



# THE IMPERIAL GOLF ESTATE

LUDHIANA



The Imperial Residences

## Welcome to a Regal Abode

Welcome to Punjab's most premier golf estate.

A sylvan expanse of bliss and relaxation, serviced by a host of efficient facilities and excellent services, The Imperial Golf Estate offers the perfect retreat for modern monarchs.

Spread across 280 acres of lush greens, this regally laid out estate brings you the ultimate experience of luxurious living around a golf course in Ludhiana through a set of over 400 grand residences that befit the Imperial way of life.

Covering a mere 20% of the entire expanse of the estate, these homes offer an exclusive environment of serenity and incomparable leisure for a distinguished few.

Discover a premium shade of Green





Set upon the emerald expanse of a world class 18-hole championship Nicklaus Design course – to which membership is a privilege that comes with owning a home on the estate – with the exceptional facility of a state-of-the-art, well equipped clubhouse that caters to the recreation needs of members and their families, and a range of other sporting facilities and gourmet dining options, you can rest assured that when you live at The Imperial Golf Estate, you will feel like royalty.

Imagine awaking to the bliss of endless, rolling greens, cheerful lakes, clear skies and the chirping of countless species of beautiful birds each morning.

Imagine Jeev Milkha Singh and Tiger Woods sauntering by, shoulder to shoulder, in your backyard, as they compete for an international championship trophy.

Imagine living with like-minded peers and friends in your own oasis of luxury, where everything you ever dreamed of, is within reach.

The Imperial Golf Estate brings you a world of peerless luxury, style and leisure in Ludhiana's finest golf estate.



# A charmed life of leisure and privilege

Homes at The Imperial Golf Estate offer unparalleled advantage of location, facility and design.



# Residences at The Imperial

In honouring the regal ambience of the estate, the Imperial Residences are being designed to offer a world of stately comfort through homes that are not only indulgently spacious, but also befittingly sophisticated in style and design.



Artist's Impression: The Pine Manor



Built using ecologically responsible and climate resistant technologies, the homes will be finished with high quality materials and will feature a host of luxurious attributes including palatial master bedroom suites, Jacuzzis, home theatre rooms, private swimming pools, video door phones and intelligent lighting. In addition, large balconies and terraces will offer spectacular views of the entire estate, while each home will have its own special spot overlooking the greens, lakes or fairways.

Each home at The Imperial Golf Estate has been designed keeping in mind the natural advantages that it affords.

## Views of the golf course

A large number of residences have been conceived and designed to offer the exquisite views of the magnificent stretch of Nicklaus Design greens. Of these, many homes gracefully line the fairways while others enjoy generous views through garden yards and from roof top terraces.

## Generous gardens

Set in the larger expanse of the golf course, each home will feature a beautifully landscaped private garden, designed by internationally acclaimed landscape architects to offer a seamless confluence of outdoor and indoor spaces within your home. Each home has been designed to include green spaces within the lot area which will feature both soft and hard landscaping.

Many of the larger lots will have provisions for private swimming pools, while some lots will feature soothing water bodies such as reflecting pools and fountains.



## Functional clarity, with a clear division between public and private areas inside the house

Each home is being designed to ensure a clear distinction between private spaces like bedrooms and family rooms, and more public spaces like foyers, balconies and terraces, the living room and guest room.

This will allow for guests to be entertained while other family members can go about their activities without a sense of intrusion. Domestic help will have separate accommodation in discrete areas to ensure privacy for all.



# Oak

## The Imperial Styles

Harking to an old-world concept of stately living, Oak style residences echo the resplendence of the elegant colonial houses in New Delhi. The sturdy time-tested architecture of Sir Edwin Lutyens and Sir Fredrick Baker among others builders of the Imperial era has inspired this style.

Each home is characterised by generous interior spaces, recalling the soaring halls of the New Delhi bungalows, with their high ceilings and airy ambience. Spaces flow between each other through the use of screens and glazing, expanding perspectives while permitting privacy at the same time.

To encourage comfortable outdoor living while offering welcome sun control, verandas are arranged around the exteriors of the Oak Residences. Outdoor dining, social activity or

private reflection is possible in one of several verandahs offered to each design.

While not directly copying the historic bungalows, they recall the elegance of the traditional Imperial architecture. Their elements of architectural detailing – string courses, parapets, colonnades, porte-cochères and loggias, are all presented in regal grandeur. Windows and doors take on vertical, perpendicular proportions, while adjacent shutter systems offer textural counterpoint, sun control and security during absences.



## Different strokes for different folks: Imperial Styles

We know how it is important for your dream home to reflect your individuality. That's why we have designed the luxurious villas at The Imperial Golf Estate in varied styles so that your home is a mirror to your soul.

Conceived in a range of styles to compliment your personality, the Imperial Residences are available in different lot sizes from approximately 350 sq yards, 500 sq yards and 1000 sq yards to 2000 sq yards. Each of the styles and finishes reflects a different mood and inspiration and a distinct interpretation of the Imperial life.

Artist's Impression: The Oak Manor

In the Oak style, choose between:

- Oak Villas at 500 sq yards • Oak Bungalows at 1000 sq yards • Oak Manors at 2000 sq yards

# Pine

The Imperial Styles



Artist's Impression: The Pine Manor

In the Pine style, choose between:

- Pine Villas at 500 sq yards • Pine Bungalows at 1000 sq yards • Pine Manors at 2000 sq yards

Characterised by overhanging, pitched, tile-covered roofs, which provide shade from the sun and shelter from rain, many of these homes express a relaxed, laid-back lifestyle encouraged by the lavish luxury of the setting.

Pine style homes ramble with gentle ease and are more horizontally composed to offer generous indoor and outdoor environments for all types of family fun and activity.

The pitched roofs create warm, country-style, interior volumes. Their geometry allows increased height in the rooms and a spatial stature consistent with their luxurious presence. The extension of the pitched roofs creates upper-level loggias that are well adapted with the surroundings.

The use of stone, stucco and clay tiles in the architectural expression signifies the materiality and organic quality of these homes.

Inspired by graceful and sprawling country-style homes that are both grand and warm, the Pine style residences introduce welcome variety to the architectural personality of the Imperial Estate.





This style celebrates the exquisiteness of minimalism. Clean forms, straight lines and a sparseness of ornamentation, where windows frame the beauty of the outdoor, and functionality is applauded with an understated finesse.

Inspired by the Bauhaus Movement which celebrates simple forms and materials that characteristically comes together with the architectural themes of whiteness, functionalism and increased simplicity, the Imperial Suites express a unique elegance in design and form that is both subtle and modern.

These homes have been designed with clear stylistic references to the modern period – more cubist, less adorned and more simply detailed. Functional expression, such as the exposed spiral staircases, giving access to the roof terraces, introduces a characteristic personality to these homes.

These homes continue to reflect the lifestyle of The Imperial – outdoor living is encouraged while intimate, well-planned interior layouts will offer comfort and convenience. The Imperial Suites celebrate the beauty of nature with the understated elegance of human excellence.



The Imperial Styles

# Imperial Suites

Artist's Impression: The Imperial Suites

# The Clubhouse - Life of the estate

While the ambience of bliss is set by the 18-hole championship course at The Imperial Golf Estate, the pivotal point of access, relaxation and recreation is in fact its state-of-the-art clubhouse, where you can engage with peers and family in an elegant environment that encourages bonhomie.



Artist's Impression: The Imperial Club Lobby



Artist's Impression: Night View of The Imperial Club

Artist's Impression: The Bar

A befittingly luxurious centre of activity, the Imperial Club offers a world of recreation and camaraderie for residents and their families that extends through a host of facilities like the sprawling swimming pool, the well equipped health club with multi-gym facilities and a yoga centre with trained professionals.

Sports facilities include table tennis, badminton, tennis and squash courts along with large areas for outdoor sports.

The cards and billiards rooms offer dedicated spaces for relaxation and fun for all ages.

While the state-of-the-art conferencing facilities, party and banqueting arrangements ensure that you can conduct both business and pleasure with a high degree of finesse.

For golfers, the clubhouse offers the perfect place to pause and review the game, or relax afterwards with a refreshing beverage, while the well stocked pro shop is a one-stop-destination for all golfing gear and supplies. Dedicated locker rooms for men and women with steam, sauna and massage rooms

allow you space to change and rejuvenate yourself in privacy.

The aptly themed Golfer's Grill and Bar & Restaurant offer fine dining options where you can entertain family, friends and associates, while the elegant Club Rooms allow you to host your guests in regal resplendence.





Artist's Impression: Bird's eye view of Imperial Residences

With 24/7 perimeter vigilance and patrolling by trained and certified security staff, boom barriers, plus CCTV surveillance and recording, you are completely safe from unsolicited intrusions in your slice of paradise.

In addition, you are also fortified from natural disaster and damage with our safety and hygiene systems that ensure a clean healthy environment at all times; earthquake resistant, seismic zone compliant building structures; smoke detectors and water sprinklers; a water treatment plant using R.O.



## In the safety of your castle

When you live at The Imperial Golf Estate you can rest assured that you are ensconced in the privacy and safety of your own private domain.



Artist's Impression: Cluster of Imperial Residences

# How green is my estate

Beyond vast stretches of a natural green carpet, beyond trees, birds, flowers and lakes there is a silent yet ceaseless process of renewal and revival striving at the heart of this paradisiacal estate.



Built using green technology, the systems at The Imperial Golf Estate work effortlessly with nature, for a place you can truly be proud to call home.

From rain water harvesting to the use of ecologically sound design and materials, along with the strategic use of energy and water efficient systems that minimise the use of these precious commodities, The Imperial Golf Estate pays genuine attention towards minimising your footprint, while retaining the comfort and luxury of your regal lifestyle.





Despite the exclusive grandeur of your estate, in no measure are you deprived of basic conveniences and amenities that are a necessity.



From a well stocked convenience store, a day care facility for your little ones and a comfortable driver waiting area; to efficient water and power systems that ensure a 24/7 supply of



## For your convenience

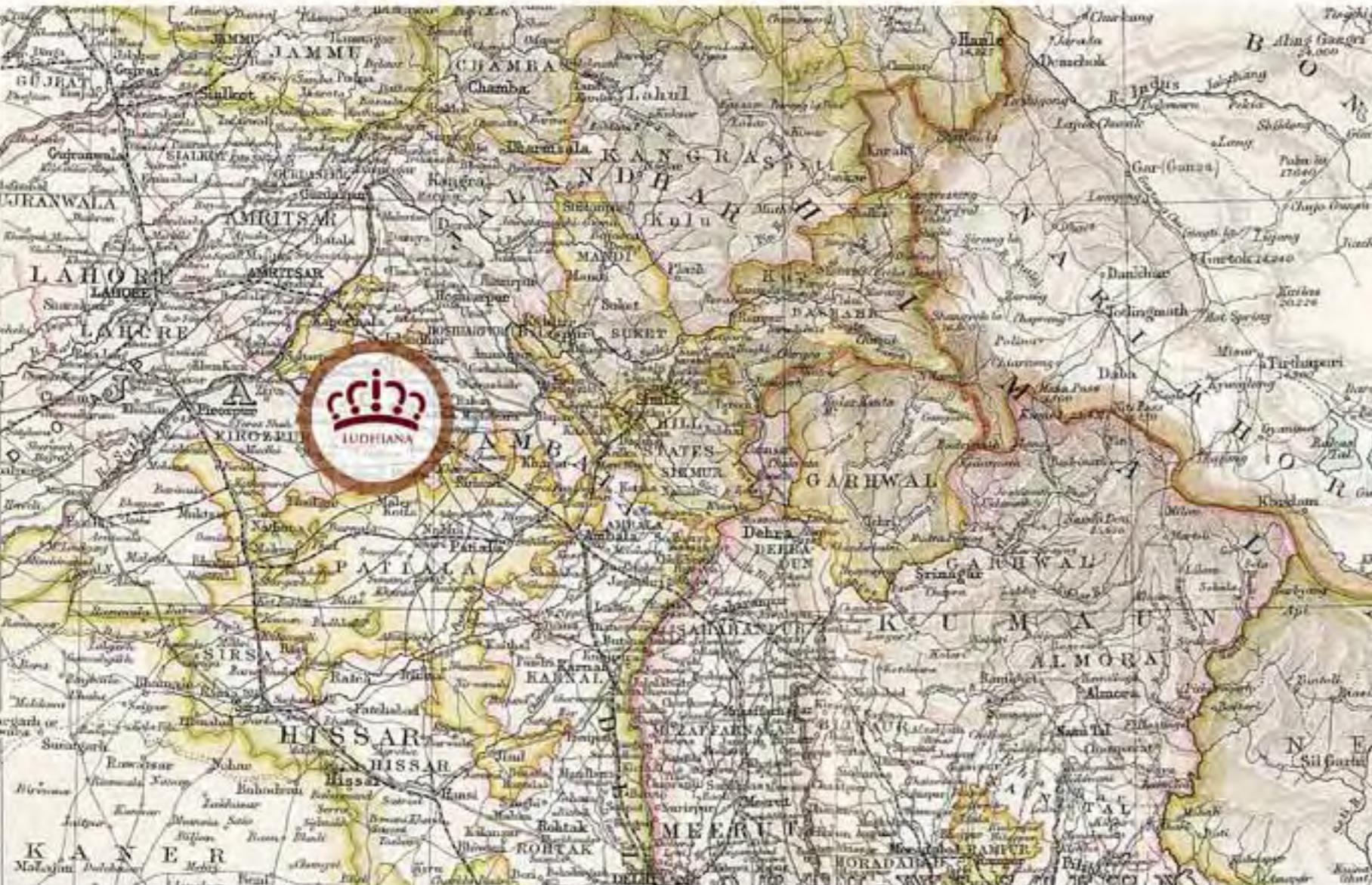
Cut away from the routine thrum of daily life, as mistresses and masters of your own universe in the exclusive environs of this oasis of luxury, you can experience the pleasure of disengaging from the mundane at The Imperial Golf Estate, because everything you need, is within reach.



Artist's Impression: Cluster of Imperial Residences

# In the lap of Ludhiana's luxurious hospitality

Situated on the south bank of Punjab's arterial river, Sutlej, Ludhiana is the largest and possibly most affluent city in Punjab, and is often alluded to as the 'Manchester of India' because of its widespread industrial development.



With a large base of NRIs who come from this region, Ludhiana has seen a drastic change over the years to cater to high administrative and infrastructural expectations.

Its historical sites that stand testimony to its rich history make Ludhiana an interesting place to visit. Additionally, by virtue of its location, Ludhiana is also well connected to the rest of Punjab and Himachal Pradesh, making it the perfect base

while travelling through this region of the country.

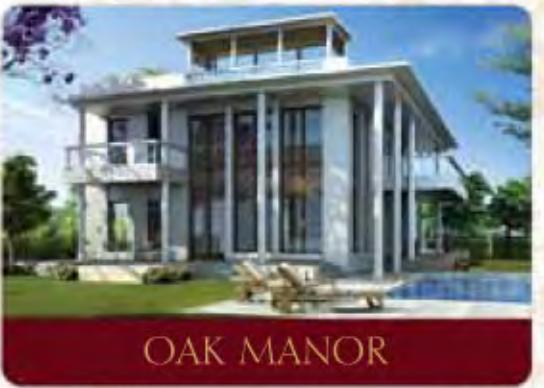
With the characteristic warmth and hospitality of its people unparalleled elsewhere in the country, and its great potential for luxury, Ludhiana is a place whose time has arrived to witness a truly grand revolution in luxurious living, as is evident in The Imperial Golf Estate.



# The Imperial Residences

Of the three distinct Imperial styles, Imperial suites are available in 350 sq yard lots, while Oak and Pine are available in various lot sizes:

- 2000 sq yards • 1000 sq yards • 500 sq yards



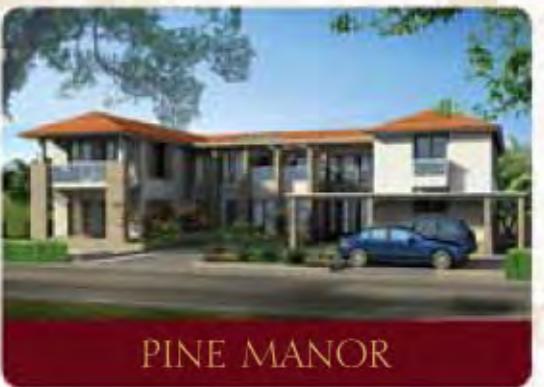
OAK MANOR



OAK BUNGALOW



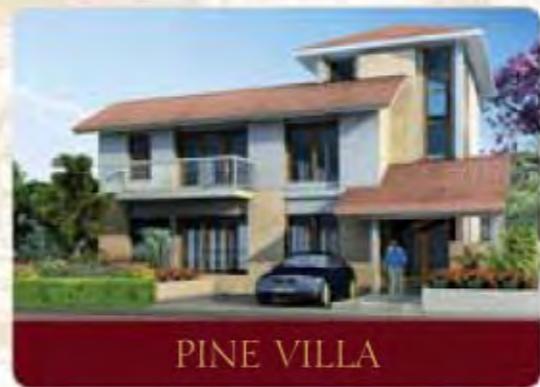
OAK VILLA



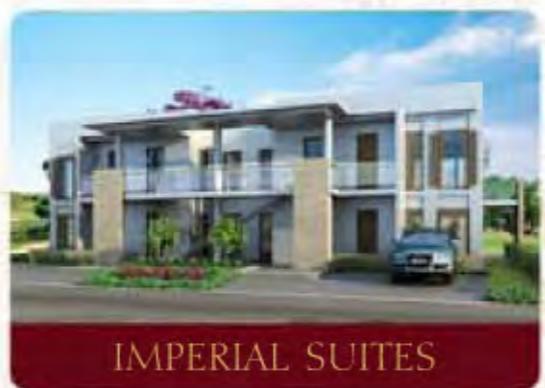
PINE MANOR



PINE BUNGALOW



PINE VILLA

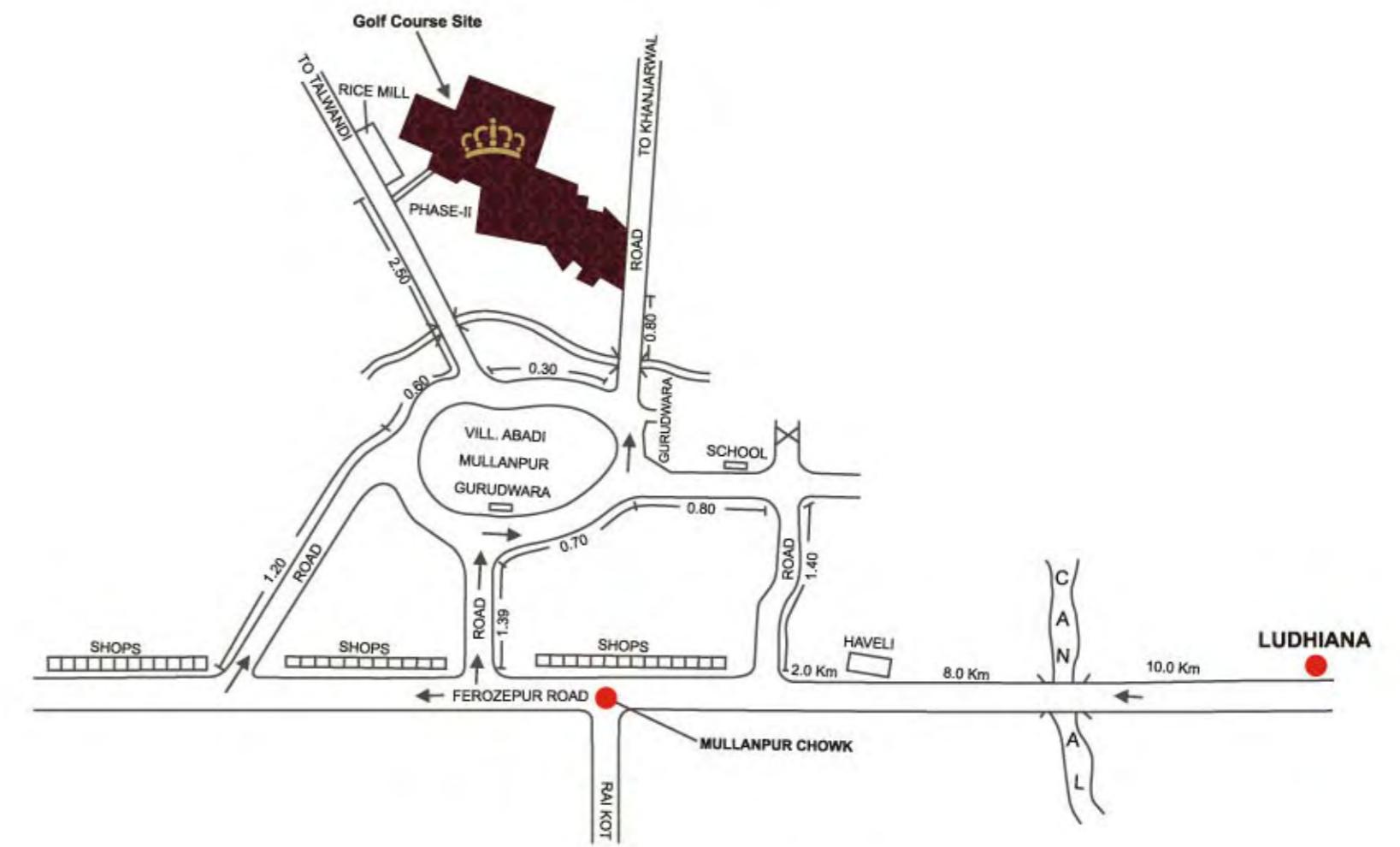


IMPERIAL SUITES



**THE IMPERIAL**  
GOLF ESTATE  
LUDHIANA

## Location Map



**EMERALD LANDS (INDIA) PVT. LTD.**

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**Correspondence Address:**

5th Floor, Time Square Building, B-Block, Sushant Lok, Phase-1, Gurgaon-122009, Haryana, India.

Tel.: +91 124 4550300 Mobile: +91 98 714 97178, +91 98 710 51051 Fax: +91 124 4550399

Email: [mail@imperialgolvestate.com](mailto:mail@imperialgolvestate.com) Website: [www.imperialgolvestate.com](http://www.imperialgolvestate.com)

**Ludhiana Office:**

2 & 3 Floor, SCO-11C, Canal Road, Green Park Avenue, Pakhowal Road, Ludhiana - 141001

Tel.: +91 161 4695400 Mobile: +91 98 788 42648, +91 98 788 42649 Fax: +91 161 4695430

**Project Site:**

Village Mullampur & Talwandi Khurd, off Ferozepur Road, Distt. Ludhiana, Punjab

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