



Embassy Property Developments Pvt. Ltd.

Marketing Office: Embassy Golf Links Business Park, Royal Oaks, Off intermediate Ring Road, Bangalore - 560 071. India.

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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 units 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.

EMBASSY
LAKE
TERRACES

UBER-LUXURY CONDOMINIUMS
IN HEBBAL,
NORTH BENGALURU. INDIA

Featured images in the brochure are actual photographs of Embassy Lake Terraces



OVERVIEW



EMBASSY LAKE TERRACES

An inspired vision of luxury. An innovative interpretation of form.

Embassy Lake Terraces is an idea of luxury inspired by global citizens who have experienced the best. It is designed to reflect evolved aspirations and exceed expectations.

This extraordinary vision is being realized in the heart of North Bengaluru - the epicentre of growth and investment. The Columbia Asia hospital, leading tech-parks and international schools in the vicinity let you access the world with ease.

Designed by the award-winning Singapore-based Andy Fisher Workshop, Embassy Lake Terraces defies traditional form. The architecture showcases 9 iconic 'twisted' towers that orient the condominiums to offer panoramic views of the Hebbal and Nagawara lakes.

The spacious 467 apartments come in 3,4,5 BHK units in single and duplex formats of 3542 to 9786 sqft. Whether it is the refreshing Garden Blocks, the exclusive Signature units or the impressive Sky blocks with breathtaking vistas, Embassy Lake Terraces is where your aspirations acquire form.

The unique sky deck on the 11th floor, a 3.5 acre central meadow and a host of leisure amenities take luxury to whole new level.



PROJECT DESIGN

The Andy Fisher Workshop, Singapore

Established in 2004 to provide bespoke design services, the Andy Fisher Workshop, embodies the belief that design should be a creative, hands-on process, one that engages clients and owners throughout the process. The workshop's design approach is founded on a deep understanding of the places in which they work and the environment of their clients, enabling the workshop to adapt to a wide range of project types, scales and places.

LANDSCAPE DESIGN

Cicada Landscape Design, Singapore: Landscape Consultants

Founded in Singapore in 1993, Cicada has evolved into one of Asia's leading landscape architects, whose continual cycle of reflection and rebirth produce inspiring designs that are unique and relevant to their time. Through a precise understanding of space and proportion, and clarity of structure, Cicada seeks to make sense of space within its unique environmental and cultural contexts, articulating the inherent site experience and improving the quality of the relationship between people and their surroundings.

Image: Club house, outdoor area, deck, etc.

INDOORS OR OUTDOORS, LEISURE TAKES A NEW MEANING

Embassy Lake Terrace is a great place to experience the privileges of higher living. An expansive lounge with dining facilities on the 21st floor is the showpiece of the project, offering spectacular vistas of the lakes in the vicinity.

Embassy Lake Terraces boasts an expansive 55,000 sq ft Clubhouse with a 65,000 sq ft outdoor leisure area that plays host to a wide array of amenities including tennis courts, a basketball court, an open badminton court, cricket practising nets, skating rinks, outdoor jacuzzi, a putting green and a paw park.

An indulgent leisure haven, the clubhouse offers a plethora of facilities for sport and relaxation on the ground level. A luxury spa, a fully-equipped gym, heated indoor and outdoor swimming pools offer endless opportunities for rejuvenation. A verdant barbeque area with 5 dining cabanas is just the party venue on wintry night. Everyday essentials are well taken care of by a convenience store on the premises.

A well-equipped business centre with meeting rooms, gym and yoga rooms, lets you seamlessly mix business with leisure. A banquet hall with catering facilities serves up the perfect setting for private gatherings and celebrations.



Beyond architecture, a host of international lifestyle features, amenities and conveniences take luxury to a whole new level.

- A sprawling 2 acre sky-deck on 11th floor featuring a library, exclusive roof-top sky dining lounge, game room, TV lounge, jogging track and outdoor fitness area / yoga deck
- Spectacular sky lounge with dining facilities on the 21st floor
- 75% lung space - 6 acres of landscapes that includes 3.5 acres of central meadow with rain tree grove and cascading water feature
- 65,000 sq ft of outdoor leisure areas
- Lavish 55,000 sq ft clubhouse with wide range of amenities
- Designed for IGBC Green Homes Gold Certification
- Property management: Superior property management by Embassy services will ensure continuous enhancement of capital and rental values 'WAYS' - World at your service, is an app-based, hassle free home maintenance service customized to each home owner's need
- Bespoke in-house Interior Solutions
- Membership to Quintessentially, the London-based global concierge service
- Asset Management Solutions: You can count on our dedicated asset management team to provide comprehensive rental or resale assistance

- Fully-equipped gym
- Tennis courts
- Putting greens
- Luxury spa
- Basketball court
- Paw-park
- Temperature controlled indoor pool
- Open badminton court
- Party lawn
- Outdoor pool
- Squash court
- Retail space, café & convenience store
- Kids pool
- Cricket nets
- Kids studio
- Banquet hall with catering facilities
- Skating rink
- Butterfly garden
- Barbeque centre with 5 dining cabanas
- Outdoor jacuzzi
- Elevated boardwalk



B

LOCATION



BENGALURU - INDIA'S SILICON VALLEY

Bengaluru - India's very own Silicon Valley continues to be at the top of the offshoring league even after 25 years of outsourcing. This city is the backbone of India's \$60.5 billion outsourcing industry and has carved a name for itself as the "technology hub of the East". Some of the top Indian IT service providers like Infosys, Wipro, Mindtree and Mphasis are headquartered in Bengaluru. It's also the land of opportunities and the start-up capital of the country. No wonder people from around the world throng to this garden city to buy property and settle here, to enjoy the salubrious climate. Embassy Lake Terraces is ideally located in Hebbal, North Bengaluru - the latest hotbed of growth and investment in India's Silicon Valley. In recent times, this North corridor has seen a boom in real estate and an increased demand for high-end residences, becoming a highly preferred destination for discerning home buyers, from around the world.



NORTH BENGALURU

The epi-centre of global investment

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

This premium address is situated on HN 7 in the vicinity of the Columbia Asia hospital, leading tech-parks and international schools. The proximity to the Kempegowda International Airport, easy access to educational institutions of repute, and multi speciality hospitals in the vicinity drive the growth momentum.

Massive infrastructure and connectivity projects such as the Bellary Road (elevated 8 lane express way), mono rail, metro rail and the high-speed rail link will ensure excellent connectivity to the CBD and prime locations.

Further, proposed infrastructure projects including 3 massive IT parks, Aero SEZ, the 205-acre Embassy Knowledge Park, industrial parks, warehousing zones and more, make North Bengaluru a great place to drop your roots.



Map not to scale

CHOICES TO SUIT YOUR ASPIRATIONS



SIGNATURE TOWERS One-of-a-kind

With a living experience so personalised, it could only be called Signature Towers.

The two Signature Towers at Embassy Lake Terraces each span 21 storeys of exclusive living, with two private elevators opening into each condominium. These come in a choice of 4 or 5 bedrooms in single or duplex formats.

Private plunge pools, Italian marble flooring, expansive terrace decks, designer kitchens and wardrobes, wall-to-wall double-glazed glass facades and a sophisticated home automation system, all add to the exclusivity of these signature residences.

These expansive residences range in sizes from 7,822 sft to 9,785 sft and are just what you need to live your signature lifestyle.



SKY BLOCKS Design with a twist

Embassy Lake Terraces melds form and function inseparably, with its twisted design to create the Sky Blocks, maximizing the views of the Nagavara and Hebbal lakes. This has been achieved by aligning the plane of the floors towards the lakes and the Central Meadow. Creating a facade that's the embodiment of aesthetic beauty.

The Sky Blocks are located from the 13th to the 21st floor, with 4 bedroom units ranging in size from 7,822 sft to 9,785 sft with such a spectacular view, you may never want to leave home.



GARDEN BLOCKS Inspired by nature

The Garden Blocks are located on the first 10 levels of the towers and offer you views of the landscaped gardens and water features on the ground level. Each apartment also comes with its own private elevator lobby.

With only four units to a floor, the apartments are available in single or duplex formats, with a choice of 3 or 4 bedrooms, ranging from 3,542 to 5,320sft view nature in all its beauty here.

THE PLAN TO SUIT YOUR PLANS

9 Towers, 467 Units, 1500 Car parks



KEY

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



APPEARANCE & FINISH

STUNNING ARCHITECTURAL MARVEL

With its unique twisted architectural style, Embassy Lake Terraces is already transforming the North Bengaluru skyline. A unique blend of expansive living spaces, panoramic views and aesthetics, blends form and function effortlessly in its design. The modern and contemporary look of the overall development further adds to the mystique of its architecture. The textured paint finish and lush gardens that surround this project, add to its scenic beauty.



Specifications

GENERAL SPECIFICATIONS:

- Air-conditioned apartments with VRV systems
- Floor-to-floor height of 3.4 metres
- Lifts:10 persons capacity lifts (4 no. of passenger lift per tower) and 20 persons capacity service lifts (1 no. of service lift per tower)
- Naturally and mechanically ventilated two level basement parking
- RCC frame/shear wall structural system (Level 13: Transfer slabs are PT voided slabs)
- Structural designs conform to IS design codes

APARTMENT FINISHES:

- Acrylic emulsion painting for internal walls
- Render - mineral plaster for external walls
- Gypsum false ceiling for living, dining, family, bedrooms
- Calcium Silicate in Bathrooms, Utility, kitchens and balcony
- Private plunge pool (Only for the following unit types: 4B-2, 4B-5, 5B-1/PH, 5B-2, 5B-3)
- Single & duplex format suites with two elevators opening into the private lobby of each apartment (Two elevator opening only for 49 Signature units)
- Designer wardrobes, fully fitted out designer kitchen and appliances (only for 49 Signature units)

FLOORING:

Garden & Sky Block: Marble flooring for living, dining, family & master bathroom floor & wall cladding

Garden & Sky Block: All bedrooms with engineered wooden flooring

Signature Units: All rooms with Marble flooring All units kitchen, utility staff bath and room in homogeneous tiles

- Homogeneous tiles for utility area domestic staff room, toilet & kitchen
- Expansive terrace deck finished with composite wood

DOORS & WINDOWS:

- 2.4 m high Tubular timber core wood finished with 4 mm HDF boards and 0.8 mm thk. Oak wood veneer for all living, dining, family and bedroom doors
- Tubular timber core with HDF boards and Laminate on one side and Veneer on the other side for pool equipment rooms,staff room,utility and toilet door
- Laminate finish flush door on both siodes: Staff bathroom doors
- Terraces with Sentry laminated glass of 1.1 m ht with Aluminium U channel on top
 1. Heat strengthened Laminated Glass for Windows in garden and sky block
 2. Double Glazed Panaroma Sliding doors for living and bedroom for all units
 3. Signature units with DGU glass for all windows

COMMON AREA FINISHES:

- Tiles for service lift lobby,garbage room & Fire Staircase finished with Sadarhalli stone
- Granite flooring for all ground and basement lift lobby for all towers
- MS railing with zinc chromate primer and Epoxy paint.

ELECTRICAL:

- Power - 3 BHK 8 Kw, 12 kW for 4BHK & 15 kW for 5BHK
- Effective 100% power back-up

AMENITIES

EXTERNAL:

Boardwalk, paw park, cricket nets, putting green, kids playground, tennis, badminton & basketball courts, skating rink, retail space, cafe & convenience store.

CLUBHOUSE

Spa, gym, table tennis, squash court, meeting room, a heated indoor pool and an outdoor pool with jacuzzi, sauna, steam & massage room. Also has a banquet hall & 5 dining cabanas.

SKY DECK -11TH FLOOR

Kids play area, yoga deck, viewing deck, jogging trail, outdoor yoga, games room, reading room & TV lounge. Also has a barbeque space and outdoor dining area.

LOUNGE IN THE SKY

Spectacular Lounge with dining facilities of 7,307 sft on the 21st floor

SAFETY:

- Comprehensive fire detection and fire safety protection system
- Helipad on Towers 1, 3, 5, 6 and 8
- Gas leak detectors

SECURITY & AUTOMATION:

- State-of-the- art security system with access control
- Video door phone with intercom feature & CAT6 cabling
- Perimeter security with CCTV connectivity
- Enhanced home automation features (Only in Signature Units)

GREEN LIVING:

- Designed for IGBC Green Homes Gold Certification
- Water treatment plant
- Optimized water consumption as per National Building Code recommendation
- Water drainage & rain water harvesting as per KSPCB/BWSSB/MOEF
- Garbage disposal system with refuse chute & organic waste converter
- Solar-based hot water system
- Zero discharge

ADDITIONAL AMENITIES EXCLUSIVE TO SIGNATURE UNITS

- Two elevators that open directly into private lobby of apartments
- Marble flooring for all rooms
- Designer wardrobes, fully-fitted out designer kitchens & appliances
- Terrace deck finished with composite wood
- Double-glazed clear glass panels for windows
- Enhanced home automation features

Gypsum False ceiling in the living, Dining and bedroom areas lift lobby entrances, Kitchens, Bedroom entrances and corridors



Disclaimer: The brand type and color of wares, fittings and accessories are subject to availability and architect's selection.



SAFETY SECURITY SUSTAINABILITY INNOVATION



Safety & Security

At Embassy Lake Terraces, our designers and engineers have provided you with supreme leisure while guarding your privacy. Safety and security are integral features of Embassy Lake Terraces. With landscaped terraces, viewing decks and a scenic jogging trail, this aero-promenade raises the bar for residential leisure spaces.

Security and Automation

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

Safety

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



Accessibility & Well-being

Embassy Lake Terraces is perfectly located in Bengaluru's North corridor that is the new epicentre of growth. Yet it is just 11 kms from the city's Central Business District and 18 kms from the International Airport, providing easy accessibility to the city's renowned schools, best of hospitals and entertainment hubs.

ACCESSIBILITY

Ideally located to provide residents the best access to education, healthcare and the IT hub.

- 7.5 km from the Central Business District (CBD)
- 24 km from the International Airport
- Alongside Kirloskar Business Park
- 4 km from Embassy Manyata Business Park

BEST OF SCHOOLS AND HOSPITALS IN THE VICINITY

- 16 km from Stonehill International School
- 8 km from Vidyashilp Academy
- 7 km from Mallya Aditi International School
- Adjacent to Columbia Asia Hospital
- 7 km from Windsor Manor
- 9 km from Taj West End hotel

A lavish 55,000 sft Clubhouse with a wide range of amenities and 65,000 sft of outdoor leisure areas on the ground level provides residents with the ultimate in recreation and relaxation. Sky Blocks offer cool and scenic views of lakes. Add to that, the serene Central Meadow that enhances the sense of well-being.

WELL-BEING

Comfort and leisure go hand-in-hand

- A sprawling 2 acre sky deck on 11th floor featuring a library, exclusive roof-top sky dining lounge, game room, TV lounge, jogging track and outdoor fitness area / yoga deck
- Spectacular sky lounge with dining facilities on the 21st floor
- Two private elevators that open directly into private lobby of apartments
- Verdant Garden Blocks overlooking luscious central greens
- Designed for IGBC Green Homes Gold Certification
- Membership to Quintessentially, the London-based global concierge service
- Property management: Superior property management by Embassy services will ensure continuous enhancement of capital and rental values
- 'WAYS' - World at your service, is an app-based, hassle free home maintenance service customized to each home owner's need

Innovative Technology

Embassy Lake Terraces has adopted a number of eco-innovations like xeriscaped foliage, on-site composting system and low VOC paints for healthier living. With its green initiatives, this premium project has set the standard in eco-friendly living.



Energy Efficiency

IGBC Green Homes Rating System

The Indian Green Building Council launched the first rating system for residential buildings in India. IGBC Green Homes has been created to improve the standard of residential architecture and construction in India. It is based on accepted energy and environmental principles and strikes a balance between known established practices and emerging concepts.

Embassy Lake Terraces is designed for IGBC Green Homes Gold Certification. It also has optimised water consumption as per National Building Code Recommendation, besides a host of other green features.

ZERO DISCHARGE

By treating and reusing on-site waste water for landscaping and other purposes, there will be reduced consumption of potable water.

RAIN WATER HARVESTING

The rain water collected is used for gardening, car cleaning and other purposes where drinking quality water is not needed; saving you money while saving the environment.

SOLAR HEATING

Solar energy systems are installed for water heating within the apartments as well as for outdoor lighting. This eco-friendly practice reduces the carbon emissions from your home.





AN AWARD WINNING PROJECT



BRAND OF THE YEAR 2018

EMBASSY RESIDENTIAL
LUXURY & LIFESTYLE
DEVELOPER OF THE YEAR 2018



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

In the residential domain, Embassy Group has completed over 12 million sq ft with over 17 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.

The Track2Realty BrandXReport 2017-18, a comprehensive pan-India brand perception audit, is significant. The 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.



The good life. By Embassy.

Ready to occupy (Occupancy certificate received)



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

www.embassypristine.com



Ready to occupy, luxury residences in the CBD, Bengaluru

www.embassyoasis.com



Ready to occupy, an integrated township on OMR, Chennai

www.embassyresidency.com



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

www.embassyboulevard.com



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

www.embassyoneresidences.com



Exclusive luxury villaments overlooking the KGA Golf Greens, Bengaluru

www.embassygrove.com



Super-luxury condominiums at Hebbal, Bengaluru

www.embassylaketeraces.com



288 acre city in the investment hotbed of North Bengaluru

www.embassysprings.com



1-3 BHK smart, functional, modern apartments in Devanahalli, North Bengaluru

www.embassyedge.com