



WELCOME TO
EMBASSY
BOULEVARD

LOCATION



12 km before the International Airport

2.5 km off NH-7

22 km from CBD

13 km from Hebbal Flyover

Lifestyle Amenities

Hospitals:

Columbia Asia (12 km)

Schools:

Stonehill International School (5 km)

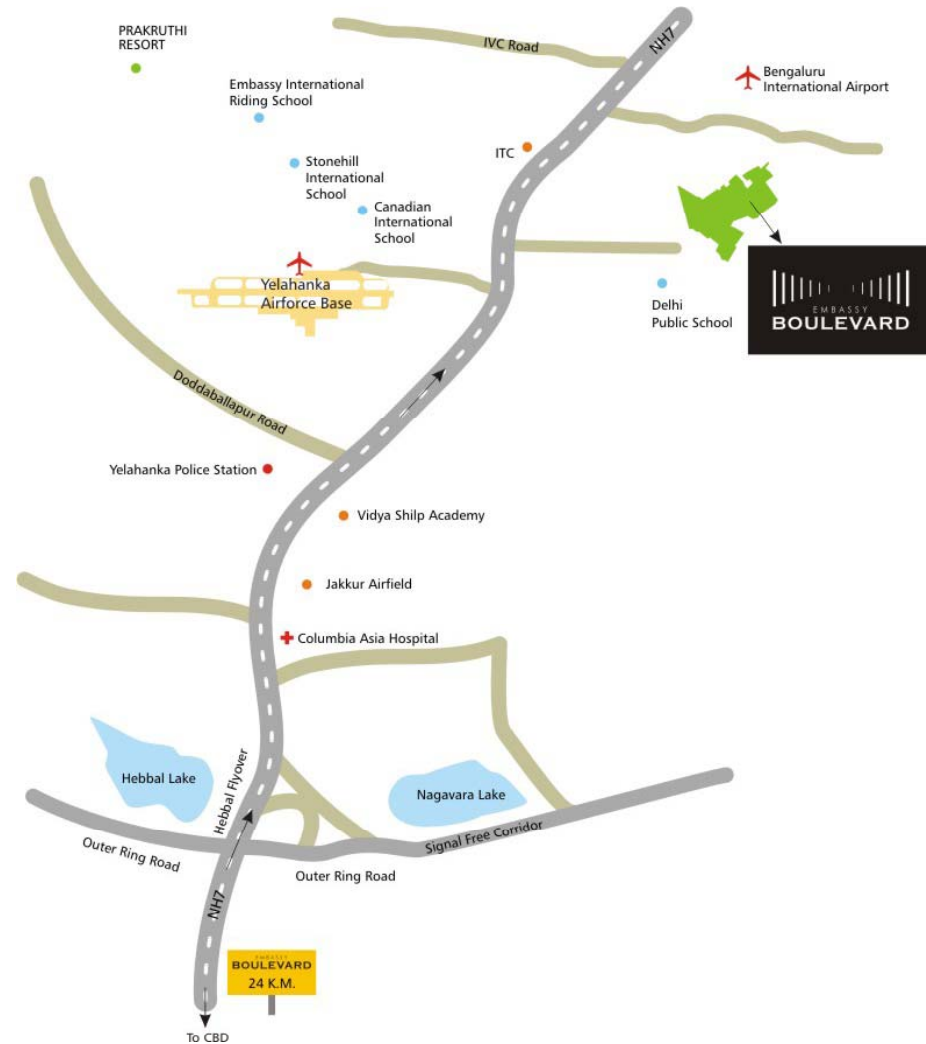
Canadian International School (7.5 km)

Vidyashilp Academy (8 km)

Hotels:

Windsor Manor (19 km)

Le Meridien (19.5 km)



Know your Neighbourhood

LOCATION

DESIGN ELEMENTS

COMMUNITY
EXPERIENCE

LIVING
GREEN

SOUND
INVESTMENT

SCHEME
CREDITS

VILLA
DETAILS

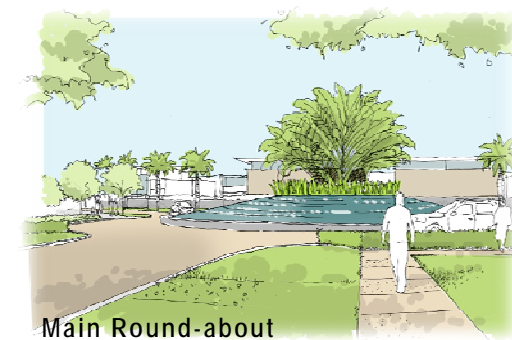


MASTER PLAN

MASTER PLAN



170 villas spread across
51 acres of land



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VILLA DESIGN ELEMENTS



- Centrally air-conditioned villas with VRV system
- Double height ceiling
- Aluminum over hang louvers for sun shading
- Flooring:
 - Italian marble for Living, Family, Dining and Foyer
 - Engineered wooden flooring for all bedrooms
 - Marble flooring and dadoing up to false ceiling in all bathrooms
 - Mosaic tile finish in Swimming Pool, Deck in natural hardwood flooring
 - Vitrified tiles in Kitchen and Utility
 - Ceramic tiles in Staff quarters

Specifications

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VILLA DESIGN ELEMENTS



- Sanitary fixtures, bathtubs of Duravit, CP fittings, shower area fittings of Kohler & Grohe
- Aluminum powder coated UPVC sliding windows with plain glass, retractable mosquito mesh
- Main door with teak wood architrave & plywood shutter with veneer finish
- Internal doors with solid flush core, veneer finish with teak architrave.
- False ceiling for all rooms
- Boundary wall height 1.5m of gabion wall with chain link cage filled with undressed broken pieces of sira grey
- Car porch canopy with laminated tinted glass

Specifications

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VILLA DESIGN ELEMENTS



- 12 KW for Pine & Willow, 15 KW for Cedar & 18 KW for Silver Oak & Cypress
- Uninterrupted power supply, 100% backup up for all services
- 24 hour Solar heater to supply hot water to all toilets
- CAT 6 cabling & conduiting network in all rooms to facilitate Tele/ Internet service, multi-room entertainment
- Smart home technology including video door phone and intrusion alarm
- Gas leak detectors
- Battery operated smoke alarm and fire extinguishers in each villa
- Round the clock security with video monitoring
- Sewage Treatment Plant
- Online maintenance and assistance requests via a community intranet portal

Services

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THE COMMUNITY EXPERIENCE

Professionally Managed Club

Quintessentially, Your Dedicated Concierge

Embassy International Riding School

Stonemill International School

THE COMMUNITY EXPERIENCE



Exterior



Gym Terrace



Swimming Pool

- Size: 40,000 sft
- Developed on 1.5 acres of landscaped gardens
- Leisure club with the latest facilities
- Standards on par with international clubs
- Amenities include,
 - Swimming Pools
 - Convenience Store
 - Banquet Hall
 - Guest Suites
 - Spa
 - Badminton Courts
 - Tennis Court
 - Library
 - Games Rooms
 - Aerobics and Yoga Studio
 - Fully equipped Gymnasium
 - Business Center and Meeting Rooms
 - Restaurants

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THE COMMUNITY EXPERIENCE



- Quintessentially provides a unique brand of service 24 hours a day, 365 days a year
- With 60 offices around the world, allows round the clock "access to the inaccessible"
- An opportunity to enjoy a collection of goods, services, treats and help that will make a real difference to your life

Your Dedicated Concierge

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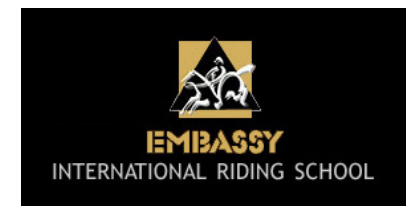
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THE COMMUNITY EXPERIENCE



- Located on a sprawling 240 acre estate off the NH7 set in the midst of spectacularly beautiful countryside
 - Facilities include,
 - Stables upto 120 horses and ponies
 - Show Jumping, Dressage and Flat Lessons
 - Pony Club Activities
 - Equitation and Stable Management Classes
 - Tented camp for weekends
 - Unlimited cross country riding
 - Fully functional Italian Coffee Shop which can cater for birthday parties
- Free membership to all residents.



Embassy International Riding School

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THE COMMUNITY EXPERIENCE



- Spread over 33 acres of land, 5 km away from NH 7
- Purpose built educational institution of world class standard
- Designed in close consultation with the Council of International Schools (CIS)
- Guided by the dynamic, inquiry based approach of the International Baccalaureate (IB)
- Outdoor sports facilities include,
 - Full-sized football pitch
 - 3 synthetic surface tennis courts
 - Basketball court
 - 25m swimming pool and a shallow pool

Preferential Admission



Stonehill International School

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An architectural line drawing of a sustainable building complex. The drawing shows a multi-story building with large windows, a central courtyard with trees and a walkway, and a parking area with a car and people. The text is overlaid on the central part of the drawing.

SUSTAINABLE BUILDING

Zero Discharge

Rainwater Harvesting

Solar Heating

Expansive Windows

Low flow Toilet Fixtures

Avoidance of Incandescent Lamps

Low VOC Paint

Onsite Composting System

Xeriscaping Foliage



WORRY FREE LIFESTYLE INVESTMENT

Head North - The changing city skyline

Capital Appreciation and Rental Potential

Long Term Commitment

WORRY FREE LIFESTYLE INVESTMENT



- Signal free corridor comprising a stretch of elevated expressway, four underpasses and two flyovers to connect Hebbal to International Airport
- NH7 proposed to be widened to 90m between Hebbal and International Airport to sustain higher traffic flow
- Hi-Speed Bangalore Airport Rail Link to enable commuters to reach International Airport from MG Road in 25 minutes

Head North: The changing city skyline

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WORRY FREE LIFESTYLE INVESTMENT



- Expected to be populated with technology parks, hotels and commercial development,
 - 40 sq km IT Investment Region
 - 205 acre Embassy Knowledge Park
 - 350 acre Infosys Campus
 - Hardware Park and Financial City
 - Aero SEZ
 - Hotel projects: Trident, Oberoi, Hyatt Residency, Taj and Holiday Inn

Head North: The changing city skyline

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WORRY FREE LIFESTYLE INVESTMENT



- Potential for high rental
- Perfect ambience for an expat community
- Access to IT Hubs, Parks and Airport
- International schools, healthcare and in-house club of world class standards in the vicinity

Capital Appreciation and Rental Potential

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WORRY FREE LIFESTYLE INVESTMENT



- Property Management provided by the Developer through Embassy Services on an open book-cost plus management fee basis
- Ensures capital and rental values are continuously enhanced over the years
- Scope of management covers services related to various aspects including:
 - Security
 - Housekeeping
 - Equipment maintenance
 - Pest control
 - Landscaping
 - Insurance

Long Term Commitment

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TRUST AND EXPERIENCE

Embassy Property Developments Ltd (Developer)

Andy Fisher Workshop (Architect)

Synergy Property Development Services (Project Management)

Innotech Engineering Consultants (Structural Consultants)

RSP Consultancy Services (Engineering Consultants)

Dhruv Fulnani (Green Building Consultants)

Ernst & Young (Climate Change & Sustainability Consultants)

Anup Shah Law Firm (Legal Advisor)



VILLA DESIGNS

Pine

Willow

Cedar

Silver Oak

Cypress

VILLA DETAILS



Pine

Built-up Area: 4,225 sft
Plot Area: 3,400 - 6,229 sft

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Ground Floor plan

Key Plan



Key Features

- A. Car porch canopy with laminated tinted glass
- B. Stepping stone path paved in local stone materials
- C. Feature trees in gabion planters
- D. Local stone and timber screens provide privacy and shading to the internal spaces
- E. Lattice-like screens made from local stone of 1.5m height offer privacy
- F. Expansive windows that can be drawn fully-open to invite outdoors in for open, bright living spaces
- G. Resort style Swimming Pool with mosaic tiles
- H. Area suitable for barbeque and sun lounging

Pine

Built-up Area: 4,225 sft
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Key Plan



First Floor plan

Pine

Built-up Area: 4,225 sft
Plot Area: 3,400 - 6,229 sft

LOCATION	DESIGN ELEMENTS	COMMUNITY EXPERIENCE	LIVING GREEN	SOUND INVESTMENT	SCHEME CREDITS	VILLA DETAILS
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VILLA DETAILS



Second Floor plan

Key Plan



Key Features

I. Outdoor Dining and Entertaining Terrace with area for Barbeque

Pine

Built-up Area: 4,225 sft
Plot Area: 3,400 - 6,229 sft

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Willow

Built-up Area: 4,072 sft
Plot Area: 3,400 - 6,229 sft

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Ground Floor plan

Willow

Built-up Area: 4,072 sft
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First Floor plan

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Built-up Area: 4,072 sft
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Key Plan



Key Features

- I. Outdoor Dining and Entertaining Terrace with area for Barbeque



Second Floor plan

Willow

Built-up Area: 4,072 sft
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Cedar

Built-up Area: 5,930 sft
Plot Area: 5,810 - 10,026 sft

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- E. Lattice-like screens made from local stone of 1.5m height offer privacy
- F. Expansive windows that can be drawn fully-open to invite outdoors in for open, bright living spaces
- G. Resort style Swimming Pool with mosaic tiles
- H. Area suitable for barbeque and sun lounging

Ground Floor plan

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Built-up Area: 5,930 sft
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Key Plan



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VILLA DETAILS



Silver Oak

Built-up Area: 7,107 sft
Plot Area: 8,600 - 16,974 sft

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- F. Expansive windows that can be drawn fully-open to invite outdoors in for open, bright living spaces
- G. Resort style Swimming Pool with mosaic tiles
- H. Area suitable for barbeque and sun lounging
- I. Area for pool chaise loungers
- J. Arrival water feature shaded by a featured palm tree with lighting

Silver Oak

Built-up Area: 7,107 sft
Plot Area: 8,600 - 16,974 sft

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Silver Oak

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Key Plan



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K. Outdoor Dining and Entertaining Terrace with area for Barbeque

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Cypress

Built-up Area: 7,406 sft
Plot Area: 8,657 - 14,488 sft

LOCATION DESIGN ELEMENTS

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Cypress

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First Floor plan



Key Plan

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Key Features
 J. Outdoor Dining and Entertaining Terrace with area for Barbeque

N
 Second Floor plan

Cypress

Built-up Area: 7,406 sft
 Plot Area: 8,657 - 14,488 sft

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VILLA DETAILS



- Pine
- Willow
- Cedar
- Silver Oak
- Cypress





THANK YOU