



THE LARGEST CITY IN  
BANGALORE.  
PLANNED FOR LOTS OF  
GROWTH  
AND HAPPINESS.

PREFACE

NOT JUST PRIME, IT'S IN  
THE MOST PRIME LOCATION

GETTING INFRASTRUCTURE  
READY

IN GOOD COMPANY

WHAT TO  
EXPECT AT

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EMBASSY SPRINGS:  
THE MASTER PLAN FOR HAPPINESS

IN THE MIDST OF EVERYTHING

AN INVESTMENT FOR HAPPINESS



# PREFACE

From the leaders in real estate comes a project like no other – Embassy Springs. Aptly described as the master plan for happiness, discover here a 300 acre city, the largest so far in Bangalore in the fastest appreciating property location, North Bangalore. The largest and one of the most promising offerings from the Embassy Group, it was conceived with the intent of creating answers to the challenges of urban living that seem to overwhelm each one of us on a day to day basis.

What makes this project different is not just the 300 acres of sprawling space. We have collaborated with global innovators to meet our high threshold for architecture and design. Our partners include RSP Architects, Cicada Landscape, Andy Fisher Workshop and Synergy Consultants. To further enhance the list of facilities at Embassy Springs, we've roped in the best sports and arts academies, best concierge names, the best property managers and a leading school and hospital to boot. The time and energy spent on the little details will make a big difference to meet the demands of future growth.

# NOT JUST PRIME, IT'S IN

A lot of things go into making an area the most prime location. North Bangalore, is arguably the best.

Excellent infrastructure, proximity to Bangalore International Airport , the six-lane expressway, IT-SEZ investments are a few of the highlights of this area. Not to mention access to the basics like schools, hospitals and malls.





THE MOST PRIME LOCATION.



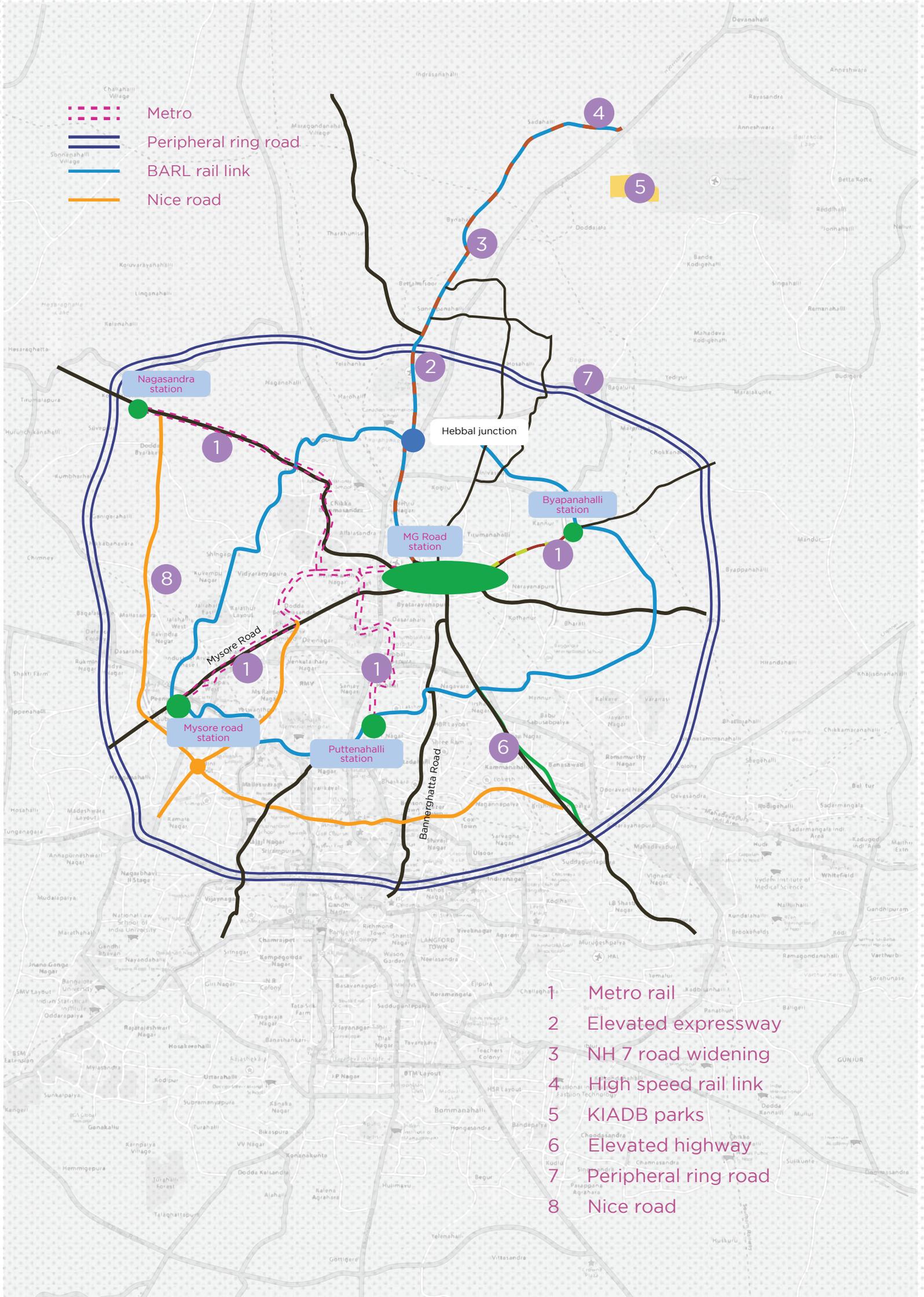
# GETTING INFRASTRUCTURE READY

IN THE CORRIDOR OF GROWTH.  
MAKING IT A DREAM INVESTMENT.

## CONNECTIVITY - ROADS

- ◆ Bellary road is being widened to a 6 to 8 lane road for faster, effortless travel.
- ◆ A 33-km proposed HSRL line to connect the center with the airport.
- ◆ Peripheral ring road, Intermediate ring road and Satellite ring road to the airport from different parts of Bangalore.
- ◆ A 15-km elevated corridor connecting Central Silk Board Junction to Jayamahal road for quicker access to the BIAL Airport.





- - - - - Metro
- = = = = = Peripheral ring road
- — — — — BARL rail link
- — — — — Nice road

- 1 Metro rail
- 2 Elevated expressway
- 3 NH 7 road widening
- 4 High speed rail link
- 5 KIADB parks
- 6 Elevated highway
- 7 Peripheral ring road
- 8 Nice road

Nagasandra station

Hebbal junction

MG Road station

Byapanahalli station

Mysore road station

Puttenahalli station

Mysore Road

Bannerghatta Road

# IN GOOD COMPANY

## PROPOSED COMMERCIAL DEVELOPMENT



### IT/AVIATION

- ◆ 4000 acres of KIADB land to be developed in IT/BT, Hardware and Aerospace fields near airport.
- ◆ The 980 acre Bangalore Aerospace Park is attracting investments from 56 large and mid-sized companies.
- ◆ An aerospace park with an investment around ₹30,000 crores (current exchange rate) that will create 4,000 to 5,000 highly skilled jobs and 2.5 lakh skilled and indirect jobs.
- ◆ Wipro Infrastructure Engineering, the global hydraulics business of Wipro is setting up an actuator manufacturing facility with an investment of ₹7,000 crores to produce 2,000 actuators a year.
- ◆ Swiss Group STARRAG is setting up a machining plant.
- ◆ A 14 acre Nano Park with an investment of ₹100 crores at Nelamangala.
- ◆ With BIAL IT investment in 10,000-12,000 acres, 55 MNCs including TCS, and Wipro, the development will generate investments worth USD 1.2mn direct & USD 2.8mn indirectly.

- ◆ With an investment of ₹1,373 crores, Honeywell Technology Lab Solutions Private Limited will hire around 500 people.
- ◆ Shell and TATA Elxsi are among the few companies which will be setting up in Hardware Park.
- ◆ IFCI is also building a 50 acre Global Financial District with an investment of ₹1,000 crores.
- ◆ 309 acres Devanahalli Business Park adjacent to the northern boundary of BIAL is expecting an investment of ₹9,500 crores.

## **ENTERTAINMENT**

- ◆ Sanctioned 35 acres for the construction of convention centers and hotels.
- ◆ 22 acres of retail, hospitality complete with 3 hospitals coming up. Also proposed is Trident 5 Star hotel in Devanahalli near BIAL.
- ◆ The Government of Karnataka has also proposed setting up an entertainment park named 'Space City' along the lines of Disneyland in Bangalore.

## **UPCOMING HOTEL PROJECTS**

- ◆ The Oberoi at BIAL, Marriott Golf Resort and Convention Centre near Nandi Hills and The Taj Business Hotel coming up soon.
- ◆ Construction for the biggest convention center has been sanctioned by the government. This will house two 5 star hotels on approximately 35 acres of land, close to Devanahalli Business Park.

## **EDUCATION**

- ◆ Manipal Education is setting up a 200 acre university campus.
- ◆ Aviation Academy spread across 9 acres.

## **OPPORTUNITIES ARE MANY**

- ◆ As per primary research by Prop Equity in H1 2013, Devanahalli to be a major commercial hub.
- ◆ Aerospace & SEZ will be fully functional by 2017.
- ◆ Shell, Ascendas, IFCI campuses & Convention Centre will be ready by 2016.
- ◆ With the completion of Phase 1, ITIR will see IT companies creating 1.5-2mn white collar jobs.

# EMBASSY SPRINGS: THE MASTER PLAN FOR HAPPINESS.



Total Development: 300 Acres  
 Plots: 188 Acres  
 Apartments: 23 Acres  
 Villas & Row houses: 22 Acres  
 Club & School: 20 Acres  
 Commercial & Retail: 35 Acres

PLOT	
<span style="color: red;">■</span>	Type 01- 60'x 90'-5400 sft
<span style="color: orange;">■</span>	Type 02- 50'x 80'-4000 sft
<span style="color: yellow;">■</span>	Type 03- 45'x 80'-3600 sft
<span style="color: green;">■</span>	Type 04- 40'x 75'-3000 sft
<span style="color: cyan;">■</span>	Type 05- 40'x 60'-2400 sft
<span style="color: purple;">■</span>	Type 06- 35'x 60'-2100 sft

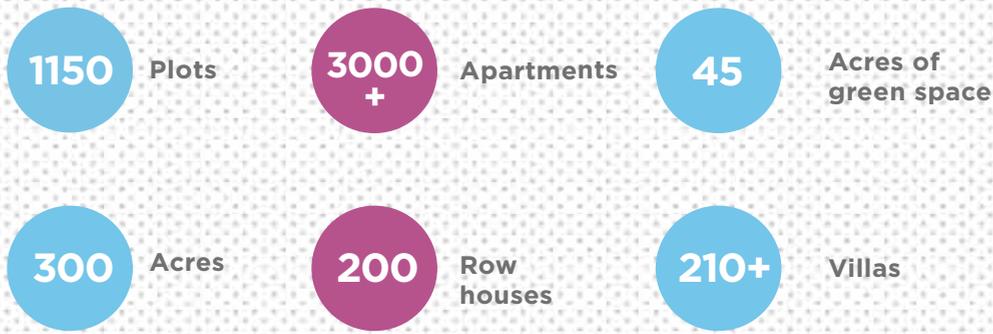


Embassy Springs was conceptualised and designed with a single factor in mind – to ensure a home is surrounded by as beautiful a space. The reason why the 300-acre property, replete with lush parks will provide ample space for long, healthy walks. Embassy Springs will include 1150 plots, 3000+ apartments, 200+ row houses and 210+ villas designed for Bangalore's most discerning. Whether you're building your dream home from scratch or simply reshaping it to match your personality, the master plan is in your hands.

A self-sustaining city of the future, discover here everything you can dream of to make living beautiful, and more importantly, stress-free. Right from schools, hospitals and star hotels. We believe it's all the little things that make this place 'the master plan for happiness'.



You can have a dream home. But would it really be one if the amenities around it didn't live up to your expectations? At Embassy Springs, we have gone to the minutest detail to ensure your dream house is surrounded by a dream neighbourhood, right from tree-lined roads and cobbled walk-ways to a sprawling clubhouse amidst the greens. You could indulge in retail therapy at upscale, hi-street retail outlets nestled in the 35+ acre commercial centre. The pocket parks at Embassy Springs are the perfect alternatives to the shrinking greenery in Bangalore. While kids can enjoy their sports, seniors can choose peace and solitude in their personal walking spaces. We've thought of everything, even the babies - the crèche will keep them safely amused, while you're away at work. The entire city is injected with essential utilities, which ensures 24/7 water and power supply. Luxury, greenery and safety are ingrained in the master plan that is Embassy Springs.



- ◆ A 300 acre, meticulously planned, self-sustaining city designed to factor future growth amidst blissful living.
- ◆ Well researched sizing for plots (2100-5400 sq.ft.) with ample space between each villa for privacy.
- ◆ Well planned infrastructure for power, water & essentials to ensure living is what it should be like - stress-free.
- ◆ Wide network of tree lined roads with countless themed & connected 1-3 acre gardens.
- ◆ 45 acres of green space devoted to parks, cycling paths and walk ways.
- ◆ 150,000 sq.ft. club house equipped to cater to recreational, health, business, and children engagement needs.
- ◆ Leading hospital within the premises so that emergencies can be attended to immediately.
- ◆ Leading school within the premises to minimise travelling time and maximise play time.

# IN THE MIDDLE OF EVERYTHING



**8 km** to the  
BIAL International  
Airport



**16 km**

from  
Yelahanka



**12 mins**  
drive to upcoming  
Devanhalli Business  
Park



Nearest Metro  
station:  
**Nagavara  
Metro stop**



Nearest  
Bus station  
Devanhalli  
New Bus Stop:  
**2.1 Kms**

**DISTANCES**

**MG Road: 38.5kms**

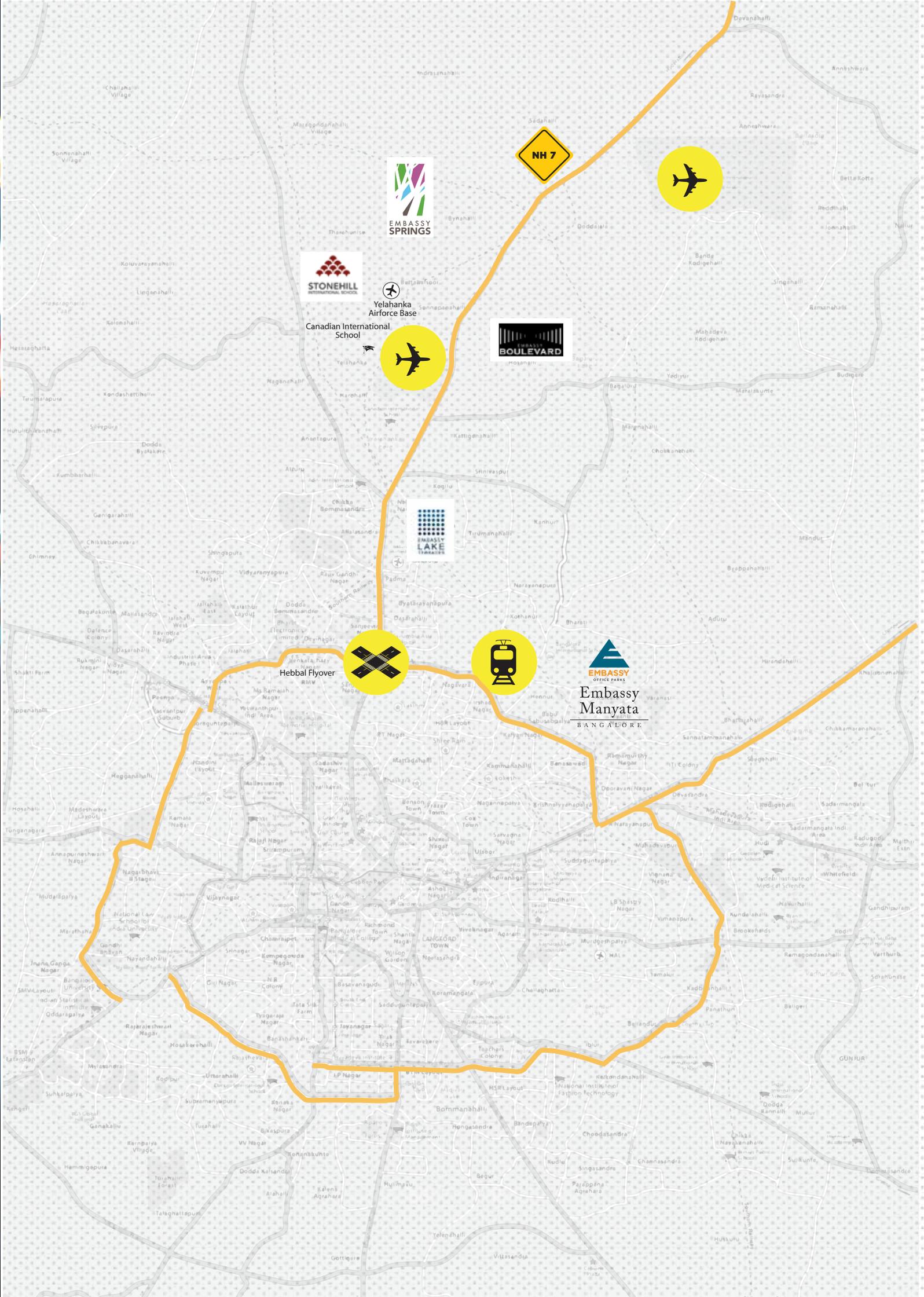


Hebbal  
Flyover:  
**18 Kms**



**10 mins**  
drive to  
proposed  
HSRL

**2.2 kms**  
from NH 7



Yelahanka Airforce Base

Canadian International School



Embassy Manyata  
BANGALORE

Hebbal Flyover

GUNJUR

## AN INVESTMENT FOR HAPPINESS

Development shows that growth gravitates towards the airport. Which makes Embassy Springs in the heart of where all the development is headed. Located in the much-touted area of North Bangalore, the fastest appreciating property location, it is only 8 kms from the BIAL Airport. The area is already booming. But this is only the beginning. We do hope you will see in Embassy Springs, the largest little city in Bangalore, an investment opportunity which will yield happiness for years to come.



Marketed by:



Sweetening the deal, since 1977.



WORLD  
PROPERTIES  
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