



Hear the faint notes of 'Moonlight Sonata' from across memory lane, with crickets clicking in chorus?

Feel the first rays of the sun filtering through the yesteryears casting light on a time when time barely rustled?

See those dragon flies dancing in your mind's eye as you lay on the grass with Ayn Rand by your side.

Recall those sprawling bungalows with convivial gardens that would host many a memorable party?

Well, if you happened by or lived in good old Bangalore, you may remember the vintage years.

To help refresh your memory, we enlisted Bangalore's memory keeper. Who else, but Paul Fernandes?
The celebrated cartoonist of the life and times of Bangalore.

The curious illustrations by Paul featured here reminisces the laid-back life and honeyed milieu of the memories from Old Bangalore brought to life yet again in today's modern Bengaluru.

A unique, gracious life you may relive at the Embassy Grove. 'Life in the Grove' is a curated reprise of the yesteryears with a contemporary take.

Embassy Grove is a more than a mere address, it is a community for kindred souls with a finer appreciation of the good life.

EMBASSY
GROVE

Villaments in the CBD. For the privileged few.



Bangalore lives in the CBD

History, heritage and the quintessential Bangalore lifestyle reside in the young, pulsing heart of Old Bangalore. A sanctum for the soul where art, culture and entertainment come together to create an atmosphere which is vibrant and alive. A well-established community where full-grown trees and a truly privileged few share roots.

The illustration by Paul alongside recalls the charm of the Indiranagar 100ft road - Old Airport Road confluence, where nostalgia lingers over the effervescence of the high street. Embassy Grove, set in the erstwhile Rustam Bagh, is in the center of it all. A haven of sophistication and calm, with life's finer things and happening experiences just around the carefully manicured corner.

EMBASSY
GROVE

Villaments in the CBD. For the privileged few.



Space revisits time

Spread over sprawling grounds, the 'bungalows' of yesteryear never scrimped on space. Light, fresh air and good cheer filled the expansive spaces that would host extended families and family heirlooms. A grand piano struck an easy note in the living area, and there would still be enough room for genteel folk who desired to waltz on a winter night.

'Life in the Grove' is a contemporary take on the gracious life. The space and luxury of 'villa' living with the modernity and convenience of apartment living in one unique fusion christened 'villaments'. These curated, exquisitely designed villaments at Embassy Grove offer a secured private and exceptional living experience.

Luxury is reflected in the thoughtfulness of small details and expansive spaces. Indeed, space forms the backdrop to bespoke experiential options at Embassy Grove. Ultra-spacious duplex and triplex villaments offer exclusive indoor and outdoor living, complete with a private garden and a private pool with a sundeck.



Villaments in the CBD. For the privileged few.



Rooted in memories

The erstwhile 'bungalows' stood on their own manicured grounds, accented with luxuriant gardens and trees. This atmospheric, welcoming venue would serve artfully and equally as a private eden and a happening party space that hosted many a memorable bar-b-q party.

Borrowing a leaf from nostalgia, your villament at the Embassy Grove comes with its own expansive garden. A tranquil, inspiring refuge to spend quiet times sipping coffee, laze under a mellow sun or explore 50 shades of green.

The verdure allows the little one to acquaint themselves with the birds and the bees, chase butterflies and dreams, indulge their tiny green thumbs and imbibe sustainability lessons.



Villaments in the CBD. For the privileged few.

Life in the Grove

The gracious era takes contemporary form.



Villaments in the CBD. For the privileged few.



Welcome to 'Life in the Grove'

Set in the erstwhile 'Rustam Bagh', overlooking the undulating greens of the KGA, Embassy Grove is an exclusive gated community for the privileged few.

Embassy Grove brings together the expansive luxury of a villa lifestyle and the convenience of apartment living in a unique fusion termed villaments. Spread over 7.93 acres with 106 duplex and triplex villaments ranging from 4337 to 6346 sq ft, each villament comes with a private garden/terrace garden - your patch of green in the CBD reminiscent of the 'rooted', gracious era. If you'd like to swim on a whim, there's a private pool with a sundeck in every villament.

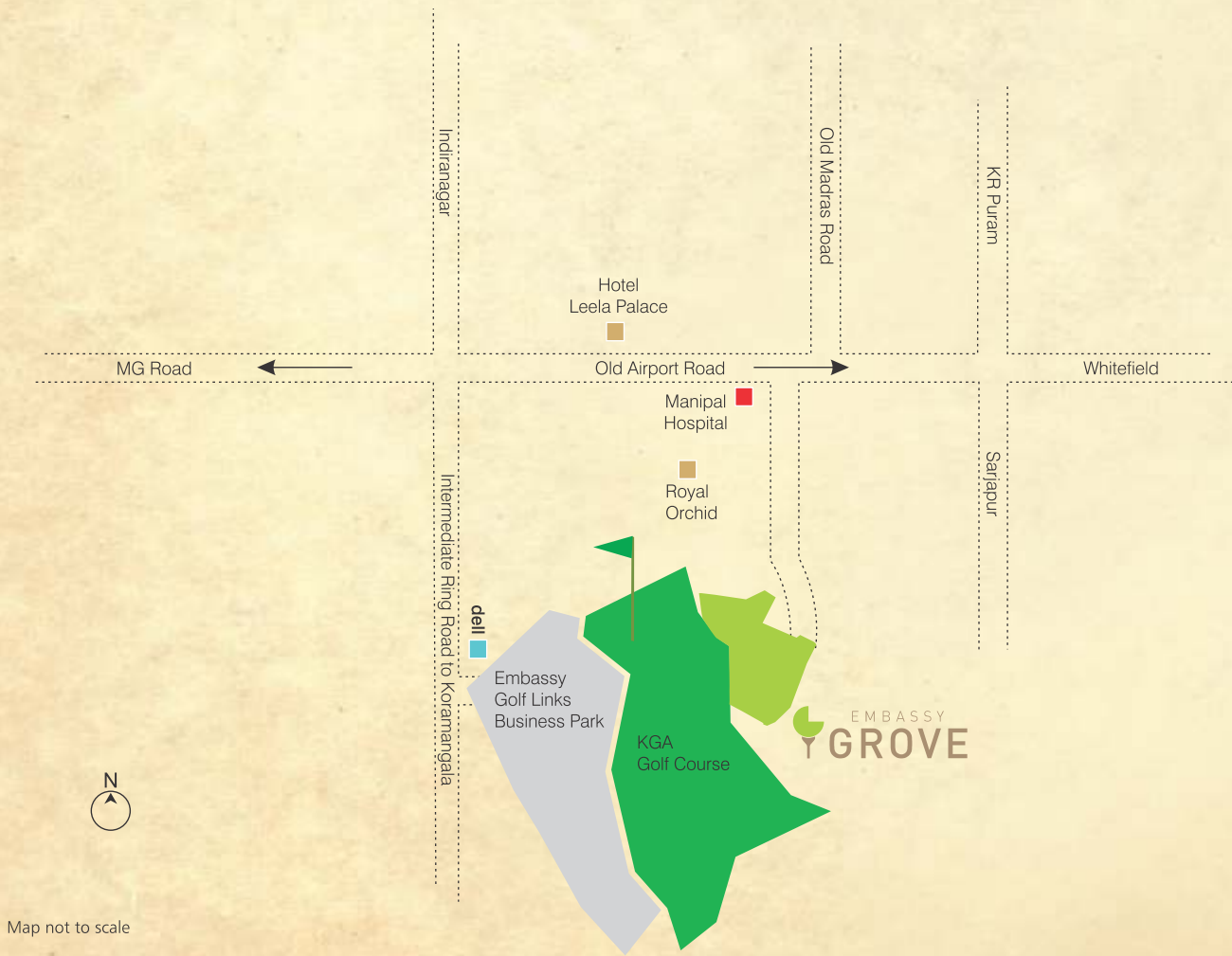
A slew of privileges like professionally managed club house, property maintenance by Embassy Services and membership to Quintessentially, a world-class concierge service, create a secure, gracious world in a city.

Welcome to the charmed circle.



Villaments in the CBD. For the privileged few.

LOCATION MAP



Site address:
**No. 34 & 34/1, Rustam Bagh Main Road,
Kodihalli, Bangalore - 560 017**

Google coordinates:
12.956015, 77.6473211

The world within your reach

Key points
18 hole KGA golf course - 0.5 km
Indiranagar - Old Airport Road flyover - 0.5 km
Koramangala - 3 km
MG Road - 4 km
Commercial Street - 6 km

Clubs
Bangalore Club - 6 km
Indiranagar Club - 1.5 km
Koramangala Club - 4.5 km

Marquee hospitality
Hotel Leela Palace - 0.5 km
Hotel Royal Orchid - 0.8 km
Hilton Bangalore - 1.5 km
Vivanta by Taj, MG Road - 4 km

Luxury retail destinations
Leela Galleria - 0.5 km

Fine diners
Citrus at the Leela Palace - 0.5 km
Smoke House Deli - 0.5 km

Disclaimer: Distances are indicative
approximations

Connect the dots effortlessly

Work, life or leisure, access your world in minutes. Embassy Grove is located in the CBD in an exclusive niche between Indiranagar 100ft Road and Old Airport Road. Koramangala is easily reached via the Inner Ring Road and MG Road is just a 5 minute drive away.

Embassy Grove is in the heart of it all. Global workplace destinations, premier clubs, marquee hotels and swish watering holes at arm's reach, let you effortlessly balance the everyday and the extraordinary.

Adjoining the 18 hole Golf Course by Karnataka Golf Association, leisure is just a swing away.



Villaments in the CBD. For the privileged few.

Your home. Your world.



Legend

- | | |
|-------------------------------|-----------------------------|
| 1. Entry & exit with security | 12. Water feature |
| 2. Boom barrier | 13. BBQ area |
| 3. Ramp | 14. Pool with deck area |
| 4. Driveway | 15. Trellis with arc seater |
| 5. Drop off plaza | 16. Jogging track |
| 6. Trellis with seater | 17. Seating |
| 7. Feature wall | 18. Potted plants |
| 8. Pathway | 19. Bamboo in pots |
| 9. Lawn | 20. Pebbles |
| 10. Plaza | 21. Pet zone |
| 11. Children's play area | 22. Chain link with creeper |

EMBASSY
GROVE

Villaments in the CBD. For the privileged few.

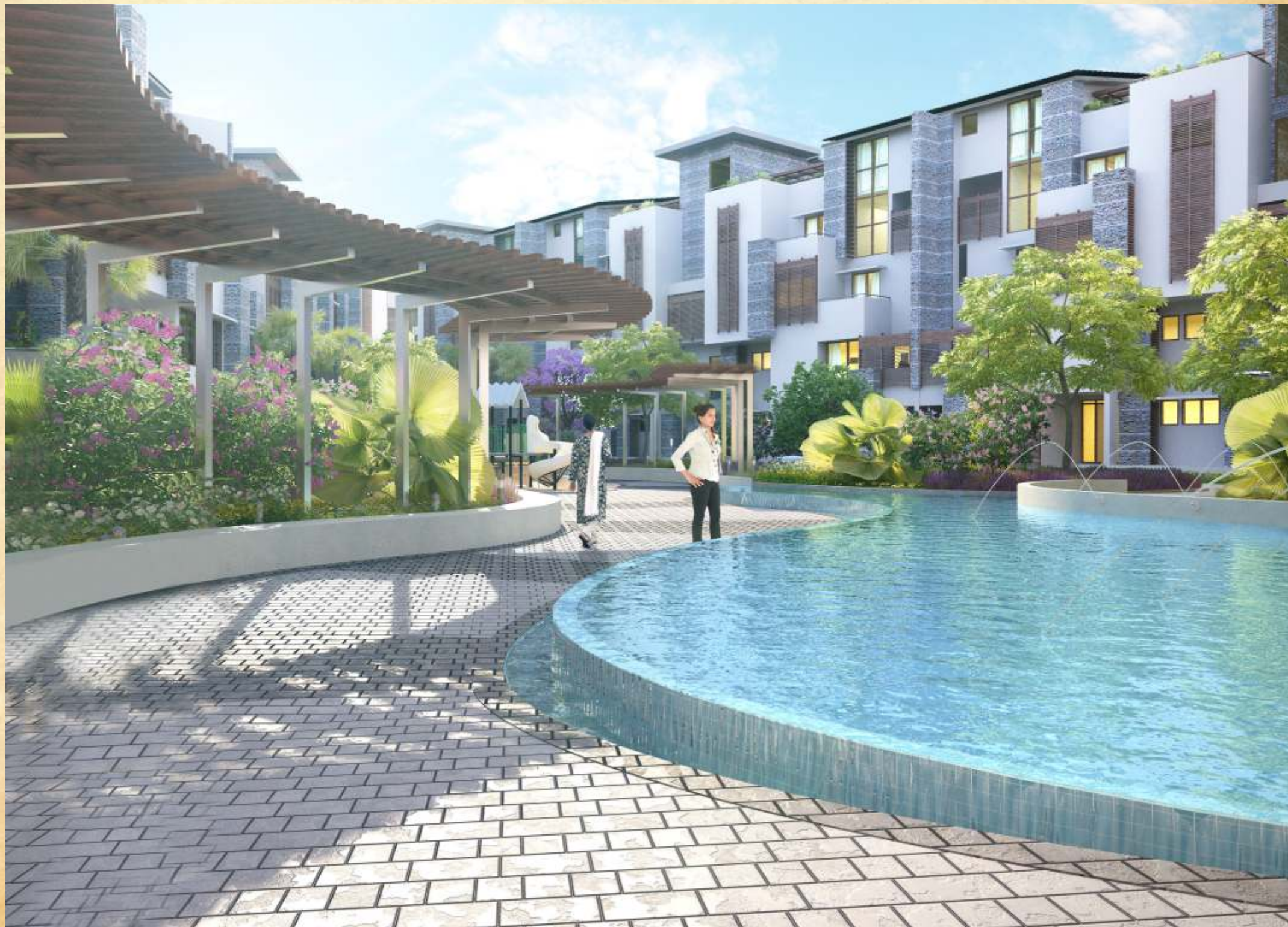


Inspired, low-rise architecture
rendered in sophisticated form,
clean lines and handpicked elements.



EMBASSY
GROVE

Villaments in the CBD. For the privileged few.



The life of leisure

Leisure was never a luxury in the good days. The days stretched out languorously; afternoon siestas were rather mandatory and leisure was a way of life.

Embassy Grove is a throwback to the easy days with endless opportunities for leisure. A spread of amenities for relaxation, sport and fun promise laid-back luxury and energizing experiences. A professionally planned and managed clubhouse unravels an extraordinary host of outdoor and indoor activities; engaging venues and soul spaces for rejuvenation and rest.

Golfing enthusiasts, both amateurs and professionals, will find the adjoining 18 hole KGA Golf course an absolute delight.

- Outdoor lounge
- Convenience store
- Multipurpose hall
- Indoor lounge
- Heated swimming pool
- Change rooms
- Barbeque area
- Indoor toddler's play area
- TV lounge
- Games room – table tennis, snooker, squash & foos ball
- Meeting room
- Gym
- Yoga terrace
- Spa/treatment room
- Steam & sauna rooms



Villaments in the CBD. For the privileged few.



A uniquely gracious world

Embassy Grove is a curated, contemporary address that welcomes those who are accustomed to the exceptional.

A luxury eco-home: IGBC Green Homes Platinum Pre-certified with a slew of resource saving features

50 shades of green: Each villament comes with an expansive private garden / terrace

Swim on a whim: A private pool with a sun deck in every villament

A sumptuous kitchen: Fully fitted kitchen with hob, hood and appliances like dishwasher, refrigerator, microwave and oven

A secure haven: Home automation and modern comprehensive security systems in each villament ensure safe living

Park your worries: Each villament comes with minimum three car parks

Walk the talk: Jogging track on the site periphery

Child's play: Aesthetically designed children's play area to keep them happily engrossed

Breathe easy: Vehicular access is restricted to the basement ensuring zero vehicular movement at the ground level and minimizing noise pollution

No reason to leave home: With an outdoor café, yoga studio and convenience store, hanging out is in

A tribute to leisure: A professionally managed club house and spa takes leisure to a new level

Worry-free living: Enjoy professionally managed services both inside the gated community and your villament by Embassy Services

Access the inaccessible: Quintessentially, a world-class concierge service, lets you access a world of privileges

Freedom of power: 100% power back up with 18 KVA backup in every villament

EMBASSY
Y GROVE

Villaments in the CBD. For the privileged few.



EMBASSY SERVICES

Exceptional worry-free living

'Life in the Grove' is about exclusive, independent living with zero maintenance worries. Embassy Services, the professionally managed property maintenance arm of the Embassy Group, 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 hassle free. 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, we promise to provide a comprehensive villament maintenance service including plumbing, repairs, electrical, pest control, any deep cleaning requirements, or any other value-added services customised to the needs of the residents.

To find **“WAYS”**, there's no need to call or register. Residents can simply download and connect through an App, whenever, where ever. Whatever the service, we'll find ways to ensure worry-free living.



Villaments in the CBD. For the privileged few.



Quintessentially - Your dedicated concierge

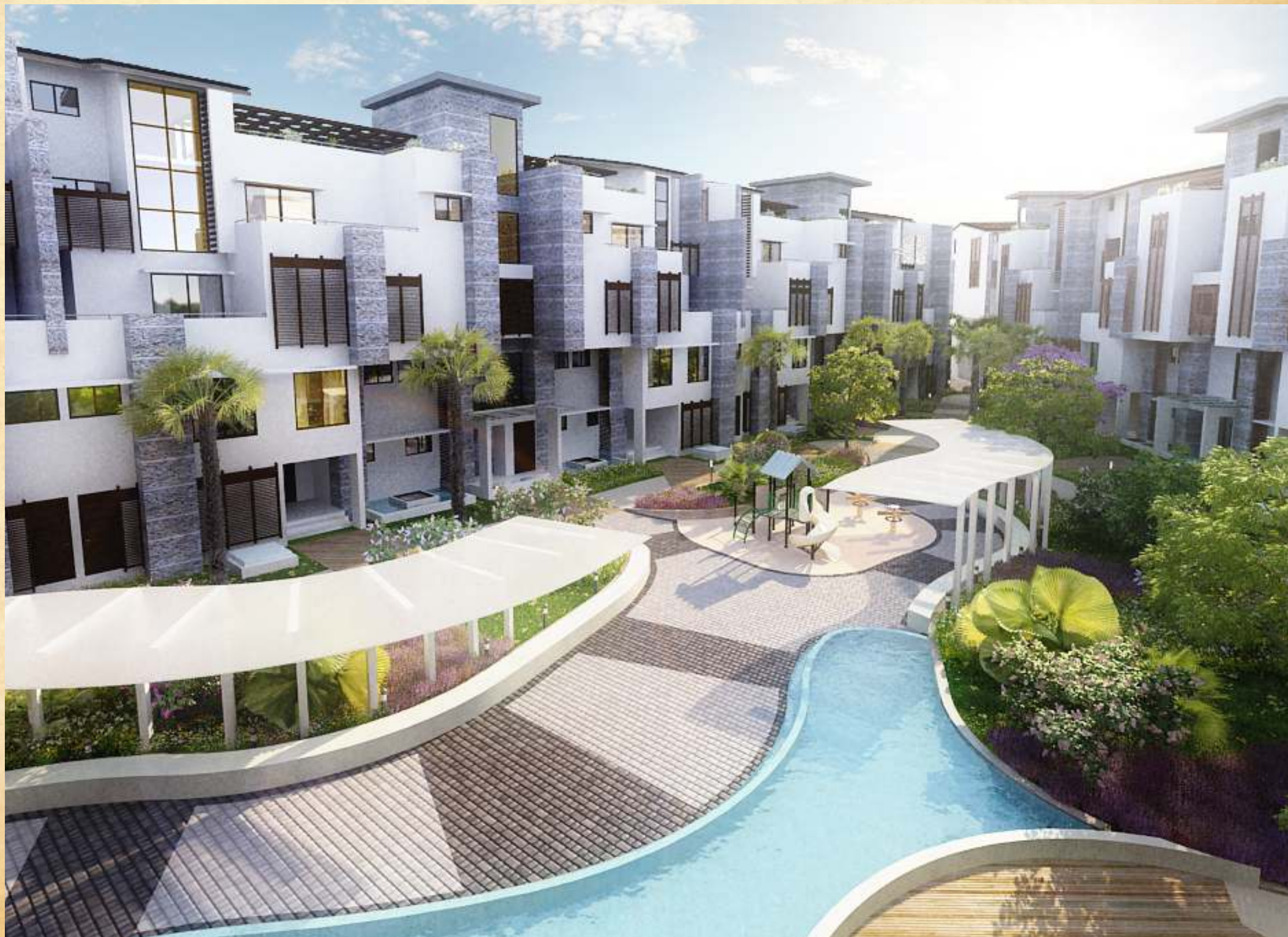
Embassy Grove promises a life of privilege that is quintessentially Embassy. Quintessentially, the world's leading concierge service provides unparalleled, up-to-the-minute lifestyle services 24 hours a day, 365 days a year.

With over 60 offices world-wide, Quintessentially provides "access to the inaccessible". For the residents at Embassy Grove, Quintessentially presents an exclusive opportunity to enjoy a collection of luxury goods, services, treats and help that will make a real difference to life.

Quintessentially's global fixers are on hand to provide the ultimate in insider, specialist and localized knowledge - plus a host of exclusive benefits, preferential rates, unique deals and the very best in service wherever you happen to be.



Villaments in the CBD. For the privileged few.



Luxury embraces sustainability

Embassy Grove raises the sustainability bar. Smart design, green technologies, resource sensitive construction and maintenance elements to significantly minimize the impact on the environment, while maximizing the good life. The immediate and most tangible benefit is the reduction in water and operating energy costs right from day one, during the entire lifecycle of the building.

Embassy Grove has been designed and constructed following passive architectural design concepts and technologies which ensure the best indoor environment, operational savings and minimum impact on the environment.

The Indian Green Building council launched the first rating system for residential buildings in India. 'IGBC Green Homes' is based on globally accepted energy and environmental principles. Platinum is the highest certification level accorded for projects. **Embassy Grove is IGBC Platinum pre certified and embodies responsible luxury.**

- Increased energy efficiency (15-30%)
- Increased water saving (30-40%)
- Enhanced air quality and day lighting
- Efficient landscape design and selection of native plant species and suitable irrigation systems
- 100% Rain Water Harvesting System



Villaments in the CBD. For the privileged few.



Space that makes room
for nostalgia.

Floor plans



Villaments in the CBD. For the privileged few.



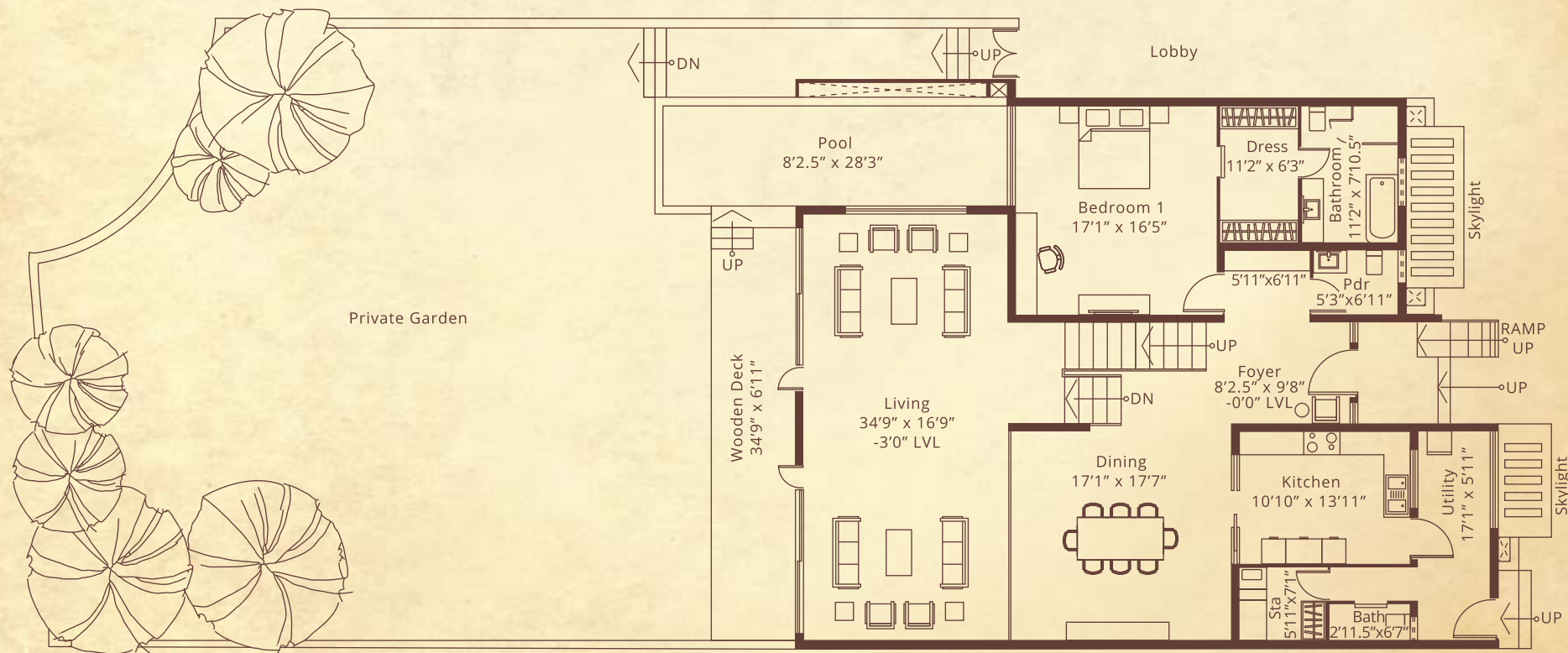
Duplex Villament: Floor Plan
Type - A



Villaments in the CBD. For the privileged few.

Typical Four Bedroom Duplex Villament - Ground Floor Plan

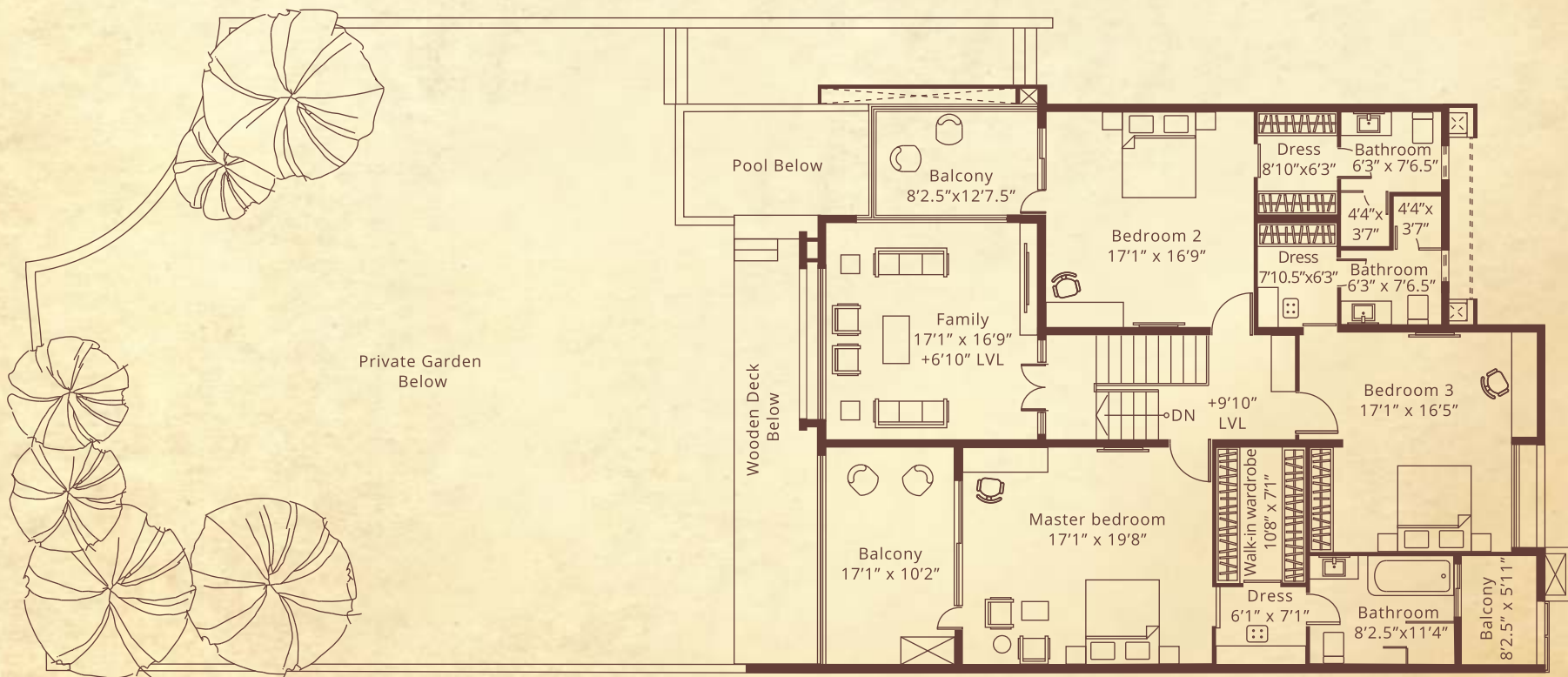
Type - A



Super built-up area: 5444 sq. ft.
Carpet area: 3982.06 sq. ft.
Balcony & terraces area: 362.83 sq. ft.
Pool & deck area: 502.70 sq. ft.

Typical Four Bedroom Duplex Villament - First Floor Plan

Type - A



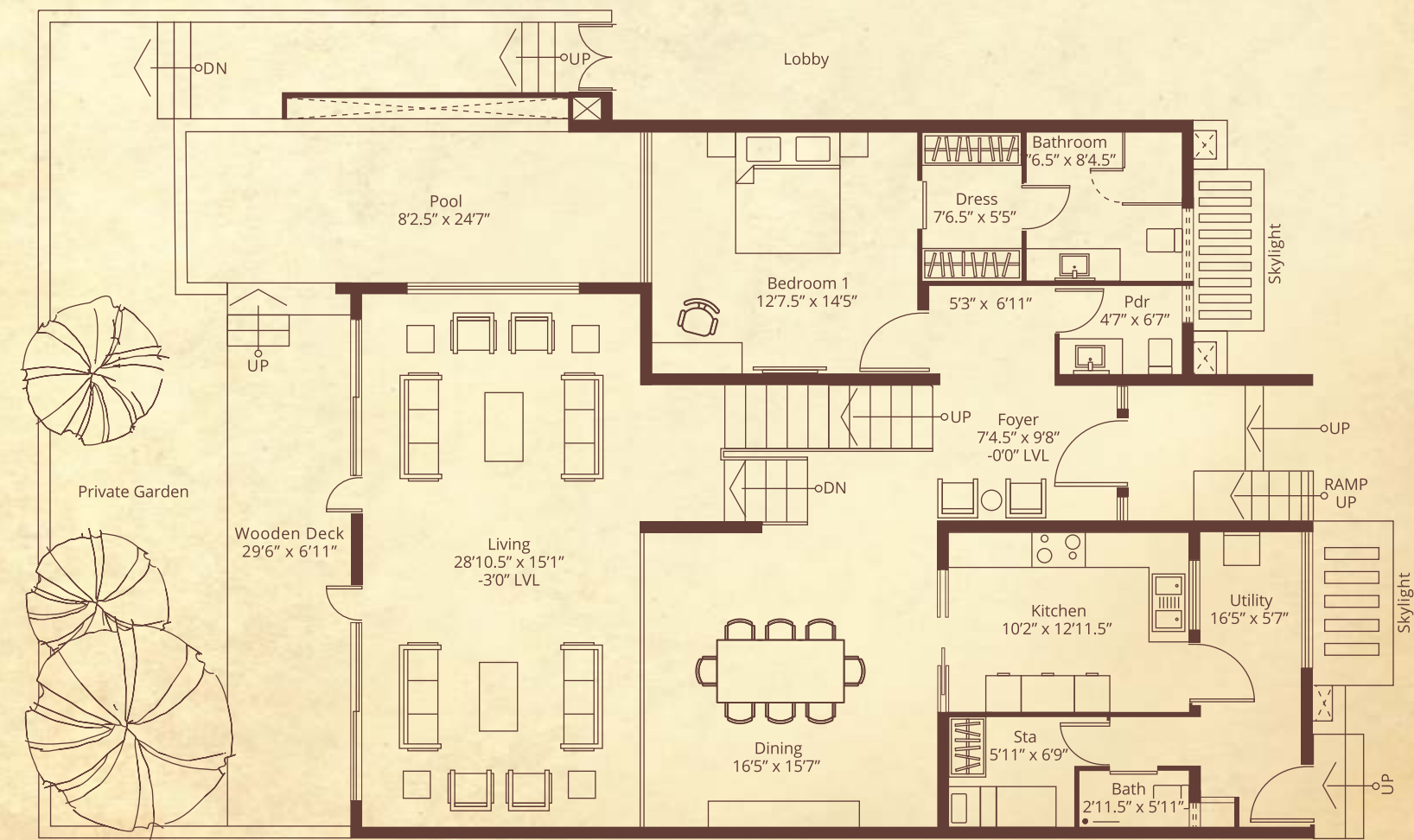
Villaments in the CBD. For the privileged few.



Duplex Villament: Floor Plan
Type - B

Typical Four Bedroom Duplex Villament - Ground Floor Plan

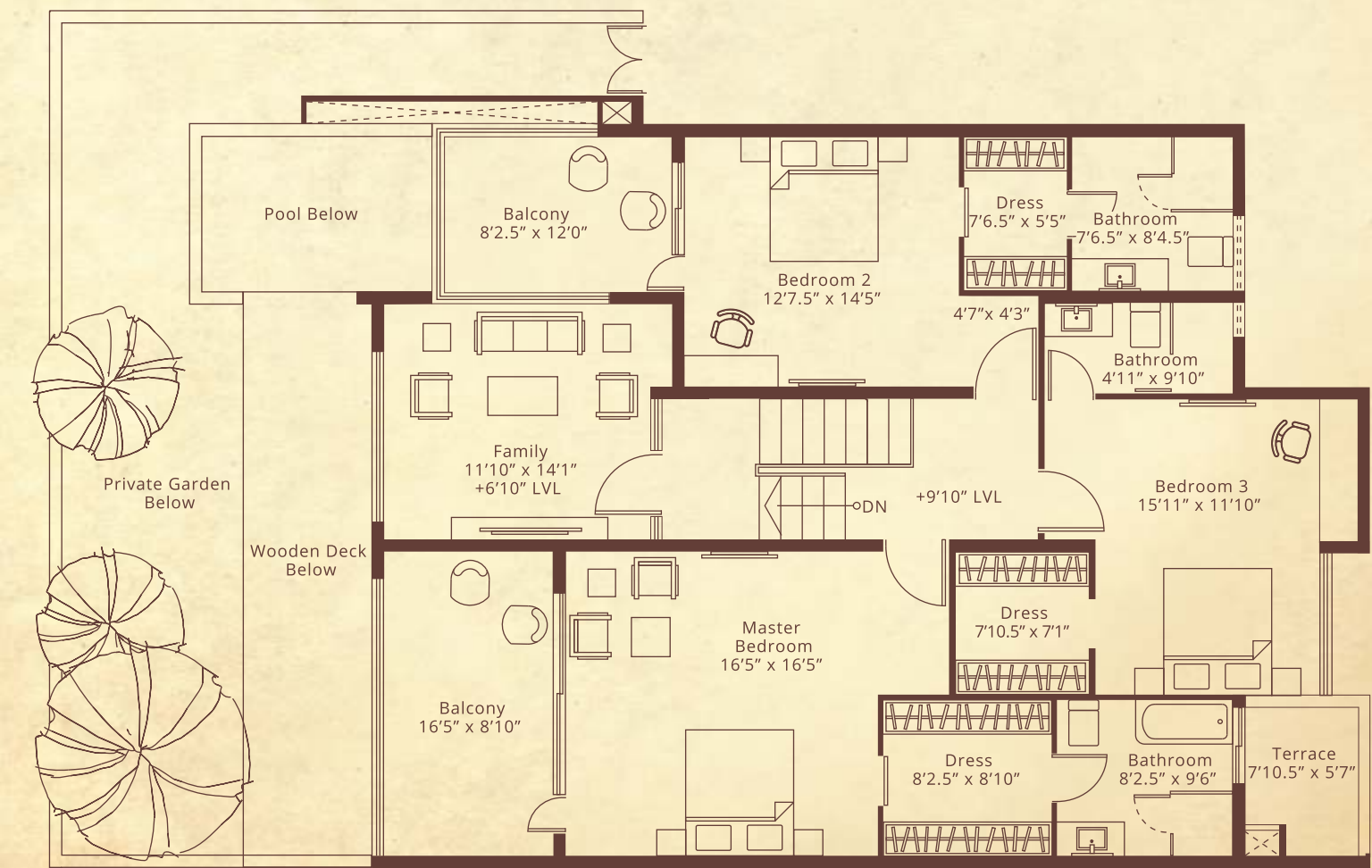
Type - B



Super built-up area: 4381 sq. ft.
Carpet area: 3120.29 sq. ft.
Balcony & terrace area: 318.07 sq. ft.
Pool & deck area: 428.78 sq. ft.

Typical Four Bedroom Duplex Villament - First Floor Plan

Type - B



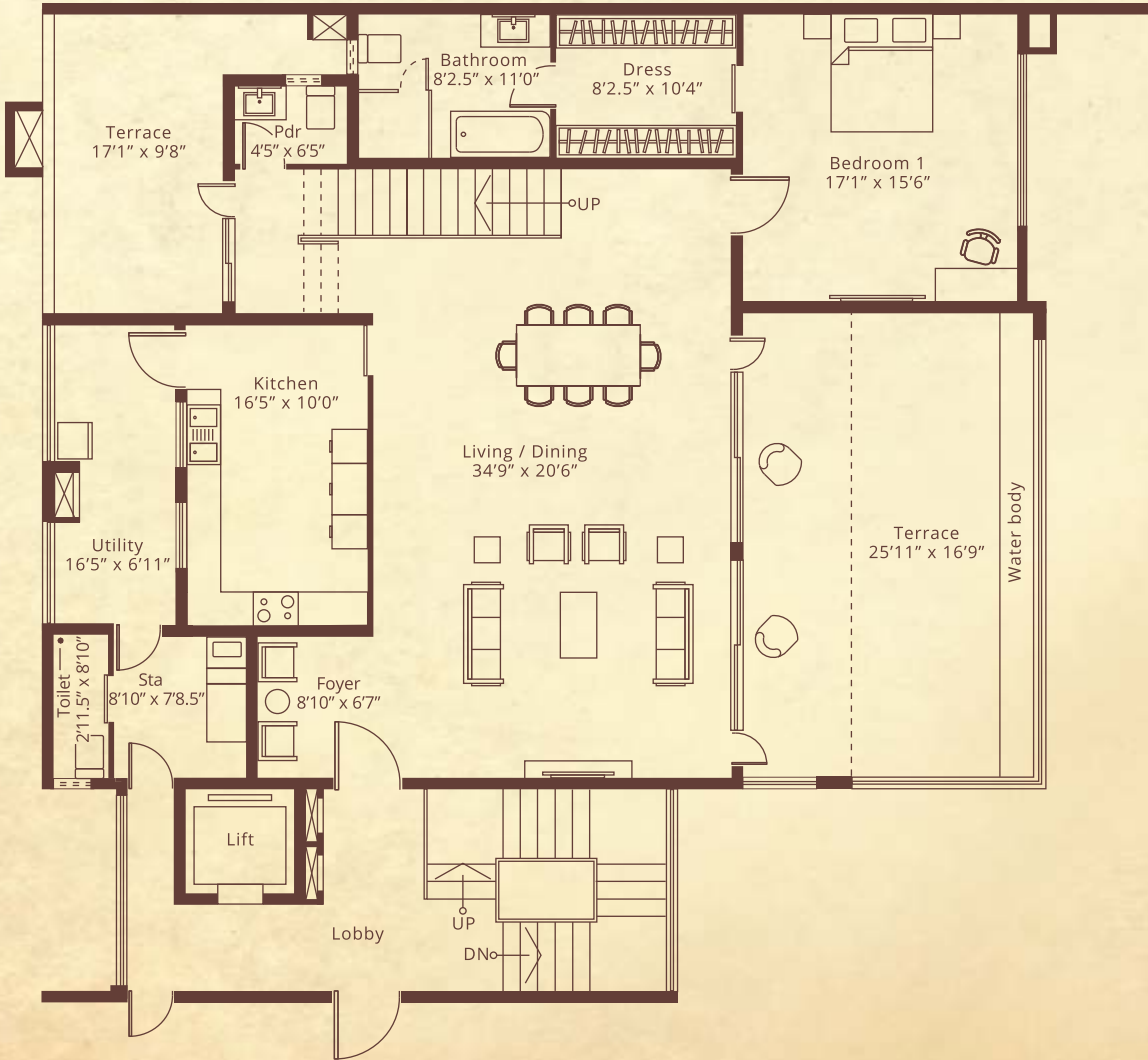
Villaments in the CBD. For the privileged few.



Triplex Villament: Floor Plan
Type - A

Typical Four Bedroom Triplex Villament - Second Floor Plan

Type - A



Super built-up area: 5614 sq. ft.
Carpet area: 4146 sq. ft.
Balcony & terrace area: 1913.66 sq. ft.
Pool area: 318.71 sq. ft.



Villaments in the CBD. For the privileged few.

Typical Four Bedroom Triplex Villament - Third Floor Plan

Type - A



Typical Four Bedroom Triplex Villament - Fourth Floor Plan

Type - A

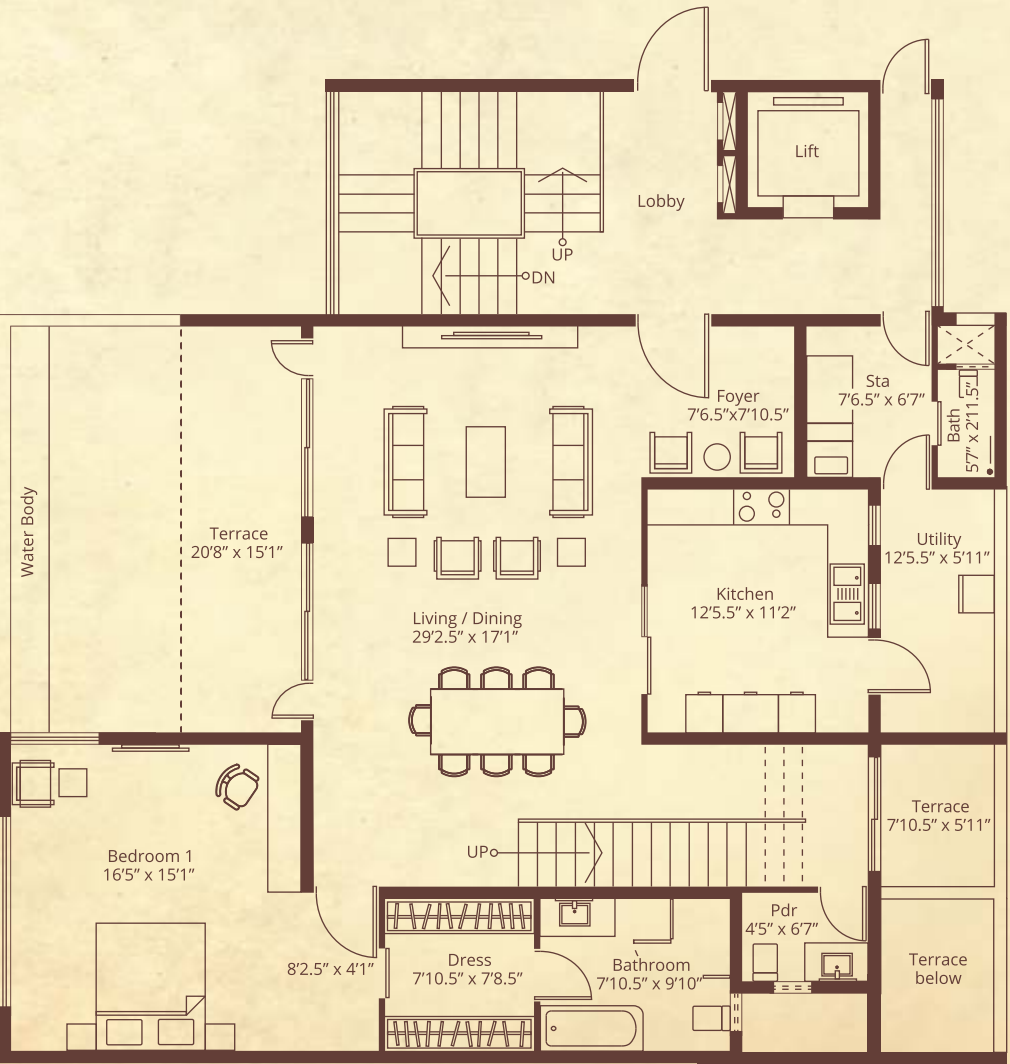




Triplex Villament: Floor Plan
Type - B

Typical Four Bedroom Triplex Villament - Second Floor Plan

Type - B



Super built-up area: 4900 sq. ft.
Carpet area: 3587.38 sq. ft.
Balcony & terrace area: 1374.59 sq. ft
Pool area: 226.92 sq. ft.



Villaments in the CBD. For the privileged few.

Typical Four Bedroom Triplex Villament - Third Floor Plan

Type - B



Typical Four Bedroom Triplex Villament - Fourth Floor Plan

Type - B



Specifications

Civil and Structure

- RCC framed structure building
- Concrete solid block masonry (internal/external)
- Private swimming pool with wooden deck in each villament
- Three and four car parks for each villament in basement
- Ample visitors' car parks
- Italian marble cladding for lobby, staircases treads and landing; skirting and flooring in engineered wood
- Gyp board false ceiling and concealed lighting for lift, lobby area

External Finishes

- Plastering: All internal walls plastered with pop punning
- Interior: Plastic emulsion for internal walls and ceilings
- Exterior: Water resistant texture paint
- D Green slate cladding between villaments
- Sloped roof finish with shingles
- Louvers and pergolas in wooden finish

Flooring

- Italian marble throughout except utility and helpers room.
- Decks of swimming pool in composite deck flooring
- Master bedroom toilets will have vitrified tiles on walls and floor up to false ceiling height
- All other toilets will have high quality vitrified tile for flooring and cladding up to false ceiling
- Basement flooring in concrete paver blocks

Air-Conditioning

- All units will have VRF A/C units (indoor and outdoor) by M/S LGE in master bedroom, living / dining room and for all other bedrooms with power points
- VRF air-conditioning system with zoning-blower units in the living, family and bedrooms

Toilet – Fittings and Accessories

- Water closets: All bathrooms provided with wall hung EWC of Duravit or equivalent make
- Free standing bath tub and shower enclosures in master bathroom and regular bath tub in guest bedroom. This may vary with every villament type and size
- Hot and cold mixer Grohe or equivalent make for shower and basin mixer for washbasin in toilets
- CP fittings of superior range like Grohe/Kohler or equivalent make in master toilets / other toilets. Parryware make of CP fittings and sanitary fittings in domestic staff toilets
- Glass door and partitions of Kohler make is provided
- Under counter washbasin with mirror in all toilets
- Toilet ventilators of teak wood frame
- Exhaust fan point in all toilets
- CPVC plumbing system
- Hydro pneumatic system for all villament toilets to have sufficient water pressure
- Water treatment plant
- Solar and heat pump provided

Doors and Windows

- Entrance doors - 7'6" height opening with frame and 4'0" wide paneled single shutter in teak wood and iron mongeries
- Internal doors - All bedroom doors are 7'6" height and 3'6" wide and toilet doors are 7'6" height and 2'8" wide with solid wood frame. Solid flush core with veneer finish of teak wood or equivalent and iron mongeries
- All flush shutters will feature wood veneer. Internal door shutters will have matt melamine finish and exposed window shutters will feature polyurethane coating
- External windows / sliding doors: All external sliding door / window frames and shutter in teak / equivalent hardwood
- Living room will feature teak wood french doors
- Mosquito screens will be provided for all teak wood French windows
- Casement windows of teak wood frame with clear glass devoid of track
- Hardware of superior quality antique brass finish
The dimensions of the doors of villament may vary with the type and size of every villament.

Kitchen

- Engineered quartz for kitchen counter top in 'U' and 'L' shape
- Engineered marble flooring and glass dado above the counter
- Provision for Aqua guard point
- Fitted kitchen featuring hob and hood, floor and wall mounted cabinets with pull out systems. Appliances will include dish washer, refrigerator, microwave and oven
- Stainless steel sink in utility by M/S Hafele
- Utility and domestic staff room with ceramic tile flooring and dado
- Piped gas supply into kitchen with individual meters provided

Staircase / Balcony / Terrace

- Wood finish vitrified tile flooring with 100mm high skirting for all balconies / terraces
- All external balcony railing will be with laminated glass
- Staircase railing in teak wood with toughened glass

Security System and Home Automation

- Security system like intruder alarm, motion detector, gas leak detectors and video door phone provided for each villament
- Home automation provided
- CCTVs are connected to the home automation system
- Provision for light control, lighting sensors and automated curtain control
- PTZ camera will be installed in the site periphery to security room to screen visitors / vehicles

Fire Safety

- Sprinklers in basement
- Fire fighting system in each lobby and external yard hydrants

Telephone and Data Connection

- TV outlets in all bedrooms, living, family and domestic staff rooms
- Data/telephone points in all bedrooms, living and family rooms
- Broadband connection provided in the master bedroom
- Intercom facility from each villament to security room, clubhouse, servant room and other villaments
- Internet connectivity throughout the complex

Cable TV

- Provision of Cable TV network will be provided with a centralized control room at a convenient location
- Satellite TV and telephone points provided in the living, dining and all bedrooms

Electrical

- Power - 18 KVA for every villament
- Concealed wiring with PVC insulated copper wires and modular switches. Sufficient power outlets and light points provided

Lift

- MRL passenger lift of M/s. Schindler make with the capacity of 8 passengers
- One, 8 passenger automatic elevator with designer brushed stainless steel and laminated wood paneling car interiors in all blocks

Generator Backup

- For all common services and units, 100% back-up provided
- Back up generator (100% power back up with automatic change over switches)

Project Amenities

- Outdoor Lounge
- Convenience store
- Multipurpose hall
- Two Kid's play area
- Two large water bodies
- Every block has landscape area, sculpture & water body



Villaments in the CBD. For the privileged few.



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 10 million sq ft under development. 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 expansion of our residential portfolio, specifically across South India, will help diversify our portfolio and enable us to become the most sought after residential developers in India.

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. The ranking was based on 10 evaluation parameters including construction quality; timely delivery; truth & transparency; safe investment; relationship management; brand reputation; and peer endorsement.

www.embassyindia.com

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

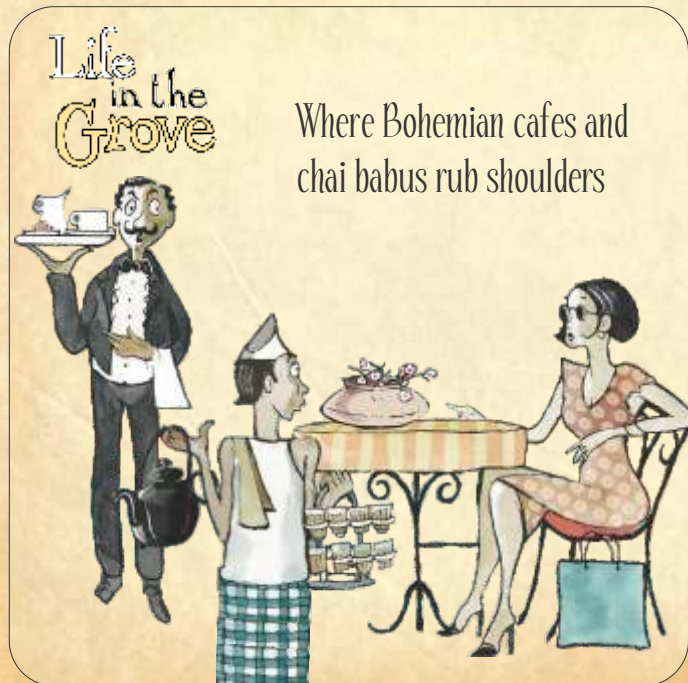


Ready to occupy, an integrated township on OMR, Chennai

EMBASSY Residency CHENNAI

READY TO OCCUPY

www.embassyresidency.com





Embassy Property Developments Pvt. Ltd.

Embassy Golf Links Business Park, Royal Oaks, Off Intermediate Ring Road, Bangalore - 560 071
T: +91 80 3322 0000/2222 E: sales@embassygrove.com www.embassygrove.com

Regd. office: Embassy Point, 150 Infantry Road, Bangalore - 560 001 www.embassyindia.com
CIN: U85110KA1996PTC020897

For enquiries: 88800 50000



Disclaimer: The information provided in this brochure on our projects is of a general nature. The images, layout themes, project landscape, interior design, lighting, etc., shown are indicative of the intended outcomes at the time of completion, and presently, they are mere illustrations and demonstration of the development concept. The furniture, kitchen cabinets, kitchen accessories, loose floor rugs, throws, curtains, mirrors, wall hangings, light fittings, furnishings, pictures, art effects, etc., shown is 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 to be treated as any kind of an offer by the Company.


Project funded by HDFC Limited

MEMBER

BENGALURU