

APARTMENTS @ EMBASSY SPRINGS



INTRODUCING EMBASSY EDGE.

Nestled within Embassy Springs, Embassy Edge is India's first Alexa-enabled smart home. With access to over 100+ amenities, Embassy Edge offers a futuristic lifestyle within a vibrant community.

These smart homes offer plenty of open space with minimum building footprints boasting 82% open spaces, not only this 70% of units are facing the Central courtyard!

What's more? With plenty of greenery and a range of new-age amenities, this city blends timeless beauty with modern efficacy.

WELCOME TO SMART LIVING.



A HOME AS SMART AS YOU ARE.

Prepare for a home that obeys what you say. Experience a lifestyle enhanced by Amazon Echo, with the voice-controlled intelligent personal assistant service, Alexa.

A voice enabled home: sooner than you thought!



LIVING MADE WHOLESOME.

The tastefully designed homes at Embassy Edge are designed to soothe your artistic impulses. Natural light is abundant, and so is space.

At Embassy Edge, you will never be far away from excitement. No matter what your interests are, you will always find a companion or two in this community,



A SPACE FOR EVERY MINDSET.

At Embassy Edge, you will find space. Plenty of it. In fact, we have space for every personality.

Whether you are a wanderer or a social butterfly, you will find an abode here, perfectly in sync with your vibes.

Configuration	1 BHK	2 BHK	2.5 BHK	3 BHK
Appx Carpet Area in Sq. Ft.	411 - 452	638 - 698	723	811 - 911
Appx Saleable Area in Sq. Ft.	607 - 696	983 - 1058	1089 - 1125	1240 - 1406

1 BHK



1 BHK - C

Rera Carpet Area : 437.2 SQFT
Sale Area : 678.5 SQFT

2 BHK



2 BHK - D

Rera Carpet Area : 642.9 SQFT
Sale Area : 987.8 SQFT

2.5 BHK



2.5 BHK - A

Rera Carpet Area : 724.0 SQFT
Sale Area : 1125.2 SQFT

3 BHK



3 BHK - (3T)

Rera Carpet Area : 890.7 SQFT
Sale Area : 1343.3 SQFT



- LEGEND**
- 1. ARRIVAL PLAZA
 - 2. CLUBHOUSE DROP OFF
 - 3. MAIN POOL
 - 4. KID'S 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



- G - GARDENIA
- H - HIBISCUS
- F - FUCSHIA
- D - DAISY
- E - ELDERBERRY

EMBASSY EDGE: AN OVERVIEW

Phase 1 of Embassy Edge consists of five towers spread across 12 acres. Each of the 800+ apartments that make up these towers are aesthetically conceptualized with a focus on smart design.

The well-positioned erection of the towers ensure that the apartments get an uninterrupted, premium view of the gardens outside.



STEP OUT TO DISCOVER MORE.

You may be living in a small corner of the city that Embassy Springs is, but that small corner is also your key to a world of amenities. Life at Embassy Edge lets you enjoy all kinds of recreational activities, from leisure to sports.

The 25,000 sq.ft clubhouse is the perfect evening getaway, with features including an outdoor swimming pool, an indoor badminton court, a cafeteria, lounges, a banquet hall, a convenience store and a lot more.

Embassy Springs is home to grand facilities for sports such as tennis, volleyball, basketball as well as skating. For everything else, there is the Central Park where you can gather along with friends and family and indulge in whatever sport you fancy.



GO BACK TO YOUR HOBBIES AND PASSIONS WITH LIKE MINDED NEIGHBOURS!

Pick up an old hobby or find a new passion at our expansive clubhouse at Embassy Edge.



BADMINTON COURT



SQUASH COURT



SWIMMING POOL



CAFETERIA



CARD ROOM



BASKETBALL COURT



LOUNGE



BANQUET HALL



YOGA HALL



TENNIS COURT



VOLLEYBALL COURT



CRECHE



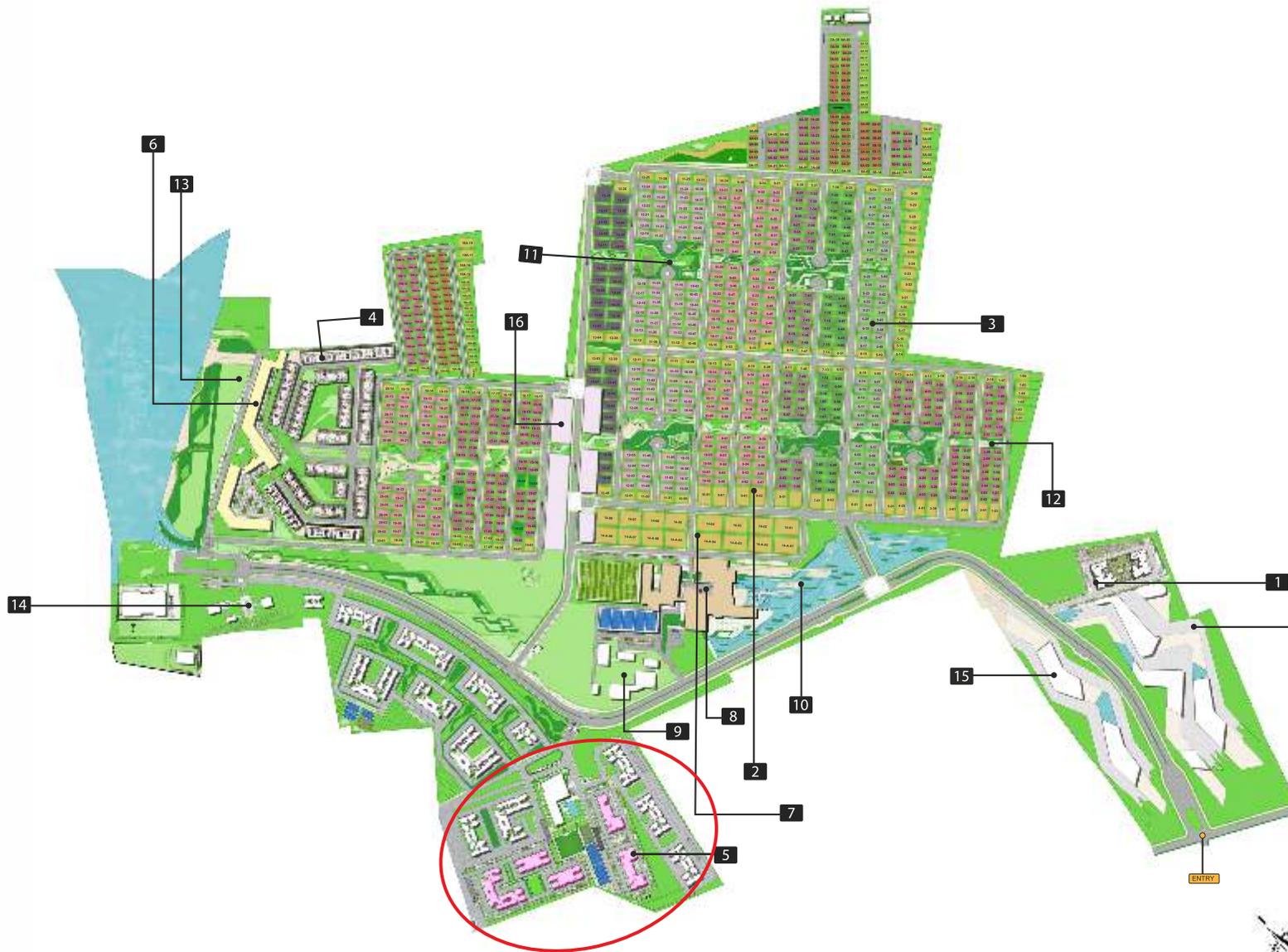
SKATING RINK



CENTRAL PARK



CONVENIENCE STORE



LEGEND

1. SENIOR LIVING
2. TOWN CENTRE PLOTS
3. VILLA PLOTS
4. ROW HOUSES
5. EMBASSY EDGE @ EMBASSY SPRINGS
6. LAKEFRONT APARTMENTS
7. ESTATE PLOTS
8. TOWN CENTRE & CLUB
9. SCHOOL
10. MANMADE LAKE
11. COMMUNITY PARKS
12. LINK PARKS
13. LAKEFRONT PROMENADE
14. SACRED GARDEN
15. COMMERCIAL & HIGHSTREET
16. NEIGHBOURHOOD RETAIL
17. HOSPITAL



EMBASSY EDGE AT EMBASSY SPRINGS.

Bengaluru's biggest and best-planned city, Embassy Springs, is the epitome of urban planning designed to address everyday challenges. Spread across 288 acres, this self-sustainable township offers residents an exquisite living experience amidst nature. Situated in the hotbed of North Bengaluru, the township is close to major upcoming developments and just 4 km before the Airport toll plaza.



**18KMS OF
ROAD NETWORK**



32 PARKS



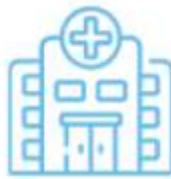
SCHOOL



**PLACES OF
WORSHIP**



**COMMERCIAL
& RETAIL SPACE**



HOSPITAL



**SPECIALLY-ABLED
FRIENDLY**

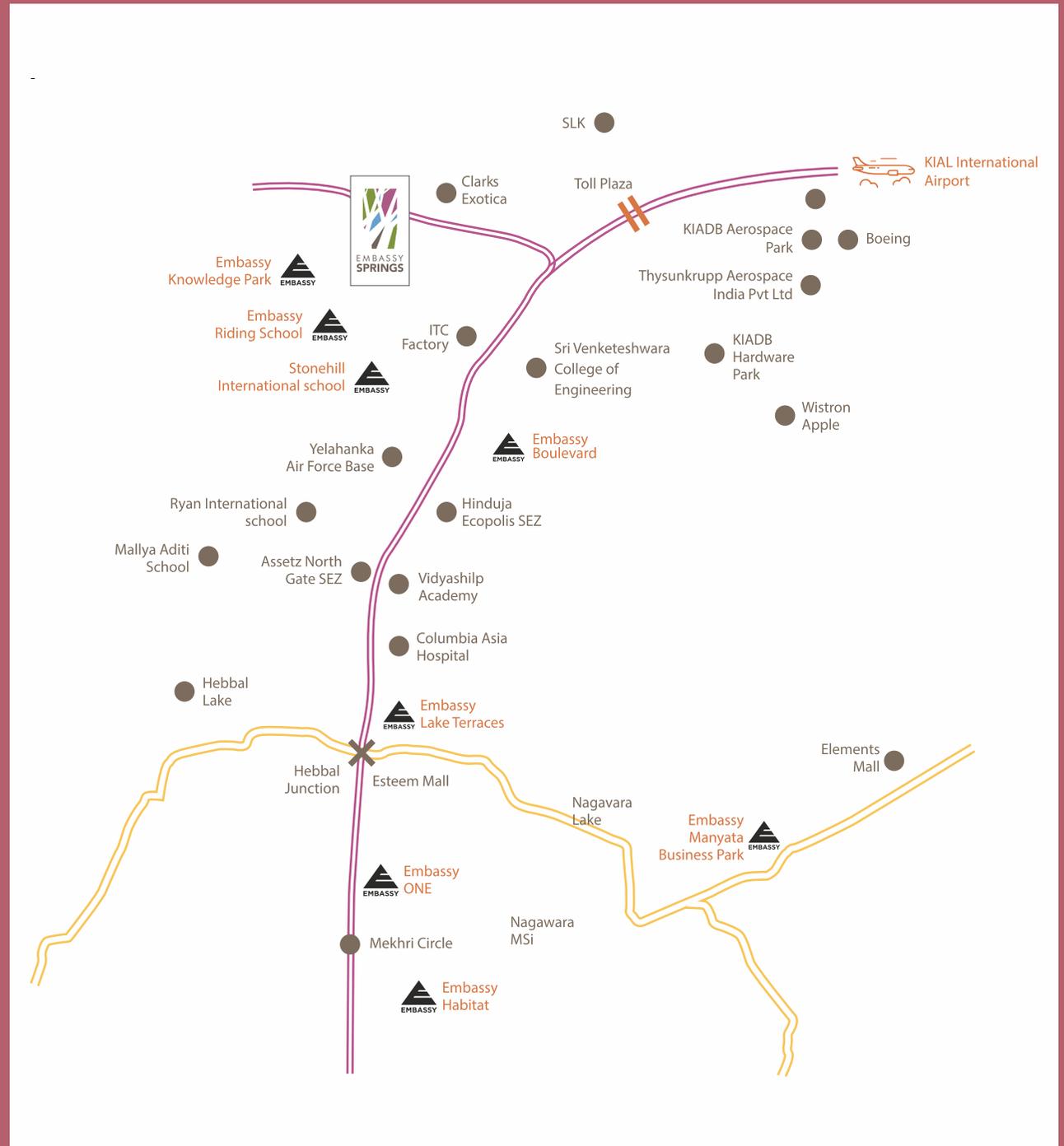


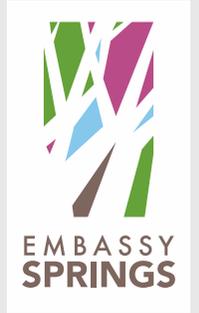
**LOW DENSITY
DEVELOPMENT**

LOCATION MAP

For those who want to be away from the bustle of a city while still keep up with this fast-paced life.

The nearby KIADB parcel of around 4,000 acres, close to the airport, is being developed for the benefit of IT/BT, hardware and aerospace industries. As many as 1.2 million direct and 3 million indirect jobs are expected to be created in the vicinity. Companies like Wistron Apple, SLK, Shell and Boeing have already set up their facilities here.





REGISTERED OFFICE: Embassy Property Developments Private Limited, Embassy Point, 150, Infantry Road, Bengaluru 560 001.

MARKETING OFFICE: Embassy Group, Pebble Beach, Embassy Golf Links Business Park, Off Intermediate Ring Road, Bengaluru 560 071.

SITE ADDRESS: Embassy Edge, Embassy Springs, Nagamangala Village, Kundana Hobli, Devanahalli Taluk, Bengaluru 562 110.

T: +91 88800 50000 | E: sales@embassysprings.com

www.embassyedge.com



RERA: PRM/KA/RERA/1250/303/PR/180526/001825
For further details, visit www.rera.karnataka.gov.in

DISCLAIMER: The information provided in this brochure is generic in nature. The pictures, layout themes, project landscape, interiors, lighting, etc. are shown as what is intended to be at the time of completion. Currently, they are represented as illustrations and demonstrations 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 Company's sales team prior to concluding any decision for buying at Embassy Edge. The content of this brochure shall not be treated as any kind of an offer by the Company.