

Signature
RESIDENCES

EMBASSY
LAKE
TERRACES

ALL IMAGES FEATURED IN THIS BROCHURE ARE ACTUAL SHOTS





YOUR PRIVATE ESTATE IN THE *Sky*

Set within the iconic Embassy Lake Terraces, renowned for its avant-garde architecture and evolved living experiences, the Signature Residences represent the epitome of achievement and exclusivity. Soaring 21 storeys high, these statement residences combine meticulous craftsmanship with breath-taking panoramic lake views, offering unmatched privacy and timeless elegance—a stunning backdrop to a life of distinction and legacy.

Villa **GRANDEUR WITH HIGH-RISE SOPHISTICATION**



Designed to be a statement home, every space is meticulously crafted to elevate your achievements and celebrate your legacy.

YOUR *Signature* LUXURY

Every element of the Signature Residences is thoughtfully designed to offer a lifestyle that's as refined as it is effortless. From expansive wrap-around terraces to private pools and personalized services, these homes deliver a level of comfort and sophistication that redefines luxury living.

LIVING IN ELEGANCE



Grand Master Suites with
Walk-in Wardrobe



Premium Specifications
& Finishes



Expansive Living, Dining
& Entertainment Lounge

SPACES THAT INSPIRE



Private Pool with Sun Deck

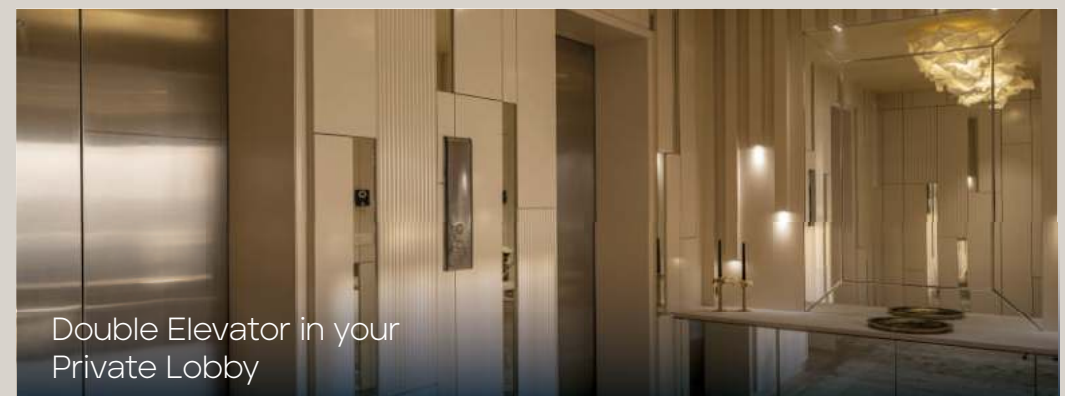


Expansive Wrap-Around
Terrace

TAILORED FOR YOUR COMFORT



Staff Quarters
with Separate Access



Double Elevator in your
Private Lobby

Villas REIMAGINED: THE ADVANTAGE OF HIGH RISE LIVING



Security Without Compromise

Home automation with single-lockout systems.



Prime Location with Enhanced Connectivity

Seamless connectivity to KIAL and CBD.



Community Engagement & Lifestyle

Connect and engage with like-minded visionaries.

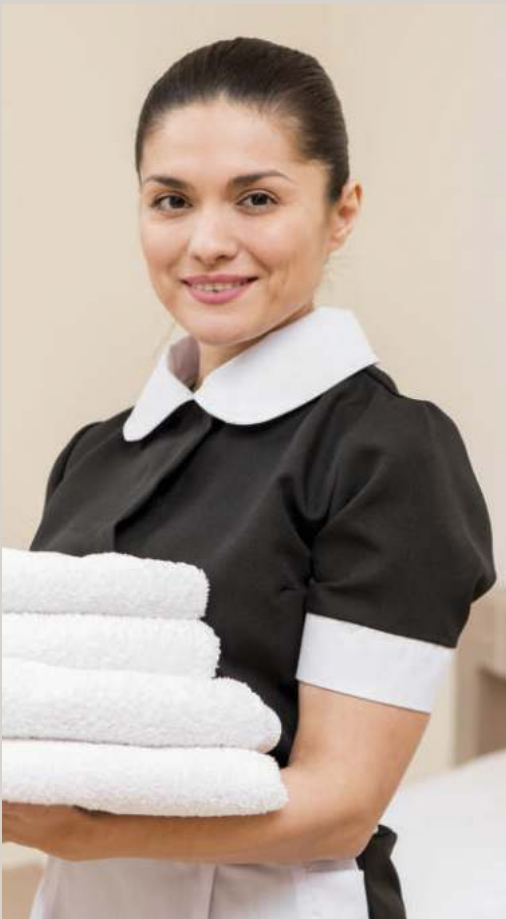


State-of-the-art Architecture & Design

Unique Twisted Tower, IGBC Gold Pre-Certified Homes, 70% Open Area.

Carefree Living

Personalized Housekeeping Service For Hassle-Free Living.



Prestige Redefined

High Status & Discerning Homeownership.



Scenic Views & Serenity

Panoramic views of the Hebbal & Nagavara Lakes.



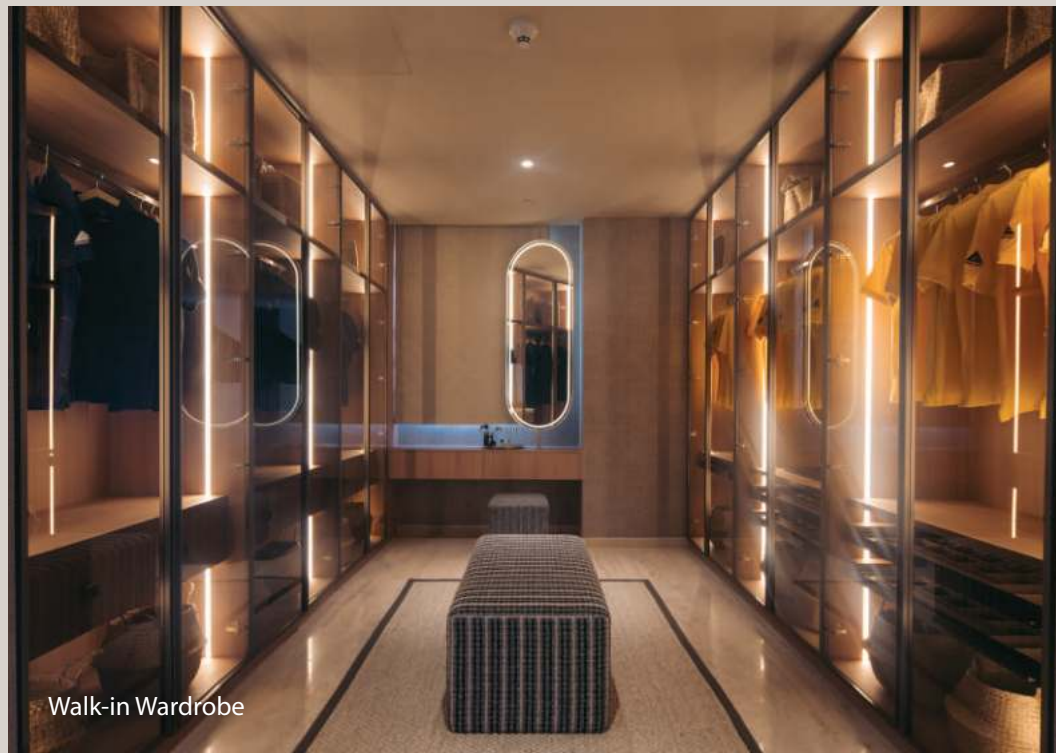
Investment Value and Pride of Ownership

Class leading appreciation – capital & rental returns.





Master Bedroom



Walk-in Wardrobe



Bathroom



Kitchen



Kids Room



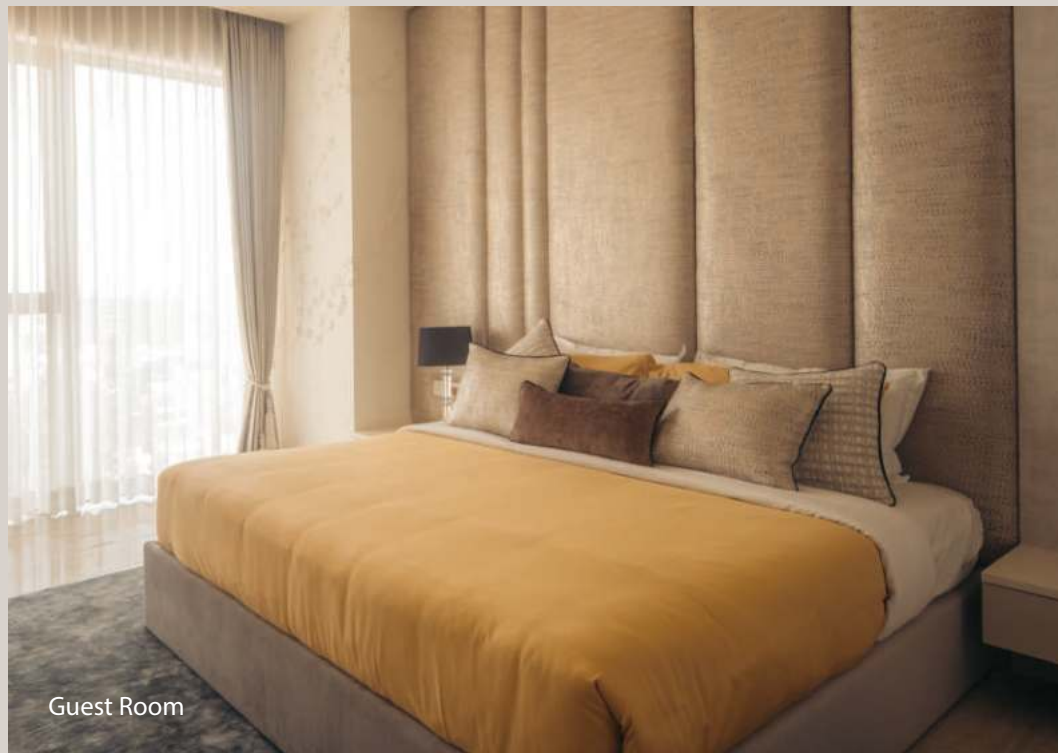
Living Room



Multipurpose Room



Media Room



Guest Room



Home Office



Wrap Around Terrace



Private Pool With Sun Deck



Kids Activity Room

Unparalleled

LIFE STYLE

A landmark of awe-inspiring magnitude, Embassy Lake Terraces hosts 9 unique 'twisted' towers that orient the condominiums to offer breathtaking views of the Hebbal and Nagavara lakes while unfolding a spectacular, self-contained world within. Futuristic, feature-rich and spread over 14 acres, this exceptionally designed community allows every resident effortless access to conveniences, leisure and fitness facilities across various zones. A world one needn't step out of for anything.



60+
International Amenities



Hebbal &
Nagavara Lake Views



Low Density,
Sustainable Development



Iconic
Architecture



Bespoke
Lifestyle Services

 IGBC Gold Pre-Certified

HEBBAL FLYOVER

(20 minutes to CBD and 25 minutes to the International Airport)

HEBBAL LAKE

GREEN COVER

Kids' Club, Creche,
Aerobics Studio, Gym

Putting Green &
Paw Park

Rooftop Dining Lounge
on the 21st Floor

Indoor Heated Pool, Spa, Sauna, and
Steam Room

270° Panoramic Views

Outdoor Swimming Pool, Jacuzzi, Poolside Café,
Games Room, Banquet Hall & Business Centre

Skating Rink & Basketball Court

Badminton Court & Cricket Pitch

Squash Court

Clubhouse

NH7

Seniors' & Kids' Recreation Area

HOSPITAL

Garden of Zen

Guest Suites

270° Panoramic Views

3.5-Acre
Central Park

Tennis Courts

Meditative Meadow

Sky Deck on the 11th Floor with
Kids' Play Area, Sky Gym, Yoga Deck, Games Room,
TV Lounge, Outdoor Dining

Direct Access from NH7

Elevated Boardwalk

Sky Deck on the 11th Floor with Kids' Play Area,
Sky Gym, Yoga Deck, Fitness Studio, Games Room, Media Lounge,
Outdoor Dining, Viewing Deck

Expansive Balconies

Salon, Florist, ATM, Convenience Store &
Pharmacy



MARQUEE *Landmark*

Strategically nestled in Hebbal, Embassy Lake Terraces enjoys a prime location at the heart of growth and investment in the Indian Silicon Valley. Renowned as the preferred destination for luxury lifestyles and office space developments, Hebbal offers endless opportunities.

Enjoy unparalleled convenience with Manipal Hospital, leading tech parks and international schools in proximity. Located at the gateway to North Bengaluru, the elevated express highway on NH7 and the proposed metro provides effortless connectivity to the CBD and the Bengaluru International Airport.





Expansive Living with Formal, Dining and Entertainment Area



Signature **SPECIFICATIONS**

- Simplex & duplex format suites with two elevators opening into the private lobby of each residence.
- Mitsubishi air-conditioned residences with VRV systems.
- Floor to floor height of 3.4 meters.
- Gypsum false ceiling.
- Acrylic emulsion painting for all internal walls.
- Main entrance door of 2.4 m height with tubular timber core wood from Spain.
- Designer wardrobes for all bedrooms.
- Marble flooring for all rooms.
- Vitrified tiles for toilets, utility and staff room.
- Expansive terrace deck finished with composite wood.
- Schüco DGU glass for all windows.
- Double glazed panoramic Schüco sliding doors in living area.
- 100% Power Back-up.
- Enhanced home automation features.
- State of the art security system with access control.

Signature **VALUE ADDED SERVICES**

Personalized services that enrich daily life and redefine modern living standards.

Embassy Services 01



Superior Property
Management



World At Your Service 02

Personalized Home
Maintenance

Embassy Interiors 03



Impeccable Interior Design
Solutions



Embassy Maximize 04

Comprehensive Asset
Management

Embassy Priority 05



Rewards Tailored For You



Preferential Admission 06

At Stonehill International
School & Embassy
International Riding School



About EMBASSY

A Legacy of Excellence

Embassy is your gateway to award - winning residential developments that set the standards in innovation, luxury, sustainability and capital appreciation. At Embassy, we have not just had the vision to see where the world is headed, but have the consistently had the agility and strength of will to take us there. It is this 'Future First' vision that makes us one of leading developers in India with a track record spanning 4 decades since 1993, a 85+ million sq ft portfolio and slew of international recognitions.





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