



A community where life Traverses The sublime.

A community where The world is removed, BUT only just.

A community where green is The colour of passion.

A community where you share an evolved appreciation.

A community That goes beyond The ordinary.

Welcome home. Welcome To Embassy Boulevard.

The road less Travelled,
off The road frequently Travelled.



Proximity points

- 12 km before the International Airport
- 1.9 km off NH7
- 22 km from CBD
- 13 km from Hebbal Flyover

Life essentials

Hospitals:

Columbia Asia - 12 km

Schools:

- Stonehill International School - 5 km
- Canadian International School - 7.5 km
- Vidyashilp Academy - 8 km
- Aditi International School - 8.5 km

Hotels:

- Windsor Manor - 19 km
- Le Meridien - 19.5 km
- Taj Bangalore (Near International Airport) - 14 km



Map not to scale



You don't need to get away from it all to get away from it all. Just off the NH7 at North Bangalore, a breezy 22 km drive from the CBD and 12 km before the International Airport is the uber-luxury utopia that is Embassy Boulevard. The location presents a compelling paradox: The serenity is a throw back to old Bangalore and yet it is the address of the future.

Can design Take life
To where it's never been?



Master plan

Legend

01. Arrival from main highway
02. Main Arrival & Security Guardhouse
03. Arrival Boulevard
04. Arrival feature round about
05. Landscape park & playground
06. Water body
07. Footpath
08. Country Club & Spa
09. Substation
10. Pine
11. Willow
12. Cedar
13. Silver Oak
14. Cypress
15. Visitor parking lots
16. Existing service road
17. Boulevard 7.2 m.
18. Main road 7 m.
19. Internal road 6 m.



The quest for inspired design led Embassy to the much acclaimed Andy Fisher Workshop.

Creative ingenuity coalesces with a deep understanding of the environment, whilst extensive research on occupant lifestyles and what can be achieved translate into a unique, environmentally responsive development.

Envisioned in the Embassy Boulevard master plan is a vibrant luxury lifestyle with a deep regard for an ambience that values elegance, visual consistency and coherence. The master plan has been zoned and well-planned precincts host small, medium and large villas.

Featuring 170 villas on 51 acres, Embassy Boulevard represents a rare confluence of gracious sophistication and responsible luxury. An opulent international standard club and a series of themed parks proffer a signature lifestyle.





Tree-lined avenue



Round about with water feature

A boulevard is defined as "a broad city street, often tree-lined and landscaped". Embassy Boulevard goes the distance, and then some. A beautified existing road leads up to the ceremonial boulevard at the main arrival, presenting a grand approach to the development, while lending it a unique street character.

As you drive by the main roundabout with a landscaped central island and a beautiful cascading water feature, you realize that the boulevard is really a road to a completely different universe.



Silver Oak

One of the most luxurious destinations you'll experience: your villa at Embassy Boulevard.

The discerning mindscape, the nuances that characterize contemporary luxury and evolved priorities have been extensively explored in the making of villas at Embassy Boulevard. An exquisite fusion of urban chic and Indian heritage, a seamless integration of international design concepts and regionality, technical innovations with use of natural materials create living spaces that redefine refinement.

To offer respite between villa rows, villas are grouped into modules articulated with gabion walls, living fences and other elegant landscape design elements. Set amidst these islands of exclusivity, the villas welcome you to a luxury experience without parallel.





Urban chic weds Vaasthu

The design reflects contemporary aesthetic idiom and avant-garde architecture even as it embraces the principles of Vaasthu, creating positive energy and balance.

At home with the wisdom of the ancients, the entrance doorway to the villas avoid orientation to the South. The master bedroom and kitchen are positioned in accordance with Vaasthu to channel the flow of beneficial energies that are conducive to a blissful, welcoming abode.



No room for the mundane. Living, bedrooms to

dining, a world of refined splendour awaits



Light barriers between the interior and exterior cut incident heat, allow for passive cooling and reduced resource consumption



Can The community experience
go beyond The gate?





Preferential access To a world of privileges

Club & Spa

Embassy Services - Embassy's commitment to the long-term

Quintessentially - Your dedicated concierge

Stonehill International School

Embassy International Riding School



The Club & Spa at Embassy Boulevard

A 1,00,000 sq ft tribute to hedonism, the luxuriously indulgent leisure club sits amidst 1.5 acres of landscaped gardens and is designed on par with the best international clubs.

A leisure destination of exceptional elegance and exclusivity, the Club & Spa at Embassy Boulevard is designed and created to provide a feeling of being in a grand villa. The club hosts a slew of opportunities for relaxation, sport and leisure. The Club & Spa is an oasis of well-being. Lush landscaping and waterfalls envelope the precincts offering an incomparable escape from urban stresses.

Membership to the Club & Spa at Embassy Boulevard is open to a like-minded few, both residents and non-residents, who appreciate discreet luxury, international standards of service and sophisticated leisure.

Amenities:

- | | | |
|-------------------|------------------|-----------------------------------|
| Swimming pool | Badminton courts | Aerobics and yoga studio |
| Convenience store | Tennis court | Fully-loaded gymnasium |
| Banquet hall | Kids play area | Business center and meeting rooms |
| Spa | Games rooms | Restaurants |
| Guest suites | | |



Embassy's commitment To The long-Term

At Embassy, the relationship doesn't end with the sale. It begins. The commitment to the long-term is validated in the professional property management provided by Embassy Services, which will ensure capital and rental values are continuously enhanced over the years.

Embassy Services, the professionally managed property maintenance arm of the Embassy Group, will ensure the complete upkeep and maintenance of the community, while enhancing the lives of residents through "WAYS" - World At Your Service.

"WAYS" is a new offering by Embassy Services that provides a host of services to keep your home running smoothly and hassle free. A one-stop service, "WAYS" goes beyond property maintenance to explore new, intuitive ways to create an exceptional residential experience. With a team of professionals, we promise to provide a comprehensive villa maintenance service including plumbing, repairs, electrical, pest control, any deep cleaning requirements, or any other value-added services customised to the needs of the residents.

To find 'WAYS', there's no need to call or register. Residents can simply download and connect through an App, whenever, where ever. Whatever the service, we'll find ways to ensure worry-free living.



QUINTESSENTIALLY



Quintessentially - Your dedicated concierge

Enjoy absolute pampering by an unbeatable global luxury lifestyle service. Quintessentially provides unparalleled, upto-the-minute lifestyle concierge service 24 hours a day, 365 days a year. Launched in Soho, London, with over 60 offices world-wide, Quintessentially provides round the clock "access to the inaccessible".

For residents at Embassy Boulevard, Quintessentially presents an exclusive opportunity to enjoy a collection of luxury goods, services, treats and help that will make a real difference to life. Quintessentially's global fixers are on hand to provide the ultimate in insider, specialist and localized knowledge - plus a host of exclusive benefits, preferential rates, unique deals and the very best in service wherever you happen to be, no matter how extravagant or quirky. From shutting down the Sydney Harbour Bridge for a private climb and unique marriage proposal to a party for 300 at the Pyramids at Egypt and even a Batman style bat cave in the member's home for a movie buff, you can count on Quintessentially to deliver.

Quintessentially encompasses a portfolio of 32 lifestyle sister companies that enable privileged access to fine wines, private jets, elite properties and luxury cars to art collection, bespoke gifts, events planning, design and much more.





STONEHILL
INTERNATIONAL SCHOOL
An Embassy Group Education Initiative

World-class education minutes from home.

The Stonehill International School is a portal to excellence that transcends academia. Located 5 minutes off NH7 and spread over 34 acres of land, this purpose built educational institution of world standard is designed in close consultation with the Council of International Schools (CIS). Guided by the dynamic, inquiry based approach of the International Baccalaureate (IB), Stonehill represents the leading-edge of learning. Wards of residents enjoy preferential admission.

Outdoor sport facilities:

- Full-sized football pitch
- 3 synthetic surface tennis courts
- Basketball court
- 25m swimming pool and a shallow pool
- A cricket field





The saddle of success.

Residents enjoy membership to the Embassy International Riding School. A world-class equine academy just a gallop away from Embassy Boulevard, off NH7.

The sprawling campus brings together accomplished international faculty, facilities of exceptional pedigree and an array of courses.

Facilities:

Stables to accommodate upto 120 horses and ponies

Show jumping, dressage and flat lessons

Pony club activities

Equitation and stable management classes

Tented weekend camps

Unlimited cross-country riding

Italian coffee shop - a hip party place



How green is your passion?





Embassy Boulevard has been designed to secure an IGBC Green Homes Gold Certification. Sustainable green building design, embracing regionality and climatic challenges, makes for a unique urban habitat that is both luxurious and eco-sensitive.

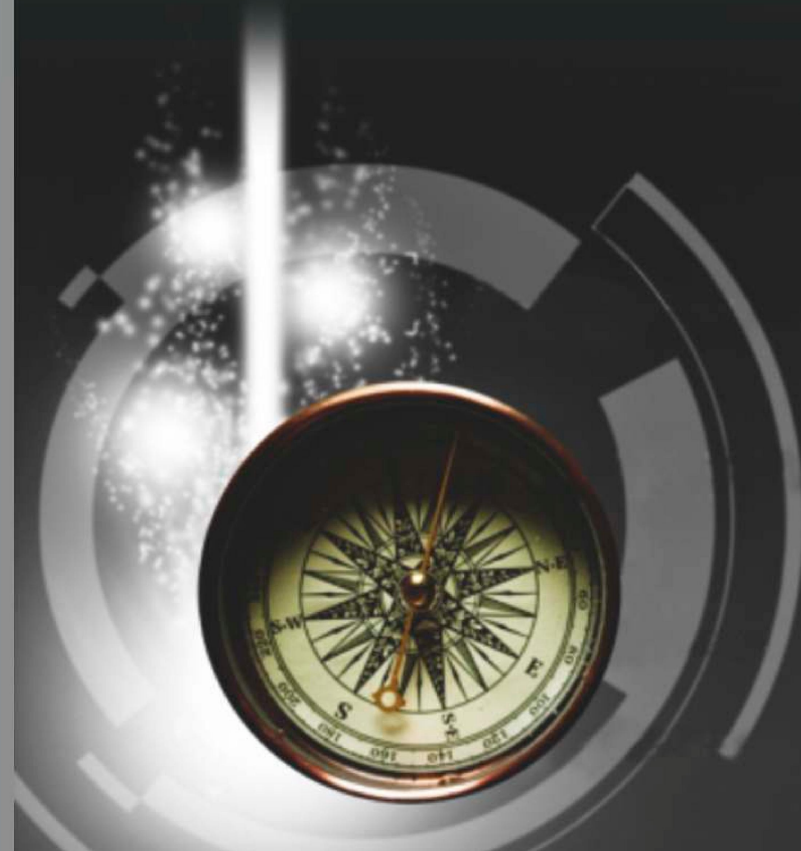
A strong expression of materiality featuring local building resources, dry climatic vegetation and other innovative site solutions for climatic control capture the essence of the project and its context. The coming together of green features and contemporary planning take Embassy Boulevard further on the road to evolved luxury.

Green Features:

- | | |
|--------------------------|---------------------------------|
| Zero Discharge | Avoidance of Incandescent Lamps |
| Rainwater Harvesting | Low VOC Paint |
| Solar Heating | Onsite Composting System |
| Expansive Windows | Xeriscaping Foliage |
| Low flow Toilet Fixtures | |



Does The future have an address?





The future is heading North. The Bangalore International Airport and the massive scale of development it has ushered in, is shaping the new face of the city. Proposed infrastructure projects to ensure better connectivity and a slew of IT, commercial and hospitality projects across the gamut make North Bangalore the preferred destination.

The proximity to the Airport, planned development and access to international standard education, health care and leisure options play perfect host to the expat community. The rapid development assures excellent capital appreciation and rental potential.

Paired with professional property management by Embassy Services, the property presents a worry-free lifestyle investment.

Planned developments

40 sq km IT Investment Region

209 acre Embassy Knowledge Park

Hardware Park and Financial City

Aero SEZ



The road To The future

A host of proposed and under-development initiatives that will ensure better access to Bangalore International Airport:

Signal free corridor comprising a stretch of elevated expressway, four underpasses and two flyovers to enhance connectivity between Hebbal and BIAL

NH7 proposed to be widened to 90 m between Hebbal and BIAL to sustain higher traffic flow

Hi-speed Bangalore Airport Rail Link to enable a faster commute from MG Road to the International Airport

Can a meeting place of minds
be more than a metaphor?





A synergy of ideas.

Experience, trust and quite simply the best minds in the business come together at Embassy Boulevard.

Property Developer - Embassy Property Developments Pvt. Ltd.

Architects - Andy Fisher Workshop

Project Management - Synergy Property Development Services

Structural Consultants - Innotech Engineering Consultants

Engineering Consultants - RSP Consultancy Services

Green Building Consultants - Dhruv Futnani

Climate Change & Sustainability Consultants - Ernst & Young

Legal Advisor - Anup Shah Law Firm



Trust. Delivered.
Embassy Property Development's PVT. LTD.

Embassy Group is one of India's leading property developers, with a presence spanning 3 decades and a track record of over 37 million sq ft across commercial, residential, industrial & warehousing, retail, hospitality, services & education.

In the residential domain, Embassy is the pioneer with many industry-firsts and an unbroken commitment to customer satisfaction. Embassy has completed 6.0 million sq ft of residential space that redefines luxury living.

Embassy's on going residential projects of over 9 million sq ft include premium villas, branded residences, exclusive villaments, sky condominiums and integrated townships.

The key to Embassy's corporate ethos is education, rising from the belief that knowledge capital is key to growth.

The Stonehill International School, a full IB school with a boarding facility, and the Embassy International Riding School, a world-class equine academy, are initiatives that further this vision.

Westin Cam Ranh Resort & Spa, Vietnam



*Pushing creative boundaries.
The Andy Fisher workshop.*

The Andy Fisher Workshop is committed to design excellence and creating unique environmentally responsive buildings. The practice has a 20 year track-record of providing a wide range of architectural, urban design and interior design services throughout the Asia region and across Europe, Middle East and India.

The design portfolio covers a broad range of projects spanning hospitality, mixed-use developments, residential and commercial developments.

A few remarkable design projects include: International hotels for Westin, Sheraton and Hilton in Vietnam and India, urban design projects in Port Louis – Mauritius, Air and Rail projects in Moscow and Dubai among others.

A man and a woman are sitting on a modern, light-colored outdoor lounge chair on a wooden deck. They are positioned next to a swimming pool that reflects the interior lights of a house. The house has large glass windows and doors, revealing a well-lit interior with a dining table and chairs. The scene is set at night, with warm interior lighting and some outdoor lighting visible. The woman is wearing a colorful, patterned dress, and the man is wearing a white shirt and blue pants. They appear to be in a relaxed, intimate setting. The pool's edge is tiled with dark blue mosaic tiles. The overall atmosphere is one of luxury and modern living.

Can fresh ideas bring
a new perspective To life?



Willow

BUILT-UP AREA: 3,935 sft (365.5 sqm)

PLOT AREA: 4,035 - 4097 sft (374.8 - 380.6 sqm)



Pine

BUILT-UP AREA: 4,105 sft (381.3 sqm)

PLOT AREA: 3,900 - 5,258 sft (362.3 - 488.4 sqm)



Cedar

BUILT-UP AREA: 5,900 sft (548.1 sqm)

PLOT AREA: 5,810 - 9,514 sft (539.7 - 883.8 sqm)



Silver Oak

BUILT-UP AREA: 7,310 sft (679.1 sqm)

PLOT AREA: 8,304 - 16,073 sft (771.4 - 1493.2 sqm)



Cypress

BUILT-UP AREA: 7,160 sft (665.1 sqm)

PLOT AREA: 8,657 - 11,192 sft (804.2 - 1,039.7 sqm)

Villa type	Saleable area
Willow	3,935 sft (365.5 sqm)
Pine	4,105 sft (381.3 sqm)
Cedar	5,900 sft (548.1 sqm)
Silver Oak	7,310 sft (679.1 sqm)
Cypress	7,160 sft (665.1 sqm)



Specifications and services:

General Specifications

- RCC framed structure
- Concrete solid block masonry for internal and external walls
- Centrally air-conditioned with VRV system
- Heated pools with ozonisation facility
- False ceiling for all rooms
- MS car porch with pre-cast roof with ACP cladding. Boulders on the roof to improve aesthetics
- Screen feature wall in Sadarahalli stone or local stone finish between each villa plot for privacy
- Plot boundary defined by gabion walls – chunks of local stone within a wired wall structure - and saltscapes
- Lift provided in all villa types (in the event of choosing a Pine format, please check with the Relationship Manager about the availability of the lift)

Finishes

- Lime plastering and plastic emulsion for internal walls
- Water resistant texture paint for exteriors
- 30mm Travertine stone cladding in varied textures at the villa entrance
- Aluminum louvers as sunscreen on the elevation of villas
- Composite timber cladding in the second floor
- Roof edging in RCC on villas

Flooring

- Italian marble for living, family, dining and foyer
- Engineered wooden flooring for all bedrooms
- Ceramic tiles in staff quarters and utility
- Marble flooring and dadoing up to false ceiling in all bathrooms
- Composite timber flooring for balconies and open terraces
- Swimming pool deck in composite timber decking

Toilets : Fittings & Accessories

- Kohler make water closets, wash basins, bathtubs, basin mixers, shower heads, bathtub mixer and hand shower
- Glass doors/partition for shower areas
- Pressure tested CPVC piping for internal and shaft plumbing system and HDPE for external piping
- Hydro-pneumatic water supply system for toilets and kitchen to ensure sufficient water pressure
- Hot water supply through solar panels & heat pumps
- Sewage plumbing lines and rain water piping in UPVC
- Water treatment plant and solid waste management
- Toilet and kitchen exhaust within line fans

Doors and Windows

- Entrance door - Timber frame with 9 feet high opening and 46" wide paneled single shutter in hard wood timber and natural veneer finish with polyurethane coating
- Internal doors - Bedroom doors of 86" height and 36" width and toilet doors of 86" height and 28" width, with hard wood timber frames and tubular core shutters with natural veneer finish
- External doors / windows - Aluminium framed sliding glass doors & casement windows, fixed windows, sliding windows and top hung window of Schuco make with powder coating finish
- Hardware of windows of superior quality brush finished stainless steel and single glazed unit with clear glass
- Balcony / terrace railings in frameless glass
- Wooden staircase with stained oak balusters and timber steps

Kitchen

- Vitrified tile flooring
- Provision for RO point
- Reticulated gas pipe
- Counter, sinks and faucet in pantry, barbeque area and utility

Telephone and data connection

- TV outlets in living, bedrooms, family room, drawing room
- Telephone points in living room, bedrooms, family room
- Intercom facility from each villa to the security room, clubhouse, & other villas
- Provision for internet connectivity through Wi-Fi

Cable TV

- Satellite TV points in the living, dining and bedrooms

Electrical

- Power 13 KVA for Pine & Willow, 16 KVA for Cedar and 20 KVA for Silver Oak & Cypress villas
- Imported light fittings – Internal & external provided
- Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided
- Individual earthing system for villas

Fire safety

- Battery operated smoke detectors and fire extinguishers in each villa

Security and Home Automation

- Security system encompassing intruder alarm, motion detectors, gas leak detectors and video door phones
- Provision for centralized HVAC control within the villa
- Panic button per villa provided to raise alarm in case of emergency
- Provision for high-end home automation to control lighting, lighting sensors and automated curtain operations
- CCTV connectivity to the home automation system
- Surveillance camera installed on the site periphery to screen visitors / vehicles from the security room

Generator back-up

- 100% power backup provided for all villas and common services with automatic changeover switches



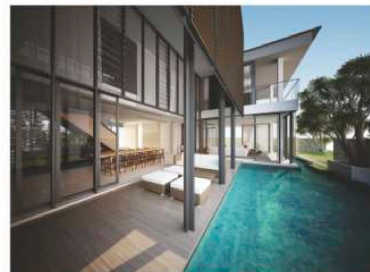
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EMBASSY ONE

www.embassyoneresidences.com



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EMBASSY BOULEVARD

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Super-luxury condominiums at Hebbal, Bengaluru

EMBASSY LAKE TERRACES

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Exclusive luxury villaments overlooking the KGA Golf Greens, Bengaluru

EMBASSY GROVE

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

EMBASSY PRISTINE

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300 acre city in the investment hotbed of North Bengaluru

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