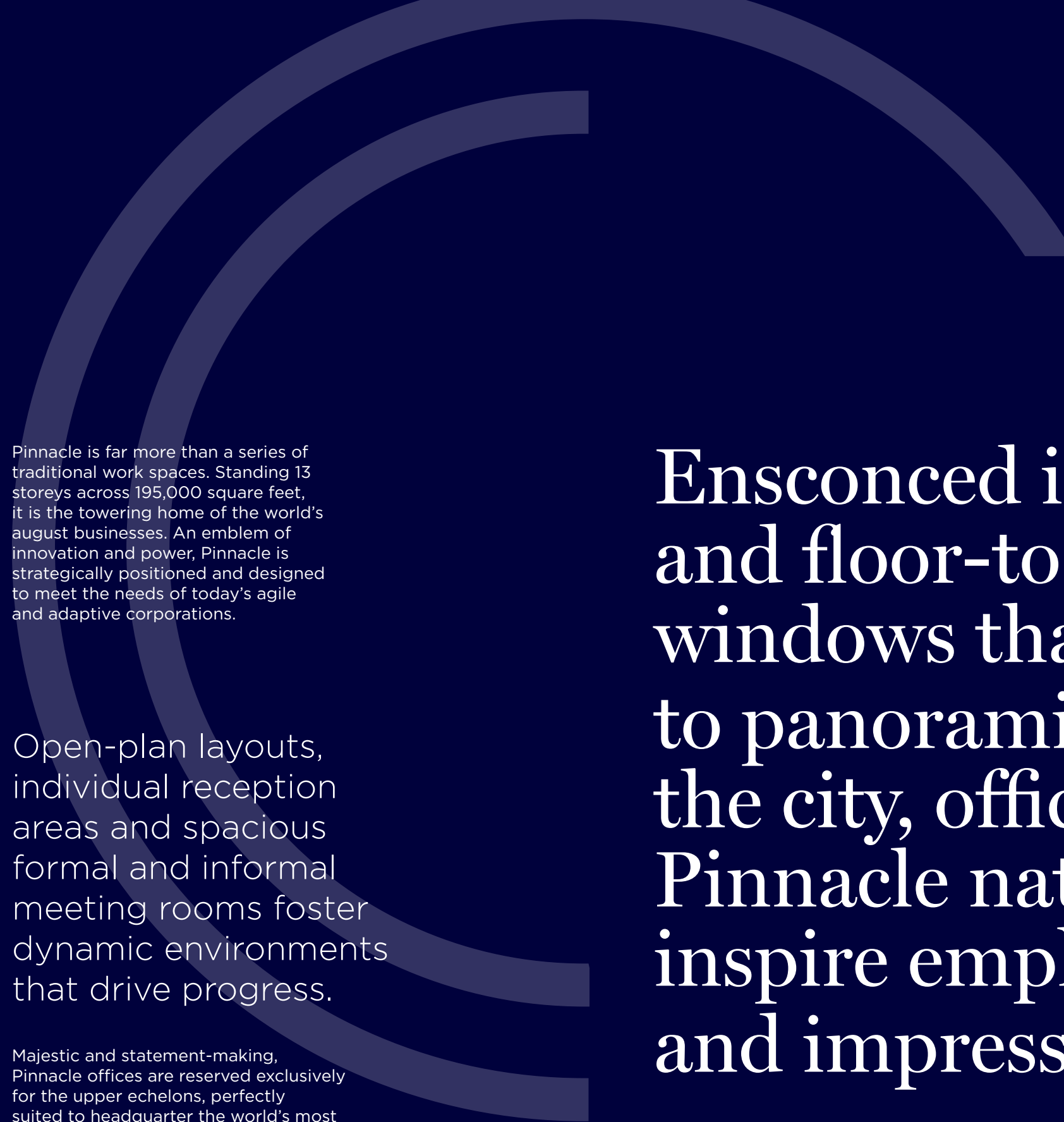






In business, first impressions are everything, and nothing makes a stronger statement than your address. Conducting business in Pinnacle at Embassy ONE is a sign not only of excellent taste, but also of creative and bold leadership.

Seize the opportunity.
Make the best first
impression with an address
at Pinnacle at Embassy ONE.



Pinnacle is far more than a series of traditional work spaces. Standing 13 storeys across 195,000 square feet, it is the towering home of the world's august businesses. An emblem of innovation and power, Pinnacle is strategically positioned and designed to meet the needs of today's agile and adaptive corporations.

Open-plan layouts, individual reception areas and spacious formal and informal meeting rooms foster dynamic environments that drive progress.

Majestic and statement-making, Pinnacle offices are reserved exclusively for the upper echelons, perfectly suited to headquarter the world's most distinguished and illustrious corporations.

Ensconced in glass
and floor-to-ceiling
windows that give way
to panoramic views of
the city, offices within
Pinnacle naturally
inspire employees
and impress visitors.



Features

LEED Pre-Certified Gold

Estimated energy efficiency of 75% (+/- 5%)

Central air conditioning adhering to ASHRAE standards

360-car parking garage

Five dedicated 20 passenger lifts

One dedicated service lift

State-of-the-art fire safety systems

24-hour on-site security personnel and CCTV
in all common areas

100% power back up







Pinnacle's gleaming tower is surrounded by a rich network within the Embassy ONE property. Positioned with consideration for pioneering CEOs and corporate teams, these resources are easily accessible, discrete and of incomparably high quality.

Central Plaza's myriad shops and restaurants, only steps away, are perfectly suited for client entertaining or moments of personal escape. The internationally esteemed and neighboring Four Seasons Hotel is readily available to host overnight or long-term visitors. For those seeking permanent abode and the ultimate convenience, the spectacular homes within Four Seasons Private Residences are the finest available, unsurpassed in grace and style.

Pinnacle, woven intricately into the fabric of Embassy ONE, is Bengaluru's most exciting and exclusive opportunity.



Embassy GROUP



Embassy Group is an internationally acclaimed real estate development company based in Bengaluru. Steered by an exceptional leadership team, the group brings unparalleled excellence and professionalism to each of its projects.

“ For the last 30 years, we have specialized in developing innovative real estate and social projects that have changed the lives and expectations of our global clientele. Embassy ONE is the natural continuation of our proud heritage.”

Jitu Virwani
Chairman and Managing Director,
Embassy Group

”

Embassy Group's portfolio has grown over the past three decades to include retail, commercial, residential and hospitality properties in India and abroad, as well as engaging with 2000 trusted clients. The company's successful business parks have established new centers of financial and professional activity in Bengaluru and Pune. An innovative pioneer in its field, Embassy Group is redefining life spaces to meet the needs of today's world.

Embassy Group actively honors its social responsibility requirements by creating and supporting government schools that enhance educational opportunities and promote collective progress. Dedicated to progressing India's position as a leading provider of intellectual and technology services, Embassy Group continues to create spaces that support these industries.

our COLLABORATORS

Embassy Group has brought together distinguished architects, designers and creatives from around the world with the vision of creating a haven of luxury and serenity within the bustling city.

property management

EMBASSY SERVICES

Embassy Services is an ISO certified service organization that ensures seamless and flawless, constant care of elite properties. With extensive experience maintaining many prime residential and commercial spaces across the city of Bengaluru, Embassy Services' expertise will confidently guide property management at Embassy ONE.

interior design

YABU PUSHELBERG

The world-renowned design consultancy of George Yabu and Glenn Pushelberg specializes in luxury interiors. From their studios in New York and Toronto, they create iconic residences, hotels, restaurants and retail.

architectural design

STUDIO U+A

Co-founded by Shirley Fujikawa and Vinay Kapoor, Studio u+a is a celebrated architectural design practice with twenty years of experience. The studio specializes in urban design and architecture, with offices in Delhi, London and New York.

architectural design

HKS

HKS is a global architectural design firm based in Dallas, Texas. Since its founding in 1939, HKS has developed and designed corporate, residential, aviation, education and mixed-use properties for numerous clients across various industries, including healthcare, hospitality, sports and entertainment.

landscape architects

P LANDSCAPE

From its origins as a boutique landscape studio in Bangkok in 1997, P Landscape has blossomed into an association of more than eighty architects, designers, horticulturists and artists. Today, the firm specializes in high-end hospitality and residential projects.

project management

SYNERGY PROPERTY DEVELOPMENT SERVICES


Established in 2003, Synergy has evolved into a company which has pioneered in providing project management consultancy and design & build solutions in the various asset classes. A visionary group of talented professionals, Synergy is a brand synonymous with quality, innovation and process.

Headquartered at Bengaluru, Synergy has delivered more than 100 million sq. ft. of high quality built-up spaces to global clients across commercial, retail, healthcare, hospitality and residential verticals.

legal services

ANUP SHAH LAW FIRM

Anup Shah in 1993, founded Anup S. Shah Law Firm, which is today one of India's leading law firms specializing amongst others in all aspects of real estate law, litigation, arbitration and intellectual property law. It has offices in Bengaluru and Chennai and provides services in many other cities of the country by advising some of the leading real estate developers.



As traditional boundaries quickly evaporate, so do the restrictions they once imposed. Today, you can taste the delicacies of any country and enjoy the treasures of every culture; you can luxuriate in the decadence of foreign delights alongside the ultimate examples of local craftsmanship; you can collaborate with colleagues across the world and never miss a moment with your family.

A unique union of pleasure, power and play, Four Seasons Private Residences Bengaluru at Embassy ONE caters to the diverse and changing needs of your life. Housed within an exquisitely designed and beautifully maintained six-and-a-half acre site, steps away from Central Plaza and Pinnacle, your home is the heart of this beating, vibrant community.

find your home
at Four Seasons
Private Residences
Bengaluru at
Embassy ONE.

Embassy One MASTER PLAN

- **1.5 Million sq. ft.** Mixed used development
- **195,000 sq. ft.** Commercial Tower-Pinnacle
- **56,000 sq. ft.** Retail Podium-Central Plaza
- **230** Key Four Seasons Hotel
- **109** Four Seasons Private Residences





Four Seasons Disclaimer:

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EMBASSY ONE

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