





Artist's Impression of Embassy Edge @ Embassy Springs

WHERE
**SMART
LIVING**
BEGINS

ABOUT EMBASSY SPRINGS

Embassy Springs is North Bengaluru's biggest and best-planned city — built for the life you've always wanted. Across 288 acres, it's a community where nature, thoughtful design, and everyday conveniences come beautifully together. It's where quiet mornings, green spaces, and meaningful connections shape the way you live.

With world-class lifestyle amenities and seamless access to the airport, life here feels effortlessly complete.

At Embassy Springs, you don't just find a home — you find the Masterplan For Happiness.





Actual Shot of Embassy Springs





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DESIGNED FOR THE **SMART LIFE**

Embassy Edge at Embassy Springs is where life moves smarter, simpler, and beautifully. Surrounded by 288 acres of thoughtfully planned spaces, this is a place where you can truly breathe, grow, and belong. Each home is designed for comfort — with wider windows, larger living areas, and smart, efficient spaces that feel just right.

A community where friendships flourish, families thrive, and everyday moments feel special. Seamless connectivity and easy payment plans make it easier to step into the smart life you've been waiting for.



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FEATURES
AND
AMENITIES



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WHY CHOOSE **EMBASSY EDGE?**



SMART **DESIGN**

Wider windows. Larger living spaces.
Efficient storage. Homes that live beautifully.



SMART **PAYMENT PLAN**

Flexible and easy payment options,
making it simpler to own your home.



SMART **LOCATION**

Tucked away within the peaceful city of
Embassy Springs, yet connected to
everything you need.



SMART **TECHNOLOGY**

Homes designed with future-ready features
that make everyday living simpler
and more efficient.



SMART **COMMUNITY**

Belong to an active, like-minded community
where connections grow and thrive.

LIVE **SMART.** LIVE **FULLY.**

A thoughtfully curated mix of lifestyle facilities designed for comfort, connection, and leisure.

Step into spaces that make everyday living fuller, easier, and more enjoyable.

- Badminton Court
- Squash Court
- Basketball Court
- Tennis Court
- Volleyball Court
- Swimming Pool & Deck
- Lounge
- Banquet Hall
- Yoga Deck
- Central Park







MASTERPLAN
AND
CLUSTER PLANS



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MASTERPLAN

LEGEND

1. Arrival Plaza
2. Clubhouse Drop-Off
3. Main Pool
4. Kids Pool
5. Pool Deck
6. Landscaped Lawn with Seating
7. Sports Courts
8. Community Seating
9. Driveways
10. Walkways
11. Pocket Parks
12. Kids Play Area

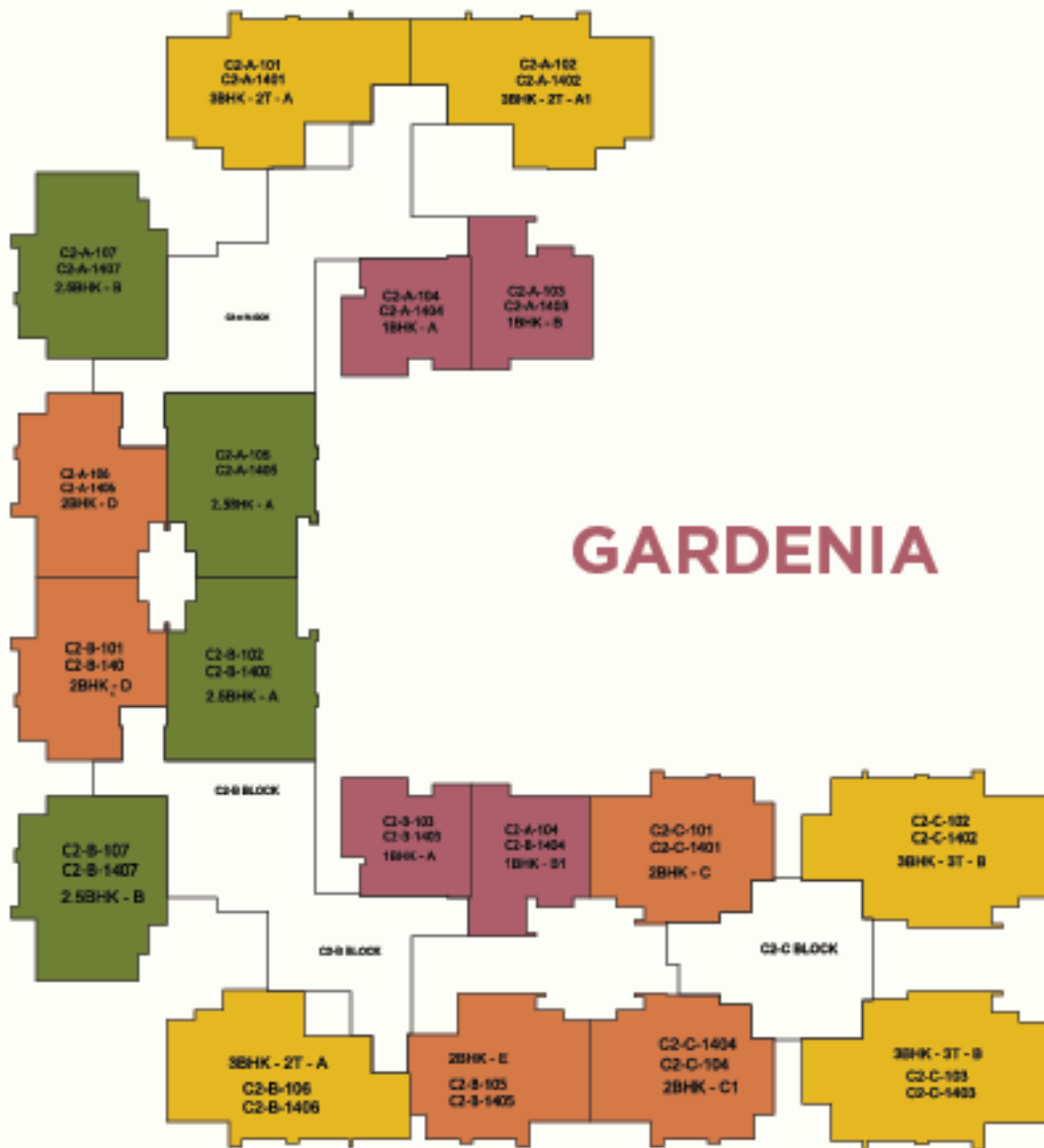
H HIBISCUS

G GARDENIA

F FUCSHIA

D DAISY

E ELDERBERRY



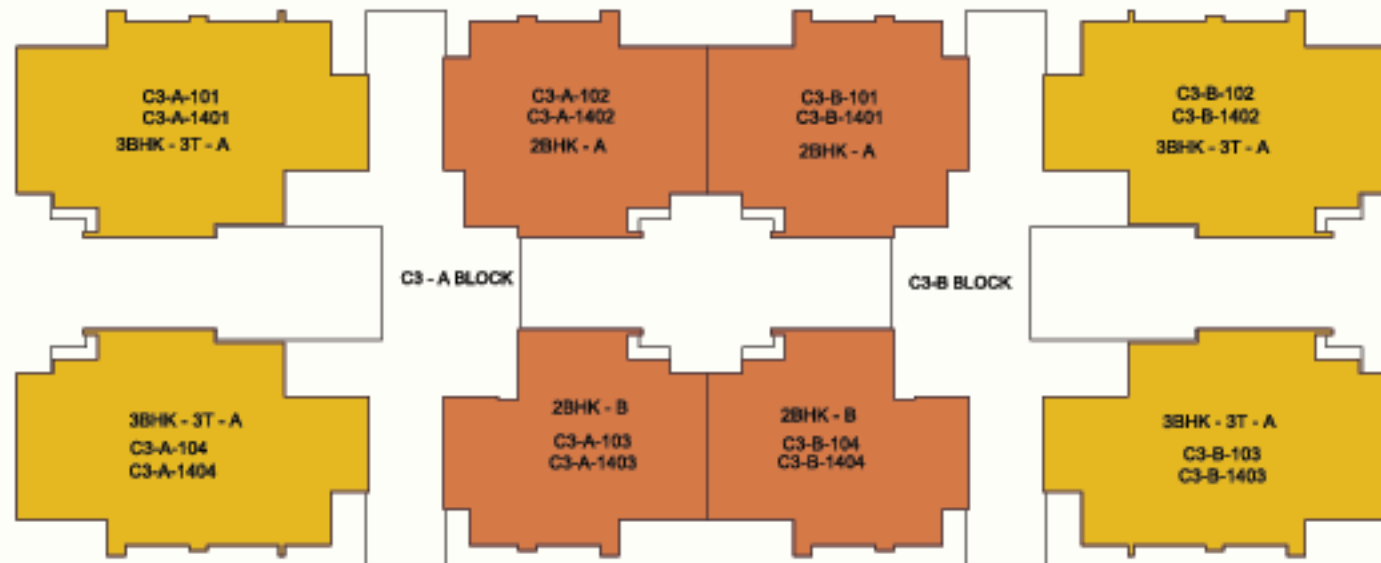
GARDENIA

- 3 BHK
- 2.5 BHK
- 2 BHK
- 1 BHK

Gardenia Block A, B & C
Typical cluster plan for floor 1 - 12



- 3 BHK
- 2.5 BHK
- 2 BHK
- 1 BHK



HIBISCUS & FUSHCIA

Hibiscus & Fushcia Block A & B
Typical cluster plan for floor 1 - 12





ELDERBERRY

Elderberry Block A & B
Typical cluster plan for floor 1 - 12

- 3 BHK
- 2.5 BHK
- 2 BHK
- 1 BHK



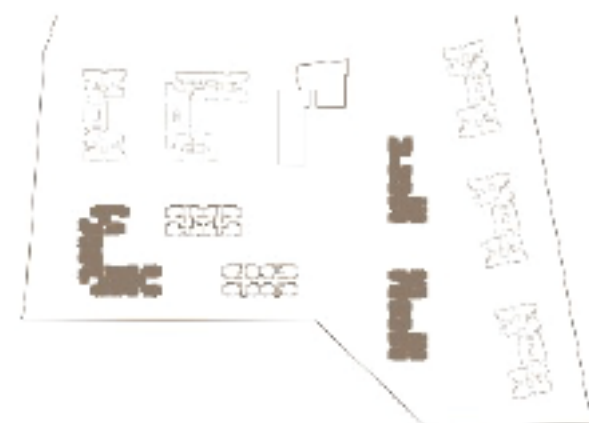
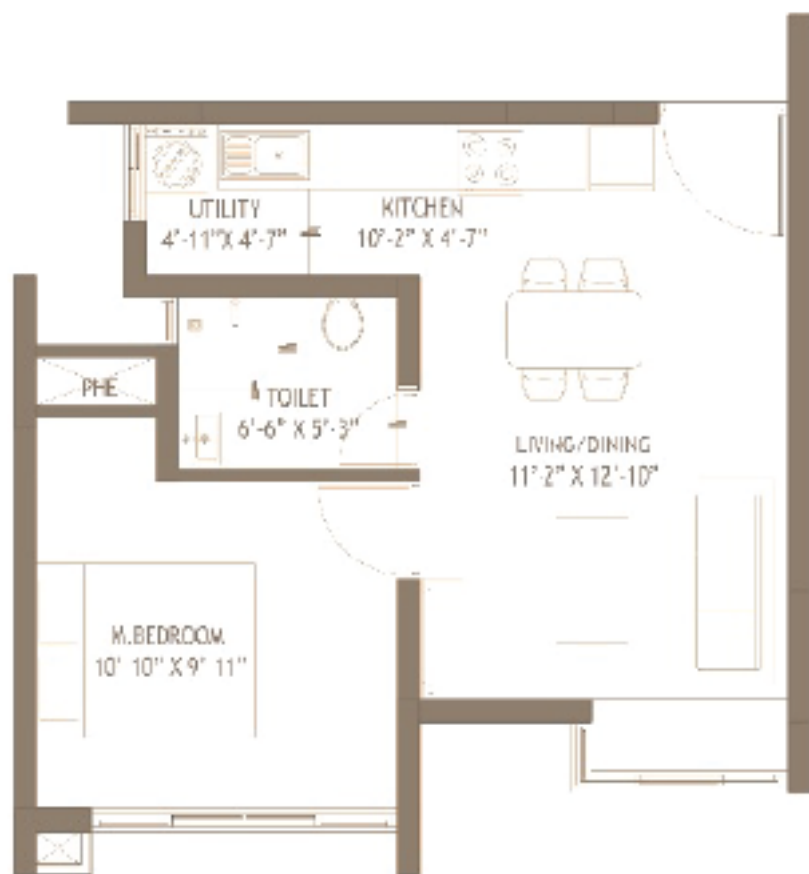
KEY PLAN

A modern interior scene featuring a large window with a view of the ocean. The room is dimly lit, with a warm yellow glow from a lamp on the right. The lamp has a curved, metallic shade. A small table with a cylindrical base holds a rolled-up document and a pen. The wall is a light, neutral color, and the window frame is dark. The overall atmosphere is calm and sophisticated.

FLOOR PLANS



Artist's Impression of Embassy Edge @ Embassy Springs



KEY PLAN



GARDENIA

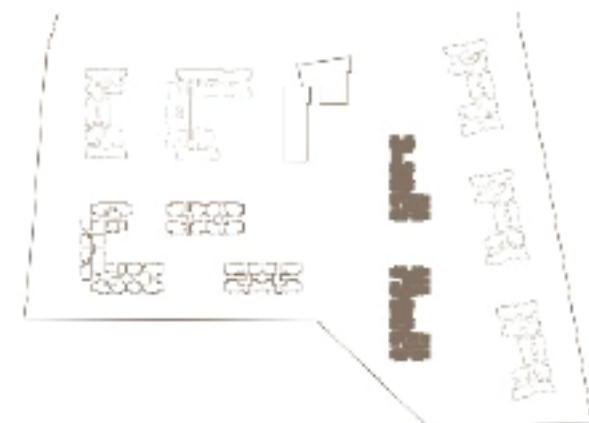
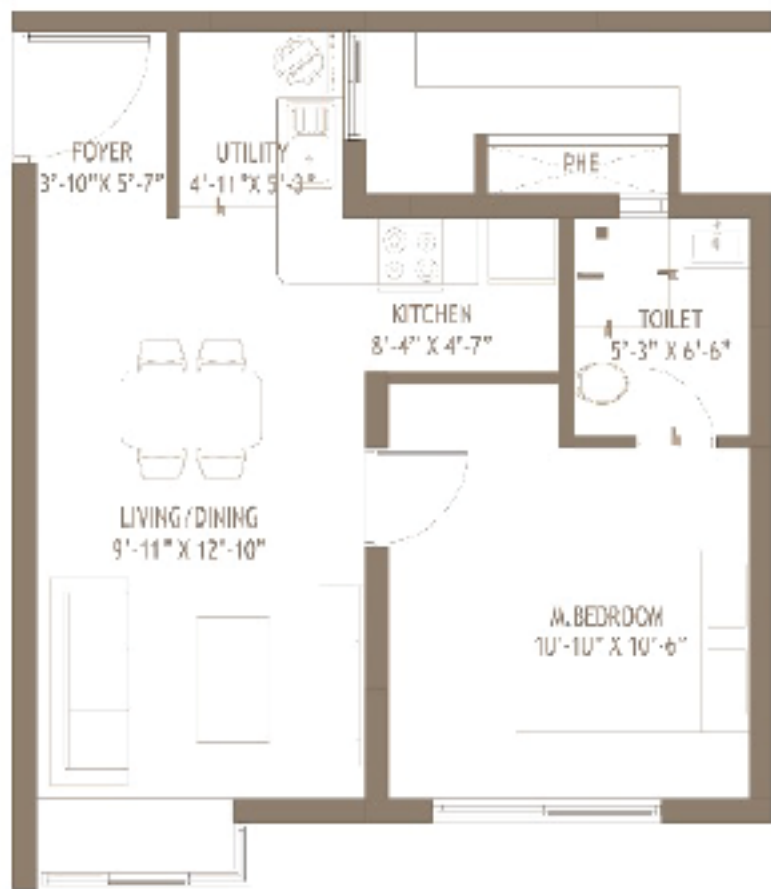


ELDERBERRY



DAISY

1BHK-A
RERA CARPET AREA - 411 SQFT
SALEABLE AREA - 608 SQ FT

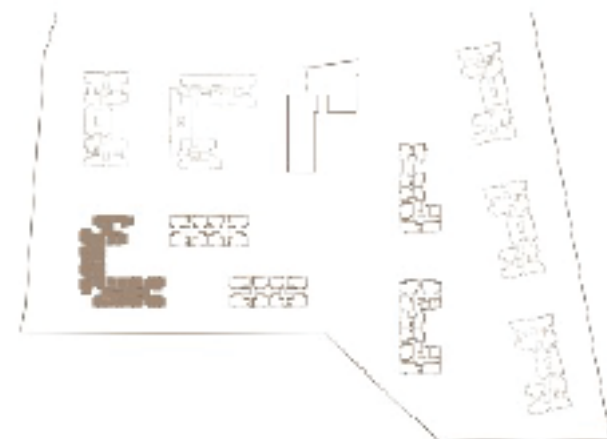
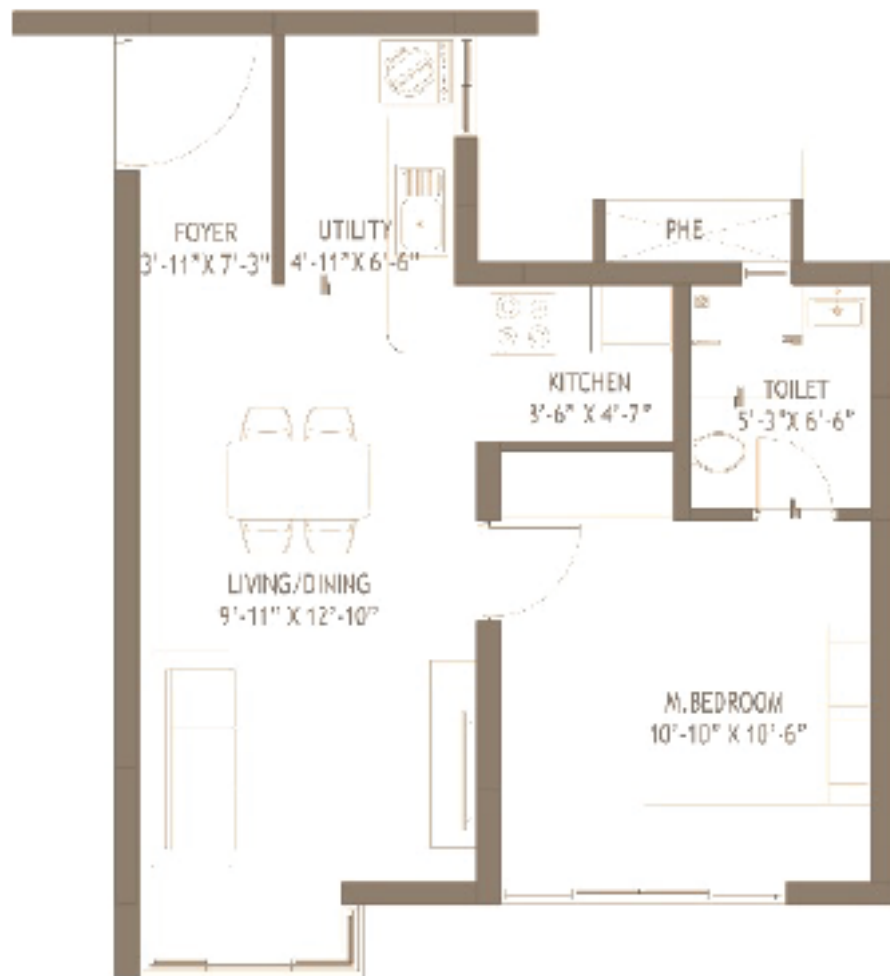


LLLRD&KRT



VAISY

1BHK-C
RERA CARPET AREA - 437 SQFT
SALEABLE AREA - 678 SQ FT



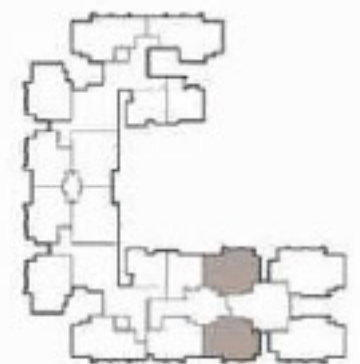
1BHK-B
 RERA CARPET AREA - 452 SQFT
 SALEABLE AREA - 697 SQ FT



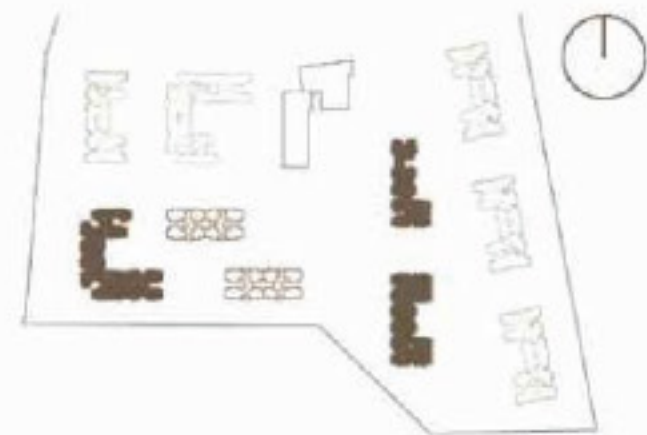
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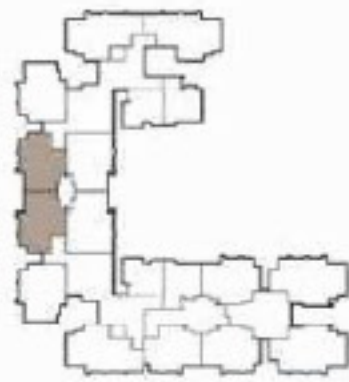
Gardenia C Block Unit 101 -1401 East facing
Gardenia C Block Unit 104 - 1404 East facing



2BHK-C
 RERA CARPET AREA - 672.2 SQ FT
 SALEABLE AREA - 1023.3 SQ FT



KEY PLAN



GARDENIA



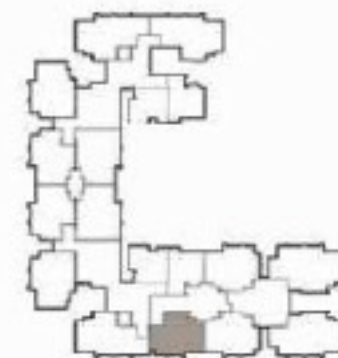
ELDERBERRY



DAISY

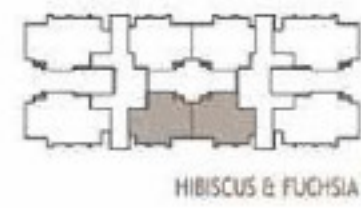
- Gardenia A Block Unit 106 - 1406 East facing
- Gardenia B Block Unit 101 - 1401 East facing
- Elderberry A Block Unit 104 - 1404 East facing
- Elderberry A Block Unit 103 - 1203 West facing
- Elderberry B Block Unit 101 - 1401 East facing
- Elderberry B Block Unit 102 - 1402 West facing
- Daisy A Block Unit 105 - 1405 West facing
- Daisy A Block Unit 106 - 1406 East facing
- Daisy B Block Unit 101 - 1401 East facing
- Daisy B Block Unit 102 - 1402 West facing

2BHK - D
 RERA CARPET AREA - 642.9 SQFT
 SALEABLE AREA - 987.8 SQ FT



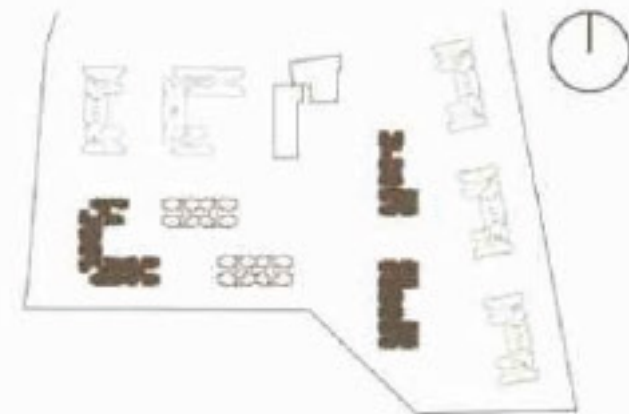
Gardenia B Block Unit 105 - 1405 West facing

2BHK-E
 RERA CARPET AREA - 638.3 SQFT
 SALEABLE AREA - 983.3 SQ FT

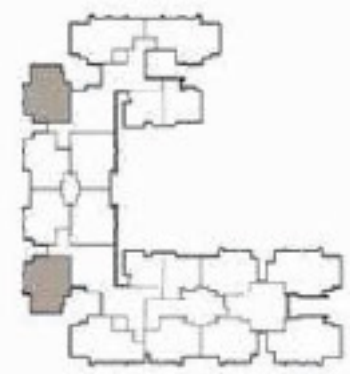


Hibiscus & Fuchsia A Block Unit 103 - 1403 North facing
Hibiscus & Fuchsia B Block Unit 104 - 1404 North facing

2BHK-8
RERA CARPET AREA - 648.9 QFT
SALEABLE AREA - 990.9 SQ. FT



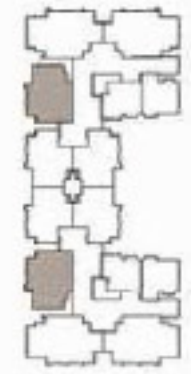
KEY PLAN



GARDENIA



ELDERBERRY



DAISY

2.5BHK-B
 RERA CARPET AREA - 723.3 SQFT
 SALEABLE AREA - 1089.9 SQ FT

Gardenia A unit no- 107 to 1407 South Facing | Gardenia B unit no- 107-1407 North Facing
Elderberry B unit no- 107 to 1407 North Facing | Daisy A unit no- 107-1407 South Facing | Daisy B unit no- 107-1407 North Facing

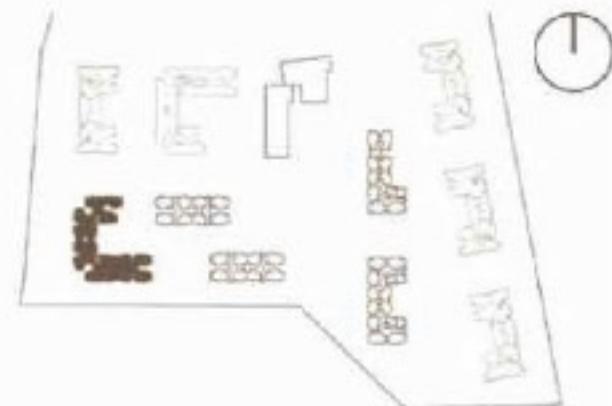




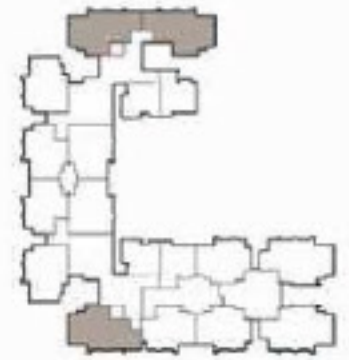
Gardenia A unit no- 101-1201 East Facing | Gardenia A unit no- 102-1202 West Facing

Gardenia B unit no- 106-1206 East Facing

3BHK-2T-A
 RERA CARPET AREA - 811.9 SQ.FT
 SALEABLE AREA - 1240.8 SQ.FT



KEY PLAN



GARDENIA

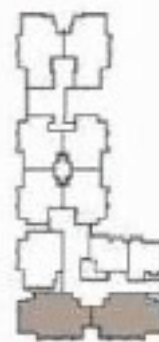
Gardenia A unit no- 1301-1401 East Facing | Gardenia A unit no- 1302-1402 West Facing

Gardenia B unit no- 1306-1406 East Facing

3BHK-2T-A(A)
 RERA CARPET AREA - 811.9 SQFT
 SALEABLE AREA - 1282.5 SQ FT



KEY PLAN



ELDERBERRY



DAISY

3BHK-3T-C
 RERA CARPET AREA - 911.8 SQFT
 SALEABLE AREA - 1359.7 SQ FT

Daisy A unit no- 101-1201 South Facing | Daisy A unit no- 102-1202 South Facing | Daisy B unit no- 106-1206 North Facing | Daisy B unit no- 105-1205 North Facing

Elderberry B unit no- 106-1206 North Facing | Elderberry B unit no- 105-1205 North Facing

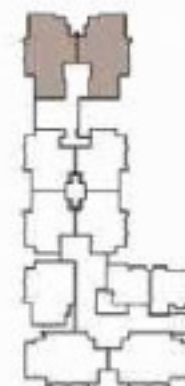


Elderberry A unit no- 1301-1401 East Facing

Elderberry A unit no- 1302-1402 West Facing

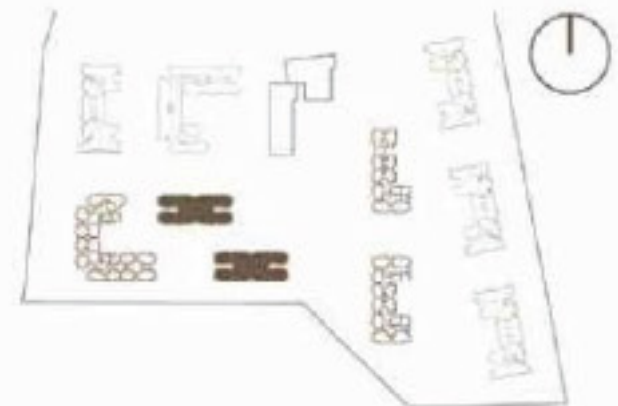


KEY PLAN

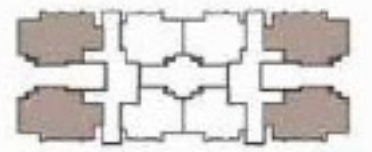


ELDERBERRY

3BHK-2T-8(A)
 RERA CARPET AREA - 830.9 SQFT
 SALEABLE AREA - 1296.7 SQ FT



KEY PLAN



HIBISCUS B FUCHSIA

3BHK (3T)-A
 RERA CARPET AREA - 890.8 SQFT
 SALEABLE AREA - 1343.3 SQ FT

Hibiscus A & Fucshia A unit no- 101-1201 East Facing | Hibiscus A & Fucshia A unit no- 104-1204 East Facing

Hibiscus B & Fucshia B unit no- 102-1202 West Facing | Hibiscus B & Fucshia B unit no- 103-1203 West Facing



KEY PLAN



HIBISCUS & FUCHSIA

Hibiscus A & Fucshia A unit no- 1301-1401 East Facing | Hibiscus A & Fucshia A unit no- 1304-1404 East Facing

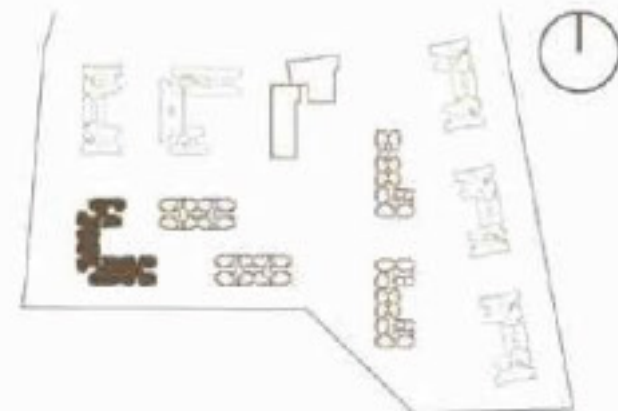
Hibiscus B & Fucshia B unit no- 1302-1402 West Facing | Hibiscus B & Fucshia B unit no- 1303-1403 West Facing

3BHK 3T-A(A)
 RERA CARPET AREA - 890.8 SQFT
 SALEABLE AREA - 1399.0 SQ FT



Gardenia C unit no- 102-1202 West Facing

Gardenia C unit no- 103-1203 West Facing



KEY PLAN

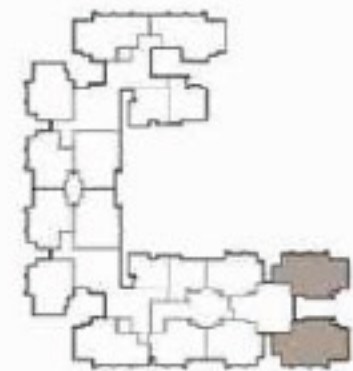


GARDENIA

3BHK-3T-8
 RERA CARPET AREA - 875.5 SQFT
 SALEABLE AREA - 1338.6 SQ FT



KEY PLAN



GARDENIA

Gardenia C unit no- 1302-1402 West Facing

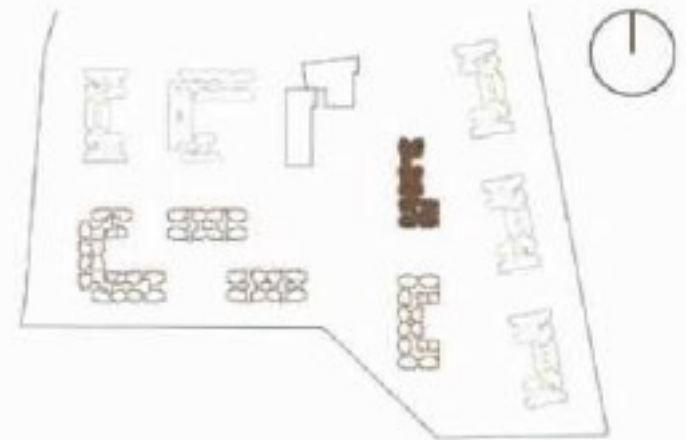
Gardenia C unit no- 1303-1403 West Facing

3BHK-3T-B(A)
 RERA CARPET AREA - 875.5 SQFT
 SALEABLE AREA - 1392.5 SQ FT



Elderberry A unit no- 101-1201 East Facing

Elderberry A unit no- 102-1202 West Facing



3BHK-2T-B
 RERA CARPET AREA - 830.9 SQFT
 SALEABLE AREA - 1272.7 SQ FT





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SMART
LIVING.
**SMARTER
HOMES.**



At 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 clichés. 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 brand equity that we enjoy as pioneers of premium residences makes our ongoing and proposed residential projects the most sought-after addresses. Embassy Group is one of India's largest real estate conglomerates, spanning over three decades, with a broad portfolio of over 64 million Sq Ft of prime commercial, residential, retail, hospitality, services, and educational spaces across the Indian and international markets of Bangalore, Chennai, Pune, Coimbatore, Trivandrum, Serbia, and Malaysia. Across all asset classes, Embassy lays strong emphasis on high standards of quality, delivery, world-class services, environmental management, and safety. In the residential domain, Embassy Group has completed over 15 million Sq Ft and has over 28.85 million Sq Ft of ongoing and upcoming developments. Embassy Residential properties are future-ready, ahead of time. The design features considered essential today are already in place across Embassy properties and were conceived of years ago. This is made possible by our 'Future First' vision. A vision to see where the world is headed and to consistently have the agility to get there. Embassy's promise of the 'Good Life' derives from an immersive community perspective and reflects in the best of locations, uber-luxury lifestyles, fully-managed homes and international amenities.





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EMBASSY SPRINGS, A TOWNSHIP
JUST 4 KMS BEFORE AIRPORT TOLL PLAZA



RERA No.: PRM/KA/RERA/1250/303/pr/180526/001825
For further details, visit www.rera.karnataka.gov.in