



FOUR SEASONS

PRIVATE RESIDENCES

BENGALURU AT EMBASSY ONE

AN EMBASSY GROUP DEVELOPMENT

EMBASSY ONE

Distinctively Different. Distinctly Yours.

An exceptional live-work-play eco-system

In the heart of India's Silicon Valley, Embassy ONE is Bengaluru's new destination of choice. Located near Mekhri Circle, the gateway to North Bengaluru, Embassy ONE is a world-class, future-ready address and the first-of-its-kind integrated development in the country. The Embassy Group, with its mastery of luxury lifestyles and Four Seasons, the global leader in luxury hospitality come together to create a coveted lifestyle.



Spread over 6.5 lush, sprawling acres, Embassy ONE seamlessly combines the legendary Four Seasons hospitality and bespoke private residences with luxury shopping, gourmet dining and corporate office spaces. Embassy ONE is home to India's first Four Seasons Private Residences and South India's first Four Seasons Hotel. A unique canvas for beautiful, effortless living.

Pinnacle plays host to world-class office spaces reserved for distinguished and illustrious corporations. Central Plaza is a hub of shopping and entertainment.

The centre of everything exceptional, a new style of work, play and pleasure awaits you within Embassy ONE.



Pinnacle at Embassy ONE

An iconic work destination



Bold and statement-making, Pinnacle is designed for the upper echelons of power. Standing 13 storeys across 195,000 sq ft, it is strategically positioned and designed to meet the needs of today's agile and adaptive corporations. Pinnacle is far more than a series of traditional workspaces. Open-plan layouts, individual reception areas and spacious formal and informal meeting rooms foster dynamic environments that drive progress. Floor-to-ceiling windows open out to panoramic views of the city. Woven intricately into the fabric of Embassy ONE, offices within Pinnacle are perfectly suited for visionaries, innovators and leaders. Leed pre-certified Gold, Pinnacle sets a new bar for sustainability.

Central Plaza at Embassy ONE

Where indulgence meets grace

With its bespoke, designer boutiques and flagship stores, chic concept restaurants and lifestyle services, the Central Plaza unfolds an immersive leisure experience. Regal and relaxing, it is a space in which to stroll, peruse and savor a melange of experiences. Across 56,000 sq ft, this vibrant, elegantly designed cynosure of pleasure brings together the finest retail experiences and lifestyle brands. Central Plaza's premium dining establishments play the perfect host to a strategic business lunch or a gourmet repast.



Four Seasons Hotel at Embassy ONE

Where the world checks-in

Four Seasons Hotels and Resorts, the world's leading luxury hospitality brand, is synonymous with the highest standards of quality and service. The legendary Four Seasons service and hospitality meets refined expectations and provides guests with unmatched service, amenities and privacy within a sophisticated setting.

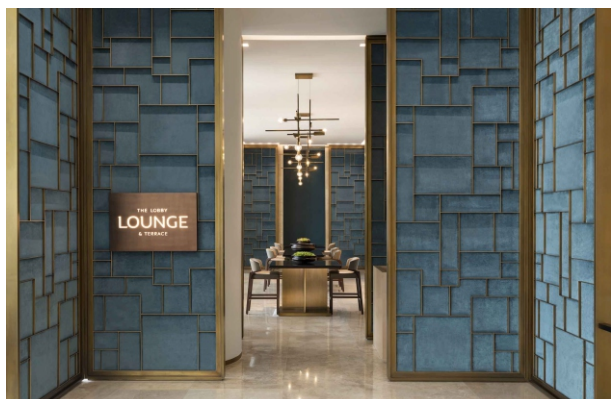
Rising in the centre of Embassy ONE, Four Seasons delivers a dynamic experience that reflects Bengaluru's entrepreneurial and cosmopolitan spirit.



Four Seasons Hotel Bengaluru opened its doors in May 2019 and has already won several prestigious awards. Amidst landscaped gardens and water features, the 230 room hotel serves artfully and equally as a personal sanctum and professional stage. From the hotel's tranquil gardens, vibrant art collection to elegant restaurants and lounges, this is where the world comes to connect and be inspired.

The Four Seasons Hotel hosts some of the most diverse and cutting-edge creative artists on its premises.

The 21st floor of the Four Seasons Hotel tops the city's gourmet scene with avant-garde dining experiences. Copitas is a glamorous destination bar for sundowners to bespoke cocktails. A stylish trendsetter, Far & East is an Asian Brasserie that presents Japanese, Thai and Chinese cuisine in an innovative fashion.



The indulgences are infinite and ever-changing with the seasons. Deep dive into curated adventures, from Italian specialties to regional Indian favourites at Cur8. An all-day dining restaurant with an airy outdoor terrace and a modern kitchen-style dining room. The Collection is where a fine collection of whiskies from around the world can be savoured. The Lobby Lounge & Terrace is an elegant venue to unwind. The Pool Bar unfolds a taste of resort-style living in the city amidst lush greenery.

The legendary Four Seasons experience for life

The legendary service and elegance of Four Seasons come together to create a lifestyle in a class of its own at Four Seasons Private Residences. Consisting of 109 residences spread across two immaculate towers, the private residences invite you to a life of refinement and sophistication.

Legendary and iconic. Four Seasons Private Residences

The renowned New York based Yabu Pushelberg brings sophistication and character to the home interiors and public spaces. The residences are designed for the elite few, with every detail exuding untold luxury. Every minute detail, from the high-end fixtures to the material selection, is a stroke of pure genius designed to delight a sophisticated international clientele. Enriching experiences are the essence of everyday life. Inspiring spaces feature elements that have been carefully curated so you can lead the lifestyle you deserve.



An effortless ownership experience



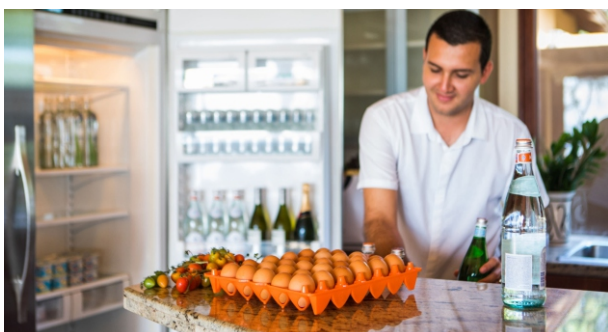
Four Seasons Private Residences provide a unique opportunity to experience a fully serviced and managed global lifestyle. With signature Four Seasons service and outstanding amenities at their doorstep, residents enjoy a personalized lifestyle and an unparalleled, worry-free ownership experience.

Residence owners enjoy the peace of mind that Four Seasons will attend to every detail, every day. Under the guidance of an exceptional Director of Residences, expertly trained staff are always on call. Discover just how effortless life can be, when you live with Four Seasons.

Attention to detail and dedicated service

SIGNATURE SERVICES

- Exclusive concierge
- Direct access to Four Seasons services
- Valet parking
- Housekeeping of common areas
- 24-hour on-call maintenance
- Full-capacity power back up and select UPS
- Central air conditioning
- Fire, safety, water purification and waste management systems
- Periodic pest control
- World-class security
- Landscaping and garden upkeep
- Property wide Wi-Fi



À LA CARTE SERVICES

- In-residence dining
- Laundry services
- Individual residence housekeeping
- On-call physician
- Limousine services
- Airport transfers
- Package delivery services
- Grocery stocking
- In-residence Four Seasons spa and salon services

North Tower Residences

A lavish canvas for life

Each residence in the exclusive North Tower boasts either a spectacular three or four bedroom layout ranging from 4,100 sq ft onwards, complete with high ceilings, elegant finishes and bespoke details. Stately and large, these residences are perfect for those who want more room to accommodate larger than life aspirations. Open-plan living rooms and private outdoor terraces interplay, creating a seamless transition between indoor and outdoor living. A truly exceptional canvas for beautiful living. The North Tower residences allow discreet access via an exclusive, secure driveway that is independent of the hotel.

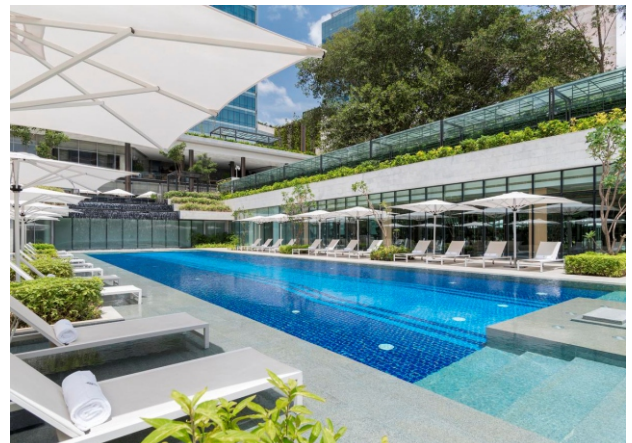


EXCLUSIVE FEATURES

- Ceiling height of 10 feet
- Travertine marble for living and dining rooms
- Timber flooring in bedrooms and floor to ceiling windows
- Kitchen with island counter and built-in cabinetry
- Kitchen with built-in oven, microwave, dishwasher and refrigerator
- Master bathrooms with white marble flooring and walls

EXCLUSIVE AMENITIES

- Owners' lounge
- Gym
- Children's play area
- Temperature-controlled pool
- Poolside deck
- Squash court
- Lawn deck
- Yoga studio
- Media room



Nearing Completion

South Tower Residences

Space designed for exceptional living

The South Tower residences are inspired by your dynamic and engaging lifestyle. Masterfully planned, the one and two bedroom layouts ranging from 1,992 sq ft and are among the most spacious in Bengaluru. The convivial, flowing layouts serve as versatile spaces that accommodate gatherings as effortlessly as they host private moments. From the impeccably crafted spaces to superior materials, every detail is designed to inspire and elevate life.



EXCLUSIVE FEATURES

- Ceiling height of 10 feet
- Travertine marble for living and dining rooms
- Timber flooring in bedrooms and floor to ceiling windows
- Kitchen with island counter and built-in cabinetry
- Gaggenau kitchen appliances
- Bathrooms with Travertine flooring and Bianco Piove walls
- Luxurious Kohler and Dornbracht bath accessories

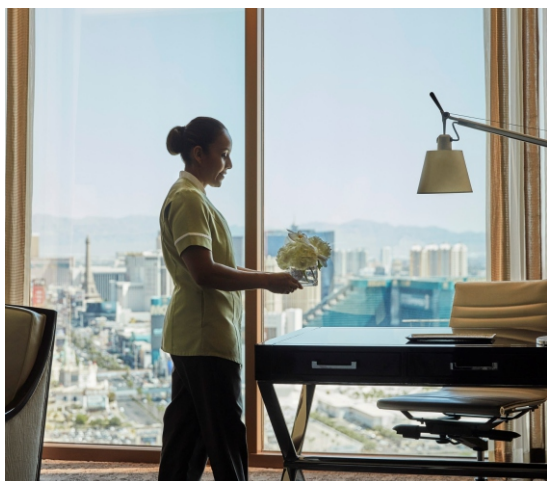
EXCLUSIVE AMENITIES

- Media room with large screen TV and advanced home theatre technology
- Double height wine chamber with climate controlled wine storage
- Billiards room
- Residents enjoy exclusive access to amenities at the Four Seasons Hotel
 - Gym
 - Swimming Pool
 - Spa



OC Received | Handovers Initiated

Four Seasons global health and safety program



As the world looks ahead to the future Four Seasons **Leads With Care.**

Four Seasons singular goal is to provide safe care and service with the confidence and assurance that health and safety is a priority. Four Seasons is working alongside international experts to inform its health and safety decisions.

The focus is on strengthening Four Seasons already stringent health and safety measures through the validation of the **Lead With Care** program. The program is about safe personalized care, trust, service and enhancing procedures to protect our residents, while also ensuring they feel safe and reassured at Four Seasons.

The residential digital experience. With you, wherever you are

Four Seasons is leveraging technology in order to maintain the highest levels of personal service, with the launch of the award winning Four Seasons App and Chat for the residences. The Four Seasons digital experience is a key pillar of **Lead With Care**. Whether you are in residence or away, you can enjoy full access and management of your home, connect with your dedicated residential team and request services with ease and convenience.



A legendary experience gets its due

LUXURY PROJECT OF THE YEAR



CMO ASIA NATIONAL
AWARDS, 2017

BEST LUXURY INTEGRATED PROJECT



TIMES BUSINESS AWARDS
BENGALURU, 2018

MIXED-USE ARCHITECTURE



GOLDEN BRICK
AWARDS, 2018

BEST MIXED-USE DEVELOPMENT IN INDIA



ASIA PACIFIC PROPERTY
AWARDS, 2019

BEST ICONIC LUXURY PROJECT



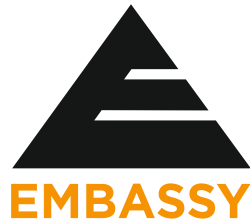
TIMES BUSINESS
AWARDS, 2020

LUXURY PROJECT OF THE YEAR (NATIONAL)



ESTATE
AWARDS, 2020





A legacy of excellence

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 62 million sq ft across commercial, residential, industrial & warehousing, retail, hospitality, services and education. In the residential domain, Embassy Group has completed over 15 million sq ft with over 14 million sq ft under development with a slew of upcoming projects.

Embassy residential properties are future-ready, ahead of time. The design features considered essential today are already in place across Embassy properties and were conceived years ago. This is made possible by our 'Future First' vision. A vision to see where the world is headed and to consistently have the agility to get there.

Embassy's promise of the 'Good Life' derives from an immersive community perspective and reflects in the best of locations, uber-luxury lifestyles, fully-managed homes and international amenities. 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 brand equity that we enjoy as pioneers of premium residences make our on-going and proposed residential projects the most sought-after addresses.

Embassy leads the way in luxury, sustainability, delivery and ROI. Our development focus encompasses branded residences, uber-luxury villas, exclusive villaments, sky condominiums, integrated developments & smartly designed contemporary homes with something to offer every investor.

With value and safety being key for investors, credible, trusted brands rank higher. The Track2Realty 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 the No. 1 'Employer' and No. 2 in CSR.



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South Tower - OC Received | North Tower - Nearing Completion | RERA Reg No.: PR/KN/170731/000619 | Website: <https://rera.karnataka.gov.in/>

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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.

The images featured in this brochure are actual shots of the development.