



A NEW HOME TO OWN.  
A NEW LIFE TO DISCOVER.  
A NEW JOY TO EXPLORE.

STEP INTO 'GRIHAPRAVESH' READY HOMES



**EMBASSY**  
**Residency**  
CHENNAI  
VIBRANT TOWNSHIP, ACTIVE COMMUNITY  
— Near Elcot, Sholinganallur —





# EMBASSY Residency

CHENNAI  
VIBRANT TOWNSHIP, ACTIVE COMMUNITY  
Near Elcot, Sholinganallur



## LEGEND

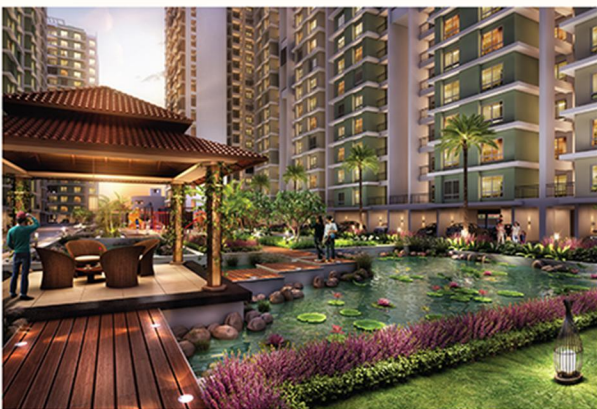
- 1 Main Entry / Exit with Security
- 2 Entry water body with feature sprouts
- 3 Gazebo in water
- 4 Tree court with seating below
- 5 Lawn
- 6 Light features in planting
- 7 Play Area
- 8 Tree Lot
- 9 Outdoor for ventilation
- 10 Driveway
- 11 Gravel court with loose seating
- 12 Swimming Pool
- 13 Entry to Apartment lobby
- 14 Water island with trees
- 15 Pool deck
- 16 Gazebo
- 17 Practice Basketball court
- 18 Service areas
- 19 Badminton Court
- 20 Entry / Exit gate
- 21 Entry to Shops / ATM
- 22 Visitor's car parking
- 23 Tree planting
- 24 Play field
- 25 School courtyard
- 26 Play court
- 27 School entry / exit
- 28 Ramp to basement



Preference on admission to home owners at Embassy Residency



- 25 ACRES
- 2482 APARTMENTS
- 70% OPEN SPACE
- WORLD OF LEISURE
- NEXT TO GLOBAL HOSPITAL
- NATIONAL PUBLIC SCHOOL WITHIN PREMISES
- 496 FAMILIES LIVING IN PHASE I
- PHASE II READY TO LIVE



Embassy Residency, a vibrant township, active community is strategically located off Sholinganallur near ELCOT. An enchanting home to 496 families living in Phase I, this desirable dwelling has the National Public School within its premises and is next to Global Hospitals. What's more, the lifestyle homes in Phase II are 'Grihapraves Ready'. Come, book now - move now into the world of Embassy Residency.

## INTEGRATED TOWNSHIP CLOSEST TO CHENNAI CITY

- National Public School within the complex
- Day-care centre
- Bank with safe deposit lockers
- Clubhouse
- Senior citizen friendly homes
- Dedicated property management services by our group entity, Embassy Services Pvt. Ltd.

## AMENITIES FOR A QUALITY LIFE

- CCTV enabled 24 hours security
- Extensive Landscaping
- Swimming Pool
- Gym & Fitness Centre
- Indoor / Outdoor Games
- Jogging Track
- Children's Play Area
- Ample Car Park for Visitors
- Multi-Purpose Hall
- Convenience Store
- Laundromat
- Interactive fountains

## ECO-FRIENDLY FEATURES

- Heat reflective roof tiles
- Rain water harvesting
- Energy saving devices
- Solar street lights

## LOCATION ADVANTAGE

- Penumbakkam, near Sholinganallur
- Next to Global Hospital
- Opposite to ELCOT SEZ
- 150 Acres of greenery
- 12 kms from TIDEL Park
- 10 kms from Velachery



## PIONEERING EXCELLENCE IN REAL ESTATE

A pioneer in residential spaces Embassy has set tall benchmarks with premium residential properties in Bengaluru.

Unwavering commitment to customer satisfaction is Embassy's core business philosophy.

With an illustrious history of over 31 years, Embassy is, today one of the leading IT / IES developers in India.

An impressive portfolio of 38 million sq. ft. comprising of residential, commercial and retail space.

Over 6 million sq. ft. of premium residential space completed.

Comprehensive property management services on cost plus management fee basis through Embassy Services.



## TYPICAL FLOOR PLAN

3 Bedroom + 2 Toilets : Saleable Area 1443 sq.ft. - Type 1





## TYPICAL FLOOR PLAN

3 Bedroom + 2 Toilets : Saleable Area 1443 sq.ft. - Type 2



## TYPICAL FLOOR PLAN

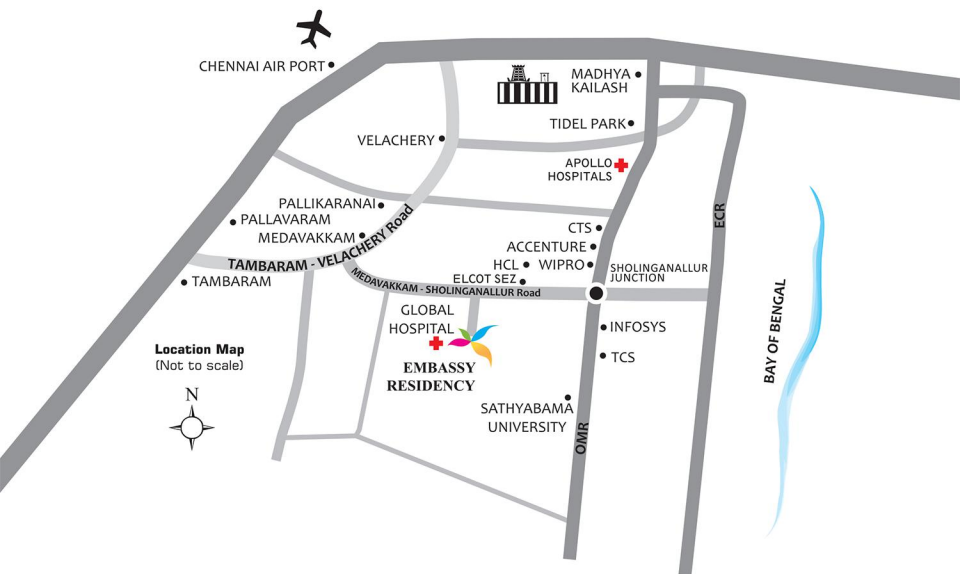
3 Bedroom + Study + 2 Toilets : Saleable Area 1546 sq.ft.



## TYPICAL FLOOR PLAN - FERN BLOCK

2 Bedroom : Saleable Area 650 sq.ft.





## PROJECT SPECIFICATIONS

### STRUCTURE FLOORING

- Lobbies : Vitrified tile flooring and skirting
- Staircase : Natural stone flooring and skirting
- Living and Dining : Vitrified tile flooring
- Kitchen : Vitrified tile flooring and 2'0" ht glazed tile dadoing above granite counter with SS Sink
- Bedroom : Vitrified tile flooring
- Toilets : Ceramic tile flooring and glazed tile Dado upto 7'0" ht
- Balconies : Vitrified / Ceramic tile flooring and skirting

### DOORS AND WINDOWS

- Doors : African teak frame with flush shutter
- Balcony Doors : UPVC sliding doors with 6 mm toughened glass
- Windows : UPVC Windows with in-laid Grills and toughened shatter proof glass.
- Railings for Staircase & Balcony : 100mm thick masonry wall with M.S. Pipe Railing

### PLUMBING AND SANITARY

- : ISI Marked CP Fittings
- : CPVC / PVC pipe & fittings
- : White Coloured sanitary fixtures
- : Three phase connection
- : AC point in Master Bedroom
- : Conduits for TV and Telephone in living and Master Bedroom

- : ISI marked electrical accessories

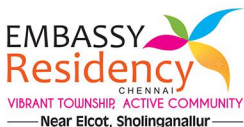
- : Connected load - 3 BHK - 5 KW, 2 BHK - 3 KW
- : Oil bound distemper with roller finish on internal walls
- : Weather Proof exterior painting

### LIFTS

- : **Lavender & Marigold Blocks** - Automatic lifts of 16 passenger capacity
- : **Fern Block** - Automatic lifts of 8 & 16 passenger capacity

### COMMON FACILITIES

- : Sewage Treatment Plant
- : Water Treatment Plant
- : STP Treated water for toilet flushing & gardening
- : DG back up for selected points in each apartments and all common areas



For more details call now : **044 - 6611 7979**



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