



#### REGIONAL OFFICE ADDRESS - CHENNAI

Mena Kempala Arcade, 6th Floor B Wing, 113-114, Thyagaraya Road, T Nagar, Chennai - 600 017

#### PROJECT ADDRESS

439, Cheran Nagar, Saraswathi Rajasekar Salai, Off Sholinganallur-Medavakkam Link Road, Perumbakkam,  
Adjacent to Global Hospital & NPS International School, Chennai, Tamil Nadu - 600 100

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**Disclaimer:** Information in this brochure, about project are of very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be, at the time of completion and presently they are as illustrations and demonstration of the concept of the development. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project independently with the RGE Constructions and Development Private Limited and Embassy Property Developments Private Limited's (the Company) sales team prior to concluding any decision for buying in Embassy Residency. The content of this brochure should not be treated as any kind of an offer by the Company.

EMBASSY RESIDENTIAL





# A PLACE TO CALL HOME



# WELCOME TO EMBASSY RESIDENCY

Spread across 25 acres and located off Sholinganallur, near ELCOT, Embassy Residency embodies the in-depth real estate expertise and know-how of Embassy Group, resulting in a residential project that lies at the heart of aspirations. Through the perfect combination of beautiful apartments, the finest amenities and a myriad of convenient location advantages, Embassy Residency brings together all the elements of a lifestyle that is simply better in every way.



15 Years Maintenance  
Guarantee by  
Embassy Services Pvt. Ltd.



70% open space  
creating a  
refreshing setting



Global Hospital located  
immediately adjacent  
to the project



Integrated Township  
of 2400+ Homes



NPS International  
School adjacent  
to the premises



Ready to move-in  
apartments





## IMPECCABLY INTEGRATED

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Day-care centre



Clubhouse



Bank with safe  
deposit lockers

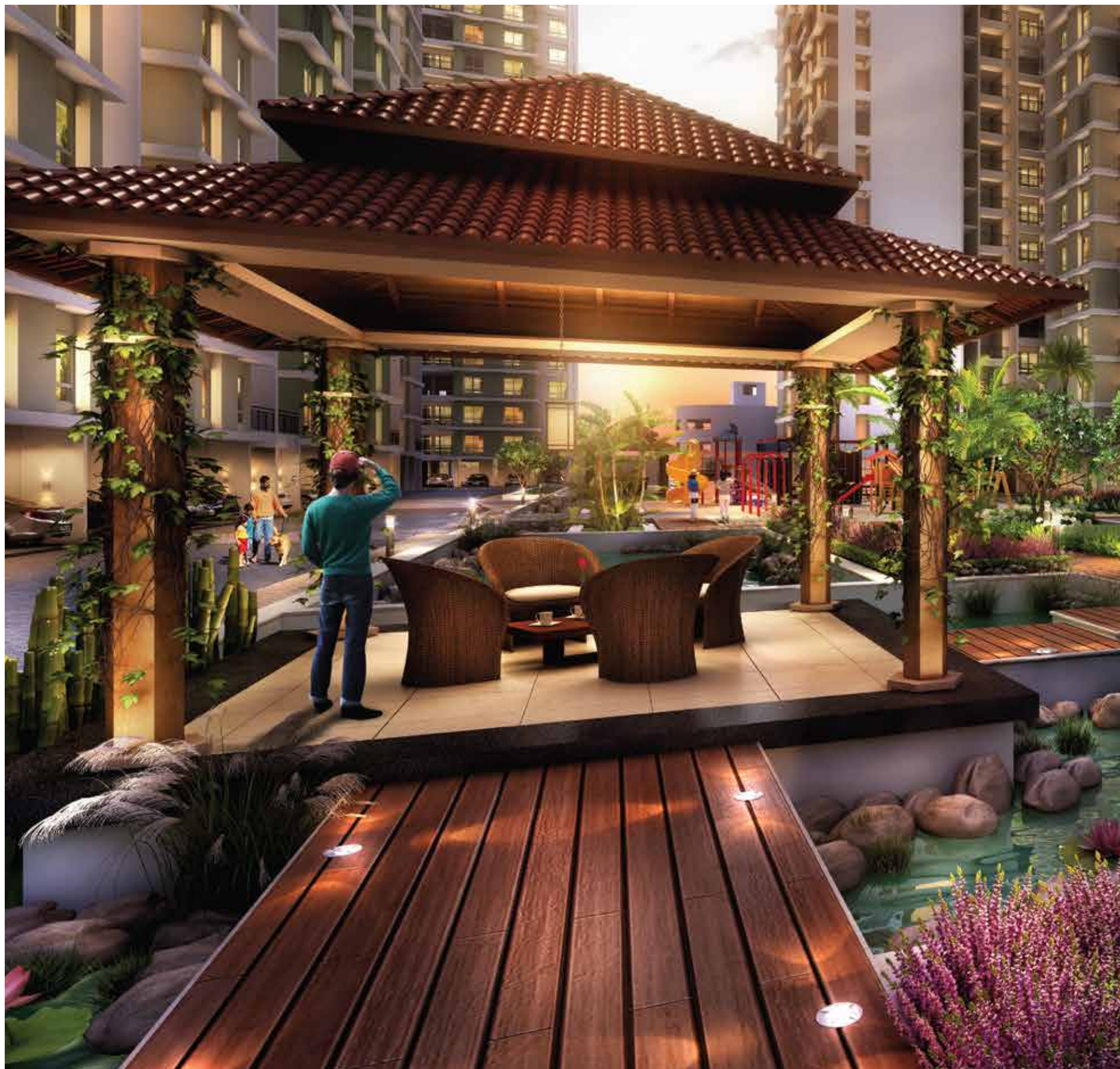


Senior citizen  
friendly homes



Dedicated property  
management services by  
Embassy Services Pvt. Ltd.





## ALL ABOUT AMENITIES



24 hours security



Extensive landscaping



Swimming pool



Gym and fitness centre



Jogging track



Children's play area



Car park for visitors



Indoor/outdoor games



Multi-purpose hall



Convenience store



Laundromat



Interactive fountains





## A GREENER WAY



Heat reflective roof tiles



Rain water harvesting



Energy saving devices



Solar street lights





## THE PERKS OF A PRIME LOCATION

No matter the destination, it's always closer than you think when you live at the epicentre of Modern Chennai, where the largest integrated residential township in OMR presents a myriad of easy connectivity options that make every day a little bit more relaxing.

0.1

Km to  
Global Hospital

1.5

Km to  
ELCOT, SEZ

3

Km to  
Medavakkam Junction

3

Km to  
Sholinganallur Junction

4

Km to ECR

10

Km to  
Velachery MRTS

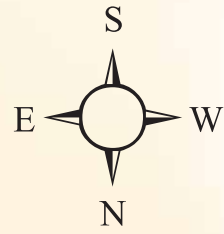
16

Km to  
Airport

12

Km to  
TIDEL Park





Preference on admission to  
home owners at Embassy Residency



## LEGEND

- |   |                              |
|---|------------------------------|
| 1 Main Entry / Exit with Security       | 14 Water Island with Trees   |
| 2 Entry Water Body with Feature Sprouts | 15 Pool Deck                 |
| 3 Gazebo in Water                       | 16 Gazebo                    |
| 4 Tree Court with Seating Below         | 17 Practice Basketball Court |
| 5 Lawn                                  | 18 Service Areas             |
| 6 Light Features in Planting            | 19 Multi-sports Area         |
| 7 Play Area                             | 20 Entry / Exit Gate         |
| 8 Tot Lot                               | 21 Entry to Shops / ATM      |
| 9 Cutouts for Ventilation               | 22 Visitor's Car Parking     |
| 10 Driveway                             | 23 Tree Planting             |
| 11 Gravel Court with Loose Seating      | 24 Play Field                |
| 12 Swimming Pool                        | 25 Ramp to Basement          |
| 13 Entry to Apartment Lobby             |                              |



## LAVENDER - TYPICAL FLOOR PLAN

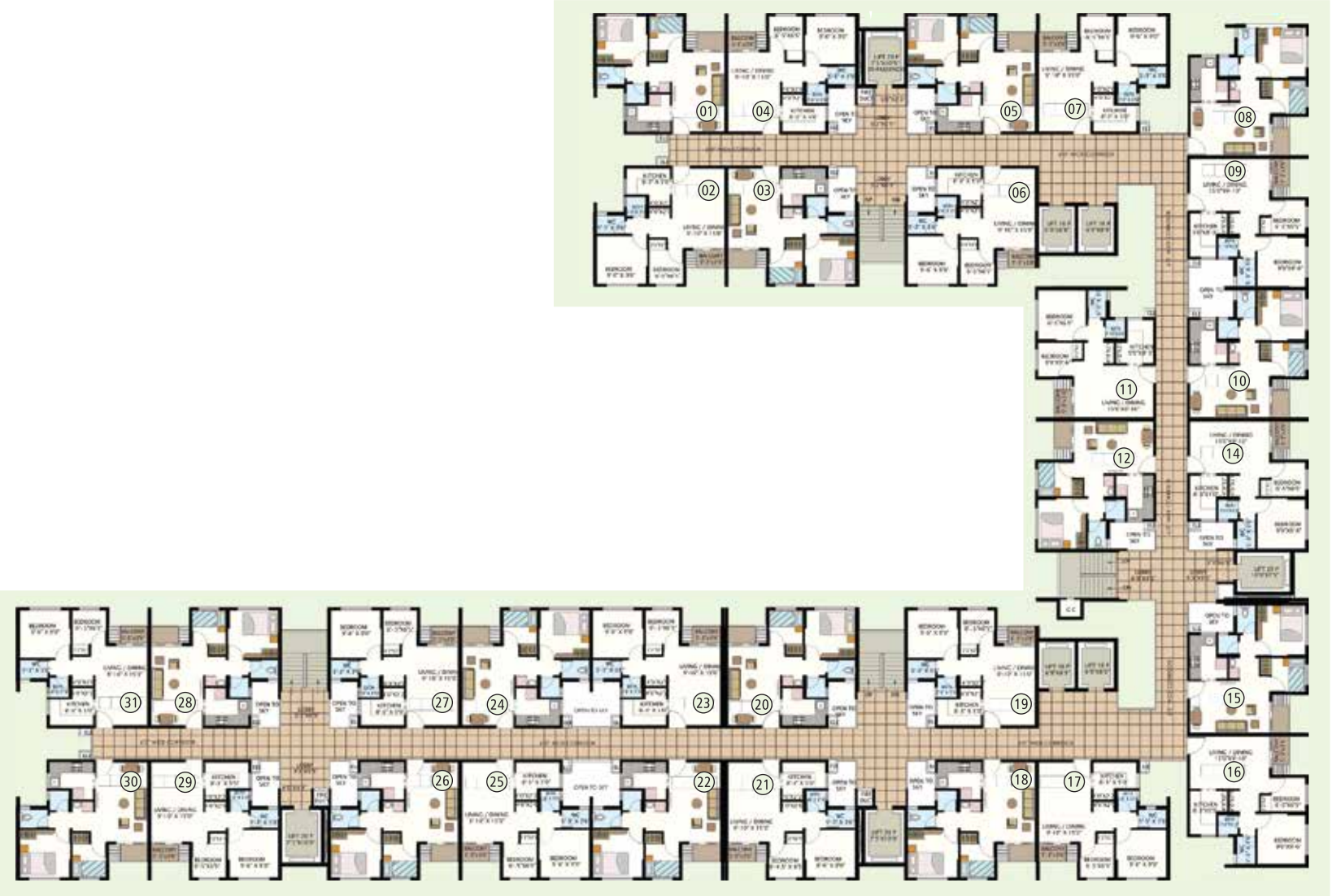




MARIGOLD - TYPICAL FLOOR PLAN



FERN - TYPICAL FLOOR PLAN





1.5 BHK - 650 SQ FT



FLOOR PLANS





3 BHK - 1443 SQ FT (TYPE 1)



FLOOR PLANS





3 BHK - 1443 SQ FT (TYPE 2)



FLOOR PLANS





3.5 BHK - 1546 SQ FT



FLOOR PLANS





# PROJECT SPECIFICATIONS

## STRUCTURE

- ▶ RCC frame structure, concrete block masonry walls

## FLOORING

- ▶ Lobbies : Vitrified tile flooring and skirting
- ▶ Staircase : Natural stone flooring and skirting
- ▶ Living and Dining : Vitrified tile flooring
- ▶ Kitchen : Vitrified tile flooring and 2’0” ht glazed tile dadoing above granite counter with SS sink
- ▶ Bedroom : Vitrified tile flooring
- ▶ Toilets : Ceramic tile flooring and glazed tile dado up to 7’0” ht
- ▶ Balconies : Vitrified/ceramic tile flooring and skirting

## DOORS AND WINDOWS

- ▶ Doors : African teak frame with flush shutter
- ▶ Balcony Doors : UPVC sliding doors with 6 mm toughened glass
- ▶ Windows : UPVC windows with in-laid grills and toughened shatterproof glass
- ▶ Railings for Staircase & Balcony : 100mm thick masonry wall with M.S. Pipe Railing

## PLUMBING AND SANITARY

- ▶ ISI Marked CP fittings
- ▶ CPVC/PVC pipe and fittings
- ▶ White coloured sanitary fixtures

## ELECTRICAL

- ▶ Three phase connection
- ▶ AC point in Master Bedroom
- ▶ Conduits for TV and Telephone in Living Room and Master Bedroom
- ▶ ISI marked electrical accessories
- ▶ Connected Load: 2 BHK – 3 KW | 3 BHK – 5 KW

## PAINTING

- ▶ Oil bound distemper with roller finish on internal walls
- ▶ Weather proof exterior painting

## LIFTS

- ▶ Lavender & Marigold Blocks : Automatic lifts with 16 passenger capacity
- ▶ Fern Block : Automatic lifts with 8 and 16 passenger capacities

## COMMON FACILITIES

- ▶ Sewage Treatment Plant
- ▶ Water Treatment Plant
- ▶ STP treated water for toilet flushing & gardening
- ▶ DG back-up for selected points in each apartment and all common areas



## LOCATION MAP



(Not to scale)

## EMBASSY GROUP

### A LEGACY OF REDEFINING REAL ESTATE

As one of the leading property developers in India with a track record of over three and a half decades, Embassy has earned its reputation as the pioneer in residential spaces, setting the benchmark with premium residential projects in Bengaluru. Driven by an unwavering commitment towards customer satisfaction, Embassy's extensive portfolio consists of residential, commercial and retail spaces spanning 40 Million sq ft, of which 6 Million sq ft belongs to completed residential spaces. Complementing this all-encompassing expertise in real estate development is a range of comprehensive property management services on cost plus management fee basis, through Embassy Services.

**30+ YEARS** OF HERITAGE

**40 MILLION SQ FT** OF EXCELLENCE

**14 MILLION SQ FT** OF ONGOING DEVELOPMENT

**1400+ ROOMS BY 2020** TO ELEVATE HOSPITALITY

Commercial | Residential | Hospitality | Industrial & Warehousing | Services | Education