

THE MASTERPLAN  
FOR HAPPINESS





## MORE THAN A HOME

Who doesn't love to be pampered? To be in close proximity to everything that makes life a fulfilling experience is a special feeling.

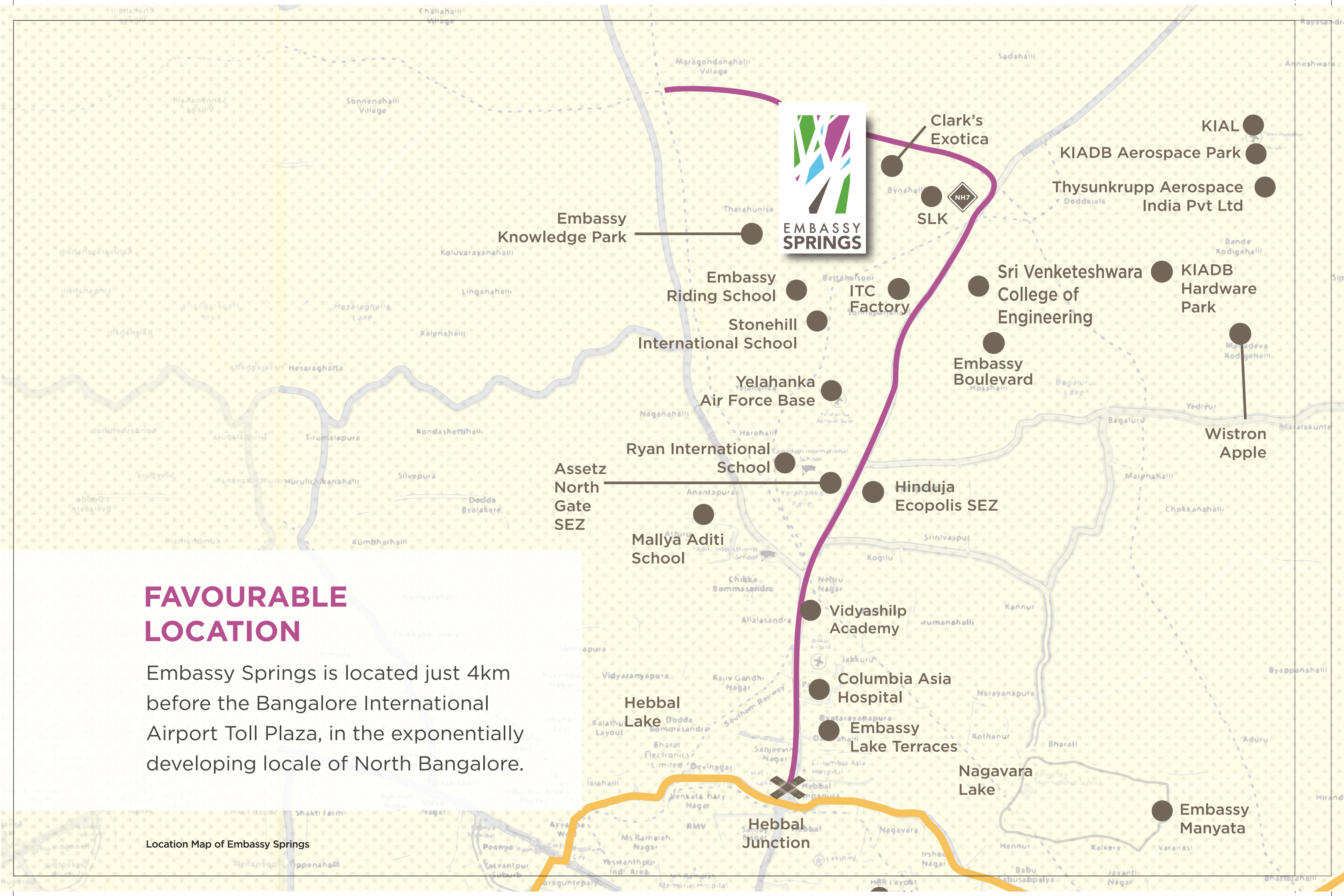
**Embassy Springs** is exactly that. **Bangalore's biggest and best planned** city has all the amenities one dreams of for their perfect home, and more. The plots, row houses, apartments and villas in this **288 acre self-sustaining city** are complimented by a plethora of features that ought to give its residents a taste of high living.

After all, a home is a lot more than simply what lies between four walls.

## FAVOURABLE LOCATION

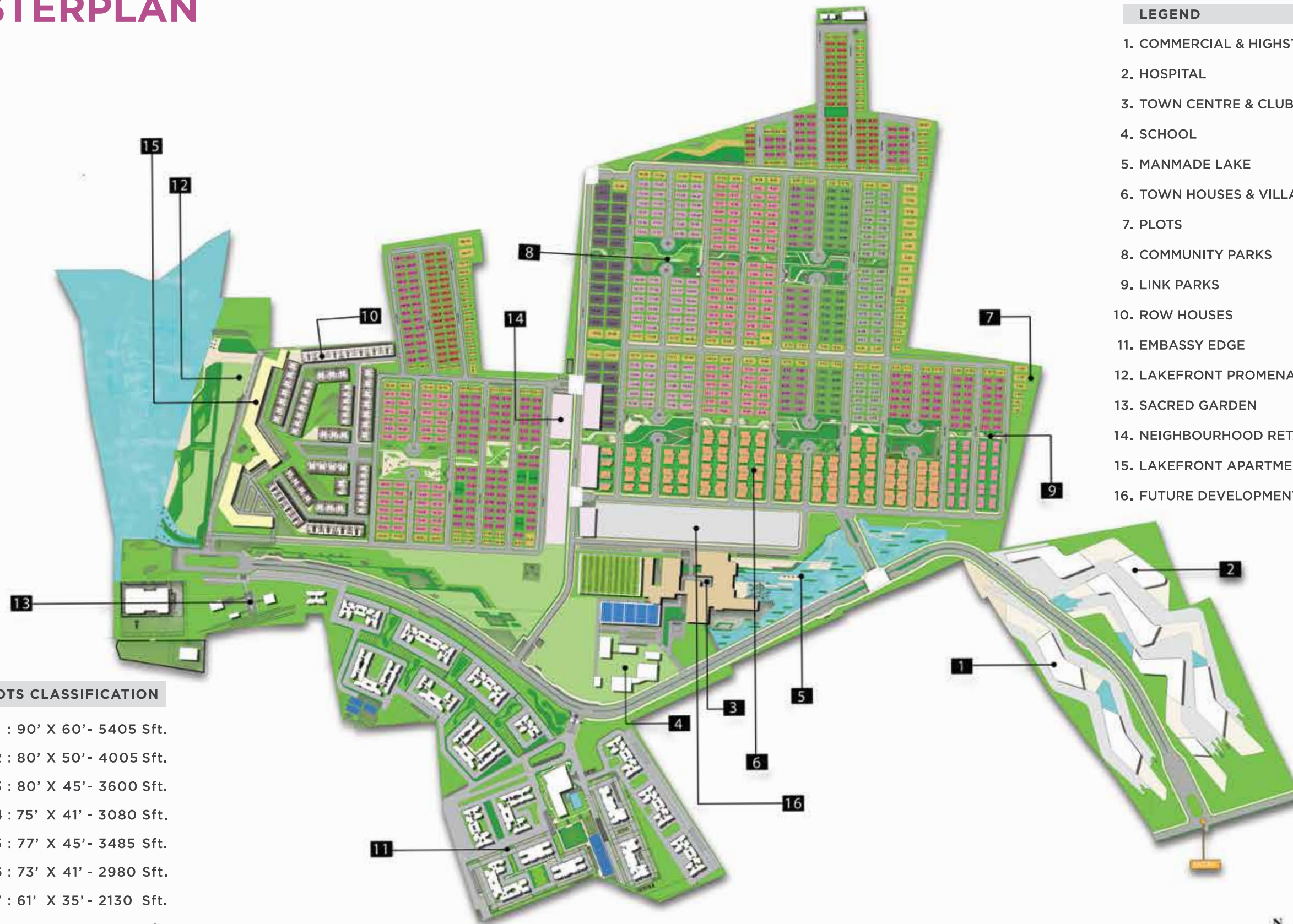
Embassy Springs is located just 4km before the Bangalore International Airport Toll Plaza, in the exponentially developing locale of North Bangalore.

Location Map of Embassy Springs





# MASTERPLAN



- LEGEND**
- 1. COMMERCIAL & HIGHSTREET
  - 2. HOSPITAL
  - 3. TOWN CENTRE & CLUB
  - 4. SCHOOL
  - 5. MANMADE LAKE
  - 6. TOWN HOUSES & VILLAS
  - 7. PLOTS
  - 8. COMMUNITY PARKS
  - 9. LINK PARKS
  - 10. ROW HOUSES
  - 11. EMBASSY EDGE
  - 12. LAKEFRONT PROMENADE
  - 13. SACRED GARDEN
  - 14. NEIGHBOURHOOD RETAIL
  - 15. LAKEFRONT APARTMENTS
  - 16. FUTURE DEVELOPMENT

- VILLA PLOTS CLASSIFICATION**
- TYPE 1 : 90' X 60'- 5405 Sft.
  - TYPE 2 : 80' X 50'- 4005 Sft.
  - TYPE 3 : 80' X 45'- 3600 Sft.
  - TYPE 4 : 75' X 41' - 3080 Sft.
  - TYPE 5 : 77' X 45'- 3485 Sft.
  - TYPE 6 : 73' X 41' - 2980 Sft.
  - TYPE 7 : 61' X 35' - 2130 Sft.
  - TYPE 8 : 61' X 41' - 2490 Sft.
  - TYPE 9 : 82' X 61' - 4980 Sft.
  - ODD





# SOMETHING FOR EVERYBODY



An artistic impression of Embassy Springs

288

Acres

800+

Villa Plots

300+

Low-Rise  
Lakeside Apartments

3000+

Apartments

150+

Row Houses

150+

Villas &  
Town Houses



## VILLAS & TWIN HOUSES



Our upcoming luxury homes, designed by Andy Fisher, are in perfect sync in with a modern lifestyle; the gift of these homes is the privacy they provide. Located in the heart of the township, and close to the manmade lake, it's as premium as it gets.



## ROW HOUSES & LOW-RISE APARTMENTS



Our upcoming low-rise apartments and row houses, designed by Andy Fisher, are meant to give the best of premium lifestyle, a view of serene greenery and come in interesting elevations and staggered apartment units.



## PLOTS



An artistic impression of Embassy Springs

The plots at Embassy Springs that range between **2100 and 5400 sq. ft.** offer ample space between each villa that occupies them, meaning residents would never have to worry about their privacy.



## EMBASSY EDGE



An artistic impression of Embassy Edge

Embassy Springs is home to Embassy Edge, a range of smart apartments that caters towards changing mindsets. The **1, 2 and 3 BHK homes**, designed by Synergy Design Studio, blend modern efficiency with timeless beauty, offering its residents an unparalleled experience.



## MODERN AMENITIES

Embassy Springs, being a self-sustained city has all the amenities necessitated by a modern lifestyle. Within its walls are places of worship, children's areas, community engagement spaces, experiential amenities, commercial plazas, sports arenas and an all-inclusive private club. Everything is linked together by a transportation network that spans bus bays, taxi stands, buggy stands, etc.

32

Parks

5.5

Acres of  
manmade lake

8

Kms. of  
cycle tracks

20

Acres town centre

18

Kms of  
road network

45

Acres of  
green spaces

1000

Street lights

22

Bus bays

An artistic impression of Embassy Springs



# CLUB AMENITIES - INDOOR

## SPORTS & FITNESS



GYMNASIUM



GAMES ROOM:  
CHESS, CARROM, DARTS



TABLE TENNIS  
ROOM



SQUASH COURTS



BILLIARDS  
& SNOOKER ROOM



BADMINTON  
COURTS

## ART & CULTURE



ART / CRAFT STUDIO



MUSIC &  
DANCE STUDIO



MINI THEATRE



CONVENTION CENTRE  
WITH STAGE & GREEN  
ROOMS

## WELLNESS



SPA



HEALTH CLUB



HEATED  
INDOOR POOL

## BUSINESS



CONFERENCE  
ROOM



LIBRARY WITH  
READING ROOM



BUSINESS  
CENTRE

## KIDS' CLUB



GAMES ROOM



PLAY AREA



WORKSHOP  
SPACES

## RECREATION



RESTAURANT  
& BAR POOLSIDE  
LOUNGE/GASTRO PUB

## OTHERS



GUEST SUITES  
(40-50)



PROJECT  
MAINTENANCE  
OFFICE



# CLUB AMENITIES - OUTDOOR



POOL



TENNIS COURTS



KIDS' POOL/  
WET PLAY AREA



LOUNGE DECKS



KIDS' PLAY AREA



LAKE  
EMBANKMENTS



OPEN EVENT  
AREA: SPILLOVER  
OF BANQUET HALL



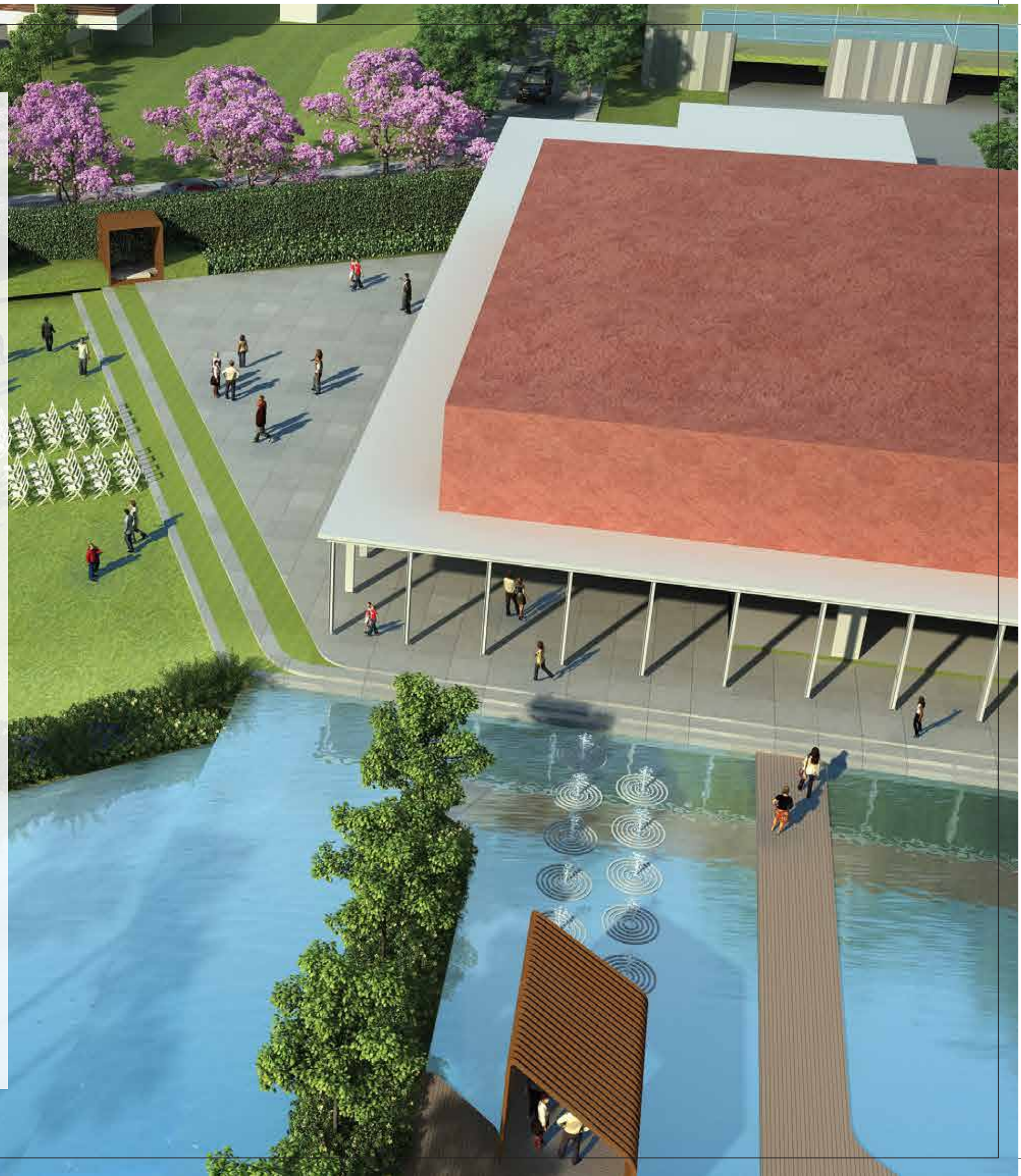
AMPHITHEATRE



POOLSIDE  
LOUNGE



LARGE FOOTBALL  
GROUND





## THE BEST OF NATURE

Embassy Springs offers a holistic lifestyle in the lap of nature. Its verdant ecological landscape is crafted by Cicada - Asia's leading landscape architects.



An artistic impression of Embassy Springs



## NATIVE AND DROUGHT-RESISTANT PLANTS



An artistic impression of Embassy Springs

There are at least a hundred species of trees, shrubs, groundcovers and wetland plants that populate the open spaces of Embassy Springs. The selection prioritizes plant survival, ease of maintenance and promotion of local biodiversity.



DROUGHT-TOLERANT NATIVE



TAMARINDUS INDICA



AZADIRACHTA INDICA



LAGERSTROEMIA SPECIOSA



MURRAYA KOEGINII



SARACA ASOCA



MURRAYA PANICULATA



CHRYSOPPOGON ZIZANOIDES



CASSIA FISTULA



BOMBAX CEIBA



SYZYGIVM CUMINI

DROUGHT-TOLERANT NATURALISED



JACARANDA MIMOSIFOLIA



NERIVM OLEANDER



LANTANA CAMARA



DELONIX REGIA



TABEBUIA ROSEA



PELTOPHORUM PTEROCRUPUM



BOUGAINVILLEA SPECTABILIS



FUCRAEA FOETIDA



TERMINALIA MANTALY



DELONIX REGIA



## INCREASED GREEN RATIO



An artistic impression of Embassy Springs

The allocation of more green spaces within the project helps to enhance the micro-climate by, not only for human residents, but also for the flora. Within the plotted development, there are three types of open spaces:

- Community Parks (approximately 5,000-6,000 sq. m.): Open spaces that offer the main recreational amenities for the plotted development.
- Link Parks (600-1,1500 sq. m.): Open spaces that connect the bigger parks; feature basic park amenities for the residents.
- Fringe Green Area: Wider buffer greenery that can accommodate ancillary amenities such as additional parking and maintenance facilities.



## CITY OF THE FUTURE

Embassy Springs is committed towards giving its residents a taste of tomorrow. This is achieved by infusing sustainability in every aspect of the city, especially in the water and power departments.



An artistic impression of Embassy Springs



## POWER



- Embassy Springs has dedicated 2 x 100 MVA 220/66 KV and 3 x 31.5MVA 66/11KV sub-station.
- 30% of street lights are powered by the solar facility atop the Embassy Springs clubhouse.
- All street lights, including landscape lighting, are of LED type for further power savings.
- Automatic lighting control of street lights saves more than 70% of the energy cost.
- Each parcel has dedicated power distribution yards.
- The Embassy Springs clubhouse has a solar power generation facility
- Energy conservation methods as per ECBC norms are followed in power distribution.
- Energy efficient transformers motors are used across.



## WATER



- Domestic water is supplied via gravity instead of pressurized systems, thus saving energy.
- A major portion of the landscape is irrigated by treated rainwater.
- Rain water runoff from each plot will be recharged through pits (by end user). Any overflow is emptied into road drains.
- Road runoff will be stored in huge underground sumps to be used for water bodies and irrigation during dry days.
- STP water is used to top up or first fill, such that fresh water usage is avoided.
- Treated wastewater is used for flushing and landscaping at the clubhouse.
- Any runoff from the property will be harvested or used to revitalize the ground water.



## WIDE NETWORK OF ROADS

Embassy Springs is serviced by an 18 km long network of interconnected roads. A cycling track of 8 km runs across all major roads, further enhancing connectivity. The wheelchair-friendly grid comes with ample amount of street signs, visual demarcation of each street via landscape, distinct crosswalks, kerbs and well-placed cul-de-sac to assist with ease of movement.



An artistic impression of Embassy Springs



## FOUR TYPES OF ROADS



An artistic impression of Embassy Springs

- Spring Boulevard - 24m, 4 lane primary thoroughfare through the development flanked by palm trees
- Spring Avenue - 18m wide secondary road with cycling tracks and walkways running on each side flanked by purple jacaranda trees
- Spring Lane - 15m wide looping corridor around the residential zone flanked by orange columnar trees
- Spring Drive - 12m wide charming street fronting the villas/ plots flanked by yellow, pink, red or white trees



## PUBLIC TRANSPORT FRIENDLY



An artistic impression of Embassy Springs

There are as many as 22 bus bays and 6 taxi bays along the length of the road network. Each community park has school bus bays to ensure that children are safe and don't have to cross roads to catch the buses.



## AWARDS

Times Business Awards -  
Best Upcoming Integrated Township  
Embassy Springs

Golden Brick Awards -  
Best Township Project  
for more than 200 acres

Golden Brick Awards -  
Best Marketing Campaign  
for I AM campaign







**E for  
EXCELLENCE**

The Embassy Group to its credit has multiple awards for excellence in residential development, including:

Most Innovative  
Concept of the Year  
Times Business Awards 2018,  
**EMBASSY EDGE**

Excellence in Concrete Construction at  
the American Concrete Institute  
Awards, 2017  
**EMBASSY LAKE TERRACES**

Best Luxury Residential Project,  
South Zone at the CNBC Awaaz  
Real Estate Awards, 2017  
**EMBASSY PRISTINE**

Green Building Project of the Year at  
the CMO Asia National Awards, 2017  
**EMBASSY GROVE**

Luxury Project of the Year at the  
CMO Asia National Awards, 2017  
**EMBASSY BOULEVARD**

Luxury Project of the Year at  
CMO Asia National Awards, 2017  
**FOUR SEASONS**

Developer of the Year, Residential at  
the CMO Asia National Awards, 2017



**THE GOOD LIFE.  
BY EMBASSY.**



Actual photograph of Embassy Springs



**Ready to occupy** (Occupancy certificate received)



Ready to occupy, luxury lake-front green homes off the Outer Ring Road, Bengaluru



[www.embassypristine.com](http://www.embassypristine.com)



Ready to occupy, luxury residences in the CBD, Bengaluru



Ready to occupy, uber-luxury villas en-route to the Bengaluru International Airport

[www.embassyboulevard.com](http://www.embassyboulevard.com)

**On-going projects** (RERA complaint)



Home to the Four Seasons Hotel and Private Residences, at Bellary Road



[www.embassyoneresidences.com](http://www.embassyoneresidences.com)



Exclusive luxury villaments overlooking the KGA Golf Greens, Bengaluru



[www.embassygrove.com](http://www.embassygrove.com)



Ready to occupy, an integrated township on OMR, Chennai



[www.embassyresidency.com](http://www.embassyresidency.com)



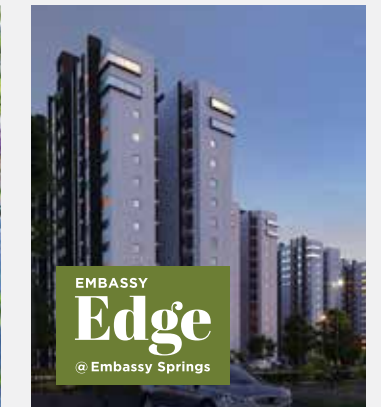
Super-luxury condominiums at Hebbal, Bengaluru

[www.embassylaketerraces.com](http://www.embassylaketerraces.com)



288 acre city in the investment hotbed of North Bengaluru

[www.embassysprings.com](http://www.embassysprings.com)



1-3 BHK smart, functional, modern apartments in Devanahalli, North Bengaluru

[www.embassyedge.com](http://www.embassyedge.com)





At the 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 mindscapes and places beyond the common to bring luxury lifestyles that transcend cliches. Embassy Group is one of India's leading property developers, with a presence spanning over 3 decades and a track record of over 53 million sq ft across commercial, residential, industrial & warehousing, retail, hospitality, services and education. In the residential domain, Embassy Group has completed over 12 million sq ft with over 17 million sq ft under development with a slew of upcoming projects. The promise of the 'Good Life' is what we offer our customers in the residential space, be it in the best of locations, uber-luxury lifestyles and international amenities. The brand equity that we enjoy as pioneers of premium residences make our on-going and proposed residential projects the most sought-after addresses. In line with market trends, our development focus encompasses branded residences, uber-luxury villas, exclusive villaments, sky condominiums, integrated developments & smartly designed contemporary homes. 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 Track2Realty BrandXReport 2017-18, a comprehensive pan-India brand perception audit, is significant. The report ranks Embassy among the top 5 developers in India and the top 3 in South India. We are also ranked No.1 in the office space segment and hospitality, as well as being the No. 1 'Employer' and No.2 in CSR.

[www.embassyindia.com](http://www.embassyindia.com)

Actual photograph of Embassy Springs









## THE MASTERPLAN FOR HAPPINESS

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