



THE PURSUIT OF HAPPINESS ENDS HERE



THE FIRST STEP
TOWARDS HAPPINESS
IS BEING FREE
OF HASSLES

While we all love to explore and celebrate life, urban living comes with a set of issues that hold us back. Take the matter of unplanned growth in the case of Bengaluru. Long traffic jams, unmitigated pollution, vanishing lakes, thinning green cover, water and power shortage, the garbage crisis . . . the list of woes is practically endless. Our civic infrastructure is struggling to keep pace with the burgeoning population. In times like these, one needs to explore avenues beyond the hackneyed path.

So we asked ourselves some challenging questions. Can we build a whole new city that will stand as an example of fine planning? Can it be a self-sustained model of proper utilisation of resources? Can we turn back the clock and refashion the chequered green past of Bengaluru? Can we give dreams and lifestyle aspirations their due space?

AND, MOST IMPORTANTLY, HOW FAR WOULD WE HAVE TO GO IN SEARCH OF THIS UTOPIA? THE ANSWER, WE'RE HAPPY TO REVEAL, IS NOT TOO FAR FROM THE HUSTLE-BUSTLE OF BENGALURU. JUST FAR ENOUGH.



THE BIRTH OF A GRAND VISION

We saw what happiness means.

We saw a land with bountiful gardens and picturesque lakes,
where people could slow down the hand of time.

We saw a place where the young and the old alike could chase their passions.

We saw a world in which convenience meets exclusivity.

We saw a blend of timeless beauty and modern efficiency.

We saw a beautiful dream. We saw a new city. We saw the future.

PRESENTING EMBASSY SPRINGS

THE MASTERPLAN FOR HAPPINESS



CONCEIVED AS A BOLD ANSWER
TO THE CHALLENGES OF URBAN LIVING,
EMBASSY SPRINGS IS BENGALURU'S
BIGGEST AND BEST PLANNED CITY
IN THE MAKING.

It is designed to accommodate all the features that a plan of this
magnitude entails - and more. Residential enclaves, offices, commercial
spaces, leisure and amusement centres, convenience stores, a world
class school, a multi-speciality hospital, dozens of parks . . .





HAPPINESS
SPREAD ACROSS
300 ACRES

Manmade lake next
to the Club

We have devoted all of 300 acres to this magnificent dream of ours, making it the biggest and most ambitious undertaking of its kind anywhere in Bengaluru.

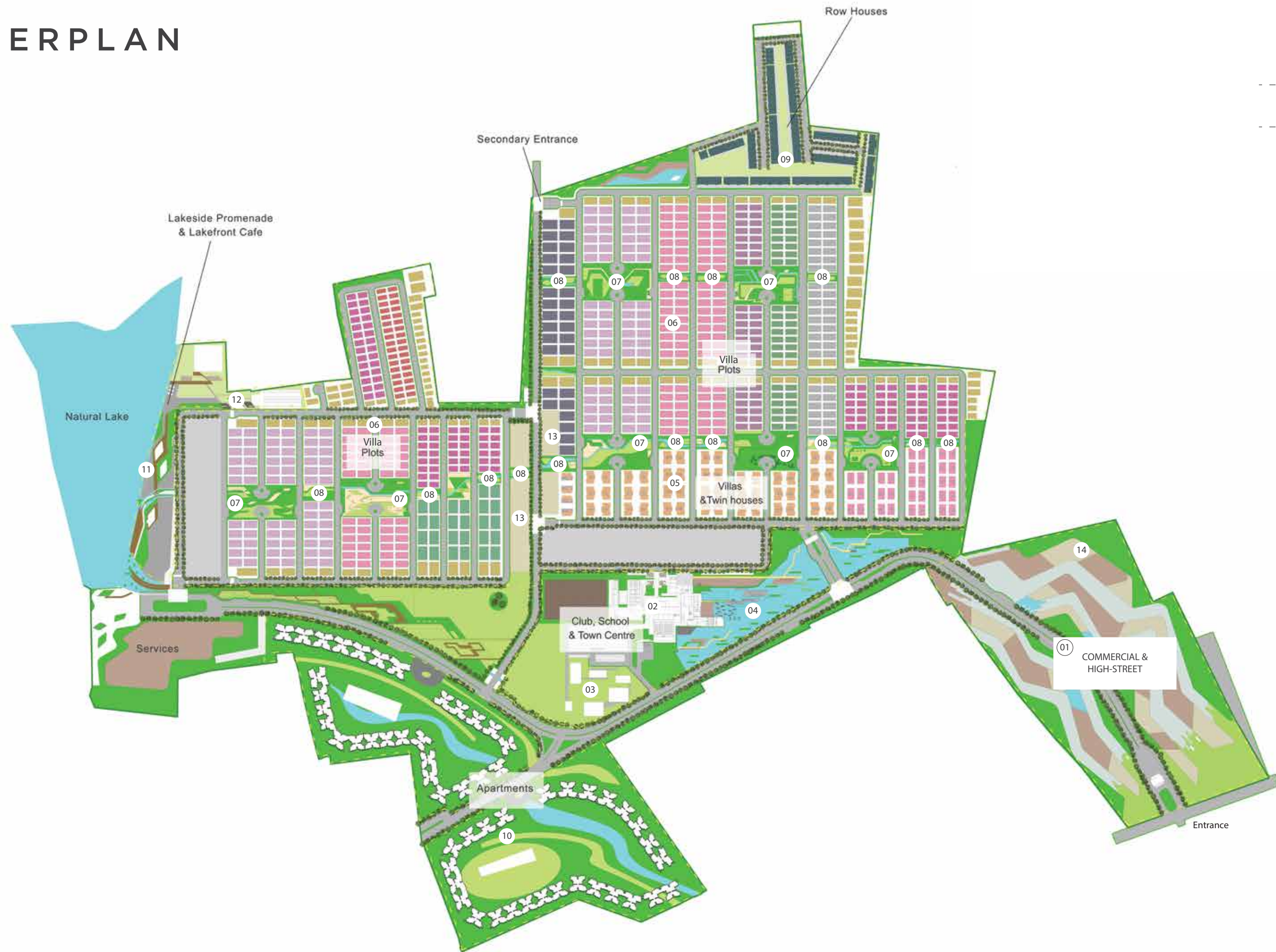
MORE TO IT THAN SIZE

We have invested our time, energy and passion in the little details that will make a big difference in the end, keeping a diligent eye on everything from the sustainability of resources to meeting the demands of future growth.

Aerial view
of Sports Park



THE MASTERPLAN



HAPPINESS CONTOURS

- 01. COMMERCIAL & HIGH-STREET
- 02. TOWN CENTRE & CLUB
- 03. SCHOOL
- 04. MANMADE LAKE
- 05. VILLAS & TWIN HOUSES
- 06. VILLA PLOTS
- 07. COMMUNITY PARKS
- 08. LINK PARKS
- 09. ROW HOUSES
- 10. APARTMENTS
- 11. LAKESIDE PROMENADE
- 12. SACRED GARDEN
- 13. NEIGHBOURHOOD RETAIL
- 14. HOSPITAL



LOCATED IN THE BEST PART OF THE GRAPH

Embassy Springs straddles the growth corridor of north Bengaluru, the fastest appreciating property location. The area is experiencing an unprecedented boom and Embassy Springs in particular carries a huge investment potential, given the completeness of its offering.

Well before the international airport (5km, to be precise), even before the toll plaza, take a turn to the left and proceed a distance of 4km. And you'll be at the gates of the new city.





No wonder we're calling it 'The Master Plan for Happiness'. Epic scale and minute detailing come together to create the ideal environment for a happy life.

**COME.
LIVE.
EXPLORE.**

ENTER A BEWITCHING WORLD

'Kollam' inspired designs greet you at the grand entrance of Embassy Springs. Feast your eyes on a lovely water body and swaying palm trees on either side of the driveway. Let an air of expectancy welcome you.



Gateway to
Embassy Springs



24 meter wide
palm tree lined
Springs Boulevard

THE LURE OF THE HIGH STREET

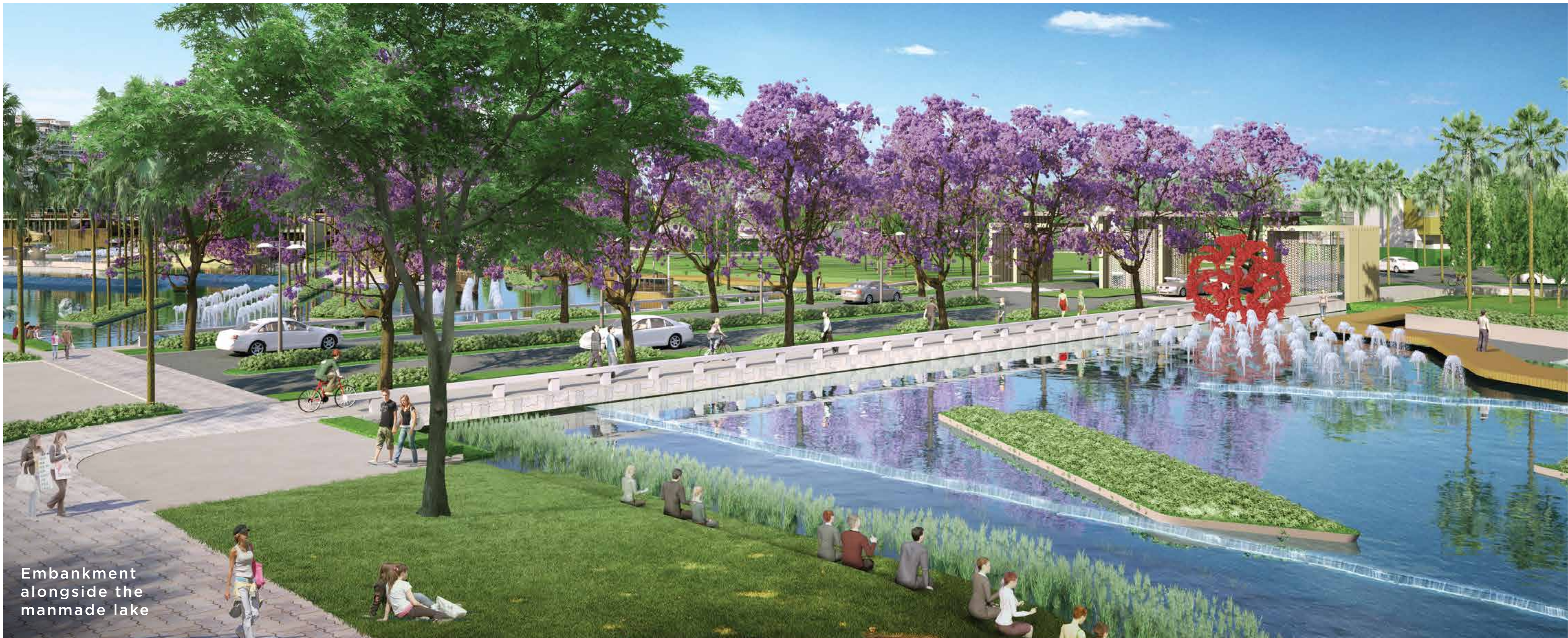
A vast expanse dedicated to commercial and high street retail, and designed to serve as the destination of choice for the neighbourhood. While a line of trees makes for a scenic drive, a multi-speciality hospital and a fuel station, among other conveniences, offer much needed assistance.



Night view of the Club

A CLUB THAT'S GRAND AND CAPTIVATING

Situated on a natural elevation, the club at Embassy Springs will offer a scenic view of the landscape. All of 150000 sft, the club itself will be quite a sight to behold. Imagine the spectacle when the enchanting architecture is illuminated.



Embankment
alongside the
manmade lake

TREAT YOUR SENSES TO SERENITY

Water is a fascinating, nourishing and essential element that sustains life on our planet. At Embassy Springs we believe it to be not just a means of beautifying the topography, but also the very essence of the entire city. With an area spanning almost 5.4 acres, this stretch of calm and serenity inspires a landscape so breathtaking you'd consider yourself privileged to behold its sight every waking day. A walk alongside this bit of lush greenery and tranquil water would be the perfect antidote to a long day.

BUT WITH SO MUCH TO DO HERE, IT'S UNLIKELY YOU'LL SPEND TIME MERELY GAZING.



Lounge decks overlooking the biopool

Let's start with a naturally maintained biopool, so that chemicals don't swim. From football to golf, you'll be able to unleash your energies in the passion of your choice. A huge sports ground with the sloping edge lends character to a versatile facility.



The club will feature fine dining options so you can pamper guests, or amble across from home for a quiet dinner for two.

The design of the club springs from a philosophy that values an active pursuit of happiness, giving residents an avenue to live life to the fullest.

CLUB AMENITIES-INDOOR

WELLNESS



SPA



HEALTH CLUB



HEATED
INDOOR POOL

KIDS' CLUB



GAMES ROOM



PLAY AREA



WORKSHOP
SPACES

RECREATION



RESTAURANT
& BAR, POOLSIDE
LOUNGE
/GASTRO PUB

BUSINESS



CONFERENCE
ROOM



LIBRARY WITH
READING ROOM



BUSINESS
CENTRE

SPORTS & FITNESS



GYMNASIUM



GAMES ROOM:
CHESS, CARROM, DARTS



TABLE TENNIS
ROOM



SQUASH COURTS



BILLIARDS
& SNOOKER
ROOM



BADMINTON
COURTS



View of sports field,
tennis courts and
amphitheatre

ART & CULTURE



ART/CRAFT STUDIO



MUSIC & DANCE STUDIO

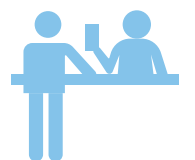


MINI THEATRE



CONVENTION CENTRE
WITH STAGE & GREEN
ROOMS

OTHERS



GUEST SUITES



PROJECT
MAINTENANCE
OFFICE



Banquet hall with outdoor function area

CLUB AMENITIES - OUTDOOR



BIOPOOL



TENNIS COURTS



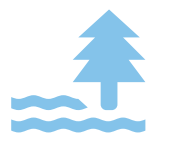
KIDS POOL/
WET PLAY AREA



TOWN CENTRE
& RETAIL



KIDS PLAY AREA



LAKE
EMBANKMENTS



OPEN EVENT
AREA: SPILLOVER
OF BANQUET HALL



AMPHITHEATRE



POOLSIDE
LOUNGE



LARGE FOOTBALL
GROUND



Dedicated school bus bays at every Community Park

BAGFUL OF DREAMS

Infrastructural amenities form the very foundation of every self-sustained community, which is why no stone should be left unturned in strengthening the same. Keeping in line with the focus on excellence and detailing, Embassy Springs has its very own school. Bus bays situated at every Community Park ensure your child a safe pick up and drop to and from school.

The memories of childhood and the journey a child takes through their school years are most precious, we endeavour to give your little ones just that.

A MAGICAL LAKESIDE PROMENADE



Cafe by the lake

The charming view of the lake that covers a vast 17 acres, is without doubt the crowning glory of Embassy Springs. The long winding path of 7.5 acres that unfolds alongside the lake not only gives you a majestic view of the setting sun but is also home to various amenities like a viewing deck, function lawn, skating rink, café and pet park among others.

Be it the enjoyment of a scrumptious meal in this fine setting or a relaxing stroll along the promenade, the lakeside is surely one of the most captivating attractions at Embassy Springs.



- VIEWING DECKS
- BEACH VOLLEYBALL
- AMPHITHEATRE
- SKATING RINK
- FUNCTION LAWN
- AL FRESCO DINING



Temple



Gurudwara



The Sacred Garden at dusk

WE DID SAY GOD IS IN THE DETAILS

A separate enclave hosts a temple, a chapel and a gurudwara.
This divine space we call the Sacred Garden.

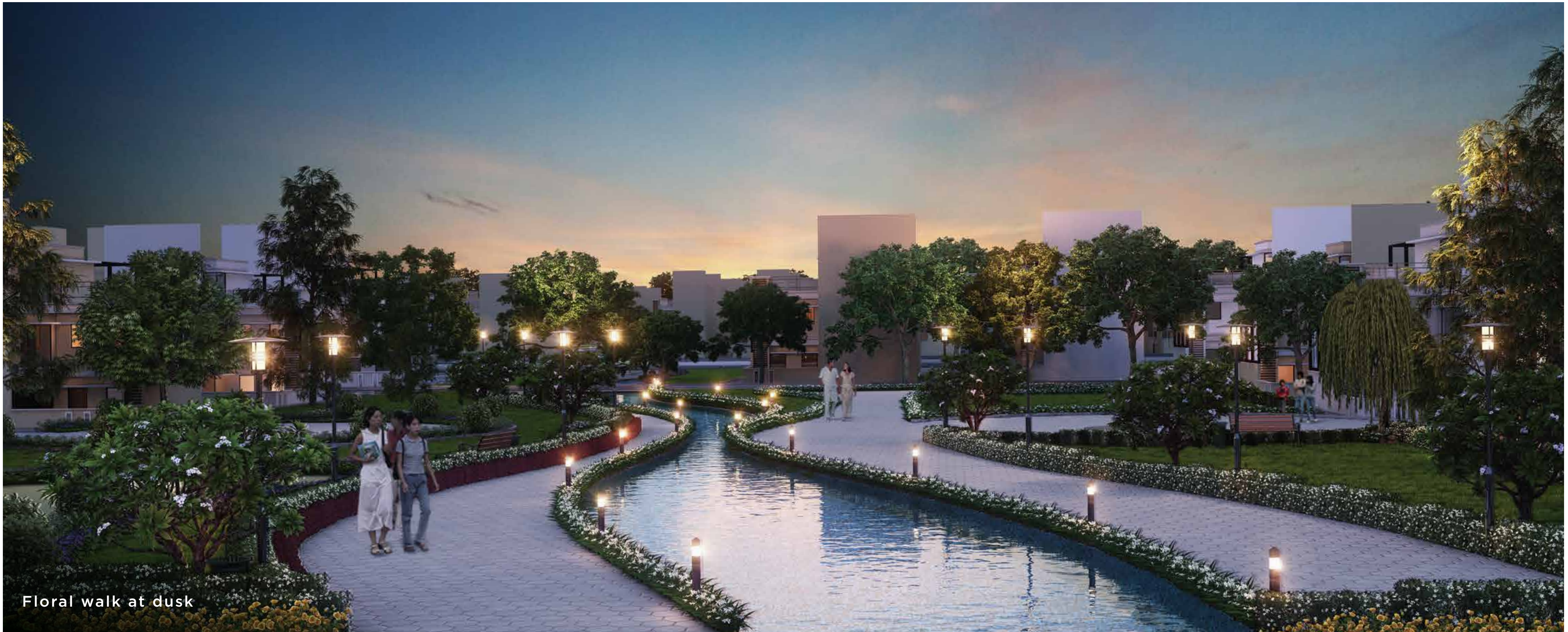


Beautifully landscaped causeway linking the residential and commercial zones

We went about designing a long corridor of greenery running across the entire community. Out of this will branch out several Community Parks, so that residents in every corner will caress the grass under their feet.

From big, vibrantly-coloured trees to those with soft, drooping foliage and flowering varieties, the expanse of land will be dotted and lined with various hues of green. Planted with hardy, drought-tolerant native species, the green life will enrich the microclimate within the site, while promoting the biodiversity of the region.

SO WHEN YOU LIVE IN EMBASSY SPRINGS, CRISP, CLEAN AIR WILL FILL YOUR LUNGS.



Floral walk at dusk

COMMUNITY PARKS FOR CONVIVIAL TIMES

Nestled in the heart of Embassy Springs, Community Parks make up the lush green detailed landscape that connects every square inch of this sprawling 300 acre city. We believe that life should be lived without compromise, which is why we have integrated urban living with all the beauty and serenity nature brings. Community Parks span a total of seven big parks, fifteen link parks and multiple fringe greens to create enough open spaces across.



Aerial view of Family Park



Dining pavilion and lawn within the Community Park

Planned right down to the last detail of development, our Parks can be categorised as –

Community Parks – Covering an impressive 55000-65000 sft that offer mainly recreational amenities in large open spaces for various gatherings.

Link Parks – They span an area of about 6500-17000 sft, connect Community Parks and feature basic park amenities for residents.

Fringe Green Areas – Fringe greens form the wider green open spaces that can accommodate additional activities.



COMMUNITY PARK NAMES:

- FAMILY PARK
- FOOTBALL PARK
- SENIORS PARK
- SPORTS PARK
- JUNGLE GYM & THE PLAY GROUND
- JUNIOR PARK
- GOLF PARK



Maze garden in the Family Park

MORE TYPES OF TREES THAN SOME PLACES HAVE TREES

Embassy Springs has a natural advantage in the lush open space it is set in. Far from detracting anything, we thought we'd add to the greenery and the natural beauty with 100 types of trees and shrubs.



Residential gateway
along the causeway

AT EMBASSY SPRINGS, YOU'LL FIND:



SAMANEA
SAMAN



JACARANDA
MIMOSIFOLIA



ALSTONIA
SCHOLARIS



BORASSUS
FLABELLIFER



BOMBAX
CEIBA



TABEBUIA
ARGANTEA



CALLISTEMON
LANCEOLATUS



ERYTHRINA
INDICA



PLUMERIA
RUBRA



GREVILLEA
ROBUSTA



MICHELIA
CHAMPACA



PLUMERIA
ALBA



SOFTSCAPE DESIGN FOR COMMUNITY SUSTAINABILITY

NATIVE AND DROUGHT-TOLERANT PLANTS

There are several species of trees, shrubs, wetland plants and groundcover that call Embassy Springs home. The project comprises a well planned combination of native and naturalised species of plants specifically chosen to prioritise ease of maintenance, plant survival and to promote the local biodiversity.

INCREASED GREEN RATIO

Keeping in line with the idea of integrating urban living with the beauty and serenity of nature, the allotment of more space for green cover across the entire city helps in enhancing the micro-climate for the residents as well as flora and fauna. The increased green ratio promises more moisture retention in the atmosphere, which in turn guarantees a clean and green environment.

PLANTING FOR IDENTITY

Nothing about Embassy Springs is random, so much so that even the streets can be categorized and identified depending on the type of flora that adorn its route. This helps in reinforcing the zoning character and identity of each and every street in the vast city.

LANDSCAPE DESIGN FOR WILDLIFE ECOLOGY

The extensive 45 acres green cover promises ecological diversity in and around Embassy Springs. The variety of plant and tree species in addition to the water bodies across the project form the source of food and habitat for various migratory birds, butterflies and insects.

With time the landscape of Embassy Springs will be home to a host of species, thereby encouraging biodiversity and a sense of symbiosis.





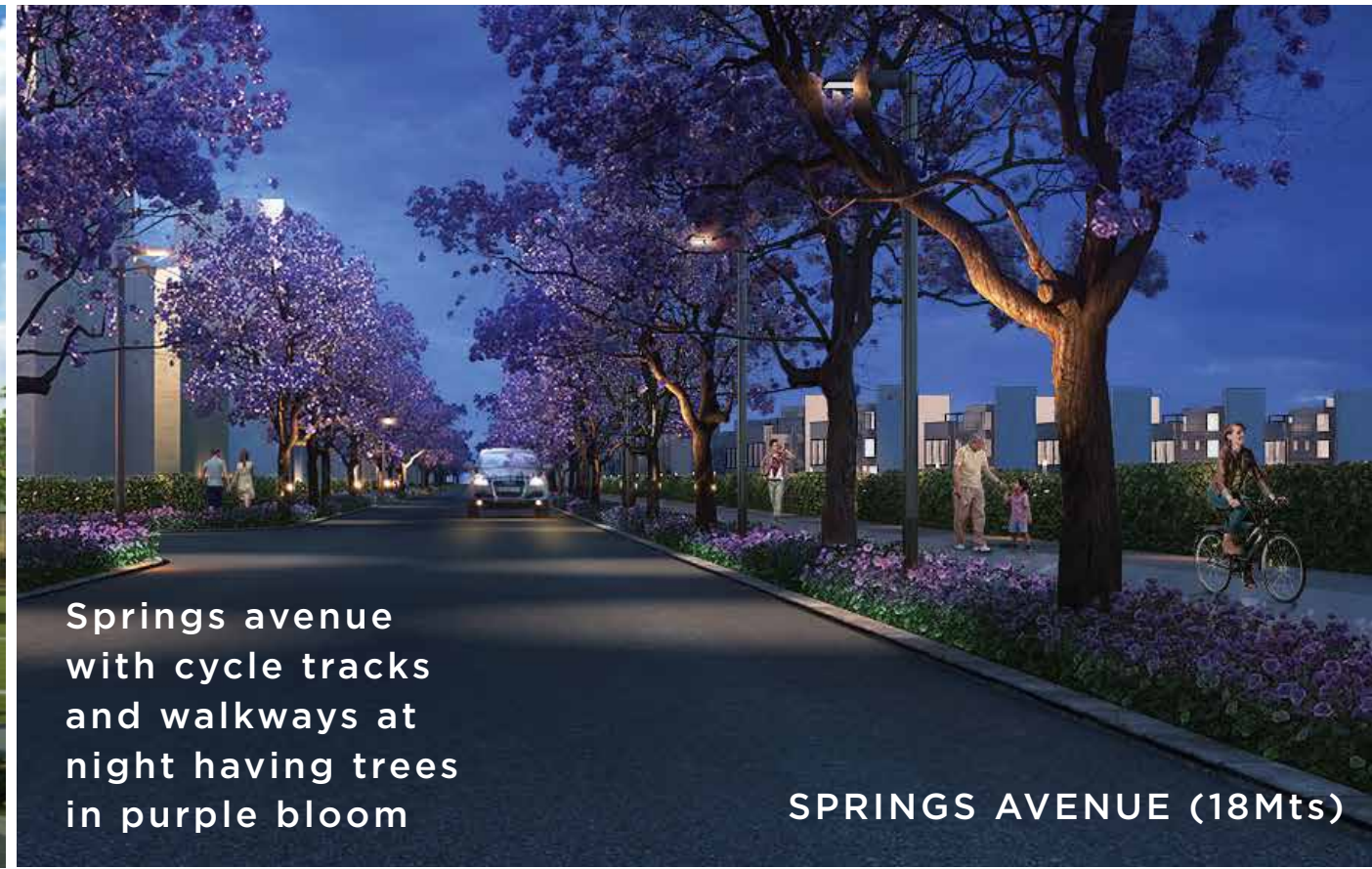
AN EXHAUSTIVE NETWORK OF ROADS

A city as vast as Embassy Springs demands a network of roads that's large, inter-connected and meticulously planned. Which is why we have designed one that not only links the whole territory but includes walkways, cycling paths and dedicated bus bays. The roads and pathways are so well laid out that you can find your way intuitively.



Palm tree lined Springs Boulevard with cycle tracks and walkways

SPRINGS BOULEVARD (24Mts)



Springs avenue with cycle tracks and walkways at night having trees in purple bloom

SPRINGS AVENUE (18Mts)



Cycle or walk freely on walkways next to roads lined with columnar evergreen trees

SPRINGS LANE (15Mts)



A charming road with various hued trees that take you home

SPRINGS DRIVE (12Mts)

With an expansive area spanning 300 acres, Embassy Springs calls for a well connected and meticulously planned road network. All of 18 kms, this vast inter-connected network of roads links not only the entire city but the walkways, dedicated cycle paths, fourteen bus bays and taxi bays as well.

Catering to the needs of connectivity across different areas, the road network can be classified as Springs Boulevard, Springs Avenue, Springs Lane and Springs Drive. Getting around the city is effortless, owing to these well planned network of roads.



THE ADDRESS TO
YOUR HEART

A new way of life beckons you at Embassy Springs. And the best part is, you can fashion it entirely the way you want to. With a range of plots, each with access to the fabled infrastructure of the place, you can build the dream home that reflects your identity and taste.

NUMBERS DON'T LIE



32

Parks

5.5

Acres of man made lake

8

Kms. of cycle tracks

7.8

Acres of lakeside promenade

20

Acres of club, school and sports facilities

18

Kms of road network

45

Acres of green spaces

1000

Street lights

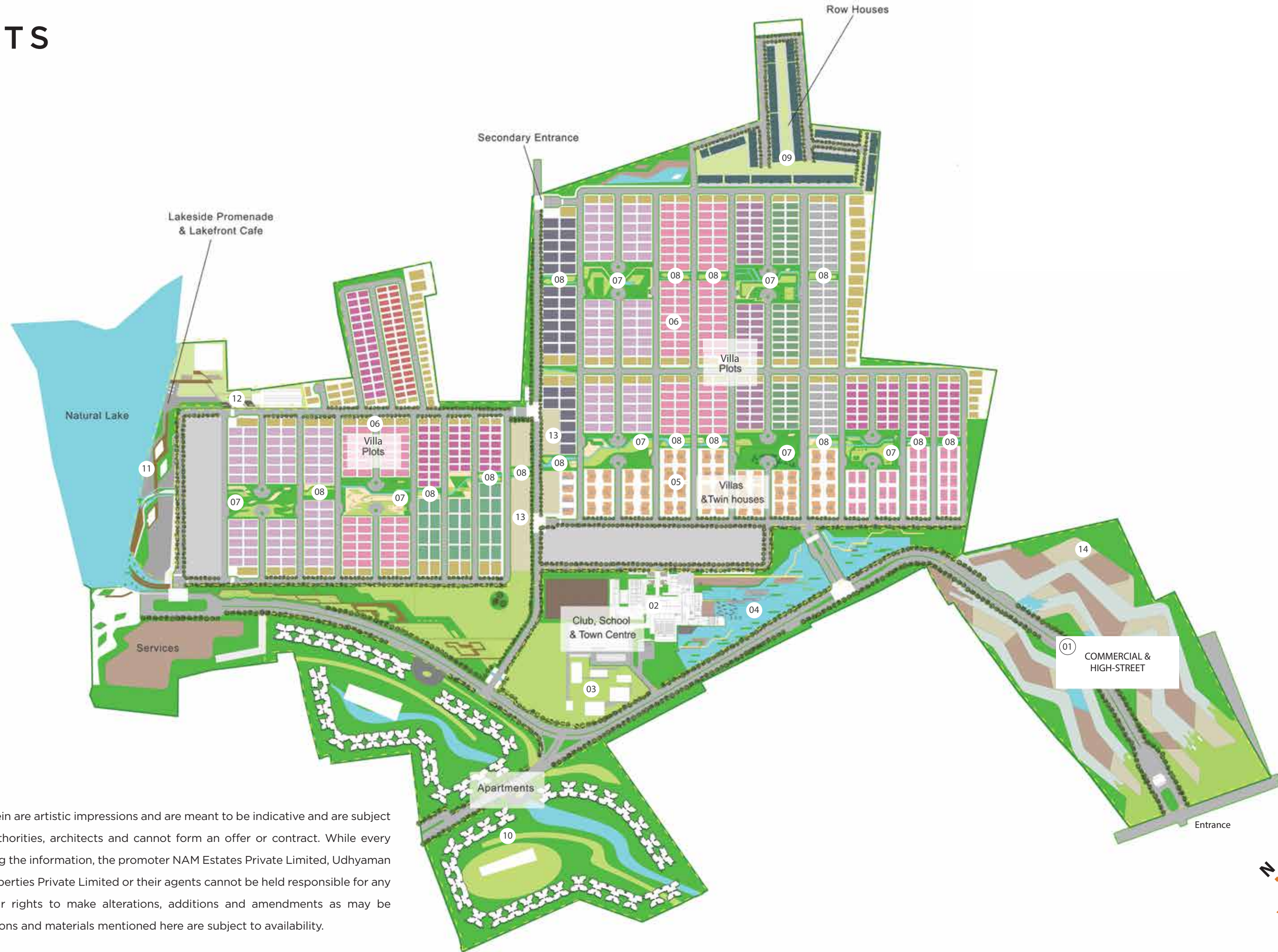
22

Bus bays

2.6

Acres of neighbourhood retail

VILLA PLOTS



PLOTS

- Type 01 - 90' x 60' - 5405 sft
- Type 02 - 80' x 50' - 4005 sft
- Type 03 - 80' x 45' - 3600 sft
- Type 04 - 75' x 41' - 3080 sft
- Type 05 - 77' x 45' - 3485 sft
- Type 06 - 73' x 41' - 2980 sft
- Type 07 - 61' x 35' - 2130 sft
- Type 08 - 60' x 41' - 2490 sft
- Type 09 - 82' x 61' - 4980 sft
- Type 10 - Odd shaped Plots

All numbers/dimensions are rounded off to the nearby decimal digits

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VILLA PLOTS

With the various plot sizes on offer at Embassy Springs, you have the perfect opportunity to build your dream villa and claim your share of the happiness pie. You are sure to experience the good life in this joy filled neighbourhood, as you spend wonderful days in the company of genial fellow city dwellers.

TOWN-HOUSES

Our 300-acre city will be equipped with Embassy's signature town-houses. You can select our signature row-house or a twin-house or an independent villa, depending on your preferences. Designed by Andy Fisher Workshop, these limited edition exclusive residences come with the best of architecture, specifications and private gardens.

APARTMENTS

With a 40-acre zone earmarked for apartments, Embassy Springs will be home to nearly 3000 apartments, with a picture perfect view of the stunning 300-acre Embassy Springs landscape and the 17-acre natural lake. You have the luxury to choose between a studio, 2-bedroom or 3-bedroom compact apartments.

ROAD TO HAPPINESS

With its extensive street & traffic signages, cross-walks, safety railings & bollards at key junctions, planned drainage inlets and raised, flushed kerbs, the roads at Embassy Springs are comparable to the best in the world. Add to that, the tall hedges, green tree lined walkways, cycle tracks, and Kollam patterns at junctions make them a sight for sore eyes.

WE'VE GOT THE POWER

Dedicated underground Infrastructure for ferrying electricity & water networks, communication lines, storm drain and sanitary network. LED based streetlights powered partly by solar energy along with automated lighting controls ensure 70% power savings. Designed completely underground, a dedicated power distribution yard in every parcel supplies each villa plot with power in the range of 8 KW to 14 KW depending on the size of the plot. Domestic water is planned through gravity distribution, avoiding pressurised systems, ensuring huge energy savings.

AT YOUR SERVICE

Embassy Springs will be completely managed by Embassy Services, which maintains the entire Embassy Group portfolio of residential and commercial spaces. Extensive water management ensures that domestic water is available for each residence 24/7. Dedicated security kiosks for every zone, electronic surveillance (with night vision cameras) at important areas and technology-based alarm systems for select zones is how seriously we take our internal security. Additionally, we follow global norms for waste management collection, segregation and disposal.

PROJECT SNAPSHOT

| | | | | | | |
|-----------------------------|-------------------------|----------------------------------|------------------------|-----------------|----------------------------------|-----------------------|
| 1.5 Lakh sft. Club | Hi-Street & Retail | Olympic Size Swimming Pool | School | Hospital | Lakefront Promenade & Cafe | LED Street Lights |
| Multi-Purpose Sports Fields | Cycling Stands & Tracks | Indoor and Outdoor Banquet Areas | Senior Citizen Zones | Community Parks | School Bus Bays | Rain Water Harvesting |
| Temple | Chapel | Gurudwara | Bus Bays and Taxi Bays | Fuel Station | Multiple Waste Collection Points | |

300

Acres

800+

Villa Plots

3000+

Apartments

150+

Row houses

150+

Villas & Town houses

A 300 acre, meticulously planned, self-sustaining city designed to factor future growth amidst blissful living.

Well researched sizing for plots (2100-5400 sft.) with ample space between each villa for privacy.

Well planned infrastructure for power, water & essentials to ensure stress-free living.

Wide network of tree lined roads with countless themed & connected 1-3 acre gardens.

45 acres of green space devoted to parks, cycling paths and walk ways.

150,000 sft. club equipped to cater to recreational, health, business and engagement needs of children.

Leading hospital within the premises so that emergencies can be attended to immediately.

Leading school within the premises to minimise travelling time and maximise play time.

AN INFRASTRUCTURE GEARED UP FOR THE FUTURE

When you're building a city, you don't plan for years but decades ahead. That's the guiding principle behind the design of Embassy Springs. Whether it is rain water harvesting, or the blueprint for a network of roads that will accommodate future needs, or a sensibility that tucks away all cables and wires underground, everything has been provided for.

From security to waste management, from sporting facilities to places of worship within the premises, from parks and lakes to shopping and night life, it's all here.



EMBASSY SPRINGS SCHEME CREDITS



Property
Developer:
EMBASSY GROUP



Master Planner:
**RSP DESIGN
CONSULTANTS**



Landscape
Master Plan Consultants:
CICADA



Design Consultant:
Club, Villas and Row houses
ANDY FISHER WORKSHOP



Property Management:
**EMBASSY
SERVICES**



Project Management:
**SYNERGY PROPERTY
DEVELOPMENT SERVICES**

ANUP S SHAH LAW FIRM



Legal Advisor:
**ANUP SHAH
LAW FIRM**



EMBASSY GROUP

Embassy Group is one of the leading property developers in India with a track record of over three decades in real estate development. Embassy has an extensive land bank across the country and has developed over 37 million sft of prime commercial, residential and retail space in India as well as Malaysia and Serbia. Embassy's portfolio of real estate developments spans the commercial, residential, industrial, retail and hospitality segments of the real estate industry. While the commercial real estate business includes the development of business parks for the IT/ITeS sector, SEZs and corporate office space, Embassy's ongoing residential projects include luxury apartments, villas and integrated townships. Embassy's residential projects are also designed to obtain IGBC Green Homes ratings as part of the efforts towards creating sustainable developments.

OTHER MENTIONS:

Electrical Consultant : **SYNERGY PVT. LTD.**

Plumbing Consultant : **MAPLE SERVICES CONSULTANTS PVT. LTD.**

Traffic Consultants : **SLS TRANSPORT AND TRAINING INSTITUTE PVT. LTD.**

Structural Consultants : **NADIG CONSULTING PVT. LTD.**

HVAC Consultant : **AIRTRON CONSULTING ENGINEERS PVT. LTD.**

Call +91- 998 636 5884



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