



Ultra-spacious Villaments In Central Bengaluru

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A Resort-like Living Experience  
You Can Call Home

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# Escape into Utopia

All images in this brochure are 'Actual Shots' of Embassy Grove



# A Sanctuary of Perfection

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Situated in the vibrant heart of Central Bengaluru, Embassy Grove is your gateway to a life of unparalleled perfection. Adjacent to the stunning KGA golf course, this 7-acre gated community offers the best of all worlds: an unbeatable location, breathtaking views, innovative residence formats, leisure-filled amenities and enriching experiences.

Each villament in duplex and triplex formats is a sanctuary on its own, complete with private gardens or terraces and a private pool with a sun deck. The prime location ensures you are never far from the city's top workplaces, social clubs and luxury hotels, setting the stage for a truly exceptional lifestyle.

Embassy Grove delivers perfection at every turn, inviting you to indulge in an array of amenities and experiences designed for the whole family. It's more than just a residence; it's your utopia where every facet of life meets the highest standards of excellence.

Welcome to a world where perfection isn't just a promise - it's your everyday reality.

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READY TO MOVE-IN | OC RECEIVED | GST BENEFIT





# Both Worlds Perfected

Rediscover the charm of Bangalore's storied heritage with our 'Villaments'— a harmonious blend of bungalow living and the modernity of apartment community living. Architecturally low-rise yet grand in sophistication, these spaces are crafted with contemporary elegance and meticulous attention to detail. Clean lines and bespoke elements converge to craft havens of tranquility and soulful expression.

Designed for artistry and leisure, the Villaments foster a vibrant atmosphere where culture and entertainment are interwoven with daily life. Here, each moment is rich with experience, every nook invites discovery, and every day is a testament to the joy of living.





# Three Levels of Luxury

## The Next-Gen Multigenerational Home

Welcome to the Triplex Villaments at Embassy Grove, where luxury is not just redefined but multiplied. These thoughtfully designed living spaces elevate the quintessence of grandeur, tailored for multi-generational families. Here, the concept of home is transformed into a versatile space that adapts to the evolving needs of modern living.

Each triplex unfolds across three distinct levels, offering a unique blend of functionality and aesthetic finesse. From a professional workspace to an art gallery or a private theatre, the possibilities are endless. Whether it's a personal retreat or a space for entertainment, every nook is crafted to encapsulate and elevate your lifestyle to its zenith.

In this dynamic and adaptable home, each family member finds their perfect space for exclusive indulgence, setting the stage for a new age of luxury living.

**4.5 bedroom villaments | 4851 – 5659 sq. ft.**

**Private terrace and rooftop pool with sun deck**





# Level 1 | Where Luxury Greet

A blend of elegant living spaces, a gourmet kitchen and a verdant deck.





# Level 2 | Private Sanctuary

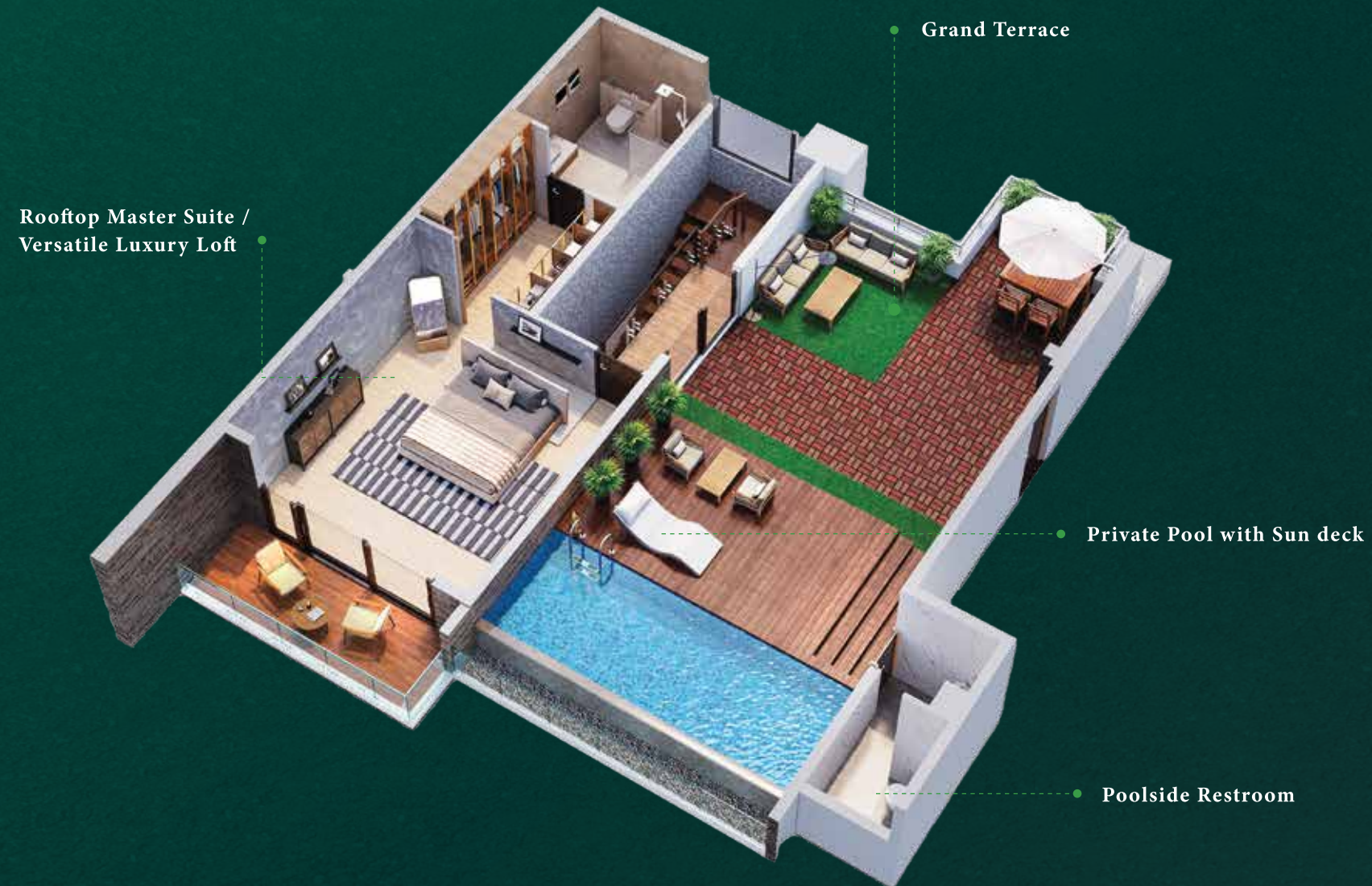
Your oasis with spaces crafted for family moments, work and rejuvenation enveloped in indulgent luxury.





# Level 3 | Where Celebrations Unfold

A master retreat with a grand terrace, rooftop pool and sun deck for vibrant gatherings, entertainment & relaxation.





# Duplex Villaments

## Expansive Elegance and Natural Harmony

Embrace the splendor of Embassy Grove's Duplex Villaments, designed to intertwine the outdoors with sunlit spaces and expansive gardens. These homes epitomize luxury, ideal for families desiring a blend of lavish interiors and verdant surroundings.

Each duplex villament boasts luxuriously appointed bedrooms that capture the essence of tranquility. The integration of a sophisticated Nolte kitchen and well-defined living areas provides a perfect setting for culinary adventures and intimate gatherings. Upstairs, the secluded family lounge and the impressive master suite, featuring a vast outdoor deck, offer privacy and sweeping views of the gardens.

In these Duplex Villaments, experience a unique fusion of spacious elegance and the invigorating presence of nature, setting a new benchmark for indulgent living.

**4 bedroom villaments | 4339 – 5475 sq. ft.**

**Expansive gardens and private pool with sun deck**





# Life of Leisure

Leisure was never a luxury in the good days. The days stretched out languorously, afternoon siestas were rather mandatory and leisure was a way of life. Embassy Grove is a throwback to the easy days with endless opportunities for leisure. The community boasts a plethora of amenities designed for both tranquility and vitality. A professionally managed clubhouse unravels an extraordinary host of outdoor and indoor activities, engaging venues and soul spaces for rejuvenation and rest.

Golfing enthusiasts will find the adjoining 18-hole KGA Golf course an absolute delight.



Spa/treatment rooms



Steam & sauna rooms



Convenience store



Gym & yoga terraces



Heated swimming pool



TV lounge



Gym & yoga terraces



Indoor toddlers' play area



Multipurpose hall



Meeting room



Indoor toddlers' play area



Games room - table tennis, snooker, squash & foosball



Barbeque area



Outdoor lounge









# A Uniquely Gracious World



**A luxury eco-home:** IGBC Green Homes Platinum Pre-certified with a slew of resource-saving features



**50 shades of green:** Each villament comes with an expansive private garden/terrace



**Swim on a whim:** A private pool with a sundeck in every villament



**A sumptuous Kitchen:** Fully fitted kitchen with hob, hood, and appliances like dishwasher, refrigerator, microwave and oven



**A secure haven:** Home automation and modern comprehensive security systems in each villament ensure safe living



**Park your worries:** Each villament comes with a minimum of three car parks



**Walk the talk:** Jogging track on the site periphery



**Child's play:** Aesthetically designed children's play area to keep them happily engrossed



**Breathe easy:** Vehicular access is restricted to the basement ensuring zero vehicular movement at the ground level and minimizing noise pollution



**No reason to step out of the community:** With an outdoor café, yoga studio and convenience store, hanging out is in



**A tribute to leisure:** A professionally managed clubhouse and spa takes leisure to a new level



**Freedom of power:** 100% power backup with 18 KVA backup in every villament









# Seamless Homeownership Experience Through Signature Value-added Services



## EMBASSY SERVICES

Creating a lifestyle as immaculate as the residences themselves. Our superior property management team under the supervision of a dedicated Lifestyle Manager guarantees consistent enhancement of capital and rental values.



## 'WAYS'

World at your service - A unique offering by Embassy Services, provides intuitive, comprehensive, hassle-free home maintenance services customized to the needs of each resident.



## PREFERENTIAL ADMISSION

Add another layer of exclusivity to your lifestyle with special access to educational and equestrian privileges - Embassy Stonehill International School and Embassy International Riding School.





### EMBASSY INTERIORS

Our expert in-house interior design team stands ready to amplify the grandeur of your living spaces, mirroring your signature style through bespoke designs and custom modular fittings.



### EMBASSY MAXIMISE

One stop solution that helps you take care of all your asset management needs from renting to reselling, guaranteeing the highest possible yields.



### EMBASSY PRIORITY

An exclusive customer engagement programme designed to continually offer life-enhancing experiences.



# Luxury Embraces Sustainability

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## The Dawn of a New Era in Living

Imagine a world where luxury embraces sustainability, where every morning greets you with the promise of elegance and environmental stewardship. This is the reality at Embassy Grove. A journey of discovery, a balance of exquisite luxury and a deep connection with the environment.

## A New Day, A Sustainable Way

As you walk through the lush gardens, feel the harmony between opulent living and nature's bounty. The dawn at Embassy Grove is not just brighter; it is greener. Our commitment to reduced water and energy usage ensures that while you revel in luxury, you are also nurturing the planet.

## The Pinnacle of Green Living

The Indian Green Building Council launched the first rating system for residential buildings in India. 'IGBC Green Homes' is based on globally accepted energy and environmental principles. Platinum is the highest certification level accorded for projects. Embassy Grove is IGBC Platinum pre-certified and embodies responsible luxury.





# Limitless Accessibility From Your Urban Utopia

With global workplace destination, premier, clubs, marquee hotels and swish watering holes in its vicinity, your everyday life is infused with sparks of the extraordinary.



## Key Points

- 18 hole KGA golf course - 0.5 km
- Indiranagar - Old Airport Road Flyover - 0.5 km
- Koramangala - 3 km
- MG Road - 4 km
- Commercial Street - 6 km

## Luxury Retail Destinations

- Leela Galleria - 0.5 km

## Marquee Hospitality

- Hotel Leela Palace - 0.5 km
- Hotel Royal Orchid - 0.8 km
- Hilton Bangalore - 1.5 km
- Vivanta by Taj, MG Road - 4 km
- Four Seasons Hotel - 13 km

## Fine Diners

- Citrus at the Leela Palace - 0.5 km
- Smoke House Deli - 0.5 km

## Clubs

- Indiranagar Club - 1.5 km
- Koramangala Club - 4.5 km
- Bangalore Club - 6 km



## A Legacy Of Excellence

At Embassy Group, we believe the good life isn’t a destination, it’s a journey. This quest has led us through roads less travelled, uncharted mindscapes and places beyond the common to bring luxury lifestyles that transcend clichés.

Embassy Group is one of India's largest real estate conglomerates, spanning over three decades, with a broad portfolio of over 70 million sq. ft. of prime commercial, residential, retail, hospitality, services, and educational spaces across the Indian and international markets of Bangalore, Chennai, Pune, Coimbatore, Trivandrum, Serbia and Malaysia. Across all asset classes, Embassy lays strong emphasis on high standards of quality, delivery, world-class services, environmental management and safety.

The residential segment is dominated by Embassy Group with its completion of over 16 million sq. ft. and ongoing and upcoming developments of 45 million sq. ft. Embassy Residential properties are future-ready, ahead of time. The design features considered essential today are already in place across Embassy properties and were conceived of years ago. This is made possible by our ‘Future First’ vision. A vision to see where the world is headed and to consistently have the agility to get there. Embassy’s promise of the ‘Good Life’ derives from an immersive community perspective and reflects in the best of locations, uber-luxury lifestyles, fully-managed homes and international amenities.

As part of our ongoing endeavour to create sustainable developments, our residential projects are designed in accordance with IGBC Green Homes Gold or Platinum ratings. The brand equity that we enjoy as pioneers of premium residences make our ongoing and proposed residential projects the most sought-after addresses.

[www.embassyindia.com](http://www.embassyindia.com)





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