

# WHERE HAPPINESS COMES HOME

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

Embassy Group is one of India's largest real estate conglomerates, spanning over three decades, with a broad portfolio of over 64 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.

In the residential domain, Embassy Group has completed over 15 million sq. ft. and has over 28.85 million sq. ft. of ongoing and upcoming developments. 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 makes our ongoing and proposed residential projects the most sought-after addresses.

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A TOWNSHIP JUST 4 KMS  
BEFORE AIRPORT TOLL PLAZA



RERA No.: EX/PRM/KA/RERA/1250/303/PR/191206/000633  
PRM/KA/RERA/1250/303/PR180526/001825  
For further details, Visit [www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



# Driving growth of North Bengaluru

Large-scale commercial development, the upcoming metro corridor and affordable ticket sizes are expected to create millions of jobs and have laid the path for residential growth in North Bengaluru.



## BENGALURU AEROSPACE PARK

Following Karnataka's new aerospace and defence policy, this industrial aerospace park is being developed on an area of 1000 acres near Devanahalli, 250 acres of which have been earmarked for SEZ.

Aerospace giant Boeing, committed to offering the most efficient commercial airplanes, has already set its plans in motion. Other than enabling Bengaluru to become India's first Aerotropolis, this 1000-acre Aerospace Park will help multiply growth opportunities manifold in North Bengaluru.



## MEDICAL TOURISM HUB

KSTDC to develop private hospitals, diagnostic centers and ayurvedic resorts on 300 acres of land.



## BIAL IT INVESTMENT REGION (ITIR)

International companies such as SLK have initiated operations at the 15-acre development in the BIAL ITIR region, one of the largest infrastructure projects in Karnataka's history that is expected to provide employment to 4 Mn people.



## DEVANAHALLI BUSINESS PARK

This project is expected to attract an investment of \$2.2 Bn over the next 5-7 years.

## An investment hotbed

Located in Bengaluru, home to an upcoming financial hub, Embassy Springs is an investment of a lifetime as it is the fastest appreciating property location in the sprawling aerotropolis.



## Quick connectivity

9 KM  
From KIAL  
International  
Airport

12 KM  
From  
Yelahanka  
Air Force Base

25 KM  
From Embassy  
Manyata  
Business Park

30 KM  
From  
MG Road

10 KM  
Drive To  
Proposed  
Hsrl

12 KM  
Drive to  
Devanahalli  
Business Park

3.5 KM  
From  
NH7

24 KM  
From  
Hebbal  
Flyover



# Over 288 acres of lush greenery



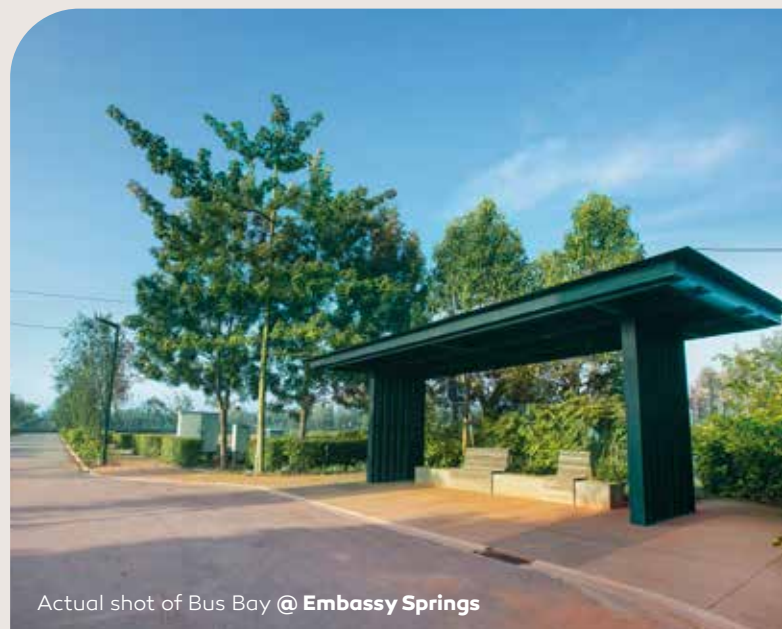
Visual Representation of pocket park @ Embassy Springs

An oasis with bountiful gardens and picturesque lakes where the old and young alike can chase their passions, Embassy Springs has been conceptualized as the biggest and most ambitious undertaking of its kind in Bengaluru.

## A city of dreams. A city of the future.

Spread across a vast expanse of lush greenery, this self-sustained city in the making has been carefully conceptualized by global innovators such as RSP architects, Colliers Project Management Services, Singapore-based Andy Fisher Workshop and Cicada Architecture/Planning.

With residential enclaves, offices, high-street retail and commercial spaces, a private club, a world-class school, a hospital, and a plethora of other state-of-the-art amenities along with global infrastructure, Embassy Springs has been designed to accommodate every feature that a plan of this magnitude entails.



Actual shot of Bus Bay @ Embassy Springs

# 100+ amenities that breathe life into Embassy Springs.

### SUSTAINABLE LIVING

- Infrastructure for solar power generation
- Water networks and large overhead tanks to sustain water requirement
- Sustainable efforts to increase groundwater levels
- Sanitary network
- Ample visitor parking

### DYNAMIC SPACES

- Commercial and retail spaces
- Leisure & recreational centres
- Convenience stores & neighbourhood retail spaces

## Self-sustaining Township

5.5 Acre  
Man-Made  
Lake

32 Community  
Parks And  
Link Parks

8 KM  
Cycling  
Track

18 KM  
Road  
Network

22 Bus  
Bays

& North  
Bengaluru's  
Largest  
Private Club

& School,  
Hospital, And  
Places  
Of Worship



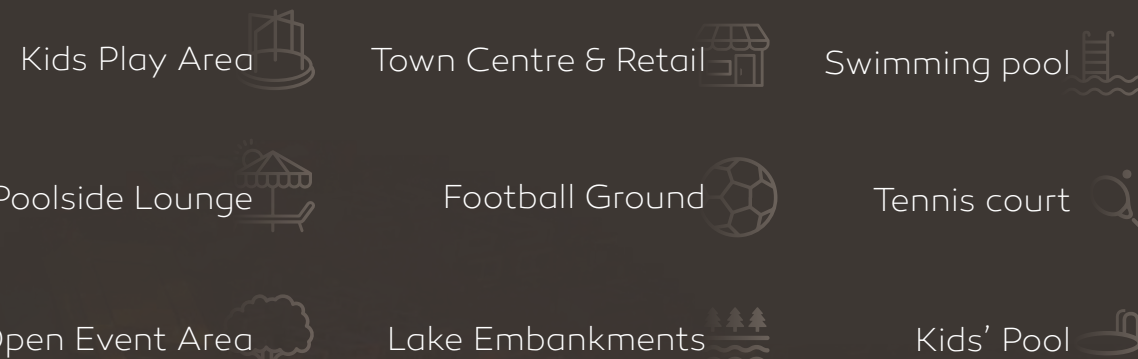
Actual shot of sunrise @ Embassy Springs



# North Bengaluru's Largest Private Club

Designed by renowned Singapore-based  
architect Andy Fisher's studio.

## Outdoor amenities



Visual Representation of Club @ Embassy Springs

# The private club

## Indoor amenities





# Community

## A COMMUNITY WITH A CAUSE

Home to more than 2000 families for over 6 years, Embassy Springs is a vibrant community that believes in living every moment to the fullest.

With numerous activities planned around the year, you can get to know the community better while making memories of a lifetime, even before moving in.



## DOG CARNIVAL

Happy Dog Carnival hosted at Embassy Springs was a canine fest where various breeds took part in a fashion show and a 2k run with their owners.

## MAKING EVERY MOMENT WORTH IT.

Community Gardening | Soul Sante X Pedal For The Planet | IPL Match Screening | Dog Carnival | The Masterplan For Happiness Tour | CIO Run



## PEDAL FOR THE PLANET

"Pedal for the Planet" powered by Hero Cycles was our little step towards promoting cycling to work for a greener planet.

## BREW NEW CONVERSATIONS.

Enjoy meaningful conversations with members of the community as you sip on your favourite brew at the charming Eden Café.



"The first time we went there, the same day we finalized, it was almost like love at first sight."

"The moment I told my friends, eight of us, the very next day we signed up for the plots at Embassy Springs."

"I love this place so much; I wish I had a long life ahead to live here."

"I just fell in love with the place the minute I saw it."

"It was for my retirement and it comes with an integrated township. So you have a hospital, you have everything around. This is going to be my future plan."

## A community loved by all



"It's a model concept of a smart city. Real green places, it's going to be awesome."

"There are lots of green spaces, it's pollution-free. Everything that a family would want, in terms of having a wonderful happy life is all available as a package."

# Testimonials



# Inspired by the future

Every minute detail has been conceptualized with a future-first vision to ensure that the township is relevant not only for today, but also in the years to come.

## ROADS

A world-class development like Embassy Springs deserves a world-class network, and we have equipped it with just that.

4<sup>KM</sup>  
Vehicular  
corridors

8<sup>KM</sup>  
Cycle  
track

18<sup>KM</sup>  
Road  
network

12<sup>M</sup>  
to 24m  
Road width

Distinct crosswalks,  
kerbs and wheelchair-  
friendly layout

Extensive  
street and  
traffic signage

## WATER

Designed around water bodies, the domestic water of Embassy Springs is distributed via suitable systems. With a rainwater harvesting system and water treatment facility also present, we ensure that every drop is given back to nature.

258<sup>KM</sup>  
Rainwater  
harvesting  
points

5<sup>M</sup>  
Overhead  
water  
tanks

Treated  
waste water  
used for  
irrigation

## POWER

We've always endeavoured to pave the path for sustainable living and this reflects in the project's dedicated underground infrastructure for electricity networks.

300  
LED-  
based  
streetlights

100%  
DG backup  
for all common  
areas

60%  
Common area lights  
are powered  
by solar energy

## FLORA & FAUNA

To encourage ecological diversity, the green cover across the 288 acres has been designed with adequate attention to both, flora and fauna.

45<sup>Acre</sup>  
Green  
cover

100+  
varieties of  
shrubs and plants

&  
A thriving habitat  
for butterflies, birds  
and other wildlife

# Come home to Embassy Springs Your oasis of happiness

Everyone has an appetite for happiness. Big or small, our happiness is exclusive to us. We're always in search of things that can satiate our happiness, but most of the time it eludes us. What if we told you, that you can have your fill of happiness every day, without a doubt?

Embassy Springs is a masterplan for happiness, where everyone gets their share. From spacious apartments to premium plots in various sizes encompassed within nature, everyone can discover their fill of happiness here.

800+  
Plots

3000+  
Apartments

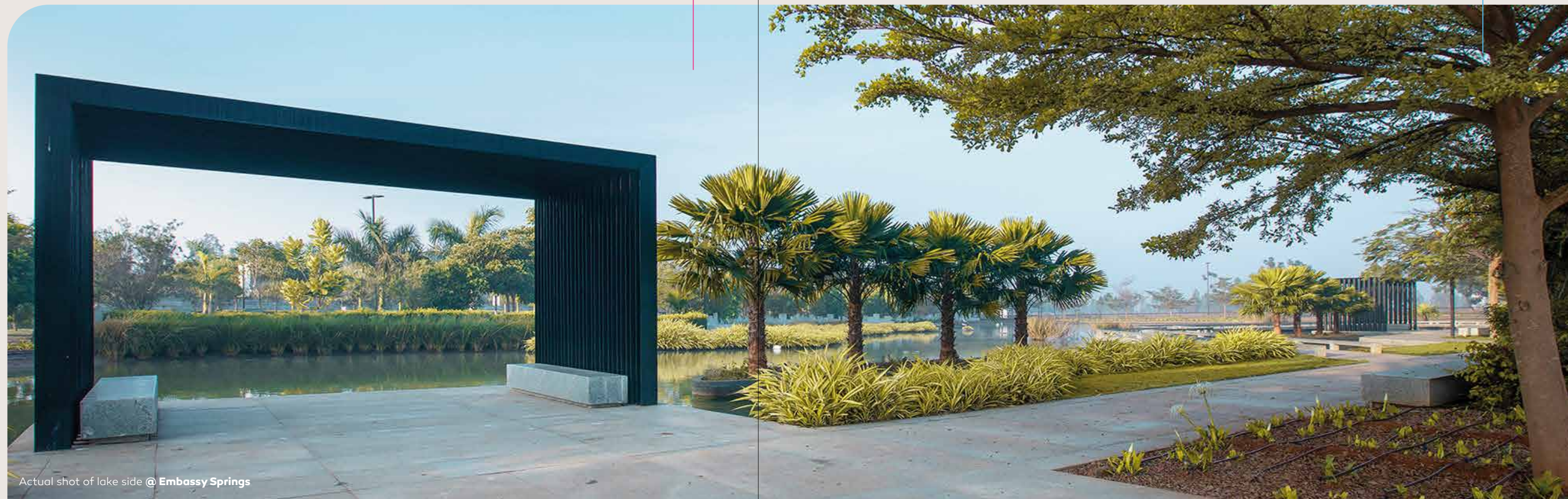
150+  
Row Houses

15+  
Estate Plots

140+  
Town-Centre  
Villa Plots

300+  
Lakefront Low-rise  
Apartments

250+  
Senior Living  
Homes



Actual shot of lake side @ Embassy Springs

Actual shot of park @ Embassy Springs





# Your own happy space

Ranging from 2,100 sq. ft. - 5,400 sq. ft.

If your happiness lies in turning your dreams into reality, then our Villa Plots spread across 188 acres are the perfect choice for you. With a range of plot dimensions on offer, each with access to the exclusive infrastructure of Embassy Springs, you can build a dream home that reflects your identity and taste.

With an appreciation of 200% since its launch in 2016, our Villa Plots remain the most desired accommodations at Embassy Springs. Choose the size of your space, plan every square inch, and fill it with everything that makes you happy.



Visual representation of villa plots @ Embassy Springs





# Town-Centre Villa Plots & Estate Plots

Launched in 2022, our Town-Centre Villa Plots and Estate Plots are the most premium residential spaces within the entire township. Spread across 18 acres, the plots boast of scenic vistas overlooking a pristine man-made lake, available only for a lucky few.

The epitome  
of peace  
and happiness



Visual representation of Estate plots @ Embassy Springs

## Exclusive Privileges



At the heart  
of Embassy Springs



Design and  
Construction Services



Hassle-free  
Plan Approvals\*



Lifetime  
Maintenance Support

Let life take  
centre-stage  
at the heart of  
a bustling  
Town-Centre

## Town-Centre Villa Plots

Imagine hobnobbing with wild birds and acres of greenery during the day, and unwinding next door at Bengaluru's largest private club after sundown.

When you choose from 142 plots spread over 18 acres at our Town-Centre Villa Plots, every day of the rest of your life will be exactly like this.

## Expansive Estate Plots

Real estate doesn't get any more unreal than when you select one of our Expansive Estate Plots, nestled in the heart of Embassy Springs.

Choose from 16 ultra-exclusive plots spread across in 10 acres of land, with wide open expanses ranging between 9,300 sq. ft. to 13,400 sq. ft. and live king-size. Unleash your hidden desires and build your very own swimming pool or cricket pitch, right in your enormous backyard. Here, imagination is your only limit when it comes to building your dream home, surrounded by every indulgence that you have ever dreamed of.



Visual representation of Town-Centre Plots @ Embassy Springs



# Embassy Edge

A foray into the mid-segment, Embassy Edge @ Embassy Springs was launched in 2018 and brings India’s first Alexa-enabled smart homes to life. Designed with a future-first vision for millennials, these homes have been consciously crafted with innovative design and technology to bring efficiency to your everyday life.

Phase 1 of Embassy Edge comprises 826 units ranging from 607 sq. ft. to 1350 sq. ft. across 1/2/2.5/3BHK homes.

Every space is designed to give you the freedom to make your home an extension of your happiness. Every home at Embassy Edge comes with a touch of the future to add efficiency to your everyday life.



Mock up of Embassy Edge



Visual representation of Embassy Edge

## LEGEND

1. Arrival Plaza
2. Clubhouse Drop-off
3. Main Pool
4. Kids’ Pool
5. Pool Deck
6. Landscape Lawn With Seating
7. Performance Stage
8. Sports Courts
9. Pavilion Zone
10. Community Seating
11. Driveways
12. Walkways
13. Pocket Parks
14. Open Car Parks



- C2- GARDENIA
- C3- HIBISCUS
- C4- FUCSHIA
- D4- DAISY
- D5- ELDERBERRY

## Key Highlights of Embassy Edge

- Smart Location
- Smart Technology
- Smart Design
- Smart Pricing
- Smart Community



Row Houses & Low-Rise Apartments

You can select from our signature row-houses or low-rise apartments, depending on your preference. Designed by Andy Fischer Workshop, these limited-edition exclusive residences come with the best in architecture, specifications and private gardens.



Visual representation of Row Houses @Embassy Springs



**Senior Living**  
Embassy Springs will house the first project for Embassy's senior living portfolio in partnership with the global leader in senior care, Columbia Pacific Communities.

We call it Serene Amara by Columbia Pacific. Amara is Latin for 'everlasting' and means 'grace' and 'immortal' to speakers of Sanskrit and Spanish. But for you, it would mean a forever home.

Serene Amara by Columbia Pacific is a celebration of senior care design. It is as meticulous as it is mindful. Materials chosen with care, crafted with maturity and designed with elegance. While its structure appeals to your discerning tastes, the space aims to foster your deep need to connect. Striking the balance between your need for privacy within your four walls and your desire to belong to a community. Be part of a like-minded collective. Enjoying a sense of camaraderie, conversations over just a simple cup of filter coffee or hot chocolate if you please. It's the coming together of an eclectic mix of influences, both emotional and aesthetic, creating an environment that affords you an endearing ageless existence.



The minds behind your Masterplan for Happiness

Property Developer:  
**EMBASSY GROUP**

Master Planner:  
**RSP DESIGN CONSULTANTS**

Landscape Master Plan Consultants:  
**CICADA**

Design Consultant:  
Club and Row houses  
**ANDY FISHER WORKSHOP**

Property Management:  
**EMBASSY SERVICES PRIVATE**

Project Management:  
**COLLIERS INTERNATIONAL PROPERTY SERVICES PVT. LTD.**

Visual representation of Estate Plots @Embassy Springs