

A black and white photograph featuring a man in the foreground, slightly to the left, wearing a dark suit, white shirt, and dark tie. He is looking off-camera to the right. In the background, slightly to the right and out of focus, is a woman wearing glasses and a light-colored shirt, also looking in the same direction. The overall mood is professional and sophisticated.

Eg:

LEGACY BUILDINGS



Embassy Gardens is London's new diplomatic precinct on the riverside, the residential and commercial centrepiece of the Nine Elms Regeneration Area.

With the relocation of multiple embassies to this area, one of the most ambitious urban rejuvenation plans in London's history has come to a successful fruition. Embassy Gardens now takes its place as the prestigious, forward-looking neighbour to illustrious districts such as Westminster and Chelsea.

A diplomatic population demands the highest standards. From the craftsmanship on display throughout these buildings to the level of design and engineering skill required to produce one-off amenities such as the Sky Pool, our vision for Embassy Gardens has been the result of years of careful planning to ensure we create something truly special.

We are pleased to be, once again, at the heart of an important moment in London's evolution.

DATO' TEOW LEONG SENG
PRESIDENT & CHIEF EXECUTIVE OFFICER
ECOWORLD INTERNATIONAL BERHAD

SEAN MULRYAN
CHAIRMAN & GROUP CHIEF EXECUTIVE,
BALLYMORE GROUP

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1. LONDON'S DIPLOMATIC PRECINCT



A riverside area in the centre of London has undergone a remarkable transformation. Following an intensive programme of investment, masterplanning, design and careful execution, the Nine Elms area has found a new future as the diplomatic precinct of Europe's most important city. At its heart is one address: Embassy Gardens.

A LONDON ADDRESS WITH INTERNATIONAL SIGNIFICANCE

The planned relocation of the U.S embassy from Mayfair to Embassy Gardens marks a major shift in the centre of gravity for London's diplomatic activity. The Dutch Embassy is also confirmed, with others expected to follow suit. A central riverside neighbourhood geared towards an international community, Embassy Gardens is proving to have magnetic appeal to many of London's most prestigious residents.





GLOBAL PRESTIGE

In a capital city like London, the presence of several major embassies in one neighbourhood gives it a place not only on the city map but on the world map. The rare opportunity of a new embassy precinct in London is attracting interest, and investment, from across the globe.

The Legacy Buildings with the show-stopping Sky Pool, are located amid the meticulously landscaped gardens that surround the new U.S Embassy.



2. THE GREATEST CITY ON EARTH



Combining the glamour and economic clout of New York with the history and architectural beauty of a great European capital, London offers the best of all worlds. In this century, the capital has gone from strength to strength, becoming not just centre to the political and economic infrastructure of the UK but the pre-eminent meeting place for global leaders of all kinds, from high finance to high art.



The most visited city in the world,
combining a rich sense of tradition
with a dynamic entrepreneurial spirit.

London is...

Home to one of the oldest continuous representative parliaments in the world.

The most cosmopolitan city in the world: one in three Londoners are foreign-born, and over 300 languages are spoken.

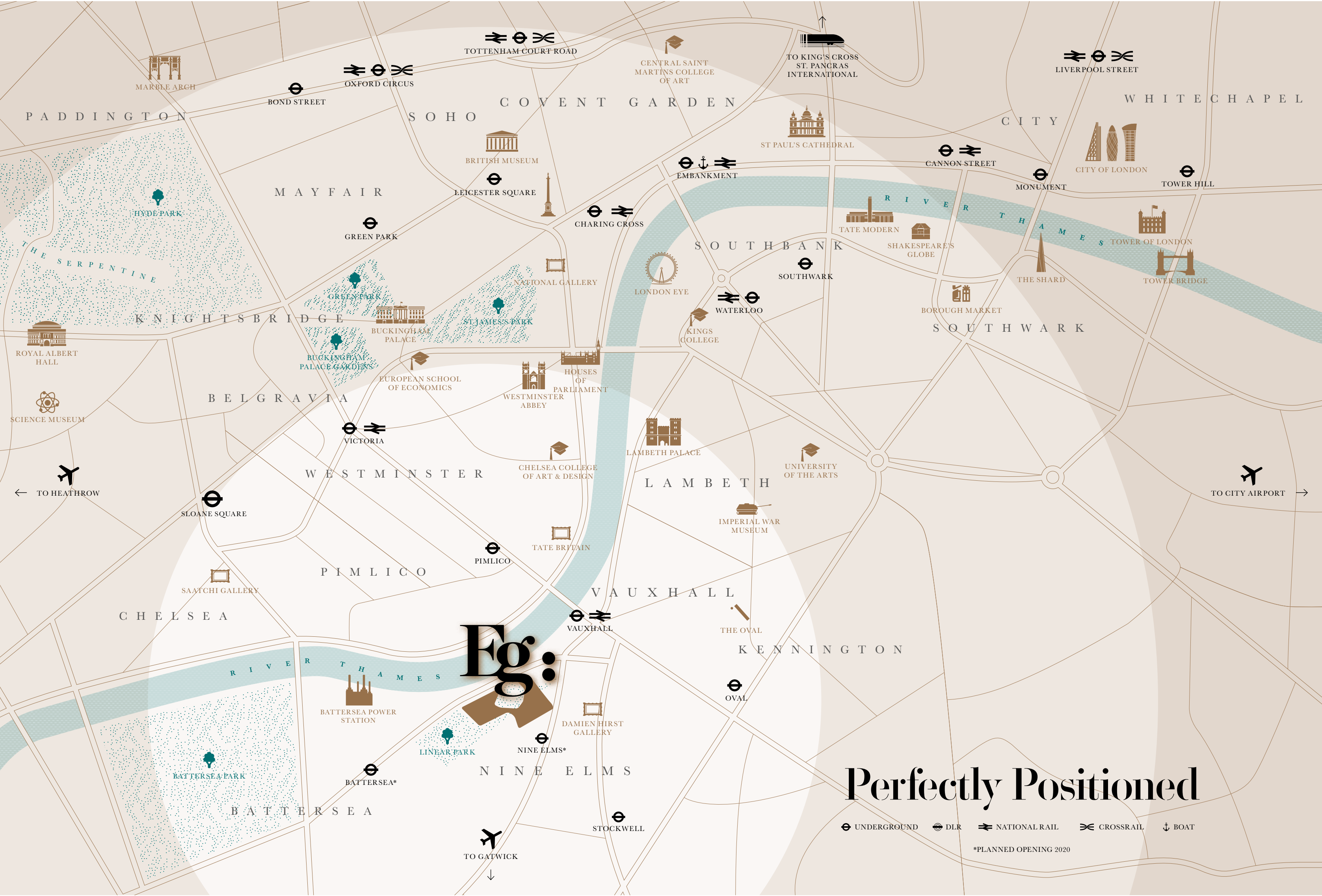
The leading exporter of financial services across the world, worth \$71bn.

Home to the world's most popular modern art gallery – The Tate Modern has 4.7 million visitors each year.

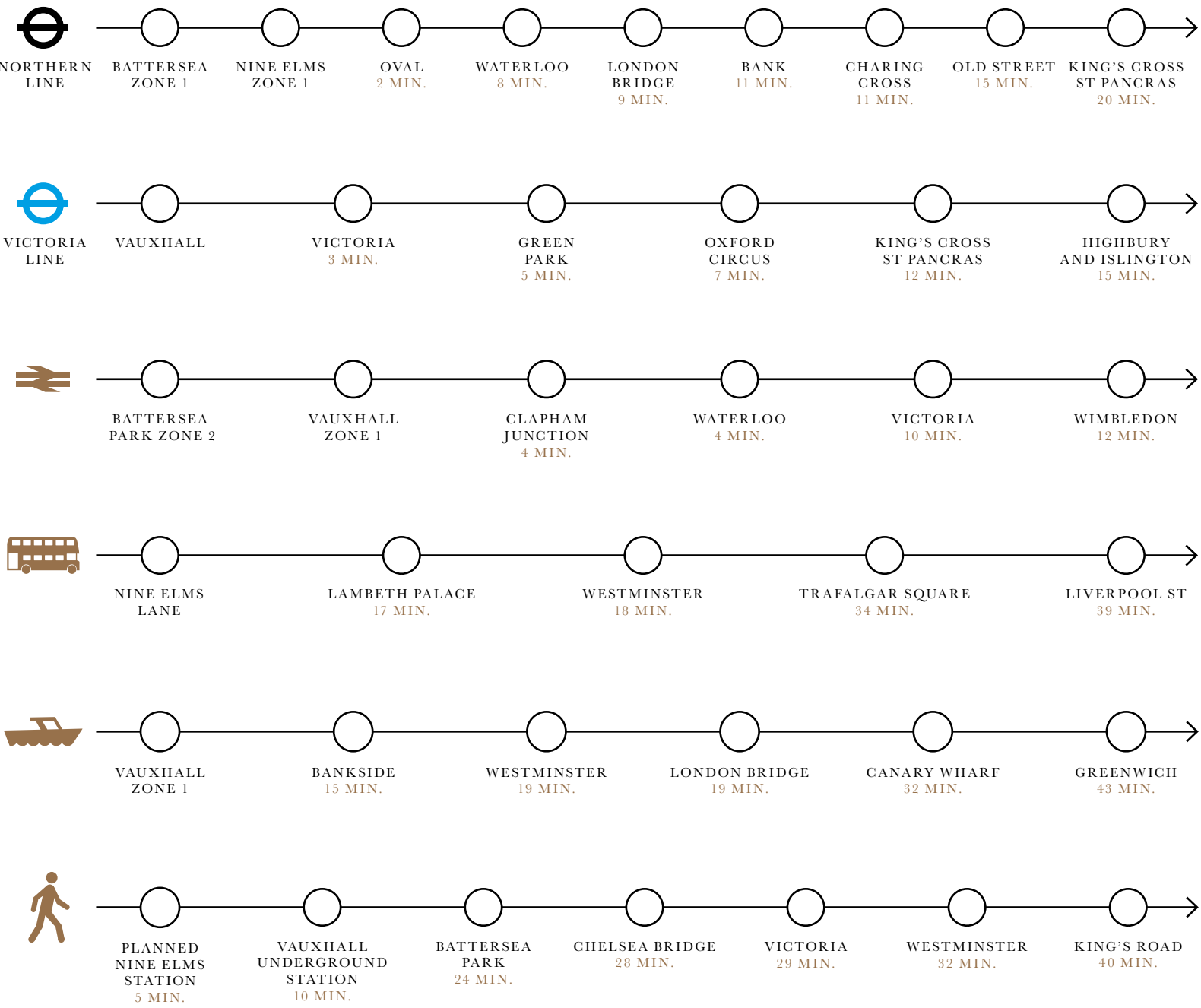
A green city: over a third of London is open green space – a figure higher than Berlin, New York and Paris combined.

The 2nd largest global centre for legal services.





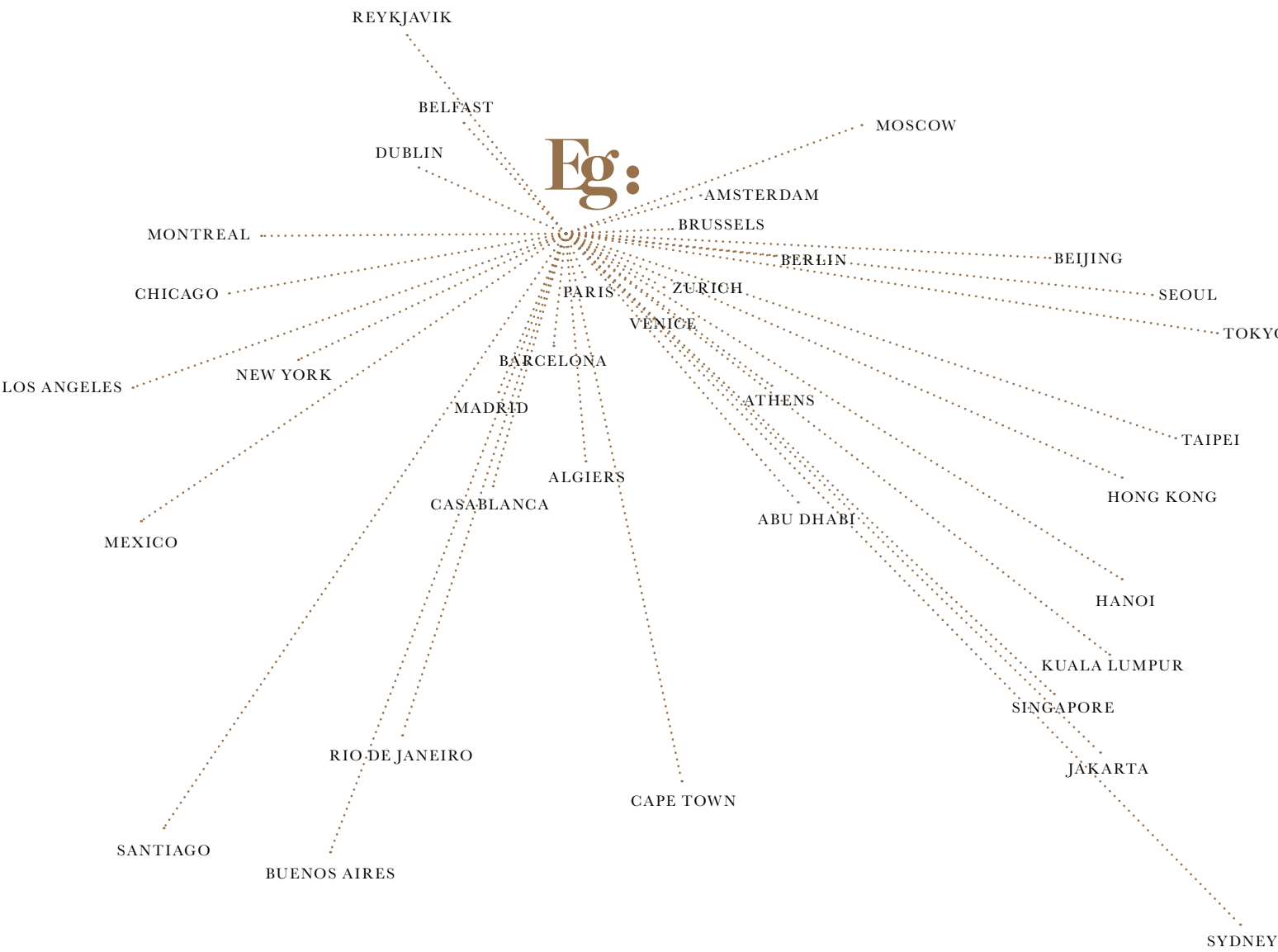
Directly Connected to London...



TIMES ARE AN APPROXIMATION ONLY, FROM SOURCES SUCH AS TRANSPORT FOR LONDON.

Embassy Gardens couldn't be better placed. It sits within Zone 1 and next to the transport hub of Vauxhall, with brand new Northern Line stations at Nine Elms and Battersea, opening in 2020.

...and the Rest of the World



All major airports just over half an hour away, while a brand new Thames Clipper station offers a quick, and highly scenic commute by boat.

3.

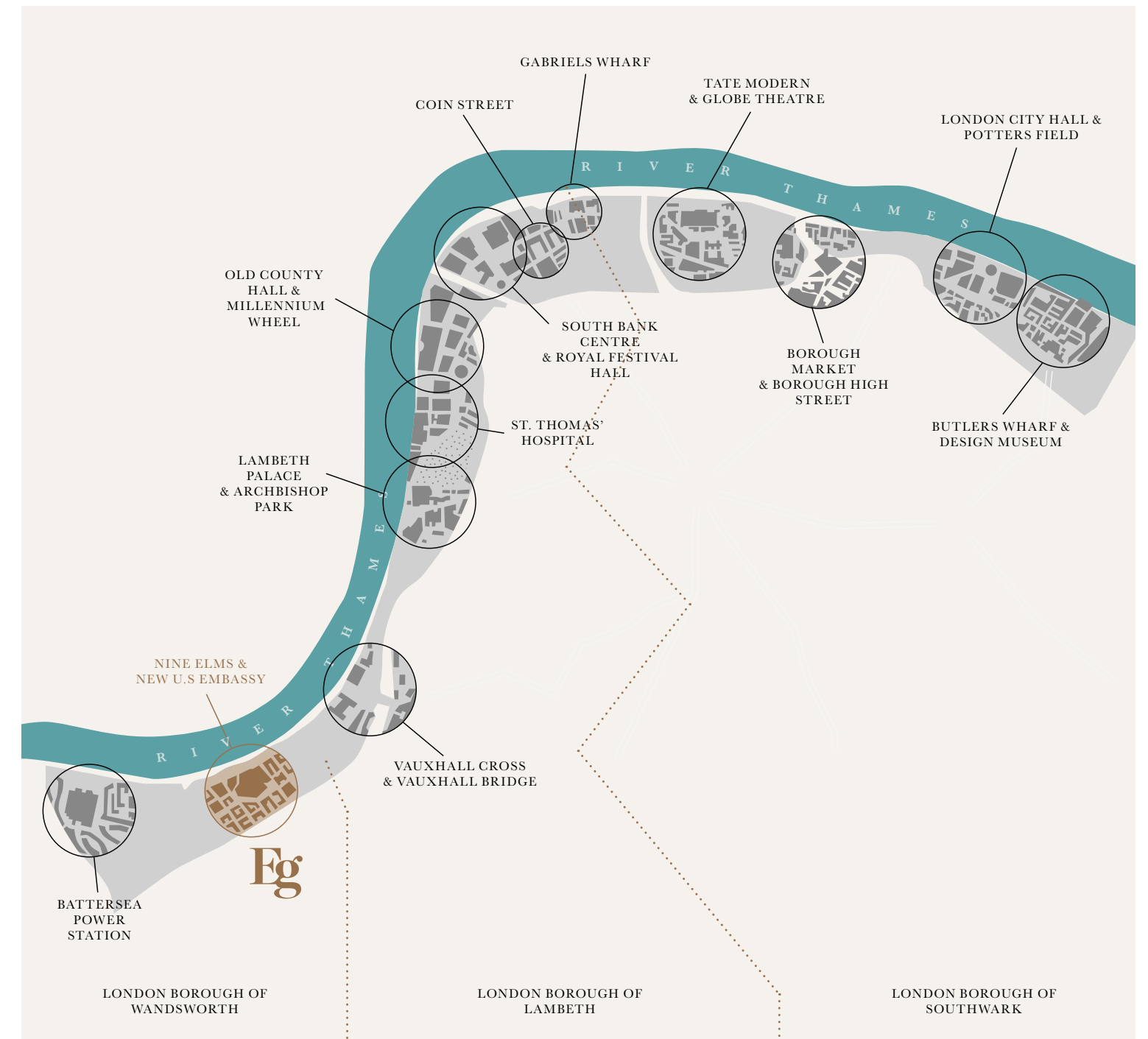
NINE ELMS: AN EXTRAORDINARY REGENERATION STORY



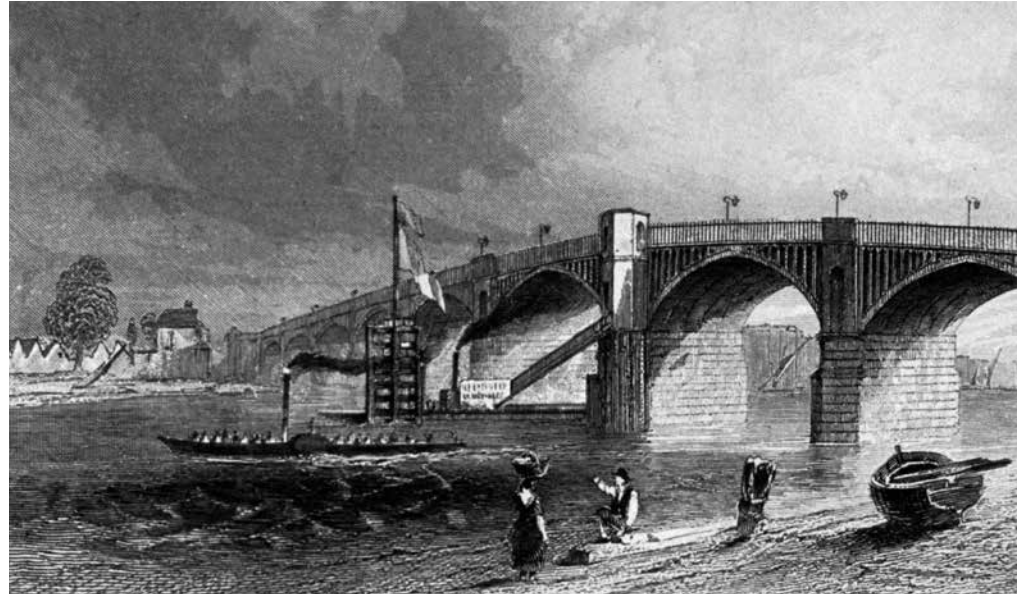
The South Bank is the most exciting urban regeneration project that London has ever seen. Over thirty years, the area has been transformed into a new district combining the best of culture, retail and business in a formerly under-utilised swathe of the central London riverside. With the transformation of Nine Elms, the area linking Vauxhall and Battersea, that project is finally complete.

London's Third City Centre

Dubbed 'London's third city centre', The South Bank has seen a constant stream of landmark cultural activities and development successes, evolving it into a world-class destination. The district of Nine Elms is the last piece in the South Bank puzzle, transforming this previously industrial landscape into a hub of activity.

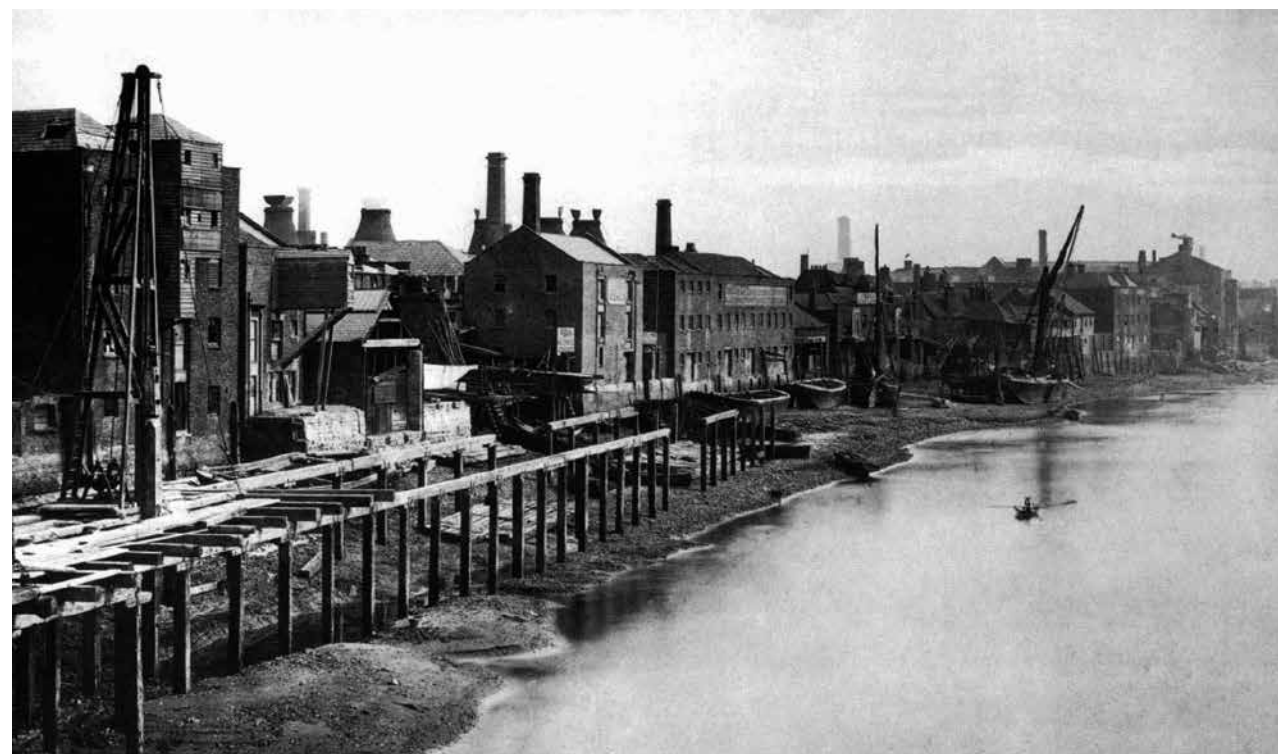


Masterminded by world-renowned architect and urban planner Sir Terry Farrell, the vision for Embassy Gardens has been twenty-five years in the making: the result of close collaboration with some of the world's top architects, planners and designers.



THE INTRODUCTION OF RAILWAY LINES AND LOCOMOTIVE WORKS TO THE AREA IN 1838 BRINGS NINE ELMS FULLY INTO THE INDUSTRIAL AGE. NEW BRIDGES EASE MOVEMENT BACK AND FORTH ACROSS THE RIVER.

THE PAST AND THE FUTURE



BUILDING ON THE HERITAGE OF TRADE AND PROSPERITY, THE AREA OF NINE ELMS BECOMES HOME TO LARGE INDUSTRY, INCLUDING GASWORKS AND THE HEADQUARTERS OF CAR MANUFACTURER VAUXHALL MOTORS, IN 1857.



THE 1970S SEE INDUSTRY DECLINE. CLOSURES OF THE POWER STATIONS AT BANKSIDE IN 1981 AND BATTERSEA IN 1983 CALL TIME ON THIS CHAPTER IN THE SOUTH BANK'S HISTORY.

The South Bank's role in the history of London stretches back hundreds of years. In recent centuries it has been the powerhouse of the city's industrial might and home to a thriving creative and artistic culture that survives today.

A NEW AREA FOR LONDON

‘This regeneration is undoubtedly the most exciting new chapter in the story of London and quite possibly the last time the capital will see the creation of such a completely new district, built where none existed before.’

BORIS JOHNSON, MAYOR OF LONDON,
ON NINE ELMS





OVE ARUP & PARTNERS WITH AL_A, GROSS MAX,
EQUALS CONSULTING AND MOVEMENT STRATEGIES



OVE ARUP & PARTNERS WITH HOPKINS ARCHITECTS
AND GRANT ASSOCIATES

New Connections

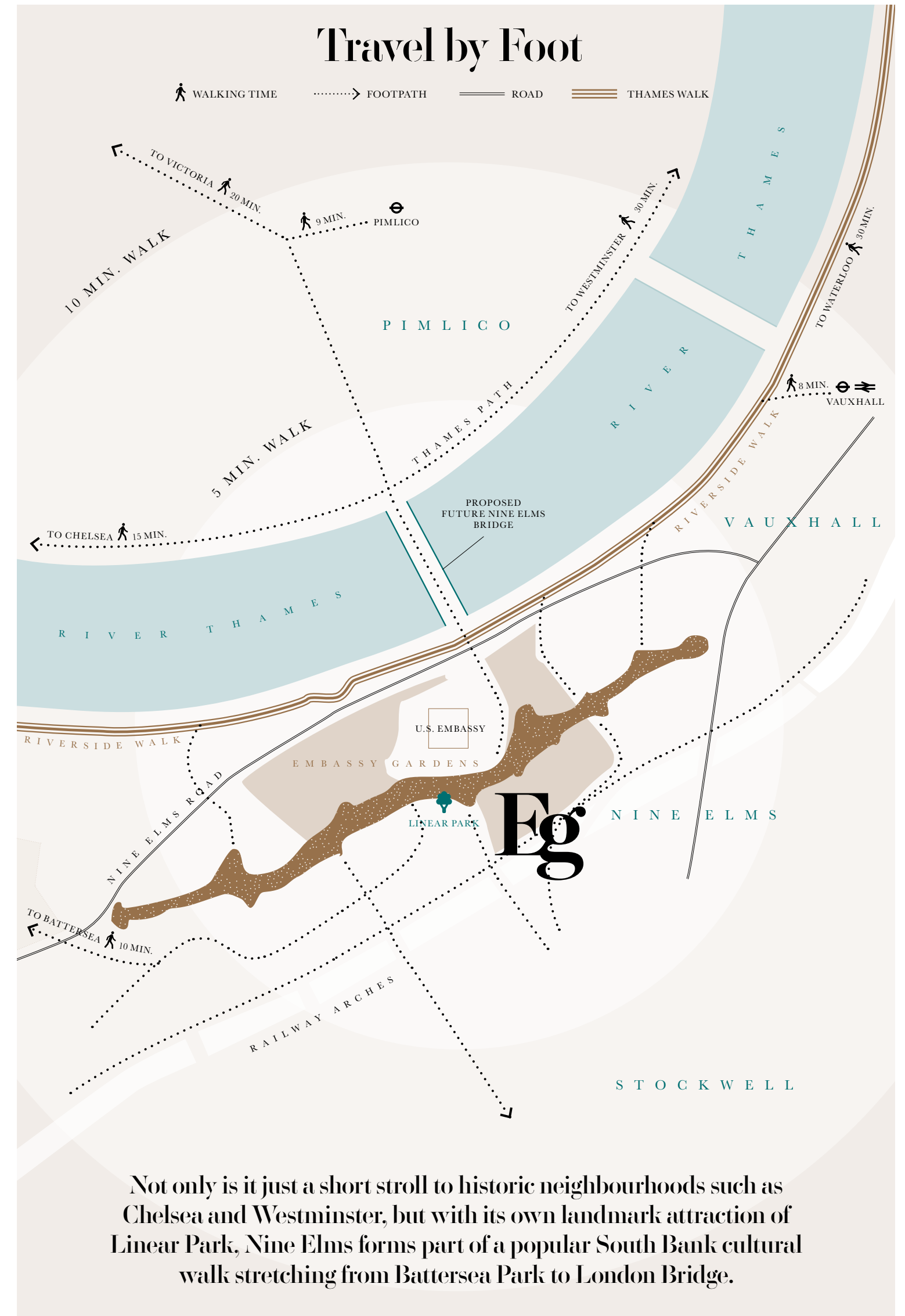
The proposed Nine Elms footbridge immediately next to Embassy Gardens means Westminster, Chelsea and Victoria will be just minutes away by foot. Shortlisted designs for the bridge have now been revealed, while £26m has been contributed towards a Nine Elms infrastructure package to support growth in the area, with tens of thousands of new jobs and homes now forming a remarkable new chapter for London.



BYSTRUP ARCHITECTURE DESIGN AND ENGINEERING WITH ROBIN SNELL
& PARTNERS, SVEN OLE HANSEN APS, AARSLEFF AND ÅF LIGHTING



BURO HAPPOLD WITH MARKS BARFIELD ARCHITECTS, J&L GIBBONS
LANDSCAPE ARCHITECTS, GARDINER AND THEOBALD





HOUSES OF PARLIAMENT

THE LONDON EYE

THE SHARD

VAUXHALL
TUBE STATION

LEGACY BUILDINGS

OFFICES

U.S. EMBASSY

DUTCH EMBASSY

AMBASSADOR BUILDING

CAPITAL BUILDING

NEW UNION SQUARE

EMBASSY PLAZA

LINEAR PARK

Eg:

4. THE ESTATE

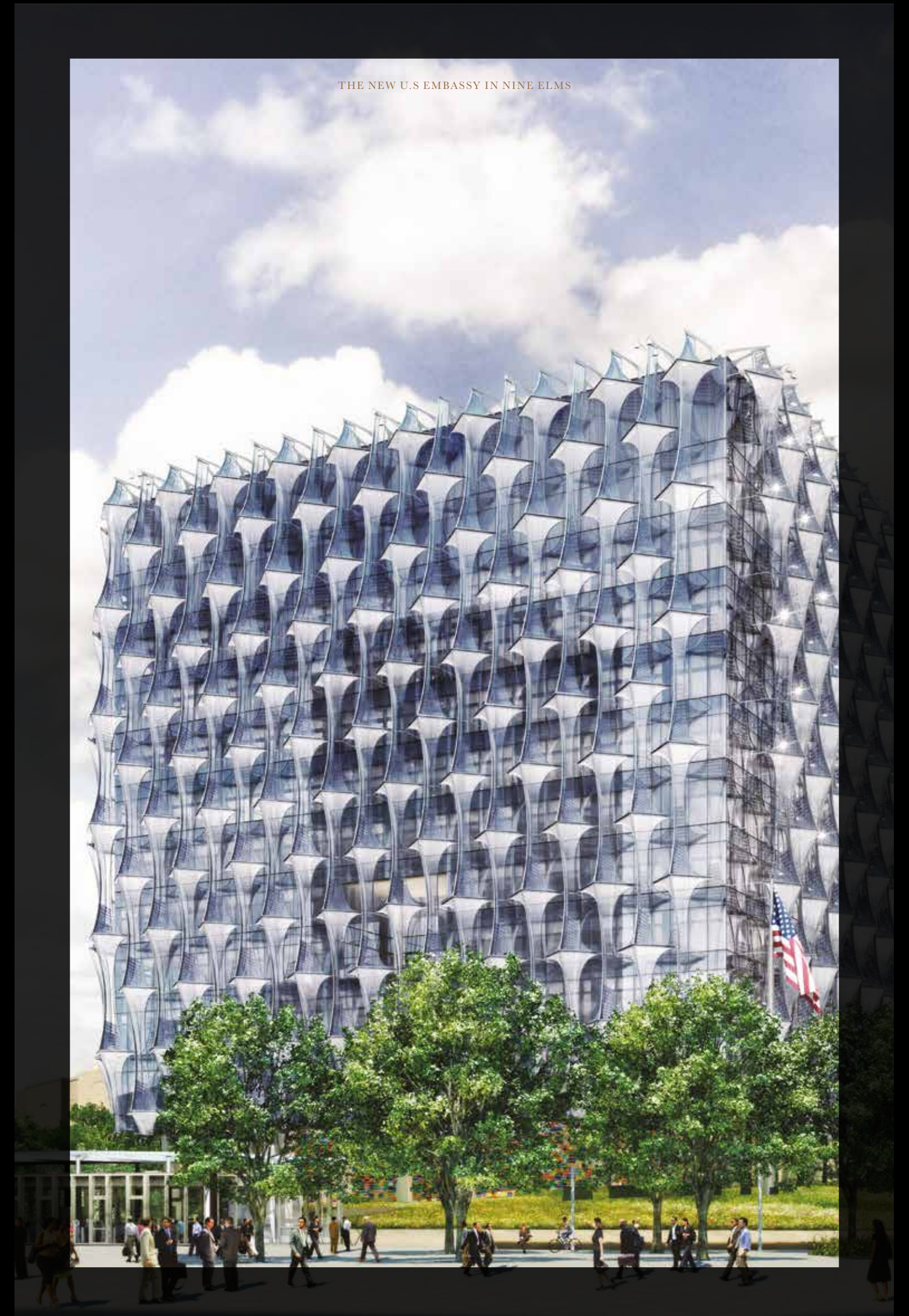


Westminster and Chelsea: London's new embassy precinct now joins its surrounding neighbourhoods in offering one of the most desirable and distinguished addresses in the world.



‘Nine Elms will be a prestigious
destination for international
investment anchored by the new
U.S and Dutch Embassies’

BORIS JOHNSON, MAYOR OF LONDON



Retail and Dining

Destination restaurants offering al fresco eating to boutique retail spaces, the convenience of central London life can be enjoyed right here.



WAITROSE



NEW UNION SQUARE



CAFÉS, BARS AND RESTAURANTS

LINEAR PARK



THE RAVINE



PUBLIC ART IN LINEAR PARK

Linear Park

Combining beautiful landscapes with contemporary art, Linear Park both connects Vauxhall with Battersea and provides a serene oasis of nature.

Leisure

A unique rooftop feature at Embassy Gardens: relax in The Orangery, enjoy a drink at its vine-covered bar or indoor lounge, or swim between the Legacy Buildings via the incredible Sky Pool.



THE SKY DECK AND SKY POOL



THE ORANGERY



THE GRAND FOYER



THE BELMONT POOL AND GYM



THE BECKETT LOUNGE



Unparalleled Amenities

The buildings are masterfully crafted both inside and out. Two spectacular lobbies host luxury lounges, meeting rooms, a cinema, library, 24-hour concierge, gyms, pools, and much more.



TREES, MEADOWS
AND GENTLE
PATHWAYS
AS FAR AS THE
EYE CAN SEE

5. A NEW PARK FOR LONDON



Linear Park is a landmark achievement in landscaping and a major new cultural attraction; a tranquil setting enriched by the world's leading artists right into the heart of the city.

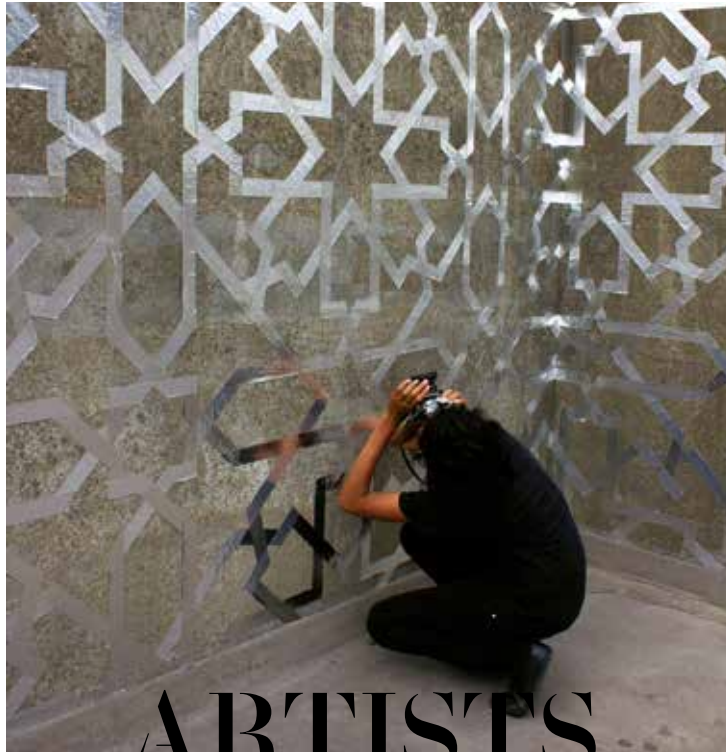


A lush kilometre of open green space, Linear Park offers a peaceful and beautiful way to walk through the area.



Linear Park offers an experience unlike any other park in the world, choreographing nature, play and art in groundbreaking ways. There is a picturesque central pond with a plank-decked bridge, while sunken lawns provide opportunities for sports and communal events. A wealth of tree varieties are thoughtfully planted with the long-term evolution of the park in mind. A trail of significant contemporary artworks confirms this legacy.

MOHAMMED ASHFAQ WAS RECENTLY HAILED AS A 'BOLD NEW VOICE IN BRITISH ART', AND IT'S NOT HARD TO SEE WHY. HIS WORK HAS THEMES OF ORDER AND PATTERN, AND DRAWS INSPIRATION FROM BOTH ISLAMIC ART AND THE AESTHETICS OF SCIENCE FICTION.



ARTISTS IN RESIDENCE



SIMON FUJIWARA IS A RISING BRITISH/JAPANESE ARTIST WHO MADE HIS MARK IN 2012 EXHIBITING AT TATE ST. IVES. ALSO A CONCERT PIANIST AND A CAMBRIDGE-TRAINED ARCHITECT, HE HAS FORGED A GLOBAL REPUTATION FOR HIS TOUCHING AND OFTEN-AUTOBIOGRAPHICAL WORK.

Sean Mulryan, Chairman and Group Chief Executive of the Ballymore Group, has worked closely with curator and art historian Sir Norman Rosenthal to devise Embassy Garden's contribution to the constellation of art that defines the South Bank.

Inspired by the work of the Public Art Fund project in New York, they are working to ensure that Linear Park harnesses the great energy of British art. A series of major new sculptures from leading British artists will offer a contemporary counterpoint to the statues and monuments of London's other green spaces.

SARAH LUCAS IS ONE OF THE FAMED YOUNG BRITISH ARTISTS OF THE 1990S. LUCAS' ART REFLECTS THE HUMOUR AND SPONTANEITY OF THE CITY IN WHICH SHE WAS BORN. ALWAYS ONE TO PUSH BOUNDARIES, HER WORK WILL GIVE THE GARDENS A LANDMARK TO TAKE PRIDE IN. SARAH LUCAS, 'FLORIAN', 2013, BRONZE, 135 X 495 X 250 CM, EDITION 1 OF 3 + 1 A/P. INSTALLATION VIEW, NOB + GELATIN, NOVEMBER 23, 2013 – JANUARY 19, 2014. COPYRIGHT THE ARTIST, COURTESY SADIE COLES HQ, LONDON. PHOTO: WOLFGANG THALER.





Wild gardens, water features and large-scale artworks connect the neighbourhood from east to west.

6. LEGACY BUILDINGS



The three imposing buildings comprising Phase Two of the development are designed by award winning architects Arup Associates. These outstanding examples of urban residential design are set to become instantly-recognisable landmarks on the London cityscape.



The design of Embassy Gardens is inspired by the nineteenth century commercial buildings of Manhattan's Meatpacking District, together with the highly detailed façades of central London's palatial mansion buildings.

The Legacy Buildings are formed from a series of defined blocks, each varying in articulation yet part of a harmonious whole.



The past's attention to detail meets the future's focus on liveability: modern balconies, traditional brickwork and elegant landscaping have been balanced with subtle precision.



A photograph of a man and a woman standing on a balcony during sunset. The man is in the foreground, out of focus, looking towards the woman. The woman is in the background, in focus, looking towards the camera. She is wearing a dark, sleeveless dress. The background shows a cityscape with trees and buildings under a warm, orange sky.

LONDON AT ITS MOST RELAXED AND INSPIRING



The courtyard is connected with Linear Park by gentle paths rather than steps, facilitating a natural, seamless movement through the space.

Within the apartments themselves, spacious balconies affording impressive views, and an abundance of natural light, complete the connection between architecture and nature, building and landscape.

The green glazed buildings seem to merge with the ravine: a wall of natural grasses and flowers.



A plank-decked bridge spans a picturesque central pond, while a wealth of trees bring a choreographed beauty to each and every vantage point. The landscape shifts with the seasons and evolves across the years.



A naturally landscaped arrival...

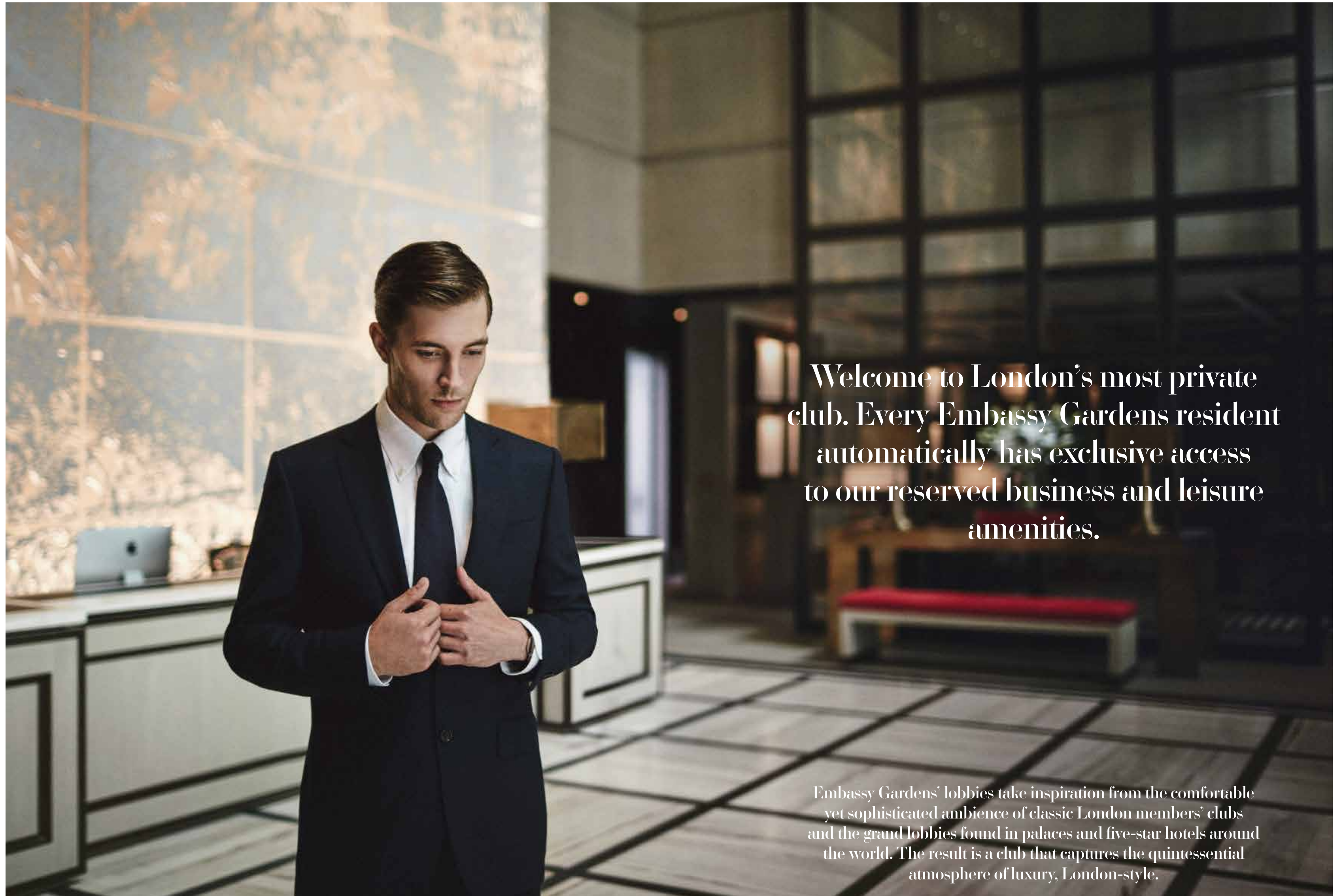


...into the refined elegance of the lobby.

7. EG:LE CLUB



Every resident of Embassy Gardens is a member of the Egle Club, granting access to our private first-class amenities. Featuring the Sky Pool, The Orangery and an exclusive cinema as well as leisure, fitness and business facilities, the Egle Club is inspired by the glamour and exactitude of worldwide diplomacy.



Welcome to London's most private club. Every Embassy Gardens resident automatically has exclusive access to our reserved business and leisure amenities.

Embassy Gardens' lobbies take inspiration from the comfortable yet sophisticated ambience of classic London members' clubs and the grand lobbies found in palaces and five-star hotels around the world. The result is a club that captures the quintessential atmosphere of luxury, London-style.

From furniture to lighting, the Super Lobby makes for an elegant, stylish and spectacular entrance.





The Egle Club

24 Hour Concierge
Sky Pool
The Orangery
The Sky Deck
Cinema
Club gym and Club Pool
Legacy gym
Steam & Sauna Rooms
2 Lounges and 2 Business Lounges
2 Podium Gardens
Grand Foyer and Super Lobby
Library
Restaurants & Retail
Linear Park and The Ravine
Valet car parking

A WORLD APART



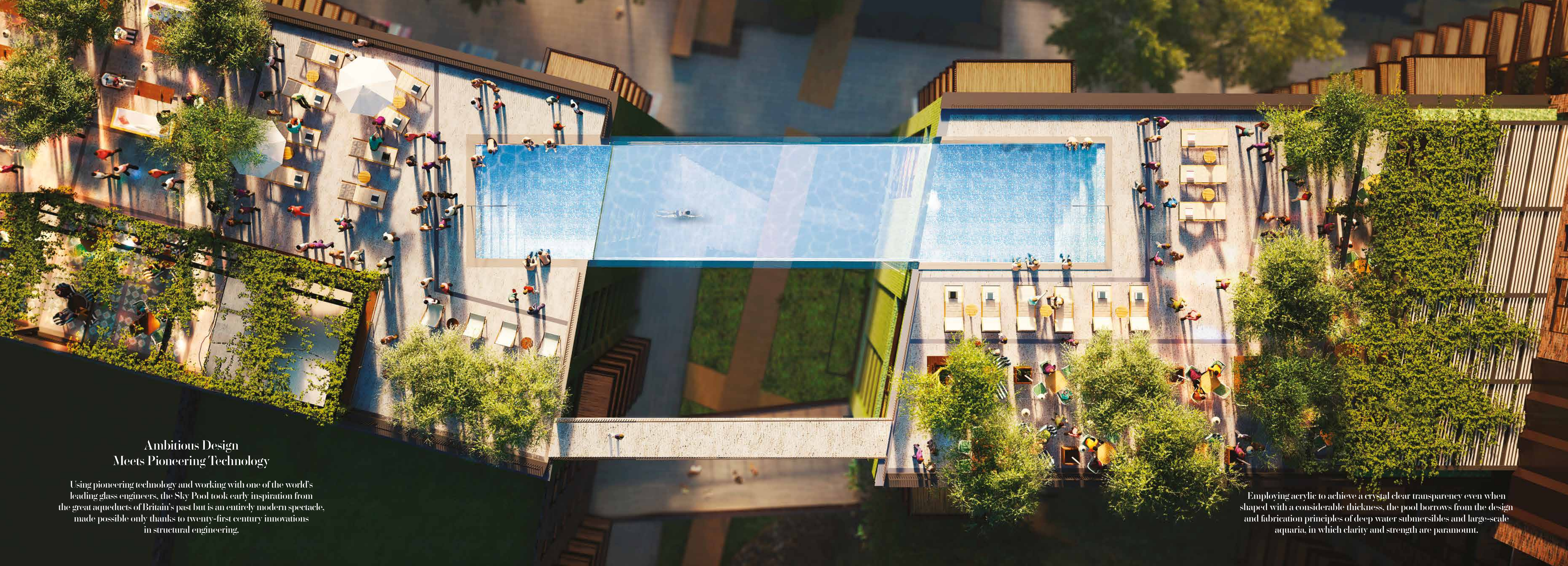
The Sky Pool is a one-off. No other development offers the opportunity to swim, high above the world, in a full-size 25m pool spanning between two buildings, with the surrounding landscape visible through the structure of the pool itself.





The Sky Deck

The Sky Deck is a rooftop oasis in which to entertain or unwind high above the bustle of the world. With a beautiful orangery and bar, a sky pool and magnificent views across London, no other city centre location offers a club experience of this calibre.



Ambitious Design Meets Pioneering Technology

Using pioneering technology and working with one of the world's leading glass engineers, the Sky Pool took early inspiration from the great aqueducts of Britain's past but is an entirely modern spectacle, made possible only thanks to twenty-first century innovations in structural engineering.

Employing acrylic to achieve a crystal clear transparency even when shaped with a considerable thickness, the pool borrows from the design and fabrication principles of deep water submersibles and large-scale aquaria, in which clarity and strength are paramount.



AN INTIMATE INDOOR OASIS OFF THE ORANGERY TERRACE

A Mediterranean Garden

Sipping a cocktail by the pool, the fragrance of orange blossom gently lilting on the breeze – The Orangery rooftop brings the relaxed glamour of yachting in the Mediterranean to the centre of London.

REFRESH AND RELAX IN THE SKY POOL





THE ORANGERY

A private evening with friends or a business meeting with a view.

The Maureen O'Hara



SETTLE BACK INTO PLUSH, RECLINING CINEMA SEATS AND ENJOY. PARTIES, PRESENTATIONS OR PRIVATE FILM AND SPORTS SCREENINGS, OUR HD, SURROUND SOUND CINEMA MAKES THE MOST OF ANY EVENT.

A WEALTH OF AMENITIES

The Beckett Lounge



THE BECKETT LOUNGE IS BESPOKE TO YOU. TWO DEDICATED MEETING ROOMS AND PLENTY OF SPACE TO CONNECT OR FOCUS. WHATEVER THE SITUATION, WE'VE GOT IT COVERED.

The Belmont Pool and Gym



YOUR WORKOUT SHOULD FIT INTO YOUR SCHEDULE. OUR FULLY-EQUIPPED 16-METRE INDOOR/OUTDOOR POOL, SAUNA, TREATMENT ROOMS AND YOGA AND DANCE SPACES HAVE STAFF ON HAND 24/7.



UNWIND OR ENERGISE AT ANY HOUR WITH UNRESTRICTED ACCESS TO OUR TWO GYMS AND YOGA STUDIO.

The Edison Suite



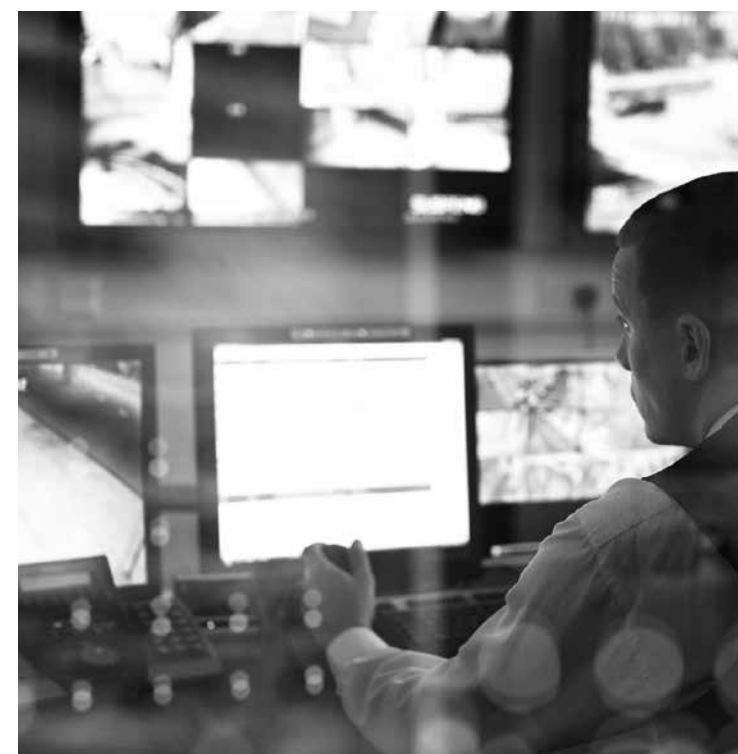
DEDICATED WORKSTATIONS OFFER THE PERFECT SPOT TO 'TOUCH DOWN' WITH YOUR LAPTOP, OR INVITE CLIENTS OR COLLEAGUES TO A MEETING IN ONE OF TWO DEDICATED MEETING SPACES.



SERVICE PEDIGREE

Embassy Garden's concierge service offers parcel and key holding services and ensures visitors are met with a friendly greeting. The amenities are all meticulously staffed, and a programme of screenings in the cinema offers both movie releases and key sporting events. There is a security presence at all times. A dedicated website allows residents to book facilities, communicate with Embassy Gardens staff, and receive the latest news and updates online.

Embassy Gardens is set apart
by a dedicated in-house team of staff,
available to quickly respond to the
needs of residents at any time of day
or night.



8. EXQUISITE CRAFTSMANSHIP



It's about doing whatever it takes to ensure a level of intricacy and detail in which you can feel the care and thought that has gone into everything – from the choice of materials to the craftsmanship behind a design.



Fixtures and fittings throughout the building are handcrafted from materials such as light-coloured oak, marble and black granite.





Hand-stained oak meets brass detailed furnishings in the Super Lobby – design flair is combined with a sense of comfort and luxury.

Light is cast through glass and reflected in mirrored surfaces.
Fittings of brass have a warming inner glow.





Generous spaces impart quality and class,
reinforcing the sense of solidity and enduring good taste.

9. MASTERCRAFTED SPACES



Every last detail of Embassy Gardens has been designed with the utmost care and attention to detail. Luis Bustamante, world leading designer and former sculptor was commissioned to ensure that nothing less than perfect would be good enough.



TWO BEDROOM APARTMENT



INTERNAL AREA 91.1 SQ.M / 981 SQ.FT
LIVING AREA 5965 x 7740 MM
BEDROOM 1 4805 x 3285 MM
BEDROOM 2 3655 x 2765 MM
BALCONY AREA 10 SQ.M / 108 SQ.FT
LAYOUT AND AREAS SHOWN ARE TYPICAL







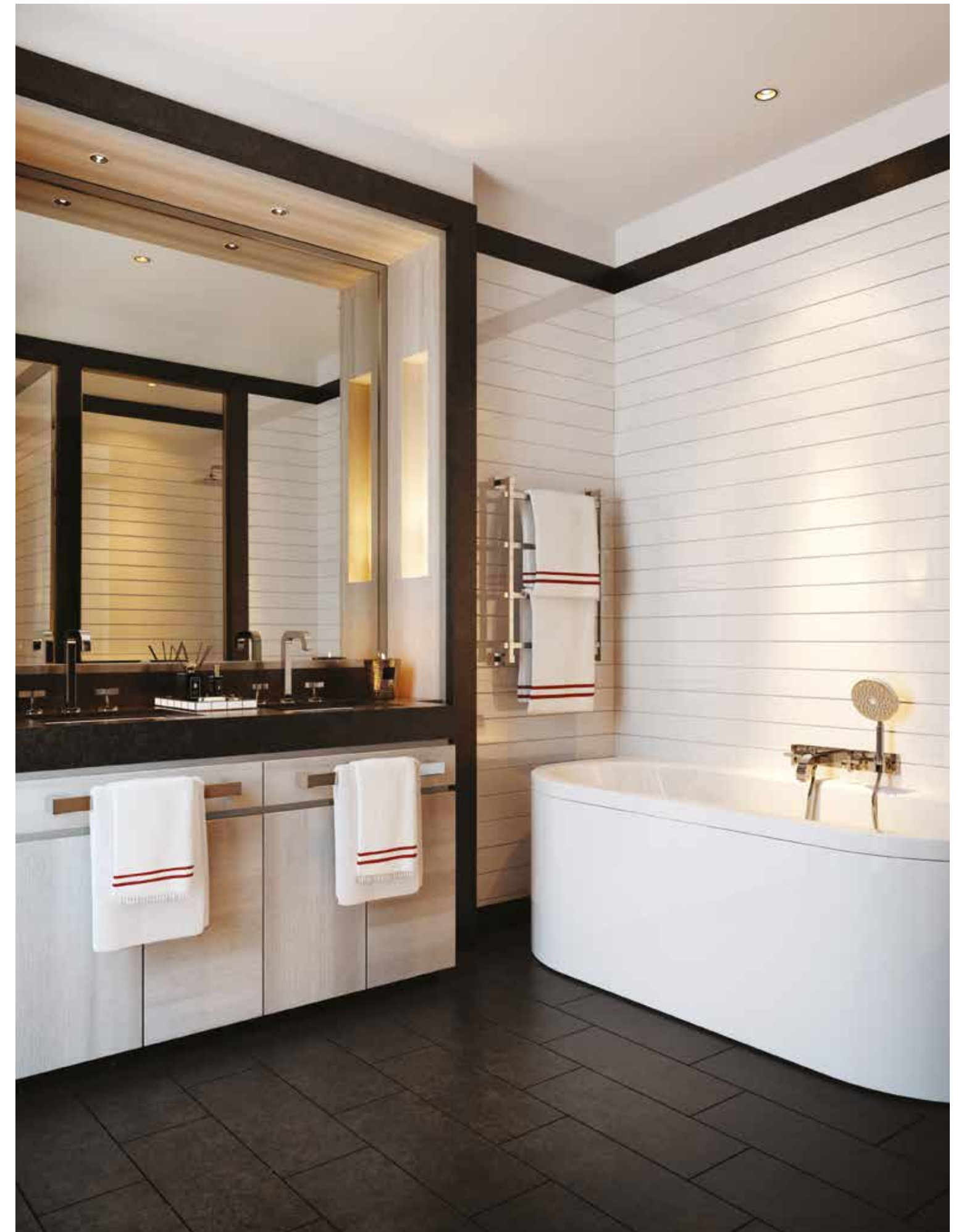
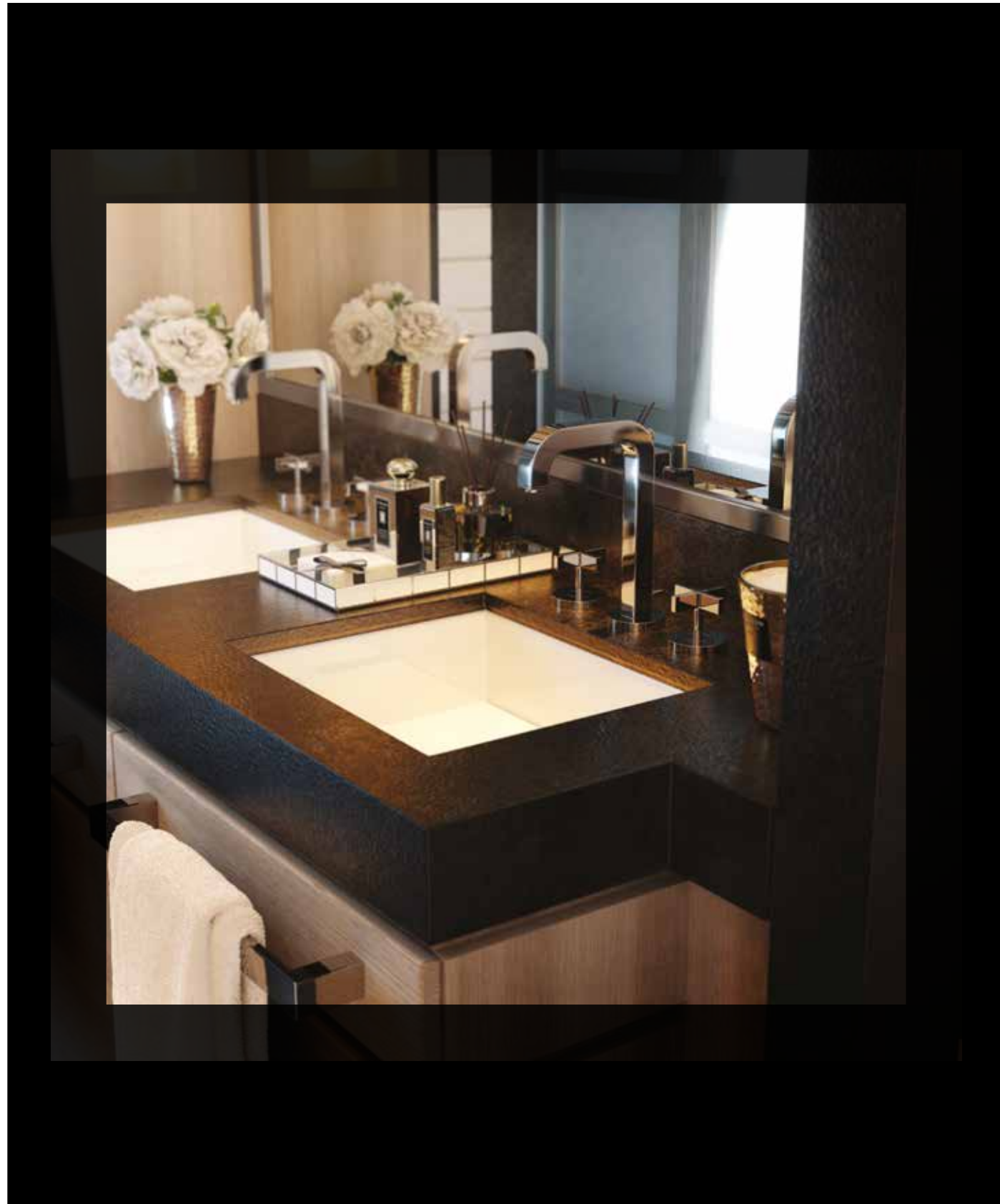
Skyline views allow apartments to benefit from stunning natural light.



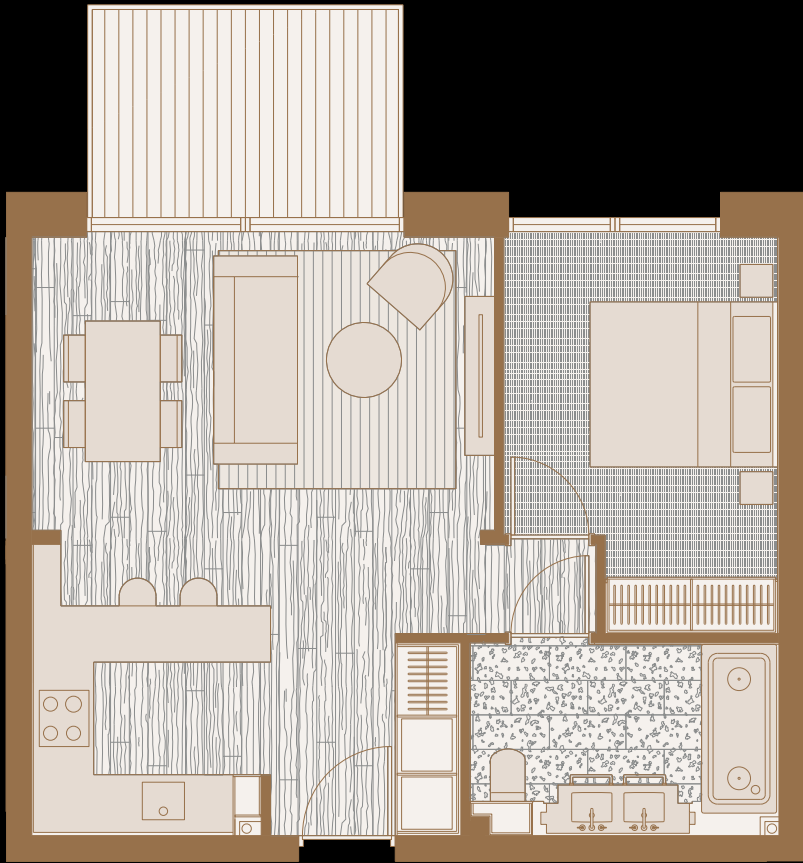
The relationship between geometry and lighting has been considered and repeatedly revised until perfection is achieved.



Bathrooms and kitchens boast fittings of polished steel, porcelain tiles, antique-finished granite worktops and matching granite flooring.



ONE BEDROOM APARTMENT



INTERNAL AREA 51.2 SQ.M / 551 SQ.FT
LIVING AREA 6440 X 4935 MM
BEDROOM 4285 X 2930 MM
BALCONY AREA 7.2 SQ.M / 78 SQ.FT
LAYOUT AND AREAS SHOWN ARE TYPICAL

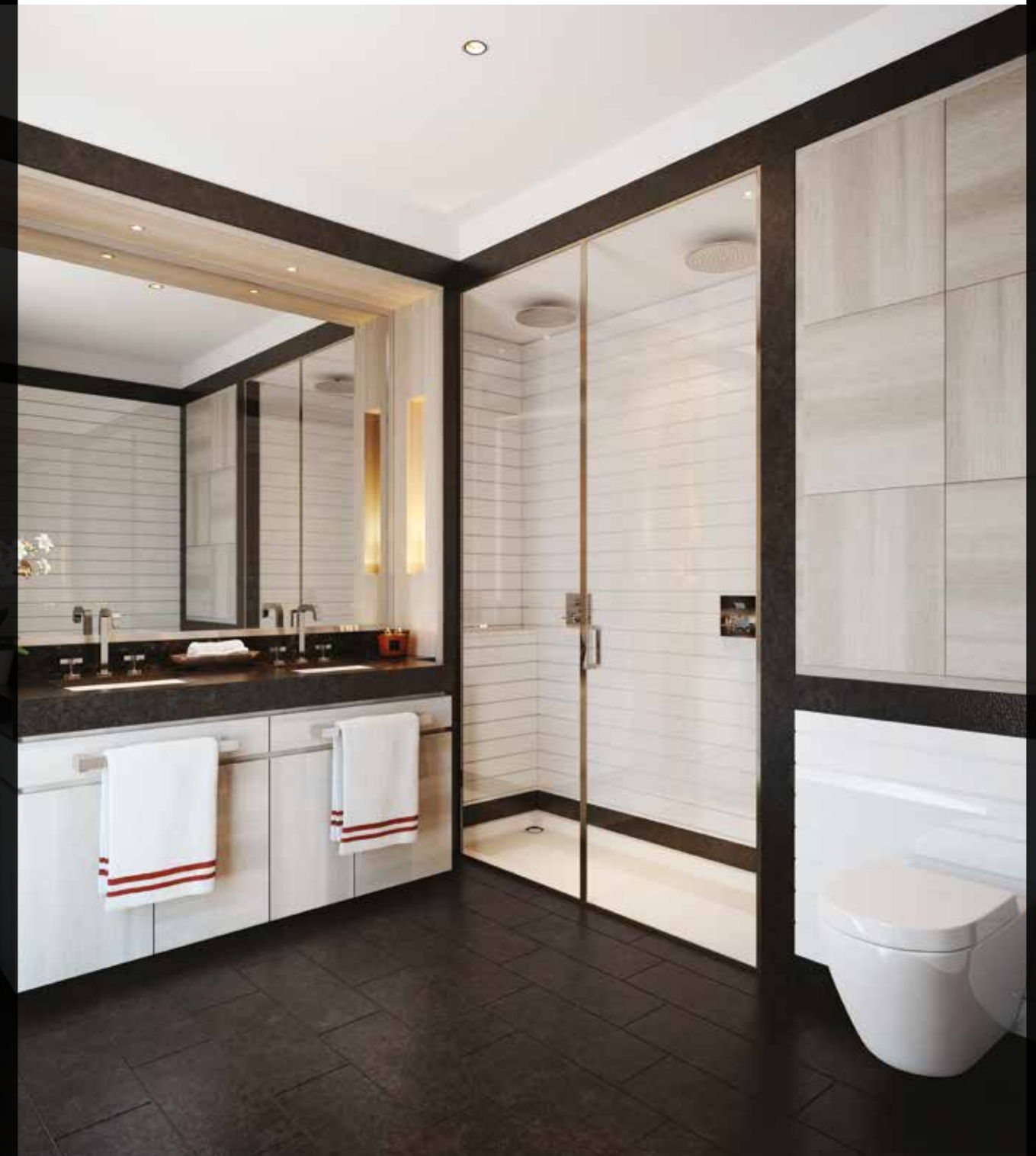




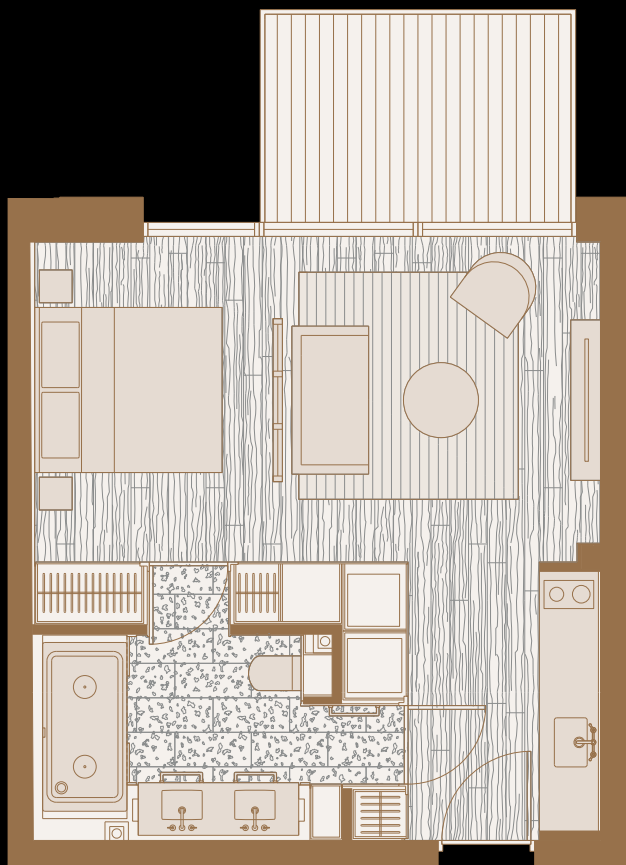
The kitchens are a true masterclass in achieving a careful balance between flair and functionality.



A striking quality of the apartments
is the attention to detail: the intricacy
of design and the uncompromising
level of craftsmanship.



SUITE



INTERNAL AREA 39 SQ.M / 420 SQ.FT
LIVING 6440 x 3390 MM
BEDROOM 4140 x 2540 MM
BALCONY AREA 7.2 SQ.M / 78 SQ.FT
LAYOUT AND AREAS SHOWN ARE TYPICAL





The suite boasts outstanding details
and a fantastic use of space.



Black granite adds a note of true distinction
to the state-of-the-art bathrooms.



10. THE TEAM



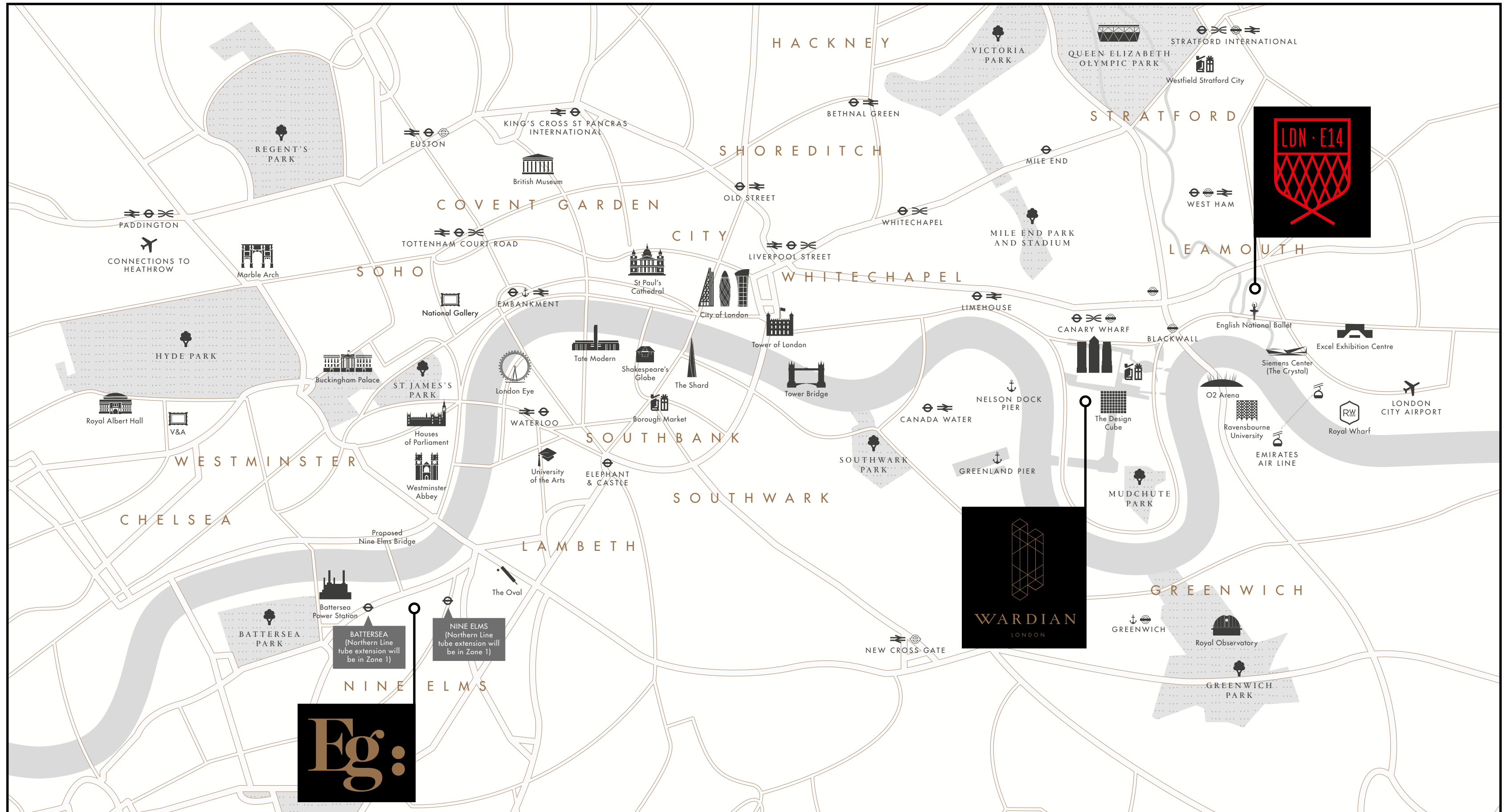
LONDON CITY ISLAND

Embassy Gardens is the result of a collaboration between two of the most pioneering developers in the world, EcoWorld and Ballymore.

To realise their vision for a new kind of luxury development, a team was commissioned comprising some of the leading architects, landscape and interior designers working in their fields today.



PAN PENINSULAR AND WARDIAN LONDON



EcoWorld and Ballymore collaborate on three major projects, London City Island (Phase 2), Wardian London & Embassy Gardens (Phase 2).

EcoWorld and Ballymore Group's joint venture incorporates some of London's most exciting and innovative residential developments, representing a careful balance of investment in three of the most important waterside development projects in London's future, both east and west: Embassy Gardens (Phase 2), London City Island (Phase 2) and Wardian London.

Individually, our companies have become highly regarded for the excellence and sensitivity of our developments. Together, we are creating spectacular new residential destinations with an unrivalled attention to detail. The imagination and expertise that our two companies contribute to each development combines to create one of the few portfolios in London with such vision and ambition.

ECOWORLD

EcoWorld is a growing household name in the Malaysian property industry, taking its visionary approach to the global market.



ECO MAJESTIC, KLANG VALLEY



WEST VILLAGE, SYDNEY



BUKIT BINTANG CITY CENTRE, KUALA LUMPUR

EcoWorld is led by some of the most well-known and respected industry players, who between them have transformed the Malaysian property landscape through leadership of ground-breaking, standard-setting and multiple award-winning developments. EcoWorld's Chairman, Tan Sri Liew Kee Sin is also well-known for spearheading the regeneration of Battersea Power Station in London and other international projects in Melbourne and Singapore.

Their wealth of experience, combined with the youthful energy and enthusiasm of the team, enabled the Group to quickly establish its brand presence in Malaysia. The Group has fourteen projects located in three regions, namely the Klang Valley, Iskandar Malaysia and Penang. These include affordable, upgrader and luxury homes, integrated high-rise developments and green business parks. Through its associates, the EcoWorld brand has now also extended to the United Kingdom and Australia with several exciting developments in London and Sydney lined up for launch in 2015.

Committed to its vision of 'Creating Tomorrow & Beyond', EcoWorld is inspired to focus on building distinctive and uniquely identifiable products which offer living environments that not only stand the test of time but provide enduring value for generations to come.

BALLYMORE



PAN PENINSULA

From its beginnings as a family-run house builder in Ireland, Ballymore has grown into an international property investment and development company, focused on large scale projects across the world. Ballymore has a reputation for bringing new large-scale projects into cities in a way that responds to the local area, resulting in stunning developments that are cherished by those who use them.

A leader in urban regeneration, Ballymore is notable for the breadth of its involvement, the way in which it leads projects every step of the way. A leading force in the London property market, it has been behind many of the great urban regeneration and masterplanning successes that have come to define the city. Ballymore's achievements include playing a key role in the consolidation of Canary Wharf as a world-leading business centre on what was once a derelict dock complex, and the transformation of City fringe district Spitalfields from a semi-industrial zone into a thriving retail and cultural hub. Now, through sites including Wardian, Embassy Gardens, the Lea Peninsula and Royal Docks, it is a core stakeholder in the most important regeneration projects in London's future, both east and west.



21 WAPPING LANE



LONDON CITY ISLAND (PHASE 1)

Ballymore has a reputation for bringing new large-scale projects into London in a way that responds to the local area. The result is stunning developments that will be cherished by those who use them.



NEW PROVIDENCE WHARF AND PROVIDENCE TOWER



WARDIAN LONDON

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EMBASSYGARDENS.COM



A JOINT DEVELOPMENT

LONDON

THE MARKETING SUITE
NINE ELMS LANE
LONDON SW8 5BL
UNITED KINGDOM

+44 (0)20 7062 8940
SALES@EMBASSYGARDENS.COM

MALAYSIA

ECO WORLD
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MID VALLEY CITY, LINGKARAN
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59200 KUALA LUMPUR, MALAYSIA

+603 2287 2255
EWI@ECOWORLD.MY

SINGAPORE

ECOWORLD GALLERY @ SINGAPORE
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