



Welcome to the life  
that you worked for  
all your life.

Looking back, it feels like you have rarely had the time. If it was not your career that demanded attention, it was your family. Success is hard work.

Building a great career, a beautiful family and a warm home is anything but easy. And for all we know, your little ones may now have flown the nest. Your money is efficiently making money. Your business is cruising along on auto-pilot mode, leaving you with little to do and a lot of time on your hands. Free to live the good life.

Every day should feel like a holiday. And your residence like a well-appointed resort.

Imagine waking up in a signature condominium set in a township of tranquillity. Breathing the fresh air and greens filling your view. Days of leisure and pleasure stretching ahead of you. Evenings spent at a new-age club conversing with like-minded people. And knowing all the time that a custom-designed wellness and medical centre is within your reach.

Now, imagine that this extraordinary new concept for senior citizens is a delightful reality.

Brought to life by Embassy Group, in partnership with the Seattle-based Columbia Pacific Group, it is the coming together of experience and expertise par excellence that will transform your life ahead.

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

Welcome home.



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The material, colour, scheme, finish and landscape may vary at discretion of builder.

Embassy Group is one of India's largest real estate conglomerates, built over three decades, with a broad portfolio of over 64 million sq.ft. of prime commercial, residential, retail, hospitality and educational spaces across the Indian and international markets that include Bengaluru, Chennai, Pune, Coimbatore, Trivandrum, Serbia and Malaysia. Across all asset classes, Embassy Group lays strong emphasis on high standards of quality, delivery, world-class services, environmental management and safety.

In their residential domain, the Group has completed over 15 million sq.ft. and has over 28.85 million sq.ft. of ongoing and upcoming developments. Their promise of the 'good life' derives from an immersive community perspective and reflects in the best of locations, fully-managed homes and international amenities.

They are partnering with Columbia Pacific Group to make their foray into senior living with their new asset class Amara and bringing their extensive experience and impeccable credentials to work for you. Their endeavour is to jointly create a haven of harmony for senior citizens.

Where one is free to live in leisure as much as inspired to pursue their passions, and focus on the things that matter the most to them.



The project is promoted by EMBASSY COLUMBIA PACIFIC ASL PRIVATE LIMITED (a JV between Embassy Group and Columbia Pacific Group, U.S.A), and Columbia Pacific Communities (CPC) is the senior care service provider.

Senior care services are governed by the agreement between the buyer and CPC without recourse to the promoter. The terms of sale of the unit are governed by the agreement between the buyer and the project promoter without recourse to CPC.

Dreams turned into  
reality in the millions.



## Built with a legacy of a lifetime.

Seattle-based Columbia Pacific Group is one of the foremost developers of retirement housing communities for over 40 years across the US, Canada, China, India and Malaysia.

Our vibrant retirement communities focus on promoting holistic senior living and ensuring seniors live their best lives in our care. They are designed with insights gleaned from our learnings as promoters of Columbia Asia Hospitals (now a part of Manipal Hospitals), a pioneering healthcare service provider with 13 hospitals in India that established new standards in high-quality medical care.

At Columbia Pacific Group, we build, manage, partner and care.

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Where it is hush,  
lush and plush.

A quiet and exclusive precinct awaits you, not too far from the Bengaluru International Airport.

Spread over 288 acres, Embassy Springs is one of Bengaluru's biggest and best planned cities offering its residents an exquisite living experience amidst nature. Situated in the heart of north Bengaluru, the township is close to major upcoming developments and lies just 4 kms before the Airport toll plaza. With a world-class school, hospital, retail and commercial spaces, recreational grounds, and a club, it is a community where one can look forward to interacting with like-minded people with a sustainable approach towards the future.

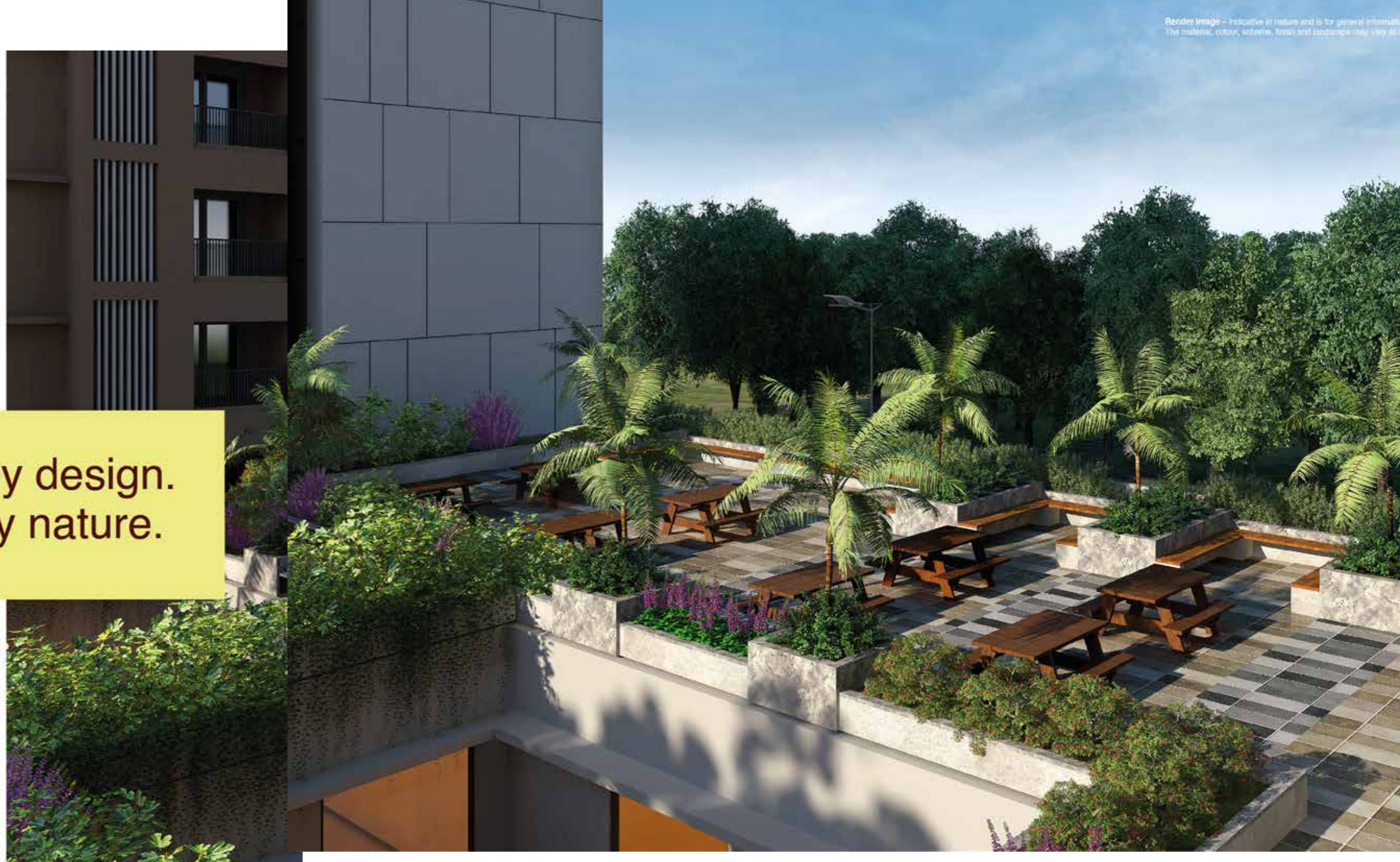
The privileged life here is appointed in more than 2.44 acres of carefully constructed space. Gracious in its spatial planning, intuitive in its service towards senior citizens and crafted keeping their future needs in check. All set to offer community spirit, signature dining, world-class recreation, outstanding sports and business amenities that are unmatched in Bengaluru. But that is not all.

Come home to a personalised service by a caring and empathetic team, in a relaxed setting that is complete with all the facilities needed to lead an enchanting life.

Serene Amara by Columbia Pacific, is a celebration of senior care design. It is as meticulous as it is mindful.

Materials are 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 four walls and your desire to belong to a community. Be part of a like-minded collective. Enjoy a sense of camaraderie and conversations over just a simple cup of filter coffee or hot chocolate if you please. It is your club when you want and your castle when you need. Revel in the sublime strength of its concrete structure while taking in the beauty of its arresting urban design. It is the coming together of an eclectic mix of influences, both emotional and aesthetic, creating an environment that affords you an endearing ageless existence.

Imposing by design.  
Inclusive by nature.





## Powered by flowers.

Leading you home are pathways covered with seasonal flowers. But how you arrive is a matter of choice, carefully crafted to suit your sensibilities.

Should you seek to do so in style, there awaits an imposing main porch, set to welcome you in a manner suited to the manor born. A valet standing by all hours of the day and night to usher you in and attentive staff eager to extend any assistance you may need. Mobility devices too if required.

Care has also been taken to appropriately place the guest elevators opening into the club with ease of accessibility to the amenities planned. Another thoughtful feature has taken the shape of a shaded seating court where residents can wait comfortably. Indulge in a conversation or bid their friends goodbye.

Now should you prefer discretion, a private arrival is part of the plan too. A ramp guides you away from the public view to the basement. Here, elevators will whisk you away to the quiet confines of your residence or to your favourite corner of the club on the ground level.

### The masterplan

An exclusive club to welcome you, a sanctuary of calm to comfort you. Every day for the rest of your life. It is the good life that awaits you at Serene Amara by Columbia Pacific.

Doff your hats to the architects who have managed to seamlessly combine the need for privacy with an environment that breeds conviviality by situating the club at the heart of the residences. This becomes the doorway to your residence as well as a central hub for the community where connections will be made and new friendships forged. Seniors often feel isolated in their apartments; the proximity of community amenity spaces simply allays isolation. Happily.

Arrive at the lobby like you would at a high-end club where an attentive, affable staff greets you with a sense of familiarity that emerges from knowing what you like. Beams of natural light that stream in through the bistro and restaurants are sure to light up your moments. But what you may not notice is that the tiles are designed not just to be aesthetically appealing but attention has been paid to also ensure they are slip resistant. Such attention to little details in the corridors, lobbies and shared spaces is a part of the signature design lexicon of Serene Amara by Columbia Pacific. The vibrant colours and contemporary fabrics give our designs an understated elegance reflecting the exuberance of life and the celebration of coming together.

A ride in the elevator will instantly transport you to a whole new world of calm. Miles away from the loud hustle and bustle of Bengaluru. Muting the urban buzz, ascending to a life above it all. Literally and figuratively.

Life has big  
plans for you.



Live the high life.

### The Exclusive Residences

Built on 17 floors across 2 wings, the 239 exclusive residences are the work of renowned architects and designers, designed to evoke a sense of belonging among its residents. A feeling of family away from family.

Every little thing about them is grand.

### The Grande Residences

Its grandness lies in the details. Some of the best-in-class features turn a carpet area of around 850 sq.ft. (including the balcony) into something spectacular.

Lavish is the word that comes to mind when you describe its living and dining rooms. Large enough to allow for comfortable seating arrangements with a dining area that makes room for a table comfortably. The glass door makes a statement, showcasing the balcony overlooking it. Bask in the light streaming through and enjoy the company of your friends or step out and indulge in some much-needed self-love.

The open kitchen with its L-shaped counter is generous in its space planning. Allowing you adequate room for refrigerator, oven, sink, microwave and ample storage space.

The master bedroom of the Grande Residences allow residents the convenience of future-proofing their lifestyle. In addition, the bedroom has a balcony that offers a wonderful sit out, ushering in ample light and creating a distinctive design element. The

television and multi-media connections have been thoughtfully designed. The size of the bedroom also allows residents to create lavish cupboard spaces and accommodate a comfortable-sized bed.

The en suite bathroom is intentionally kept spacious, thereby allowing for the changing needs of its residents. The door of this 3-fixture bathroom opens outward guaranteeing additional safety.

An optimally sized guest bedroom with enough room for movement and space for storage allows residents to comfortably host their children, grandchildren and friends. There is also a guest washroom that can be accessed through the living area.



Typical 2 BHK unit plan

	sq.ft.
RERA Carpet	752
RERA Balcony	99



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Premier is not a word, it is a feeling.

### The Premier Residences

Though the Premier Residences have a carpet area of around 607 sq.ft. including the balcony, the opulent space planning creates a feeling of lavishness.

The living and dining areas create a majestic entertainment space for the home. The glass doors overlooking the big balcony allows residents to enjoy the bonhomie of friends or simply relax in the space.

This is served by an open plan kitchen. Designed with an L-shaped counter with adequate space for refrigerator, oven, sink, microwave and ample storage space. It will be a great platform to create a designer kitchen.

The massive master bedroom is designed keeping in mind the ever-evolving needs of its residents. The size of the bedroom also allows residents to create lavish cupboard spaces and accommodate a comfortable-sized bed.

The en suite bathroom is intentionally kept spacious, thereby allowing for the changing needs of its residents. The door of this 3-fixture bathroom opens outward guaranteeing additional safety.

Another example of its empathetic design is the addition of a second bathroom in the Premier Residences, anticipating the needs of a caregiver who may be required for assistance to the resident.



Typical 1 BHK unit plan

	sq.ft.
RERA Carpet	566
RERA Balcony	48

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## Residence fixtures



### Residences

- Generator power backup for lighting in all apartments
- Uninterrupted power supply backup for lifts in addition to generator backup
- Emergency lighting with UPS backup for corridors and common areas
- Television provision in the living room and bedrooms
- AC provision in the living room and bedrooms
- Dedicated power points for placing emergency lights in every apartment (living room, bedrooms and toilets)



### Doors and windows

- Minimum clear opening for all doors is 900 mm making it suitable for wheelchairs
- The sliding windows come with a mosquito net for added convenience
- Main doors have been provided with master key provision
- Locks for internal doors can be opened with a coin from the outside in case of an emergency
- For the safety of residents, tower bolt is not provided



### Kitchen

- Kitchen with electrical provisions for hob, chimney, microwave, refrigerator and instant geyser
- Power points for water purifier and mixer
- Matt finish floor tiles

### Bathroom

- Geyser provision in bathrooms
- Granite countertops
- Matt finish floor tiles
- Grab bars and shower seat
- The wet shower area and the rest of the bathroom area are at the same floor level with a slight gradient. This helps water to drain but ensures full accessibility and safety as there are no floor transitions
- The bathroom door also opens outward to avoid the risk of the resident getting injured in case of a fall against the door. The bathroom door has been provided with a door closer



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**But you cannot  
talk to the view.**

The truth is, as much as we all cherish privacy, we seek company too. And that is why this house of yours comes with its own clubhouse. Great conversations are just an elevator ride away. Descend to elevate your spirits.

Conversations, coffee and cosy armchairs await you. Lounge with like-minded folks. The lobby is yours to host friends and associates should you want to talk shop. But it is not business alone that needs to beckon you here. It is here that you may strike a whole new chord of friendship. Indulge in banter that is wholesome and warm. The club could open so many doors for you and connect you with wonderful souls who are looking to not just share their memories but create fresh ones to cherish for a lifetime. Just like you.

Where people gather and gradually a community takes shape. Every little thing is designed to achieve just that. The furniture is arranged in clusters to ensure people engage with one another.

Clear paths allow even people with mobility challenges to easily be a part of the circle. So, time will be spent reminiscing in company and not solitude. However, should you be the kind of person who likes to spend hours turning pages, the library, set in as an integral part of the lobby is ideal. Books line the shelves. Reach out to the author whose words will bring a smile to your face. And the shelves are designed such that even the books on the highest shelf are within easy reach. Pick out a title and you will find the light streaming in and the sofa in the corner inviting.

The club is an entertainment haven. Here, you will find the games room behind another door where you can unwind with a game of pool, a hand of rummy, a session of Monopoly or simply go to war over a spirited round of Jenga. And when you have your grandkids over, they would be absolutely stoked to find the room stacked with board games, puzzles and even a wall-mounted television set up for gaming if they are inclined that way.

On another day you could find yourself enjoying

## The veritable hub of life.

a play of the theatrical kind at the club hall that can host over a hundred. It would be the ideal venue for plays, musical performances, talks, exhibitions, book readings and events too. And then there will always be the good ol' popcorn and movie days.

There is also a wellness centre with a team of world-class fitness professionals with the expertise needed to coach senior citizens. The state-of-the-art gymnasium with the latest cardiovascular equipment, strength building trainers and free-weight platforms is built with the aim to help you build mobility, flexibility, endurance and strength.

Step into another room in the centre and you could find yourself pursuing yoga. Learning the asanas that could help both body and mind with others who share your belief in this tradition.

It is likely that as the days go by, not just you but your bonds with others like you will strengthen too.



## The place to meet, greet or retreat.

### Club lobby details:

- Both the wings at Serene Amara by Columbia Pacific have one fire/stretcher-friendly elevator and two wheelchair-friendly elevators
- High-speed elevators with a minimum speed of 1 m/s
- All elevators have Automatic Rescue Device and hand rails
- 2.0 m wide corridor



### Club amenities:

- Senior-friendly gymnasium
- Indoor games room with table tennis, pool table, carrom, chess, board games and cards
- Spa services
- Yoga and meditation decks
- Reading lounge as part of the lobby
- Restaurant
- Business centre
- Multi-purpose hall
- Wellness centre and medical room
- Jogging track in the outdoor landscape
- Community gathering space at the podium level
- Outdoor dining at the podium





Where the greens  
will grow with you.

Great care has been taken to surround you with soothing greens and give you an opportunity to nurture your green thumb. The community garden with its deliberately raised planters is accessible even to those who find it hard to bend, so they can engage in gardening from the comfort of a mobility device or chair. We call it empathetic, inclusive design. We understand the effect of time spent amidst nature has on you.

A walk around will reveal to you many opportunities to do that, starting with the large green podium which also serves as a majestic social interaction space. Besides the private gardens in a select few residences, there is a large leisure deck designed with the idea of relaxation. Where you can gather to chit-chat, share notes on your hobbies and even grab a bite. Know that this space too, like most of Serene Amara by Columbia Pacific, is senior-friendly by design.

Health is not a walk in the park. It is the science of care that our healthcare centre has to offer. It is the reassurance that your loved ones seek the most. They need to know you are in good hands and the centre is equipped to do just that.

With an exam room and 2 beds, the healthcare centre offers a gamut of senior-focused services including health screenings, assessments and consultations with visiting health professionals from Manipal Hospitals, the second largest hospital in the country and our official healthcare partner.

The exam rooms are designed keeping in mind the requirement of the seniors, particularly for those using mobility devices. It is directly accessible to a stretcher-sized elevator and has emergency access from the ground floor. Served by a qualified nurse and a dedicated ambulance service 24/7, the centre is regularly visited by doctors who are available on call for any emergency or support.

In addition to this, as a resident of Serene Amara by Columbia Pacific, you also get preferential access to healthcare facilities at Manipal Hospitals across Bengaluru.

Health matters.



## Where residents mingle and flavours commingle.

The restaurant at Serene Amara by Columbia Pacific, is a treat for all senses even before the food is served. The views are breathtaking with an impeccable design and the ambience is reassuringly charming.

Gardens and trees fill up the views offered by large glass windows giving you an experience that is both indoor and al fresco. Unexpected touches and details create an uncluttered, personalised experience. The restaurant's proximity to the recreation areas serve to create a fluid transition between conversations, bonhomie, business, leisure and sports.

The intuitively designed restaurant faces north and so it receives ambient daylight without glare throughout the day and does not need any blinds or window treatments. This seemingly innocuous detail creates harmony, inviting you to take your place in one of the charming open spaces and soak in the sunlight.

Go ahead and peruse the menu. You will discover it is easily one of Bengaluru's most delectable dining options. Every meal here is a result of the freshest of ingredients and the culinary expertise of our chefs vying to outdo themselves to delight your taste buds. With indulgent breakfasts, laid-back lunches and dinners that pamper your palate, the all-day bistro has a wide spread of light snacks and desserts that aim to satiate your cravings between or after meals.

And should you choose to host a few close friends or family, a 10-seater private dining space is the one to book.

After all, happiness is having good food with good friends.

They say the heart of a home is the kitchen. But at Serene Amara by Columbia Pacific, it is also the playground of chefs committed to win over the palates of our discerning residents.

The main kitchen is a shining example of cutting-edge design marrying functional aesthetics. It is a symphony of gleaming stainless steel that inspires chefs to turn every plate into a performance. Dished out to exquisitely delight your taste buds time and again.

There are separate cooking areas for vegetarian and non-vegetarian food. The design of the kitchen layout, the materials used and the stringent food safety standards followed ensure a spotlessly clean and hygienic environment.

The kitchen is equipped with infrared food warmers, exhaust hoods, tandoor, gas range, oven, salamander, griddle plate, deep fat fryer, stock pot range, gleaming stainless steel worktops with undercounter refrigerators, microwave, toasters, and freezers for ice cream. All equipment that you will find in a professional hotel kitchen.

All that then remains is for you to place your order and the chefs to work their magic.

Just the space chefs  
need to create culinary  
masterpieces.





The chapters to follow  
are yours to write -  
the golden years of  
your life.

It is your time to write your destiny and create a world of your own. Surround yourself with the finer necessities in life and indulge in the comforts that you so truly deserve.

It takes more than walls to make a home. The trees so green, flowers that mesmerise with their beauty, skies so blue and clouds so white - it will make you think what a wonderful world you have for yourself at Serene Amara by Columbia Pacific.

# Site plan



# Ground floor plan



## NOTE:

FURNITURE LAYOUT IS INDICATIVE ONLY  
RCC COLUMN SIZES ARE INDICATIVE AND MAY VARY

# First floor plan



## NOTE:

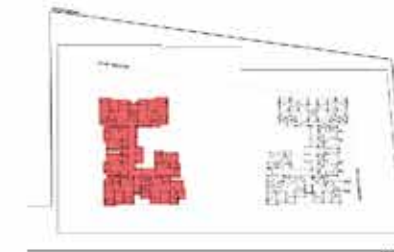
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## Floor plans



### WING A - Typical Floor Plan

Floors: 3, 5, 7, 9, 11, 13, 15, 17



-  1 BHK  
 2 BHK

**NOTE:**

ROOM DIMENSIONS INDICATED ARE FROM UNPLASTERED SURFACES  
AND WOULD VARY AFTER PLASTERING/TILING  
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## WING A - Typical Floor Plan

Floors: 2, 4, 6, 8, 10, 12, 14, 16



- 1 BHK
- 2 BHK

### NOTE:

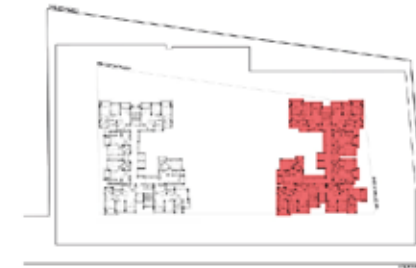
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## WING B - Typical Floor Plan

Floors: 2, 4, 6, 8, 10, 12, 14, 16



● 1 BHK

● 2 BHK

### NOTE:

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FURNITURE LAYOUT IS INDICATIVE ONLY

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## WING B - Typical Floor Plan

Floors: 3, 5, 7, 9, 11, 13, 15, 17



- 1 BHK
- 2 BHK

### NOTE:

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# In and around Serene Amara by Columbia Pacific



Connectivity	
3.5 KMs	12 KMs
From NH7	Drive to Devanahalli Business Park
09 KMs	24 KMs
From KIAL International Airport	From Hebbal Flyover
10 KMs	30 KMs
Drive to proposed HSRL	From MG Road
12 KMs	25 KMs
From Yelahanka Air Force Base	From Embassy Manyata Business Park

Moments  
make life  
memorable.









serene AMARĀ  
By Columbia Pacific

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