

Embassy Riverine in Tharahunise: What We Know About the Location, Layout & Villa Community

Explore Embassy Riverine in Tharahunise, North Yelahanka. Location advantages, riparian layout, 217 villa community details, connectivity & what buyers should know about this low-density waterfront project.



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[Embassy Riverine](#) (also referred to as **Embassy Riverine Villa**) is a low-density independent villa community located in Tharahunise (Tarahunise), North Yelahanka, Bengaluru. It forms the exclusive villa precinct within the larger Embassy Origins masterplan and is designed around water, landscape corridors and a sense of openness rather than high density.

This page gathers the practical details currently available on its location, masterplan layout and villa community character so that prospective buyers and investors can evaluate the project with clearer context. For the latest unit availability, pricing and official specifications, always refer to the primary project information at the Embassy Riverine Villa official page.

Location Overview: Tharahunise, North Yelahanka

Embassy Riverine sits on Chapparkallu Road in Tharahunise Village, Jala Hobli, North Yelahanka. The site benefits from proximity to Tarahunise Lake and forms part of the broader North Bangalore growth corridor between the airport belt and established northern suburbs.

Key location attributes include:

- Access via NH44 / Bellary Road
- Approximate drive time of 20 minutes to Kempegowda International Airport
- Positioning within the Embassy Origins township, which also includes an apartment component (Embassy South Reserve) and planned future phases
- Nearby reference points such as the Embassy International Riding School and educational institutions in the wider North Yelahanka / Devanahalli corridor

[Embassy Riverine Tharahunise](#) itself is still evolving as a residential micro-market. Buyers should weigh the current infrastructure readiness (roads, water, civic services) against the longer-term potential of the airport corridor and the integrated township vision. The location offers a quieter, more private setting compared with denser central or eastern Bengaluru nodes, which aligns with the project's independent-living positioning.

Masterplan Layout and Design Philosophy

The villa precinct is planned as a private, low-density community shaped around water and landscape. Official descriptions emphasise a riparian water corridor that runs through the community, with every villa home positioned to open onto or engage with this water element rather than being set back behind boundary walls.

Six Ecological Corridors

A defining feature is the network of six distinct ecological corridors that run through the precinct:

- Flowering
- Fragrant
- Open grass
- Edible
- Active
- Shaded

Each [Embassy Riverine Villa](#) is positioned along one of these corridors. The planting is described as

multi-layered, intended to provide shade, greenery and a quieter microclimate. Backyards are designed to dissolve into the landscape and water corridor instead of terminating at hard boundary walls. This creates a continuous green and water spine rather than isolated plots.

The overall approach is often summarised as landscape-led or “Natural Intelligence” planning: the site’s existing water systems, contours and tree cover influence the layout more than pure maximisation of unit count. The larger Embassy Origins masterplan (approximately 85 acres in the first residential phase) integrates the villa precinct with apartment zones while maintaining separate access and character for each.

Scale and Density

Reported figures for the villa component consistently centre around:

- Approximately 50–55 acres dedicated to the villa community
- 217 Villa Homes
- Configurations of 4, 4.5 and 5 BHK
- Built-up areas typically ranging from roughly 4,250 sq ft to over 7,300 sq ft depending on the collection

This low unit density relative to land area is central to the project’s positioning as independent living rather than a denser row-house or villa-plot format.

The Villa Community Character

Embassy Riverine is marketed as a private villa-homes precinct with its own clubhouse and amenity set, distinct from the apartment side of Embassy Origins. The community emphasis is on restoration, outdoor living and connection to landscape.

Typical elements highlighted include:

- Individual villa homes with private landscaped gardens
- Direct or visual connection to the riparian corridor
- A dedicated villa clubhouse integrated into the landscape
- Outdoor amenities such as pools, lawns, picnic areas, pet parks, sports facilities and children’s zones
- Emphasis on cooler microclimate and reduced boundary-wall feel

The design language draws inspiration from waterfront villa living (sometimes compared conceptually to exclusive waterfront communities) while adapting to Bengaluru’s climate, regulations and practical living requirements. Homes are generally arranged over multiple levels with attention to indoor-outdoor flow, vaulted or arched roof elements in some descriptions, and covered parking.

Possession is currently indicated around September 2032 under the registered timelines. The project carries Karnataka RERA registration PRM/KA/RERA/1251/309/PR/090926/008924.

Practical Considerations for Buyers and Investors

Pros of the location and layout

- Genuine low-density independent villa format with strong landscape integration
- Water and green corridors as structural design elements rather than add-ons
- Airport-proximate yet relatively private setting within a larger planned township
- Clear separation of villa and apartment experiences inside Embassy Origins

Points to evaluate carefully

- Current stage of surrounding civic infrastructure in Tharahunise
- Exact plot orientation, corridor adjacency and garden character (these vary and affect long-term livability)
- Construction and possession timelines for a project of this scale
- Total cost of ownership including maintenance of the extensive landscape and water systems
- How the larger township (including future commercial components) will evolve and affect daily living

Prospective buyers should visit the site or [Embassy Origins Discovery Centre](#) to experience the scale of the corridors and the relationship between homes and water. Layout drawings and orientation plans are essential before shortlisting specific units.

For a structured pre-purchase checklist covering documentation, orientation selection and due-diligence points, refer to this companion resource: Embassy Riverine – Before You Buy, Check These Details.

Connectivity Snapshot	Destination	Approximate Time / Notes
	Kempegowda International Airport	~20 minutes
NH44 / Bellary Road	Direct access	Yelahanka
	Short drive	Wider North Bangalore nodes
	Improving with corridor development	

Exact travel times vary with traffic and ongoing road works. Buyers who commute frequently or travel often will find the airport proximity relevant; those prioritising established social infrastructure may want to map schools, healthcare and daily needs in the immediate vicinity.

How This Fits the Broader Embassy Origins Vision

Embassy Riverine Origins Township is not a standalone gated enclave. It is the villa component of a larger integrated development that also includes apartments and has stated plans for additional residential and commercial phases on adjoining land. This township context can support long-term amenities and value, but it also means the character of the wider neighbourhood will continue to evolve over the next several years.

The villa precinct is intentionally designed to retain a quieter, more private identity within that larger plan. Understanding both the internal layout (corridors, water, individual villa positioning) and the external township roadmap helps set realistic expectations for daily living and future surroundings.

For current availability, detailed floor plans and official updates, the central source remains the Embassy Riverine Villa project page.

FAQ

Q1. Where exactly is Embassy Riverine located?

It is situated on Chapparkallu Road in Tharahunise (Tarahunise) Village, Jala Hobli, North Yelahanka, Bengaluru, within the Embassy Origins masterplan and near Tarahunise Lake.

Q2. How many villas are there and what sizes are offered?

The community comprises 217 Villa Homes in 4, 4.5 and 5 BHK configurations, with built-up areas generally ranging from approximately 4,250 sq ft to over 7,300 sq ft.

Q3. What is distinctive about the layout?

The Embassy Riverine masterplan is organised around a riparian water corridor and six ecological corridors. Every home is positioned along one of these corridors so that gardens and living spaces engage with water and landscape rather than being fully enclosed by boundary walls.

Q4. Is the project RERA registered?

Yes. The RERA number is PRM/KA/RERA/1251/309/PR/090926/008924.

Q5. What is the expected possession timeline?

Current indications point to possession around September 2032. Buyers should verify the latest RERA-registered timelines.

Q6. How does the location compare with more established Bengaluru villa markets?

Tharahunise offers greater privacy and lower density with airport proximity, but civic and social infrastructure is still developing compared with mature neighbourhoods. [Embassy South Reserve](#) also inside integrated township model aims to address some of these gaps over time.

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<https://www.embassyresidences.in/projects/embassy-riverine-villa/>

Source : Embassy Riverine

[See on IssueWire](#)