
Embassy Riverine

4, 4.5 & 5 BHK Villas at Embassy Origins

Tarahunise, North Bangalore

Where a River Decided the Master Plan

EMBASSY DEVELOPMENTS LIMITED

Presented by Real Revenue · A unit of Earlydays Innovations Private Limited
embassyriverinevilla.in

Overview

Most townships cut down what is in the way. Embassy Origins was planned around it. A natural watercourse runs through 85 acres at Tarahunise, north of Yelahanka. Rather than culvert it and build over the top, the master plan treats that corridor as the spine of the development. Embassy Riverine is the villa precinct — 217 homes across roughly 50 acres, fewer than 4.5 villas to the acre, with around 4,000 trees across 100 to 120 species retained and planted through the site.

AT A GLANCE

85 acres	217
Embassy Origins township	villas, 4 / 4.5 / 5 BHK
19 acres	40,000 sq ft
reserved open space	clubhouse
4,000 trees	15 km
100 to 120 species	to the international airport
3.4 m	IGBC Gold
floor-to-floor height	certification targeted

Configurations & Pricing

TYPE	PLOT AREA	BUILT-UP	UNITS	CAR PARKS	INDICATIVE PRICE
4 BHK Villa	2,400 sq ft	4,200 sq ft	48	3	Rs 14.10 - 14.97 Cr
4.5 BHK Villa	3,500 sq ft	5,200 sq ft	137	4	Rs 17.43 - 19.87 Cr
5 BHK Villa	5,400 sq ft	6,800 sq ft	32	6	On request

Working rate approximately Rs 33,100 to Rs 37,700 per sq ft on built-up area. Prices exclusive of GST at 5%, Karnataka stamp duty of approximately 5-6%, registration at 1%, and khata, infrastructure and corpus charges. Payment on a construction-linked plan with approximately 10% on booking.

WHAT TO BUDGET BEYOND THE BASE PRICE

STATUTORY & REGISTRATION

- GST on under-construction consideration
- Stamp duty and applicable cess
- Registration charges
- Khata and municipal transfer charges

PREFERENTIAL LOCATION

- Floor rise, where applicable
- Corner and end-unit premium
- View or facing premium
- Additional car parking

DEVELOPER CHARGES

- Infrastructure and development charges
- Water, electricity and sewerage deposits
- Corpus fund and maintenance advance
- Clubhouse membership, where applicable

HOW WE HELP

- Live inventory and the current cost sheet
- Full all-inclusive cost working, in writing
- Home loan pre-approval across lenders
- NRI documentation and power of attorney

Amenities

THE CLUBHOUSE — 40,000 SQ FT

- Heated indoor swimming pool
- Gymnasium and yoga pavilion
- Spa with steam and sauna
- Squash court
- Business lounge and library
- Lounge bar and cafe
- Indoor games room
- Banquet hall with guest rooms

FAMILY AND LANDSCAPE

- Kids' club and adventure play park
- Family pavilions and function lawn
- Barbecue pavilion and cabanas
- Open-air amphitheatre
- Riparian jogging and cycling trails
- Elevated sky walk and tree walk
- Pet park
- Senior citizens' zone

SPORT AND OUTDOORS

- Outdoor resort pool
- Central lake
- Floodlit tennis court
- Padel and pickleball courts
- Basketball and badminton
- Cricket practice nets
- Putting green
- Skating rink

ESTATE INFRASTRUCTURE

- 24x7 gated security with CCTV
- Fully underground cabling
- Power backup for essential circuits
- Sewage treatment with water reuse
- Rainwater harvesting, 5.37 cr litres
- EV charging provision
- Solar hot water systems
- Zero-discharge water planning

Specifications

STRUCTURE

RCC framed structure with shear walls to IS code. Floor-to-floor height of 3.4 metres, finished ceilings close to 2.9 metres in the principal volumes.

FLOORING

Premium marble across living, dining and formal areas. Engineered wood in bedrooms over an acoustic underlay. Anti-skid tiles in balconies and wet areas.

DOORS AND WINDOWS

Doors at 2.4 metres, tubular timber core with 0.8 mm oak veneer. Double-glazed panoramic sliding systems in heat-strengthened laminated glass. UPVC windows elsewhere.

KITCHEN

Homogeneous tile flooring, stone counter with under-mount sink, tiled dado, and provision for chimney, hob, purifier and dishwasher.

ELECTRICAL

Concealed copper wiring with modular switches. Backup for common services and essential circuits. EV-ready villa parking. Home automation provision.

SANITARY

CP fittings and sanitaryware from Grohe, Kohler or TOTO or equivalent. Rain shower in the master bath. CPVC supply and PVC drainage.

The binding document is the specification annexure attached to your agreement to sell. Read it before signing. Specifications are indicative and subject to change by the developer and the competent authority.

Location & Connectivity

Embassy Riverine sits on Chapparkallu Road at Tarahunise, in the Bettahalsur belt north of Yelahanka, just off NH-44. The Namma Metro Blue Line, Phase 2B, will run from Kasturi Nagar through Hebbal to the airport terminal, with Doddajala the nearest alignment point.

DESTINATION	DISTANCE	NOTES
Stonehill International School	2.5 km	5-7 min
Padukone-Draavid Centre for Sports Excellence	3 km	6-8 min
Prestige Tech Cloud office park	6.5 km	12-15 min
Doddajala, proposed Metro Blue Line	7.5 km	14-17 min
Manipal Hospital, Yelahanka	11.5 km	22-27 min
Yelahanka Junction Railway Station	12 km	24-28 min
Kempegowda International Airport	15 km	20-25 min
Phoenix Mall of Asia	17 km	30-35 min
Hebbal flyover and ORR gateway	21 km	35-42 min

Distances are approximate and measured by road from the project gate. Drive times vary materially with traffic conditions. We recommend verifying travel times at your own commute hours during a site visit.

Embassy Developments Limited

Embassy Group was founded in 1993 and is headquartered in Bengaluru under Chairman and Managing Director Jitendra Virwani. Across three decades it has built commercial office parks, residential, hospitality, industrial, retail and education assets totalling roughly 85 to 100 million sq ft, in Bengaluru, Chennai, Hyderabad, Pune, Coimbatore, Trivandrum, Serbia and Malaysia. Its best known work includes Manyata Embassy Business Park, Embassy TechVillage and Embassy GolfLinks. In 2019 it sponsored Embassy Office Parks REIT, India's first listed real estate investment trust and Asia's largest office REIT by area. Embassy Developments Limited, the listed residential arm, has guided to six North Bengaluru launches in FY26 worth Rs 10,300 crore of gross development value. The group also runs Stonehill International School, 2.5 km from Embassy Riverine.

RERA & APPROVALS

Embassy Riverine: PRM/KA/RERA/1251/309/PR/090926/008924

Embassy South Reserve: PRM/KA/RERA/1251/309/PR/090926/008925

Registered 9 September 2026

RERA-filed completion 30 September 2032

Phased handover indicated from 2030

Talk to us before you decide.

Real Revenue is an authorised channel partner. We arrange site visits seven days a week, send the live cost sheet and inventory position the same day, and compare home loan offers across lenders at no cost to you.

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