

EMBASSY
BOULEVARD

The end of an extraordinary journey.
And The beginning of another.



Featured images in the brochure are actual photographs of Embassy Boulevard





A journey into The unthought, across an uncharted luxury landscape,
has reached its destination.

Embassy Boulevard is more Than an address, it is a community
for The like-minded with a shared appreciation of The good life
and an eye for The exceptional.

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 That goes beyond The gate.

Welcome To The Embassy Boulevard.

Welcome To where you belong.

The road less Travelled,
off The road frequently Travelled.



Proximity points

- 15 km before the International Airport
- 1.9 km off NH-7
- 22 km from CBD
- 15 km from Hebbal Flyover

Life essentials

Hospitals:

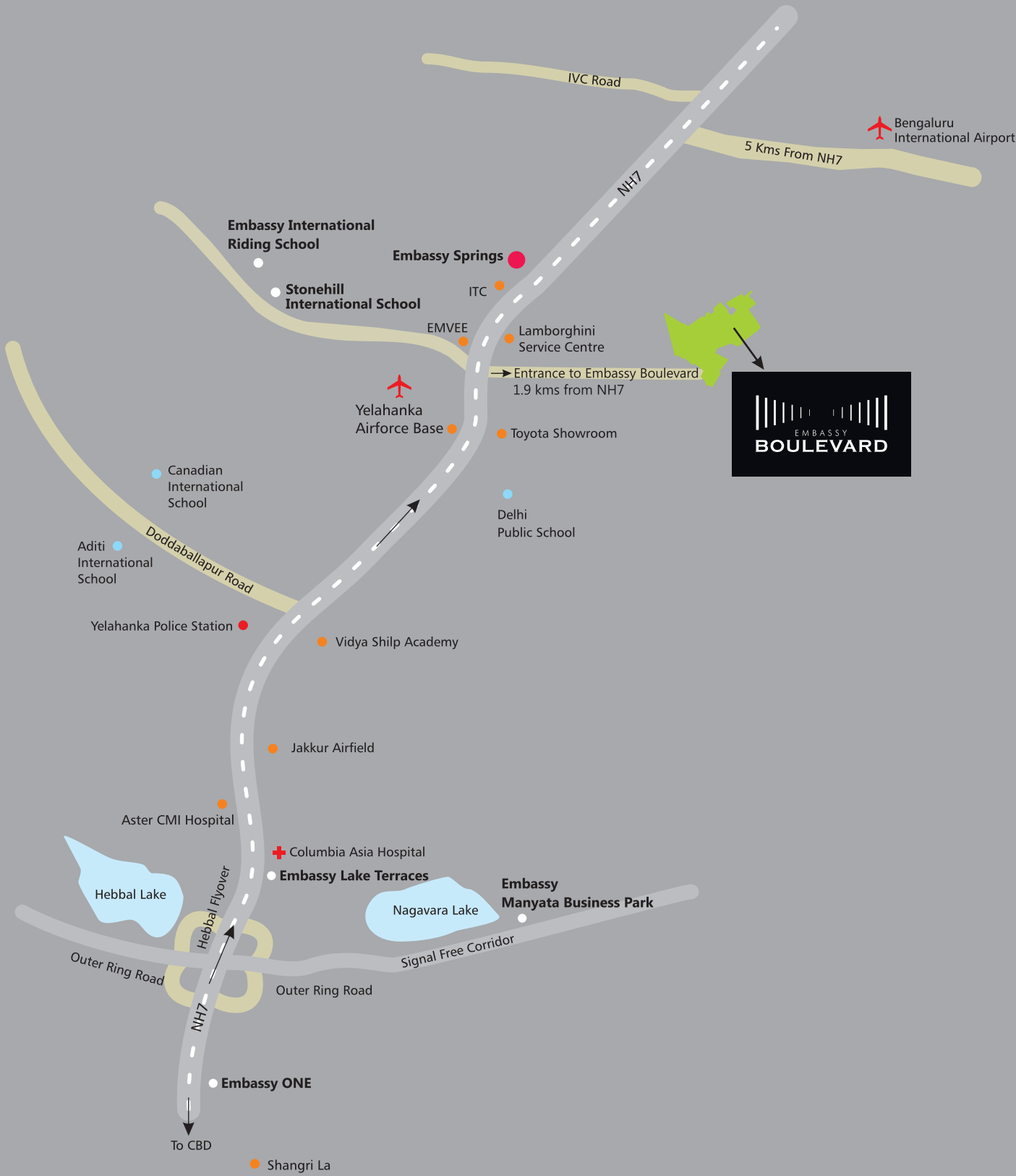
Columbia Asia - 13 km

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 - 20 km
- Taj Bangalore (Near International Airport) - 14 km
- Four Seasons - 17 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 15 km before the International Airport is the uber-luxury utopia that is Embassy Boulevard. The location presents a compelling paradox: The serenity is a throwback to old Bangalore, and yet it is the address of the future.

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







The quest for inspired design led Embassy to the much acclaimed Andy Fisher Workshop. Creative ingenuity coalesces with a deep understanding of the environment, while 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 lifestyle with a deep regard for values, elegance, visual consistency and coherence. The master plan has been zoned and well-planned precincts host 5 distinct villa typologies.

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 parks proffer a signature lifestyle.





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 Embassy Boulevard is really a road to a completely different universe.





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, the design seamlessly integrates international concepts and regionality, technical innovations with use of natural materials to create living spaces that redefine refinement.

To offer respite between villas, they 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 Vasthu

The design reflects contemporary aesthetic idiom and avant-garde architecture even as it embraces the principles of Vasthu, 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 to channel the flow of beneficial energies, conducive to a blissful, welcoming abode.



No room for The mundane. The living spaces, dining



and bedrooms unfold a world of refined splendour.



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





BLVD
CLUB





Come, belong.

Curated for a select few, the BLVD Club is a contemporary luxury club where a select few can get together or take a break - all in the luxury and comfort of a private space. The club stands amidst 1.5 acres and sprawls over a lakh in square feet area within Embassy Boulevard.

BLVD Club spins a fresh take on a customary club experience extending it beyond conventional luxury. It becomes a private haven away from home. It is a place to entertain clients, hold business meetings, revive fitness goals or spend lazy Sunday mornings.

BLVD Club membership is limited to a privileged few from around the country - an eclectic mix of like minded people with a passion for culture, wellness, and adventure, brought together, to make this club their own.



Designed for indulgence

BLVD Club is designed around the thought of building a unique space where its members create their own haven away from home. The club is a centre for modern-day pioneers.

The BLVD Club experience is designed taking into account the diverse lifestyles and needs of all its members - A private, luxurious space that feels personal yet neighbourly. With cleverly designed spaces, modern infrastructure, a variety of amenities and attentive service, the club seeks to give members a chance to design their own experience.

To belong to the BLVD community is to be exposed to a curated lifestyle experience that is customized and at the same time set in a vibrant and stimulating environment.

Club facilities and member privileges:

Welcome and concierge service

Squash, lawn tennis, badminton

Gym + Exercise room with trained coaches

Banquet facilities with open lawns

Expansive and versatile open lawns - A perfect setting for larger gatherings or parties

Convenience store

Spa facilities

Children's zone - Indoor and Outdoor play areas and activities

Multipurpose games room - poker, billiards, chess, etc.

A world-class multi cuisine Restaurant + Cafe + Bar

Outdoor swimming pool

Business/Meeting Rooms

Guest rooms as well-appointed as hotel rooms

A host of exclusive services and a full calendar of cultural and social events

Can The community experience
go beyond The gate?





Access a world of exTraordinary privileges

Membership to the BLVD Club - Bangalore's first members-only luxury private club

Preferential admission to Embassy's Stonehill International School

Preferential admission to Embassy International Riding School

Membership to Quintessentially - A world-class concierge service

Superior Property Management by Embassy Services Pvt. Ltd.

'WAYS' - World at your service, customized home maintenance services to each residence

Bespoke in-house interior solutions

Asset management solutions





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 continuous enhancement of capital and rental values for years to come.

As the professionally managed property maintenance arm of the Embassy Group, Embassy Services 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 free of hassles. 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, Embassy Services provides comprehensive villa maintenance services including plumbing and electrical repairs, pest control, deep cleaning and other value-added services customized to the needs of residents.

To access 'WAYS', residents can simply download and connect to Embassy Services through an App, whenever, where ever. Whatever the service, we'll find ways to ensure worry-free living.

A woman with long, wavy brown hair is captured in a dynamic pose, looking back over her shoulder. She is wearing a vibrant red, floor-length, halter-neck gown with a draped bodice and a full skirt. Her hair is blowing in the wind. She is positioned within a large, circular blue frame that stands out against a dark, textured background. The lighting is dramatic, highlighting the woman and the dress. The word "QUINTESSENTIALLY" is written in white, uppercase, sans-serif font across the middle of the image, partially overlapping the woman's dress and the blue frame.

QUINTESSENTIALLY



Quintessentially - Your dedicated concierge

Quintessentially is the world's leading private members club and luxury lifestyle concierge service. With an array of distinct characteristics, Quintessentially epitomizes innovative global luxury, glamour and exclusive experiences. It is the combination of these characteristics that make Quintessentially so unique, a company that perfectly complements the luxurious lifestyle of a modern Indian high net worth individual.

Quintessentially managers provide personalized service and complete lifestyle management, promoting exclusivity. With offices in over 60 cities around the world and an expansive list of 140,000 global partners, we offer members exceptional deals and unique opportunities which would be otherwise unavailable.

Quintessentially services in India offers end to end lifestyle solutions – be it dining reservations or experiences, travel for business or leisure, access to events across the globe, sporting tournaments, assistance in sourcing luxury retail products, etc. We aim to make our member's lives easier and save them time.





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 standards 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

How green is your passion?







Energy efficient and eco-friendly measures

Embassy Boulevard is a Pre-certified Gold IGBC home. The design ethos at Embassy Boulevard stems from a deep concern for the planet. Sustainable green building design, embracing regionality and climatic challenges, create 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 accent is on rational use of natural resources, whilst replenishing what is used, wherever possible. The coming together of green features and contemporary planning take Embassy Boulevard further on the road to evolved luxury.



Light

The villas are designed such that more than 50% of the interior space receives natural daylight. This ensures that no artificial lights need to be switched on during the day.

An energy efficient hybrid solar and electrical water heating system helps reduce energy consumption.

Climate control

Villas are designed to breathe. Free flow of air on all sides allows for optimal cross ventilation and ensures passive cooling.

Glazing across large areas allows the design to connect the inside and out, offer good ventilation; and balance the form of the villas.

Rock layered roof surface makes for highly insulated roofs with excellent heat insulation.

Overhangs and louvers provide a veil of privacy for residents while minimizing solar glare.

The design promotes air movement, both horizontally and vertically.

Recycling

On-site rainwater harvesting through a combination of recharge pits and collection tanks ensure that as much rain water as possible is harvested and reused.



Expansive windows

Large windows ensure optimal natural lighting and ventilation minimizing the need for switching on lights in the daytime.

Low-flow Toilet Fixtures

Low flow toilets are a smart addition to your home and make for low-impact living. A family of four could save up to 83,000 litres of water per year by using a low flow toilet.

Low VOC paints

Some paints contain solvents with VOCs, which can pose health risks to painters and homeowners who breathe fumes emanating from these paints. Low VOC Paints used across the project are healthier for you and the environment.



Water Treatment

100% treatment of on-site waste water and reuse of the treated water for landscaping and other purposes thereby reducing the overall consumption of potable water.

On-site composting

Digesters are used for treating all organic waste at site.

Does The future have an address?





The destination address

In the connected economy, airports are the main drivers of a city's growth. The emergence and growth of the Kempegowda International Airport at Devanahalli into one of the country's busiest airports has transformed North Bengaluru into a global investment hub.

Massive infrastructure investments, excellent access via the Expressway with numerous connectivity projects in the pipeline, and the development of large IT/SEZ and business parks in the vicinity have made the North the most sought after destination. The corridor has helped create over 1.5 million jobs and has emerged as a cradle for global capital, drawing in Expats, NRIs and HNI investors by the droves. Total infrastructure development in the area is estimated to be in excess of USD 30 billion over the next two years.

Ever expanding social infrastructure, the availability of large tracts of land - a refreshing change as compared to urban confines, and lush green spaces have spurred the market for luxury housing in North Bangalore.

The future is here and it makes sense to invest now.



Development drives The future

Planned connectivity projects

The future is heading North at an accelerated pace, with a slew of proposed infrastructure developments, promising seamless connectivity:

Widening of NH7 from 6 to 8 lane will ensure speedier commute to the International Airport

A 33 km High-Speed Rail Link (HSRL) to connect central Bengaluru with the Airport.

The proposed Peripheral Ring Road, Intermediate Ring Road and Satellite Town Ring Road will link most of Bengaluru to the Airport.

A 15 km elevated corridor connecting Central Silk Board junction to Jayamahal Road will bridge North & South Bengaluru, enabling rapid access and growth.

Phase 1 of the Bengaluru Metro corridor connecting Hesaraghatta Circle with

Puttenahalli. Metro phase 2 (72 km) to extend up to the Airport in the north and NICE junction in the South

Planned developments

Planned developments

IT Investment Region

209 acre Embassy Knowledge Park

Hardware Park and Financial City

Aero SEZ

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.

Design Consultants - Andy Fisher Workshop, Singapore

Project Management Consultancy - 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





Embassy Property Developments Pvt. Ltd.

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 45 million sq ft across commercial, residential, industrial & warehousing, retail, hospitality, services and education.

In the residential domain, Embassy Group has completed over 8 million sq ft with over 16 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.

Embassy Group has ranked among the top 5 developers in India and among the top 4 in South India in the Consumer Confidence Report 20:20 by Track2Realty - The independent research centre and think tank group. The report was published in the Times of India on 19th January 2018.



A photograph of a modern building at night. The building features a mix of light-colored stone or concrete walls and dark, slatted vertical panels. Warm interior and exterior lighting creates a cozy atmosphere. In the foreground, there's a paved area with a brick-like pattern. To the right, a path leads through a landscaped area with trees and bushes, illuminated by ground lights. The sky is a deep twilight blue.

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)

CARPET AREA: 3740.71 sft



Pine

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

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

CARPET AREA: 3895.81 sft



Cedar

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

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

CARPET AREA: 5442.71 sft



The villa perspective featured is a rendered representation



Cypress

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

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

CARPET AREA: 6520.72 sft



Silver Oak

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

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

CARPET AREA: 6354.42 sft

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)
Cypress	7,160 sft (665.1 sqm)
Silver Oak	7,310 sft (679.1 sqm)



Specification and services:

General Specification

- RCC framed structure
- Centrally air-conditioned with VRV system
- Heated pools with ozonisation facility
- False ceiling for all rooms
- MS car porch with precast 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 softscape
- Lift provided in all villa types (in the event you choose a 'Pine' villa, please check with the Relationship Manager on the availability of the lift)

Finishes

- 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

Flooring

- Italian marble for living, family, dining and foyer
- Engineered wooden flooring for all bedrooms
- Ceramic or vitrified 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 door of 9' height and 4'6" width, with wide panelled single shutter in hard wood timber and natural veneer finish with polyurethane coating.
- Internal doors - Bedroom doors of 8'6" height and 3'6" width and toilet doors of 8'6" height and 2'8" 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 Schüco make with powder coating finish
- Hardware of windows of superior quality 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
- Reticulated gas pipe
- Counter, sinks, faucet, barbeque area and utility

Telephone and data connection

- Telephone points in living room, bedrooms, family room
- Intercom facility
- Provision for internet connectivity

Cable TV

- Satellite TV points in the living, dining and bedrooms

Electrical

- 13 KVA power 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

Security and Home Automation

- Security system encompassing intruder alarm, motion detectors, gas leak detectors and video door phones
- Panic button provided in each villa to raise alarm in case of emergency
- Provision for high-end home automation to control lighting, lighting sensors and automated curtain operations
- Provision for CCTV 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



The good life. By Embassy.



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

EMBASSY ONE

RERA approved No.: PR/KN/170731/000619

www.embassyoneresidences.com



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

EMBASSY BOULEVARD

RERA approved No.: PR/KN/170731/000628

www.embassyboulevard.com



Super-luxury condominiums at Hebbal, Bengaluru

EMBASSY LAKE TERRACES

RERA approved No.: PR/KN/170731/000602

www.embassylaketerraces.com



Exclusive luxury villaments overlooking the KGA Golf Greens, Bengaluru

EMBASSY GROVE

RERA approved No.: PR/KN/170731/000614

www.embassygrove.com



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

EMBASSY PRISTINE

READY TO OCCUPY

www.embassypristine.com



288 acre city in the investment hotbed of North Bengaluru

EMBASSY SPRINGS

RERA approved No.: PR/KN/170731/000633

www.embassysprings.com



Ready to occupy, luxury residences in the CBD, Bengaluru

EMBASSY OASIS

READY TO OCCUPY



Ready to occupy, an integrated township on OMR, Chennai

EMBASSY Residency CHENNAI

READY TO OCCUPY

www.embassyresidency.com



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Member:
CREDAI
BENGALURU

HDFC
Project funded by HDFC Limited

Disclaimer: The information provided in this brochure on our projects is of a general nature. The images of the project, landscaping and villas are actual photographs captured at the project site. The interior design, furniture, kitchen cabinets, kitchen accessories and soft furnishings such as loose floor rugs , throws, curtains, mirrors, wall hangings, light fittings, furnishings, pictures, art effects, etc., are indicative and have been shown in order to enable customers to acquire a sense of the space, layout and floor area that could be utilized to furnish as desired.

You are required to verify all details of the project including area, amenities, services, terms of sale, payment and other relevant aspects of the project, independently, with the Company's sales team, prior to your decision to book or buy a residential unit at any of the projects mentioned herein. The content of this brochure is not be treated as any kind of an offer by the Company.

