



FOUR SEASONS

PRIVATE RESIDENCES

BENGALURU AT EMBASSY ONE

AN EMBASSY GROUP DEVELOPMENT

EMBASSY ONE



DISTINCTIVELY DIFFERENT. DISTINCTLY YOURS.

The Embassy Group, with its mastery of luxury lifestyles and Four Seasons, the global leader in luxury hospitality comes together to create a coveted lifestyle at Four Seasons Private Residences Bengaluru at Embassy ONE.

In the heart of India's Silicon Valley, Embassy ONE is Bengaluru's newest destination of choice. Located near Mekhri Circle, the gateway to North Bengaluru, it is a world-class, future-ready address and the first-of-its-kind integrated development in the country.

Home to India's first Four Seasons Private Residences and South India's first Four Seasons Hotel, Embassy ONE seamlessly combines the legendary Four Seasons hospitality and bespoke private residences with luxury shopping, gourmet dining and corporate office spaces.

WHERE DISTINCTION MEETS DISCRETION

PINNACLE AT EMBASSY ONE

In business as in life, how you position yourself counts. Nothing makes a stronger statement than your address. A corporate base - Pinnacle at Embassy ONE signifies excellent taste, creative and independent thought, and confident leadership.

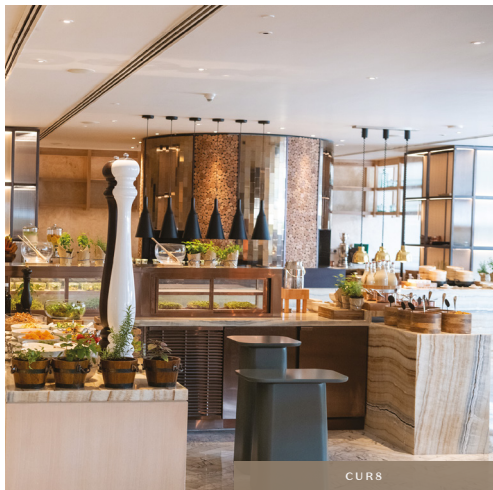
Far more than a series of traditional workspaces, open-plan layouts, individual reception areas, spacious formal and informal meeting rooms foster dynamic environments that drive progress and has thus been chosen by some of the world's most eminent companies as their headquarters.

The majestic 13-storey building, which spans 195,000 square feet, is strategically placed to access all the local and international business opportunities that Bengaluru offers. 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. LEED pre-certified Gold, it sets a new bar for sustainability.





THE LOBBY LOUNGE & TERRACE



CUR8



POOL BAR



FAR & EAST



THE COLLECTION



COPITAS

WHERE ESCAPE MEETS EXCELLENCE

FOUR SEASONS HOTEL BENGALURU AT EMBASSY ONE

An opportunity to encounter the splendours 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.

Rising in the centre of the landmark Embassy ONE development in the heart of India's high-tech capital, the hotel delivers 230 immaculate rooms, which creates a dynamic experience that reflects Bengaluru's innovative, entrepreneurial and cosmopolitan spirit.

The 21st floor of the hotel tops the city's gourmet scene with avant-garde dining experiences. Copitas - a glamorous destination bar for sundowners and bespoke cocktails. A stylish trendsetter, Far and East is an Asian Brasserie that presents Japanese, Thai and Chinese cuisine in an innovative fashion.

The ground floor provides curated adventures, from Italian specialities to regional Indian favourites at Cur8. The Collection is where a fine collection of whiskies from around the world can be savoured, while The Lobby Lounge is an elegant venue to unwind. The Pool Bar unfolds a taste of resort-style living in the city amidst lush greenery.

AMENITIES

- Gym
- Swimming pool
- Spa and beauty salon
- 24-hour dining options, including speciality restaurants and bars
- Tea lounge
- Ballroom and banquet facilities
- Meeting and conference rooms
- Business centre

THE LEGENDARY FOUR SEASONS EXPERIENCE FOR LIFE

The legendary service and elegance of Four Seasons come together to create a lifestyle in a class of its own at Four Seasons Private Residences Bengaluru at Embassy ONE.

Consisting of 109 residences spread across two immaculate towers, the private residences invite you to a life of refinement and sophistication.

LEGENDARY & ICONIC

The renowned New York based **Yabu Pushelberg** brings sophistication and character to the home interiors and public spaces. The residences are designed for the elite few, with every detail exuding untold luxury.

Enriching experiences are the essence of everyday life. Inspiring spaces feature elements that have been carefully curated so you can lead the lifestyle you deserve.

AN EFFORTLESS OWNERSHIP EXPERIENCE

Four Seasons Private Residences provide a unique opportunity to experience a fully serviced and managed global lifestyle. With signature Four Seasons service and outstanding amenities at their doorstep, residents enjoy a personalized lifestyle and an unparalleled, worry-free ownership experience.

Residence owners enjoy the peace of mind that Four Seasons will attend to every detail, every day. Under the guidance of an exceptional Director of Residences, expertly trained staff are always on call. Discover just how effortless life can be, when you live with Four Seasons.



ACTUAL SHOT



INTUITIVE SERVICE, DEDICATED STAFF AND ATTENTION TO DETAIL PROVIDE A THOUGHTFUL LIVING EXPERIENCE

MANAGEMENT SERVICES

- Exclusive concierge
- Direct access to Four Seasons services
- Valet parking
- Housekeeping and maintenance of common areas
- Full-capacity power back up and select UPS
- Central air conditioning
- Fire, safety, water purification and waste management systems
- Periodic pest control in common areas
- World-class security
- Refuse collection
- Property wide Wi-Fi
- Exterior window and facade cleaning

À LA CARTE SERVICES

- In-residence dining
- Laundry services
- Individual residence housekeeping
- Limousine services
- Airport transfers
- Grocery stocking
- Landscaping and garden upkeep
- Minor in-unit repairs and maintenance



NORTH TOWER RESIDENCES

A LAVISH CANVAS FOR LIFE

Stately and large, North Tower residences are perfect for those who want more room to accommodate larger than life aspirations. Open-plan living rooms and private outdoor terraces interplay, creating a seamless transition between indoor and outdoor living. A truly exceptional canvas for beautiful living. The North Tower residences allow discreet access via an exclusive, secure driveway that is independent of the hotel.

The North Tower features stately three and four bedroom residences ranging from 4,100 sq ft onwards, complete with high ceilings, elegant finishes and bespoke details.

EXCLUSIVE AMENITIES

- Owners' lounge
- Gym
- Children's play area
- Temperature-controlled pool
- Poolside deck
- Squash court
- Lawn deck
- Yoga studio
- Media room



SOUTH TOWER RESIDENCES HOME SUITE HOME

The South Tower residences are perched above the Four Seasons Hotel and are inspired by your dynamic and engaging lifestyle. While you experience the comfort and elegance of a luxury residence, you enjoy access to all the services and amenities of the hotel, an extension of your home. From avant-garde gourmet adventures to curated, inspiring experiences, the seamless hotel integration lets you own the experience for life and one you never have to check out of.

The South Tower features masterfully planned, one and two bedroom layouts ranging from 1,992 sq. ft. onwards and are amongst the most spacious in Bengaluru.

EXCLUSIVE AMENITIES

- Media room with large screen TV and advanced home theatre technology
- Double height wine chamber with climate controlled wine storage
- Billiards room

Residents enjoy exclusive access to amenities at the Four Seasons Hotel

- Gym
- Swimming pool
- Spa

THE RESIDENTIAL DIGITAL EXPERIENCE. WITH YOU, WHEREVER YOU ARE

Four Seasons is leveraging technology in order to maintain the highest levels of personal service, with the launch of the award winning Four Seasons App and Chat for the residents.

The Four Seasons digital experience is a key pillar to living at Four Seasons Private Residences Bengaluru at Embassy ONE.

Whether you are in residence or away, you can enjoy full access and management of your home, connect with your dedicated residential team and request services with ease and convenience.





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 landscapes 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 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 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 reacts 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 and Platinum ratings. The brand equity that we enjoy as pioneers of premium residences make our ongoing and proposed residential projects at the most sought-after addresses.



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