











HOMES THAT SPEAK THE GOOD LIFE

www.embassylaketerraces.com

GIVE SUCCESS THE HOME IT DESERVES

Embassy Lake Terraces is the home for the connoisseur. Designed by the award winning, Singapore based Andy Fisher Workshop, it is located on 14.5 acres, right in the heart of new Bangalore with beautiful views of the Hebbal and Nagavara lakes. Spread across 9 iconic towers are 467 homes that speak the good life.

LEAVE YOUR GPS AT HOME

Embassy Lake Terraces is located right at the new centre of Bangalore. Wherever you want to go, you are connected. Whatever you want to do, it's here. Hebbal, North Bangalore.







DESIGN WITH A TWIST

Form and function meld effortlessly in the design of Embassy Lake Terraces. The floors are twisted from the plane towards the lakes to maximize views. This unique design also gives Embassy Lake Terraces its iconic look.





CHOOSE YOUR STYLE

At Embassy Lake Terraces you have a choice of three apartment configurations - Signature Towers, Sky Blocks and Garden Blocks. Choose the one that suits your lifestyle.

SIGNATURE TOWERS

The two Signature Towers at Embassy Lake Terraces feature 21 storeys of refined luxury. Each level is crafted into a 4 or 5 bedroom single or duplex 'sky villa', with two dedicated elevators that open into the apartment and an expansive terrace deck that brings in the outdoors.

These trophy living spaces range in size from 7,700 to 9,900 sq.ft.

SKY BLOCKS

Architecturally stunning, the twisted 'Sky Blocks' are the visual mnemonic of the project. Located from the 13th to the 20th floor these blocks provide Embassy Lake Terraces its iconic look.

The units house 4 bedrooms, and range in size from 4,400 to 4,600 sq.ft.

GARDEN BLOCKS

Located on the first 10 levels of each tower, the Garden Blocks offer panoramic views of the landscaped gardens and water features at the ground level. With four apartments to a floor and a private elevator lobby for each apartment these elegantly designed spaces are indeed, private.

Available in single or duplex formats with a choice of 3 or 4 bedrooms, these apartments range in size from 3,500 to 6,000 sq.ft.



ELEMENTS OF LUXURY: The Sky Deck

Experience the heights of luxury with the Sky Deck at Embassy Lake Terraces. Situated on the 11th floor the Sky Deck provides two acres of leisure space with landscaped terraces, a jogging trail and viewing decks. This 'aero-promenade' offers breath-taking views of the Hebbal and Nagavara lakes.

A well-equipped business centre with meeting rooms, gym and yoga rooms make this the perfect spot to relax, revive and reconnect.



ELEMENTS OF LUXURY: Amenities

Enjoy a lifestyle studded with privileges such as an exclusive lounge, sports facilities, and the world's leading concierge service - Quintessentially.

Set within the Central Meadow is the gym, spa, swimming pool, poolside cabanas, laundromat, convenience store and retail space. There's also a banquet hall for hosting events and private parties.

Embassy Lake Terraces offers a host of other amenities that are designed to make it a world in itself. Like the Club Lounge on the 21st floor, jogging trail, walk-in aviary, paw park, children's playground and water bodies. For the sports enthusiasts there are cricket nets, tennis and badminton courts, skating rink, putting green and much more.





ELEMENTS OF LUXURY: Finishing touches

Comfort, convenience and luxury are an integral part of every home at Embassy Lake Terraces.

Wall-to-wall glass facades and 3.4m high ceilings provide panoramic vistas of the lakes and landscaping.

The interiors seamlessly blend sleek, contemporary design with optimised space and ventilation.

The spacious and elegantly designed bathrooms are equipped with the finest of fittings and vitrified flooring.





GREEN LIVING: Going beyond the norms

Embassy Lake Terraces has adopted a number of eco-innovations and sets the standard in eco-friendly living.

Zero discharge

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

Rainwater harvesting

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

Solar heating

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





SPECIFICATIONS & SERVICES

GENERAL SPECIFICATIONS

- Air-conditioned apartments with VRV systems
- Floor-to-floor height of 3.4 meters
- Lifts: 10 persons capacity lifts and separate service lifts
- Naturally and mechanically ventilated two level basement parking
- RCC frame/shear wall structural system
- Structural designs conform to IS design codes

APARTMENT FINISHES

- Acrylic emulsion painting for internal walls
- Textured paint finish for external walls
- Single level gypsum false ceiling
- Private plunge pool for ground floor duplex units

FLOORING

- Marble flooring for living & dining room
- Wooden flooring for bedrooms
- Vitrified tiles for all toilets, utility area and domestic staff room

DOORS & WINDOWS

- Main entrance door with teak wood frame & flush shutter with veneer and PU finish
- Internal doors: 2.4m high with hard wood frame & commercial flush shutter with laminated finish
- Terraces with laminated/safety glass and top SS handrail
- Single-glazed clear glass panels for windows
- Windows with retractable mosquito mesh

COMMON AREA FINISHES

- Granite for staircase and service lift lobby
- MS handrail, OBD finished walls and ceilings
- Marble flooring for basement lobbies, ground floor and deck floor
- Single level gypsum false ceiling for lobbies

ELECTRICAL

- Power - 10 kW for 3BHK, 12 kW for 4BHK & 15 kW for 5BHK
- Effective 100% power back-up

AMENITIES

- Ground level: Boardwalk, paw park, butterfly garden, amphitheatre, raintree grove, cricket nets, putting green, kids playground, jogging trail, tennis, badminton and basketball courts, skating rink, laundromat and convenience store
- Sky Deck: Putting green, kids play area, yoga deck, landscaped terraces, viewing deck, jogging track, yoga room, 'sky-gym', senior citizen and barbeque corner
- Club: Gym, spa, squash court, table tennis, banquet hall, F&B, retail space, swimming pool, sauna, steam and massage room
- Club Lounge on 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

GREEN LIVING

- Designed for IGBC Green Homes Gold Certification
- Reverse osmosis plant for common area and water bodies only
- 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

SIGNATURE TOWER

- Single & duplex format suites with two elevators opening into the private lobby of each apartment
- Private plunge pool
- Expansive terrace deck finished with composite wood
- Double-glazed windows
- Designer wardrobes, fully fitted out designer kitchen and appliances
- Enhanced home automation features



National Highway 7



KEY

1. Security
2. Visitor's Car Parking
3. Lullaby Garden
4. Welcome Plaza
5. Drop-off Canopy
6. Entrance Canopy
7. Golden Woods
8. Mini Putting Green at Ground level
9. Spring Woods
10. Tennis Courts
11. Retail Store
12. Convenience Store
13. Laundromat
14. Eastern Loggia Gardens
15. Western Loggia Gardens
16. Carrom and Chess Court
17. Skating Rink
18. Embankment
19. Toddlers' Play Area
20. Rain Tree Grove
21. Silver Woods
22. Gym & Sports Facilities at Ground level
23. Paw Park
24. Party Lawn
25. Swimming Pool
26. Wooden deck
27. Club
28. Grassed Terrace
29. Indoor Pool
30. Badminton Court
31. Basketball Practice
32. Yoga Deck at Ground level
33. Business Centre at Ground level
34. Butterfly Garden
35. Cricket Nets
36. West Meadow
-  Sky Deck at Level 11

WE HAVE THE PLAN TO SUIT YOUR PLANS

14.5 acres of lush greenery. 467 apartments. 9 iconic towers. Embassy Lake Terraces is built with you in mind. Every convenience thought through to the finest detail. A masterpiece that brings together exquisite 3 and 4 bedroom apartments, über indulgent 5 bedroom Signature units in single and duplex formats and a facade that is a celebration of modern design.

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

PROPERTY DEVELOPER - Embassy Property Developments Limited
ARCHITECTS - Andy Fisher Workshop
PROJECT MANAGEMENT - Synergy Property Development Services
STRUCTURAL CONSULTANTS - Innotech Engineering Consultants
ENGINEERING CONSULTANTS - Design Tree Services
LANDSCAPE ARCHITECTS - Design Cell
GREEN BUILDING CONSULTANTS - EN3
LEGAL ADVISOR - Anup Shah Law Firm



Embassy Property Developments Limited
Embassy Golf Links Business Park, Pebble Beach
Off Intermediate Ring Road, Bangalore - 560071
T + 91 80 4039 9999/9888
F + 91 80 4039 9998
E sales@embassylaketerraces.com
W www.embassyindia.com

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