

'Whole  
in one'  
shall  
we say



**Embassy Property Developments Limited**

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MEMBER:



\*Embassy Property Developments Limited is proposing, subject to market conditions and other considerations, to make a public issue of securities and has filed a Draft Red Herring Prospectus ("DRHP") with the Securities and Exchange Board of India. The DRHP is available on the website of SEBI at [www.sebi.gov.in](http://www.sebi.gov.in) and the respective websites of the underwriters at [www.tbb.ubs.com/Corporates/indianipo](http://www.tbb.ubs.com/Corporates/indianipo), [www.nomura.com/asia/services/capital\\_raising/equity.shtml](http://www.nomura.com/asia/services/capital_raising/equity.shtml), <http://www.online.citibank.co.in/ftm/citigroupglobalscreen1.htm> and [www.edelcap.com](http://www.edelcap.com). Investors should note that investment in equity shares involves a high degree of risk and for details relating to the same, see 'Risk Factors' in the DRHP.



Quite simply, the finest lifestyle space in the heart of the city.

Embassy Grove, overlooking the KGA Golf greens, off Old Airport Road.

A masterfully planned residential address that plays gracious host to green living, exclusivity and rare privileges - a perfect 'whole in one'.

For those who have a passion for life and golf, Embassy Grove is par for the course.

 EMBASSY  
Y GROVE



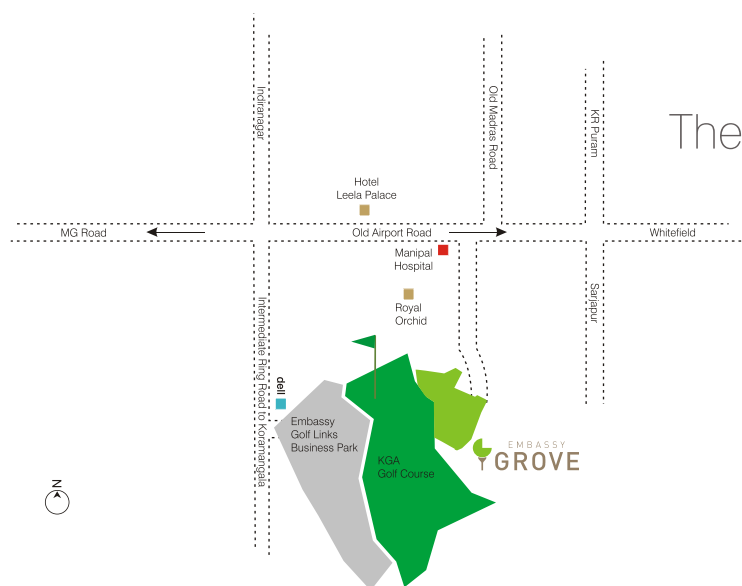


Stay on top of your game.

Embassy Grove is in the swing of things. Workplace destinations are an effortless drive away via the Koramangala Inner Ring Road.

5 star hospitality marquees, swish watering holes and high street shopping at arm's length make for engaging play.

The Bangalore CBD and Koramangala, a mere 4 kms away, and proximity to Indiranagar, puts you in the centre of action.



EMBASSY  
Y GROVE





Practice your putt at home.

Embassy Grove is a sophisticated gated community featuring ultra-luxury duplex and triplex villaments.

Carefully crafted and expansive, the villaments pair the exclusivity of villa living with the modernity of apartments.

The living spaces present a panoramic view of the golf greens and showcase superior floor plans and finishes.

 EMBASSY  
GROVE





Score rare refinements.

The detailing at the Embassy Grove reflects impeccable detailing and elegant opulence.

Central air-conditioning enhances comfort levels. Italian marble lends the living, dining, foyer and bedrooms a superior aesthetic.

The fully-furnished Italian kitchen is a study in elegant functionality and comes replete with appliances.

Italian marble, shower cubicle and a free-standing bath tub grace the master toilet.

EMBASSY  
Y GROVE





Play by your rules.

Embassy Grove is designed to offer a lifestyle of unparalleled privilege and exclusivity.

Privileged membership to Quintessentially, an incomparable global concierge service that allows 24/7 access to the inaccessible.

Private swimming pool, wooden deck and private garden/terraces in each villament let you find your soul space in the urban heart.

EMBASSY  
Y GROVE





## A lifestyle of leisure.

A professionally planned and managed club house unfolds a host of sport and fun activities.

Fitness buffs have reason to rejoice at the fully loaded gym.

A slew of indoor games including squash and snooker play along with every leisure whim.

An open-air amphitheater, outdoor café, children's play area and convenience store ensure you never have to leave home.

EMBASSY  
**Y GROVE**



The grass is greener on this side.

Extensive landscaping comes into its own at Embassy Grove,

The theme arrival plaza welcomes you into a verdant universe, featuring a pavilion with a water fountain and seating.

Landscaped pathways and nooks, viewing decks and plazas create a welcoming ambience.

The open areas on the ground level abound with lush foliage and are restricted for vehicular traffic.

EMBASSY  
Y GROVE





Green is in. IGBC Green Homes Gold Pre-certified.

Envisaged as a green project, Embassy Grove is designed for IGBC Green Homes Gold certification.

An urban habitat that is both luxurious and eco-sensitive.

A slew of energy and resource saving green features have been incorporated in the design for long term sustainability.







Architecture takes a contemporary swing.

Embassy Grove is delightfully designed outdoors as it is indoors.

The architecture is a masterful interplay of contemporary styling and classic elements.

Featuring a sloped roof design accented with shingles, the facade is a cynosure of elegance.

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## Trust delivered. Embassy Property Developments.

Drawing on a demonstrated track record, Embassy today is one of the leading property developers in India.

The Embassy portfolio comprises 28.5 million\* sft of completed residential, commercial and retail spaces.

Professional property management by Embassy Services will ensure capital and rental values are continuously enhanced.

