



**AN ICONIC, FUTURE-READY LIFESTYLE**

ACTUAL SHOT



# EMBASSY AT A GLANCE

A Legacy of over 3 decades and a 62 million sq. ft. portfolio



## COMMERCIAL

Completed: 43 million sq. ft.  
Ongoing & Future: 95 million sq. ft.



## HOSPITALITY

Completed: 716 Keys  
Ongoing: 1119 Keys



## EDUCATION

The only full IB School in Bengaluru with boarding facility



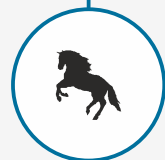
## RESIDENTIAL

Completed: 15 million sq. ft.  
Ongoing & Future: 14 million sq. ft.



## SERVICES

AUM: 70+ million sq. ft.  
Future Potential: 100 million sq. ft.



## EQUESTRIAN CENTRE

India's Premier Equestrian Facility



## COMMUNITY OUTREACH

CSR Program  
Pupils: 11,500. Govt. Schools: 89



## INDUSTRIAL AND WAREHOUSING

Cities: 8  
Completed: 2.5 million sq. ft.  
Ongoing & Future: 28 million sq. ft.



## COWORKING & OFFICE SPACE

Current: 57k Desks:  
4.45+ million sq. ft.  
Future: 72k Desks:  
6 million sq. ft.





ACTUAL SHOT



ACTUAL SHOT

## STUNNING ARCHITECTURAL MARVEL

Life is at home in the new world at Embassy Lake Terraces. This iconic, inspirational, and self-contained global lifestyle is designed for now, ahead of time. An urban utopia where design features considered essential today are already in place. Designed by the award-winning Singapore-based Andy Fisher Workshop, Embassy Lake Terraces defies traditional form. The towers' twisted design has the residences poised to offer panoramic views of the Hebbal and Nagavara Lakes, the 3.5 acre central meadows and the surrounding lush green defence land.

Embassy Lake Terraces consists of 467 ultra-luxury sky condominiums across 9 towers. Spread over a sprawling 14.5 acres, this extraordinary vision takes form at Hebbal in North Bengaluru - the epicenter of growth and investment.

We welcome you to a lifestyle that is as exclusive as it is exceptional.



# THE PLAN TO SUIT YOUR PLANS

- |  |                             |
|--|-----------------------------|
| 1. Security  | 14. Kids Pool               |
| 2. Drop-off Canopy   | 15. Outdoor Swimming Pool   |
| 3. Elderly Fitness & Kids Play Area                                | 16. Jacuzzi                 |
| 4. Tennis Courts   | 17. Gym                     |
| 5. Retail Space  | 18. Studio                  |
| 6. Skating Rink  | 19. Kids Club               |
| 7. Indoor Pool   | 20. Pocket Play area        |
| 8. Basketball Court  | 21. Rain Tree Grove         |
| 9. Outdoor Badminton Court   | 22. Activity Plaza          |
| 10. Cricket Pitch  | 23. Lawn                    |
| 11. Mini Putting Green at Ground Level                             | 24. Cascading Water Feature |
| 12. Paw Park   | 25. Elevated Boardwalk      |
| 13. Clubhouse (Outdoor Cafe, Games Room and Event Hall at Level 1) |                             |







## DEMAND DRIVERS IN NORTH BENGALURU

The epicenter of global investment

Embassy Lake Terraces is located in Hebbal, North Bengaluru - the hotbed of global investment and preferred destination for luxury lifestyles and office space developments.

### A few factors which make it so lucrative:

- Bangalore Aerospace SEZ
- Devanahalli Business Park
- BIAL IT Investment Region (ITIR)
- Aero City
- Bellary Road
- Disneyland Theme Park
- Nano Park
- Global Financial District
- Medical Tourism Hub
- Bangalore Turf Club

# ACCESSIBILITY & WELL-BEING



## ● Key Destinations

- Alongside Kirloskar Business Park
- Hebbal Railway Station - 2 km
- Central Business District (CBD) - 9 km
- Kempegowda International Airport - 25 km

## ● Office Hubs

- Kirloskar Business Park, Hebbal - 0 km
- Brigade Magnum, Hebbal - 2.5 km
- Embassy Manyata Business Park, Nagavara - 4 km
- Karle IT SEZ, Nagavara - 4.5 km
- Ecopolis IT SEZ, Bellary Road - 10 km
- BCIT Park, Thanisandra - 10.5 km

## ● Hospitals

- Columbia Asia Multi-speciality Hospital, Hebbal - 0 km
- Aster CMI Hospital - 1.6 km
- Motherhood Hospital, Sahakarnagar - 2.5 km

## ● Educational Institutions

- Vidya Niketan Academy - 0.5 km
- Vidyashilp Academy - 8.4 km
- Canadian International School - 11 km
- Mallya Aditi International School - 8.6 km
- Delhi Public School - 12.5 km
- Stonehill International School - 16.2 km

## ● Hospitality

- Four Seasons Hotel - 3.7 km
- Windsor Manor Hotel, Sankey Road - 6.8 km
- Shangri La - 7.2 km
- Taj West End, Kumara Park - 8.1 km

## ● Shopping & Malls

- Esteem Mall, Hebbal - 0 km
- Upcoming Phoenix Market City, Jakkur Main Road - 3.3 km
- Elements Mall, Thanisandra - 4.9 km
- RMZ Galleria Mall, Yelahanka - 7.5 km
- Orion Mall, Malleshwaram, Rajajinagar - 8.2 km





## CHOICES TO SUIT YOUR ASPIRATIONS

### Signature Residences

#### Bespoke Luxury

2 towers, each spanning 21 storeys of exclusive living, with designer kitchen, walk-in wardrobes, and a private pool with expansive decks. 4 & 5 bed residences available in single or duplex formats, ranging in size from 7,825 sq. ft. to 9,156 sq. ft. This is the perfect place to be in a league of your own.

### Sky Blocks

#### A brilliant perspective

The bold design featuring iconic 'twisted' towers plays host to the Sky Blocks, offering stunning views of the lakes and the surrounding defence land in the vicinity. 4 bed residences, located from the 12th to 20th floor, ranging in size from 4,440 sq. ft. to 5,098 sq. ft. A true testament of aesthetic design.

### Garden Blocks

#### Inspired by Nature

Situated on the first 10 floors of the towers, they offer stunning views of the sprawling 3.5 acres central meadow with cascading water features. 3 & 4 bed residences available in single or duplex formats, ranging from 3,544 sq. ft. to 5,889 sq. ft. With only four residences to a floor, life in the city could not be more inspiring than here.



## APPEARANCE AND FINISH

Signature detailing, cutting-edge technology, specifications and craftsmanship create living spaces that inspire and elevate life.






















- 3,4 and 5 BHK residences in single and duplex formats.
- Expansive living spaces - sizes range from 3,544 - 9,156 sq. ft.
- **Mitsubishi** elevator that opens directly into residence private lobby.
- **Mitsubishi** air-conditioners with VRV systems.
- Floor to floor height of 3.4 meters.
- Impeccably finished Gypsum false ceilings.
- Doors made of tubular timber core wood from Spain.
- **Botticino / Royal Travertine** marble flooring.
- **Schüco** sliding doors open out to the deck.
- Engineered wooden flooring from **Boen** in bedrooms.
- Expansive terrace decks with composite wooden flooring.
- State-of-the-art security system with access control.
- 100% power back-up.





# AN ICONIC INTERNATIONAL LIFESTYLE

A host of 30+ leisure amenities and a lavish 55,000 sq. ft. clubhouse takes luxury to a whole new level.

-  10,000 sq. ft. Roof-top Dining Lounge (21st Floor)
  -  2-acre Skydeck on the 11th Floor
  -  Well Equipped Business Centre With Meeting Rooms
  -  Luxury Spa & Salon
  -  Tennis, Basketball & Badminton Courts
  -  Fully Equipped Gym
  -  Outdoor Jacuzzi
  -  Skating Rink
  -  Barbeque Pavilion
  -  An Outdoor Pool and a Temperature Controlled Indoor Pool
-  Walking Aviary
  -  Paw Park
  -  Banquet Hall with Catering Facilities
  -  Cricket Net
  -  Putting Greens
  -  Retail Space
  -  Kids' Studio
  -  Kids' Pool
  -  Squash Court
  -  Party Lawn
  -  Elevated Boardwalk



# FUTURE-READY FEATURES THAT ELEVATE LIFE



**Low-density development** - The masterplan is laid-out to maximize the available space while minimizing residences. With 50% lower density compared to other luxury projects, there are just 32 units per acre.



**Private elevator lobbies for safe access** - Privacy and exclusivity is embedded in the design. Contactless elevators open directly into private residence lobbies.



**Expansive space for life and leisure** - The amenities are spaciouly spread-out indoors and outdoors and across levels, from the ground floor to the 11th and 21st floors, enabling residents to enjoy the amenities while practicing social distancing. 75% of open spaces ensure enhanced air-quality.



**2-acre Skydeck on the 11th floor** - Unlock leisure. Spectacular views and outdoor amenities create an incomparable, safe, socially-distant venue for relaxation and recreation.



**Sky Lounge on the 21st floor with roof-top dining** - The sky lounge is an exceptional dining destination, with views of the mesmerizing skyline and lakes. Sit back and enjoy exquisitely curated meals without having to step out of the property.



**Lavish, luminous residences** - The twisted orientation of the towers and the floor-to-ceiling height of 3.4m facilitate abundant light and cross-ventilation. Large floor-to-ceiling windows and expansive decks open out to refreshing vistas, while central air conditioning elevates the comfort quotient.



**Designated spaces for study and home office** - Space matters more now than ever. Work from home in absolute comfort, with extra room for online classes, hobbies and recreational pursuits.



**IGBC Gold certified** - Sustainable living is the future. Green building design, renewable features and technologies enrich the way of life.





## SUSTAINABLE AND SAFE



### Security and Automation

- State-of-the-art security system with access control
- Video door phone with intercom feature & CAT6 cabling
- Perimeter security with over 300+ CCTV cameras



### Safety

- Comprehensive fire detection and fire safety protection system
- Helipad on towers 1, 3, 5, 6 and 8 for emergency evacuations
- Gas-leak detectors



### Energy efficiency

- IGBC Green Homes Gold Certified
- On-site grey water treatment plant
- Rain water harvesting for gardening, car cleaning, etc.
- Solar Power for water heating and outdoor lighting
- Responsible waste segregation, disposal and composting



QUINTESSENTIALLY

## LUXURY LIFESTYLE MANAGEMENT SERVICE

The world's leading luxury lifestyle group, offering private concierge services, lifestyle management, and unparalleled access to global events and experiences. Synonymous with innovative global luxury, glamour, and exclusive experiences, quintessentially engages members with bespoke lifestyle management and concierge services.

- Travel assistance
- Personal shopping
- Restaurant reservations & recommendations
- Events access & tickets sourcing
- Organising parties & celebrations
- Sourcing limited edition products & much more





## EMBASSY SERVICES

Embassy Services Private Limited, an independent arm of the Embassy Group, is India's largest and most trusted integrated facilities management player. With a strong lineage, deep experience across owned assets and professional teams, Embassy Services reimagines operational excellence and delivers future-ready integrated facilities management (IFM).

Embassy Services has a pan-India presence across residential, commercial, industrial, warehousing, co-working spaces, retail, and hospitality with 150+ clients and 70+ million sq. ft. under management. Having managed luxury residential spaces and gated communities like Embassy Boulevard and Embassy Lake Terraces in the heart of Bengaluru for over 25 years, Embassy Services understands the requirements of owners and occupants.

While creating a comfortable, hassle-free ownership and living experience for residents, Embassy Services adds value to the communities it serves by ensuring seamless service delivery, environmental sustainability, engaging experiences and stringent SOPs to secure a safe environment at all times. Leveraging trust, technology, and transparency, Embassy Services' primary goal is to ensure an effortless, enriching, and engaging living experience for residents and communities.



## WORLD AT YOUR SERVICE

WAYS is an app-driven offering by Embassy Services that provides intuitive, comprehensive home maintenance services customized to the needs of each residence. A team of professionals provide end-to-end customized home maintenance services and other value-added services to keep your home running smoothly and free of hassles. Whatever the service, we'll find 'Ways' to ensure worry-free living.

- Specialized housekeeping
- A-la carte services
- Electrical
- Deep cleaning
- Apartment technical maintenance
- Plumbing
- Pest control

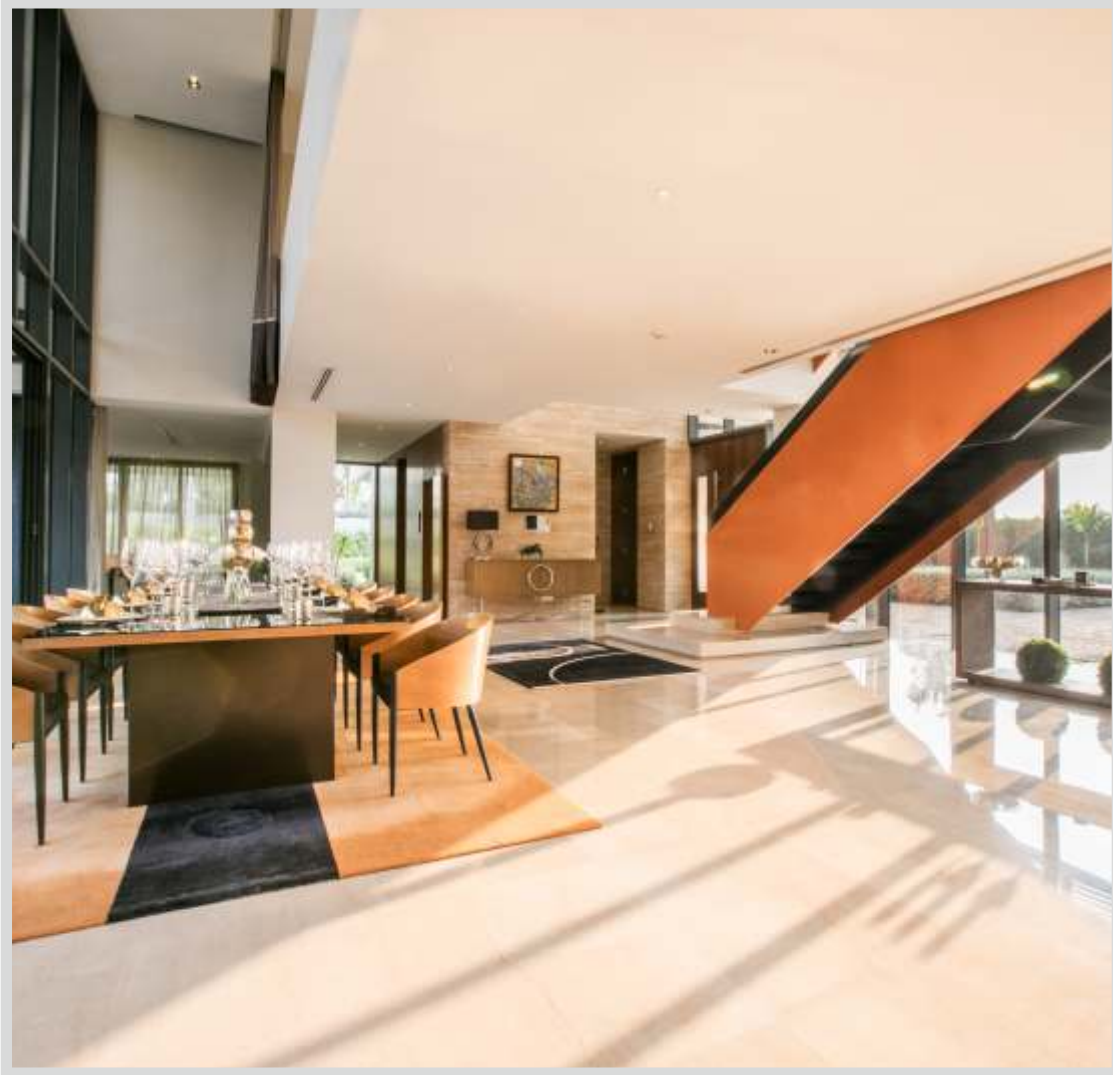




## YOUR ONE-STOP SOLUTION FOR ALL YOUR PROPERTY MANAGEMENT NEEDS

Staying true to our promise of enriching lives, we'd like to introduce Embassy Maximise - an enterprise that helps you get the best out of your home by combining our passion for excellence with 30 years of deep industry knowledge. Embassy Maximise will make sure you get the largest possible rental yields, while also focusing on hassle-free transition and tenant retention. By providing personalised services to each homeowner and having excellent product knowledge about projects, our team can also get you the best returns on reselling your properties.

- Account, risk, and property management
- Site inspection, negotiation, and signing
- Marketing
- Leasing, renting, tenancy identification & management
- Interior design
- Vendor management & utility services
- Resale



## EMBASSY INTERIORS

### TRANSFORMING SPACES INTO WORKS OF ART

Embassy Interiors breathes new life into living spaces, creating completely tailor-made environs that elevate everyday moments into the realm of the extraordinary. A combination of cutting edge technology, inspiration, and attention to detail transform interior ideas into a breathtaking reality, capturing the imaginations of all who step inside. Embassy Interiors reimagines the home as a style statement that reflects the personalities and the lifestyles of the inhabitants.

- Tailor-made interior design concept
- Space designs
- Modular kitchens & wardrobes
- Soft furnishings
- Lightings
- Wall decor & painting
- Site supervision
- Electrical & plumbing
- Landscaping & outdoor solutions
- Installation & project management
- Remodelling & home improvement solutions





## **EP** EMBASSY PRIORITY

### **EXCLUSIVE CUSTOMER ENGAGEMENT PROGRAM**

The iconic addresses we have created through the years stand as a testimony to our commitment towards “Redefining Life Spaces”. To achieve this feat, we at Embassy have deeply engrained our brand promise of “Enhancing Lives” by nurturing our relationships. We believe that our relationships, especially with our patrons and believers of good life is exceptionally important for creating true value and achieve our vision and mission.

We constantly strive to find new ways to add value and engage with most important stakeholders – the select few who call Embassy their home. With a view to engage and enrich our relationships, Embassy has specially designed an engagement program just for true believers of good life like you.

Welcome to Embassy Priority where we will bring extraordinary experiences and exquisite rewards to the life of our true evangelists for inviting their family and friends to be a part of the Good Life by Embassy.

# A CONFLUENCE OF IDEAS

Experience, trust and the best minds in the business come together at Embassy Lake Terraces.



## Property Developer

Embassy Property Developments Pvt. Ltd.



## Project Design

Andy Fisher Workshop, Singapore



## Landscape Design

Cicada Landscape Design, Singapore



## Project Management

Colliers International, India



## Structural Consultants

Infotech Engineering Consultants Pvt. Ltd.



## Engineering Consultants

Design Tree Services



## Green Building Consultants

En3



## Legal Advisor

Anup Shah Law Firm



# AWARDS & ACCOLADES



## BELONG TO THE EXCLUSIVE EMBASSY LAKE TERRACES COMMUNITY!

OC RECEIVED FOR TOWERS 1-5 | READY TO MOVE-IN

### Site Address:

6/1A, Service Road, Subramani Nagar, Hebbal Kempapura, Bengaluru - 560032

📞 **+91 88800 5000** ✉ **sales@embassylaketerraces.com** 🌐 **www.embassylaketerraces.com**

RERA No.: PR/KN/170731/000602 | Website: <https://rera.karnataka.gov.in/>

Disclaimer: Information in this brochure, about project are of very general in nature. The pictures, layout themes, project landscape, interiors, lightings, etc. are shown as what is intended to be, at the time of completion and presently they are as illustrations and demonstration of the concept of the development. The furniture, kitchen cabinets, kitchen accessories, loose floor rugs, throws, curtains, mirrors, wall hangings, light fittings, furnishings, pictures, art effects, etc. (the soft furnishing), is for enabling our esteemed customers to get an idea of the layout and the area that could be in use with their respective choice of their soft furnishing. You are required to verify all the details of the project, including area, amenities, services, terms of sales and payments and other relevant terms of the project including carpet area of the residences independently with the Company's sales team prior to concluding any decision for buying in Embassy Lake Terraces. The content of this brochure should not be treated as any kind of an offer by the Company.