





WELCOME
TO A LIFE OF

seamless living
& endless
possibilities



Created by the Visionaries of Indian Real Estate

For over three decades, Embassy Developments Limited has shaped some of India's most celebrated addresses across residential, commercial, and SEZ projects. With flagship communities and landmark developments in Bengaluru, Mumbai Metropolitan Region (MMR), NCR — and a growing presence across Chennai, Jodhpur, Vadodara, Vizag, and Indore — Embassy continues to set benchmarks in design and delivery.

The company's residential portfolio is as diverse as it is distinguished: from branded residences and sky condominiums to integrated townships, luxury villas, exclusive villaments, and senior living communities. Whether creating bold city icons or serene neighbourhoods, every Embassy project is built on the same foundation — design excellence, quality, and a deep understanding of lifestyle needs.

Listed on the BSE and NSE with a long-term IVR A- Stable debt rating, Embassy remains a name trusted by homeowners and investors alike.

DISCOVER THE GOOD LIFE BY EMBASSY -
A SEAMLESS BLEND OF ELEVATED LIVING,
PERFECT CONNECTIVITY, AND EXCEPTIONAL
DESIGN AT EMBASSY ONE THANE.

Founder's note

It gives me great pleasure to mark a defining milestone in Embassy Group's journey — our strategic entry into Mumbai, India's most dynamic real estate market — following the successful completion of our merger.

For over three decades, Embassy Group has shaped India's real estate landscape with landmark developments grounded in integrity, professionalism, and quality. With a growing presence across the country and beyond, our commitment remains unchanged: to build thriving communities, not just spaces.

This merger is the culmination of years of vision and dedication. It marks the start of an exciting new chapter — one that strengthens our pan-India platform across residential, commercial, and emerging sectors. Together, we aim to deliver long-term value, set new industry benchmarks, and remain a trusted partner for our customers, investors, and stakeholders.

Our foray into Mumbai is both strategic and deeply personal — the realisation of a long-held ambition to bring the Embassy legacy to a city that mirrors our values of aspiration, resilience, and excellence.

We're grateful for the trust placed in us and look forward to contributing to the city with projects that reflect our core values: timeless design, cutting-edge technology, sustainability, and customer satisfaction — giving you a feel of The Good Life by Embassy.



JITU VIRWANI



Embassy One Thane

The home
where **your story**
takes shape

IT ISN'T JUST ABOUT WHERE YOU ARE,
BUT WHERE YOU'RE MEANT TO BE.

Centrally located in the heart of Thane, Embassy One opens up a world of possibilities to live your best life. Nestled at the crossroads of Eastern Express Highway, Ghodbunder Road, and Pokhran Road No. 2, this fabulous location provides effortless connectivity to the city's major routes, with all of Thane within your reach.

We believe in creating spaces where every moment is worth celebrating. From soaring ceilings to expansive balconies and a breathtaking view of Yeoor Hills, every detail is crafted to enhance your living experience. Here, contemporary aesthetics blend with seamless design, creating spaces that are both elegant and functional.

This isn't just a place to love - it's a place to thrive.



Artistic Impression

A location like no other: In the heart of Thane, at Pokhran Road 2

HEALTH & WELLNESS

Jupiter Hospital	1.1 km
Bethany Hospital	2.8 km
Tietan Hospital	3.4 km

ENTERTAINMENT

Viviana Mall	700 m
Korum Mall	1.9 km
R Mall	3 km

EDUCATION

New Horizon school	280 m
Vasant Vihar High School	1.6 km
C.P.Goenka Intl School	2.3 km
Smt. Sulochanadevi Singhania School	2.2 km

COMMERCIAL

TCS, Yantra Park	50 m
Lodha Business District	3.7 km
Mindspace Airoli	8.5 km

CONVENIENCE STORES

D Mart	1.9 km
Eden General Stores	2.3 km
Haiko Supermarket	6.3 km

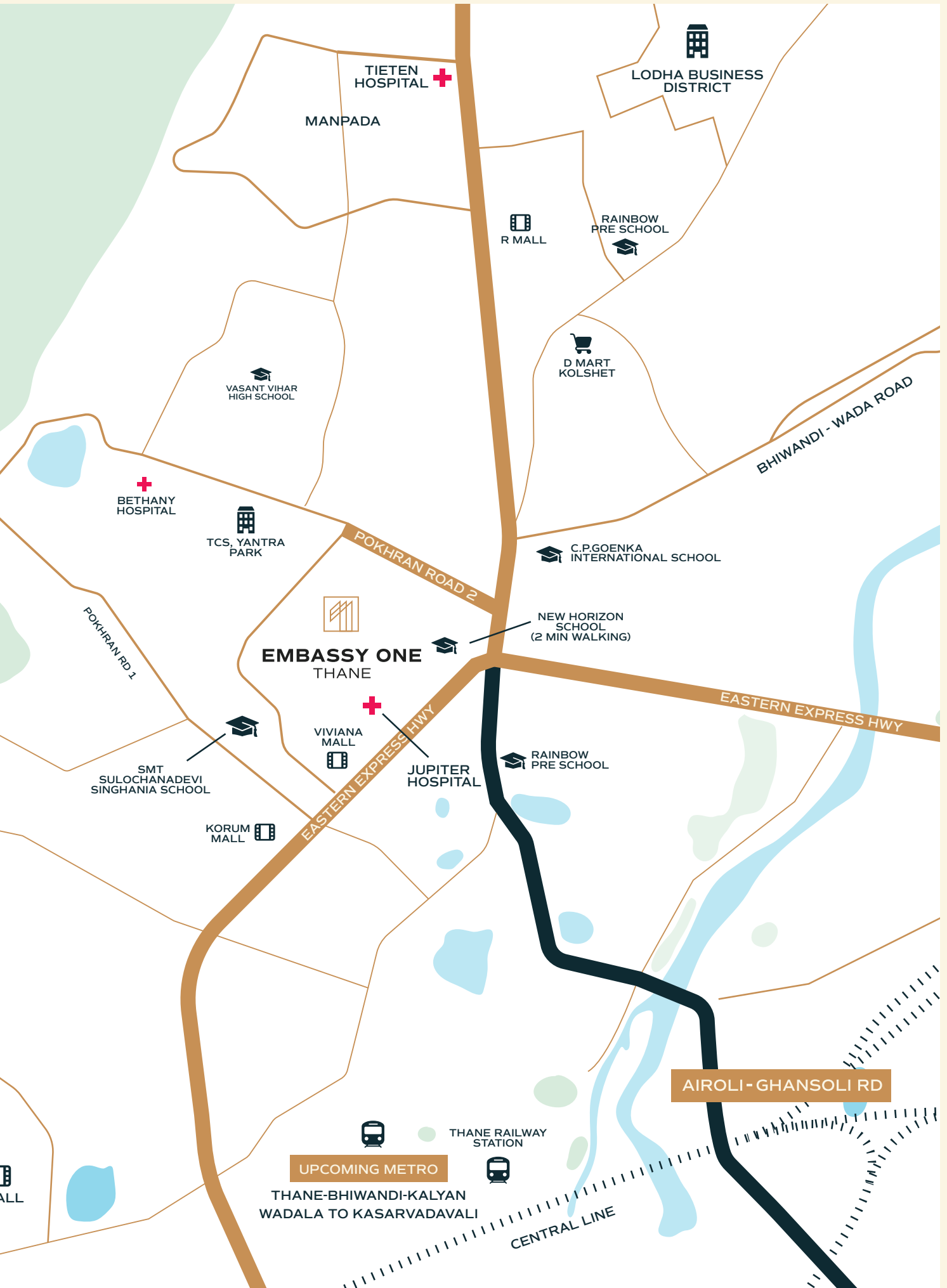
RAILWAYS

Thane Railway Station	4.7 km
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UPCOMING DEVELOPMENT

New Metro Line 5
Thane-Borivali Tunnel
Thane-Dombivli Link Road
Thane-Kalyan Waterway Project







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Artistic Impression

A thoughtfully designed community, from the ground-up



LEGEND

- | | |
|--------------------------|---------------------------------------|
| 1. EXISTING DEVELOPMENT | 11. PARTY LAWN |
| 2. FUTURE DEVELOPMENT | 12. KIDS' PLAY AREA |
| 3. SEATING AREA | 13. TENNIS COURT |
| 4. SENIOR CITIZENS PLAZA | 14. CRICKET PITCH |
| 5. OUTDOOR EXERCISE | 15. RESTING PLAZA |
| 6. MEETING PODS | 16. WATER FEATURE |
| 7. CLUB HOUSE | 17. RESERVED FOR RECREATIONAL AMENITY |
| 8. SWIMMING POOL | |
| 9. KIDS' POOL | |
| 10. POOL DECK | |

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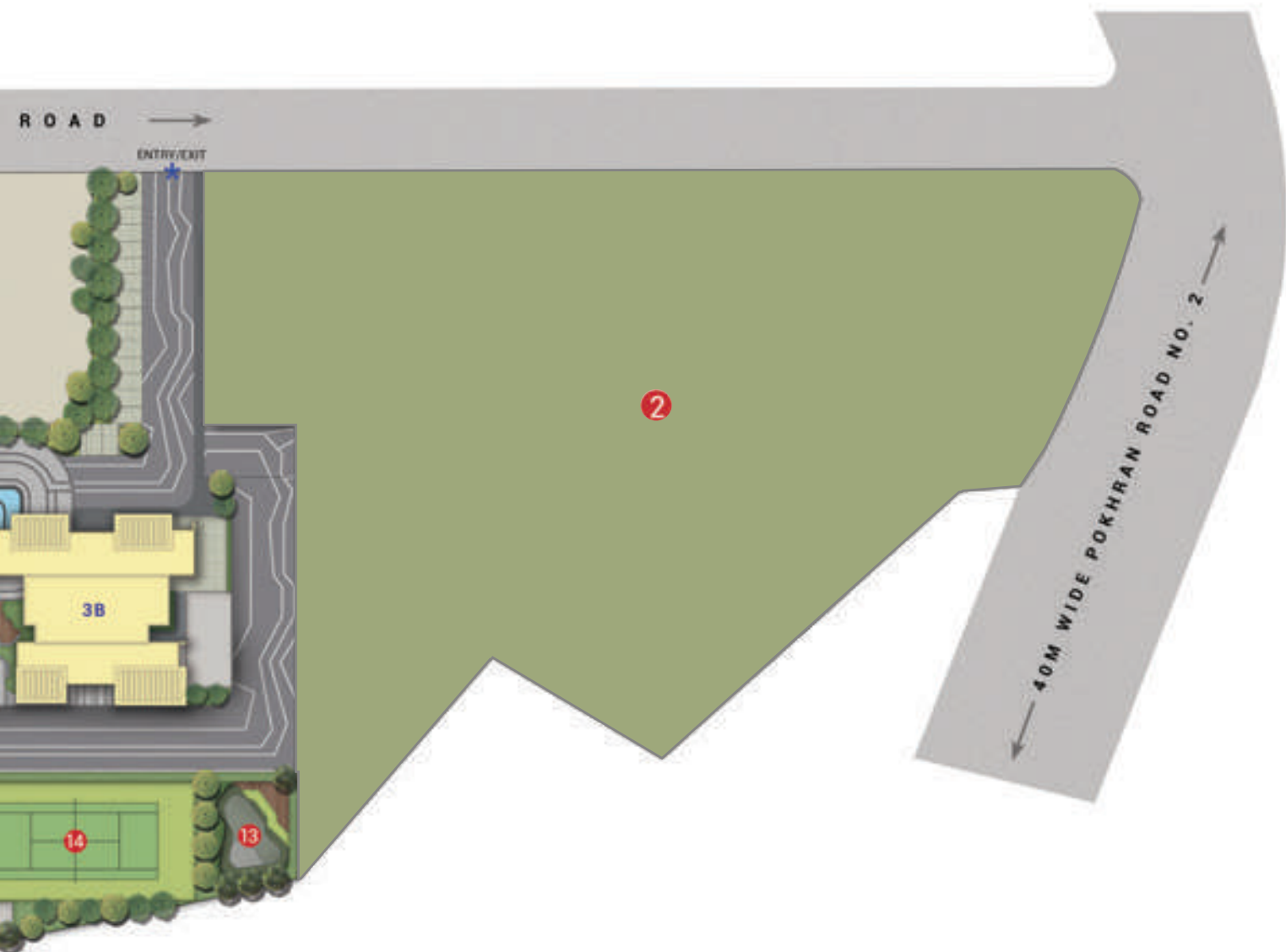


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STUNNING ARCHITECTURE



Artistic Impression

GATED COMMUNITY



Artistic Impression

An expansive
living experience
crafted for
your lifestyle

CLUBHOUSE



Artistic Impression

EXPANSIVE BALCONY




Artistic Impression

DROP-OFF AREA



Artistic Impression



What you will discover at Embassy One

7 ACRES OF LAND

spread across 3 phases, with a well-planned
residential layout

2 AND 3 BHK UNITS

with large carpet areas for spacious living with balcony

LOCATED IN THE HEART OF THANE

with excellent connectivity to Thane Station,
the Metro, and Eastern Expressway

PROXIMITY TO

top schools, malls, and
hospitals for added convenience

PANORAMIC VIEWS OF

Yeoor Hills and the Thane skyline

HIGH CEILINGS

double-height entrance lobbies for a grand touch

PREMIUM FINISHES

imported marble flooring in the living room,
dining room and all bedrooms; vitrified tiles in the
kitchen and bathrooms; modular kitchen design
with quartz countertop; air-conditioning in the
living room and bedroom

LOVINGLY LANDSCAPED

spaces for a serene environment

PREMIUM CLUBHOUSE

with several amenities to elevate your lifestyle







Artistic Impression

Where everyday living
is elevated

OUTDOOR AMENITIES



We offer lush, thoughtfully designed outdoor spaces where you can unwind, play, and connect with nature. From serene gardens and jogging paths to a dedicated kids' play area and multi-sport courts, every outdoor amenity is crafted for relaxation and recreation.

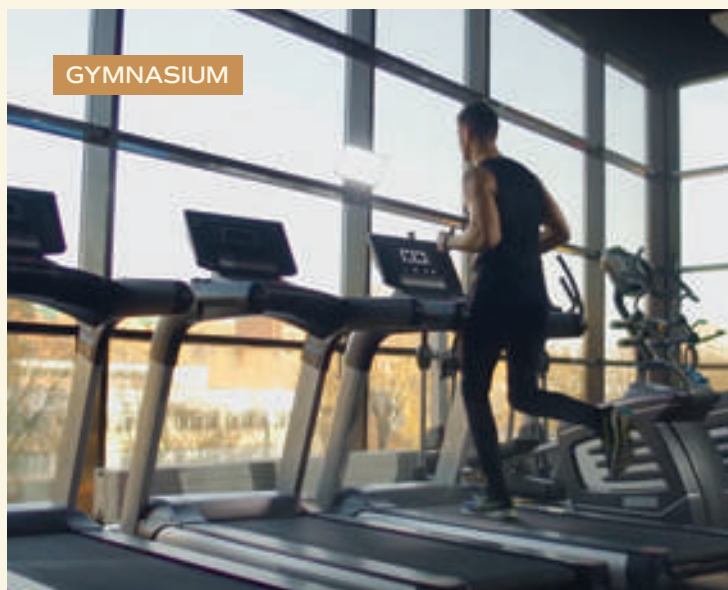
OUTDOOR AMENITIES



Enjoy a state-of-the-art gym, an elegant clubhouse, indoor games and more—all created to offer a lifestyle of ease, entertainment, and wellness under one roof. Your oasis of relaxation is just waiting to be discovered!

INDOOR AMENITIES

GYMNASIUM



AEROBICS & YOGA



LIBRARY



CAFÉ



Luxury and Comfort, Inside and Out

INDOOR AMENITIES

GAMES ROOM



MINI THEATRE



CONVENIENCE STORE



PARTY HALL





Artistic Impression



Your family's safety is, our responsibility

With advanced fire fighting systems, strategically placed CCTV cameras, and secure access points, every measure has been thoughtfully implemented to create a protected environment for you and your loved ones. From the moment you step into our gated community, you'll experience the peace of mind that comes with knowing your home is equipped with the latest technology and safety features.



Artistic Impression



INTERCOM
SYSTEM



VIDEO DOOR
PHONE



CCTV CAMERA
(GROUND-FLOOR
ENTRANCE LOBBY
& PARKING LEVEL)



POWER BACKUP
(COMMON AREA)



FIRE-FIGHTING
SYSTEMS

An aerial night photograph of a cityscape. In the foreground on the right, a tall, modern apartment building is illuminated from within, showing many lit windows and balconies. The rest of the city is visible in the background, with various buildings and green spaces under a dark sky. The overall mood is sophisticated and urban.

Life's finest moments,
just outside your window

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Artistic Impression



Artistic Impression



A Legacy of Excellence: The Embassy Story

For over 30 years, Embassy has been at the forefront of India's real estate evolution – creating spaces that blend timeless design with future-forward thinking. The Group has crafted award-winning spaces across 75+ million sq. ft., spanning residences, business parks, co-working, education, hospitality, and more, shaping how people live, work, learn, and grow. From iconic urban communities to integrated ecosystems, every project reflects a singular pursuit: meaningful impact through purposeful design. And now, this legacy of innovation arrives in Thane – with Embassy One.

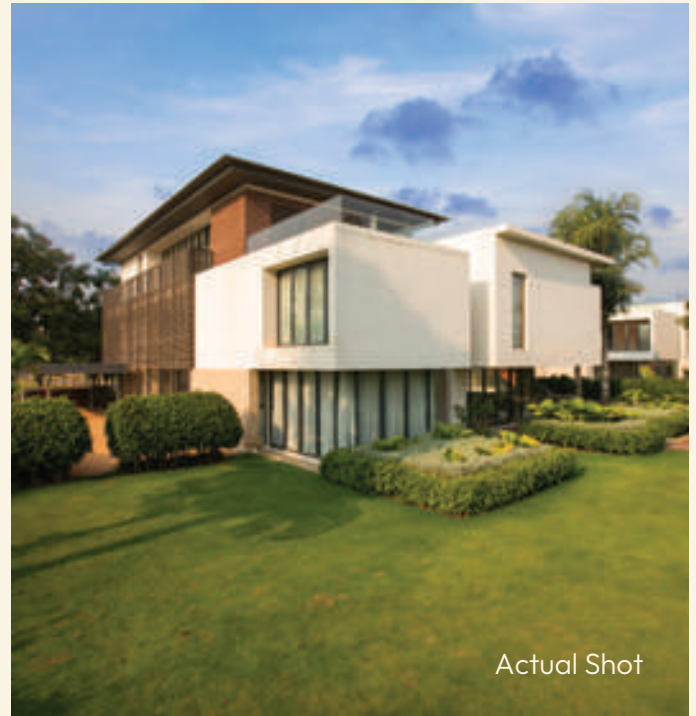
EXPLORE SOME OF THE DEFINING ADDRESSES
THAT CONTINUE TO SHAPE THE EMBASSY LEGACY

Bangalore



FOUR SEASONS PRIVATE RESIDENCES AT EMBASSY ONE, MEKHRI CIRCLE, BENGALURU

India's first Four Seasons Private Residences,
managed by Four Seasons



EMBASSY BOULEVARD, NEAR KIAL, BENGALURU

Ultra-luxury gated villa community designed by
Andy Fisher Workshop, Singapore



EMBASSY LAKE TERRACES, HEBBAL, BENGALURU

Iconic architecture with breathtaking panoramic
views of Hebbal and Nagavara lakes



Actual Shot

**EMBASSY GROVE,
AIRPORT ROAD, BENGALURU**

Ultra-spacious villaments overlooking the KGA
Golf Course



Artistic Impression

**EMBASSY EAST AVENUE,
WHITEFIELD, BENGALURU**

At the heart of Bengaluru's IT captial
- An address that has it all



Actual Shot

EMBASSY SPRINGS, NORTH BENGALURU

Bengaluru's biggest and best-planned city

Mumbai



Actual Shot

SKY AND SKY FOREST, LOWER PAREL, MUMBAI

Iconic architectural landmark on Mumbai's Golden Mile with sea views



Actual Shot

BLU ESTATE AND CLUB, WORLI, MUMBAI

The most exclusive address with panoramic sea views



Actual Shot

GOLF CITY, SAVROLI

Resort-like luxury living across 52 acres of green surroundings



Actual Shot

EMBASSY PARK, PANVEL

Stellar integrated township with excellent connectivity to Mumbai

“

Home is not a place,
it's a feeling.

”

- CECILIA AHERN



www.embassyonethane.com



Embassy One Thane, Pokhran Road No.2, Thane West 400602



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A CLOSER LOOK AT YOUR SPACE

Floorplans and unit details inside