



THE IMPERIAL
GOLF ESTATE

LUDHIANA



PINE STYLE RESIDENCE - ACTUAL SITE IMAGE



The Imperial World

MONSOON ISSUE



Unveiling A Legend • In the Making • Course Walkthrough • The Master Plan • A Calendar of Events

UNVEILING A *Legend*

The Imperial Golf Estate has confidently moved towards carving a legend. This pioneering project in Ludhiana, Punjab, is being shaped with consummate skill and distinct attention to detail. We are proud to take you through the making of a legend in luxury living.



A CROWN JEWEL, SHAPED BY NICKLAUS DESIGN

An inspiring crown jewel in the heart of Punjab - Ludhiana - the Imperial Golf Course brings you an opportunity to tee off and become part of a legend.

This premier championship golf course set amidst a rich, verdant estate is the first ever in Punjab and only the third signature course in the country by Nicklaus Design.

NICKLAUS DESIGN'S LAUNCH PAD FOR LEGENDARY GOLFING

- Introducing the 9-Hole, Par-36, Phase I of the Imperial Golf Course, playable now
- Floodlit Driving Range
- New driving range nearing completion, with landscaping in progress
- 5,000 trees and 5,00,000 shrubs planted on the course



FLOODLIT RANGE



PANORAMIC VIEW OF THE IMPERIAL GOLF COURSE

IN THE *Making*

The making of a legend is always surrounded by an air of the impossible. Yet, stage by stage, through belief, heroic perseverance and imagination, a vision takes shape. This vision of The Imperial Golf Estate captures the rhythms of the land, the dreams of a generation, and the spirit of the age, and is on its way to creating a legend in world-class golfing.



TEEING OFF ON THE 14TH HOLE



APPROACH SHOT

APPROACH TO SITE

- Ferozpur Road - 90% four-laning completed
- Widening of all roads leading to the Imperial Golf Estate in progress

INFRASTRUCTURE

- WBM on all roads of Phase-I nearly ready
- Landscaping (plantation) completed in Central Pocket

- Balance landscaping in progress
- Sewerage line fully laid
- Storm water drainage completed
- Water supply line work completed
- Boundary wall work around Phase 1 in last stage of completion
- New Golf Cart shed completed
- Electric line (HT<) in progress



COURSE *Walkthrough*

Nicklaus Design emphasises the interplay between passive and active factors within their course design, making the course more dynamic, and compelling players to interact with their immediate environment far more intimately.

The 9-Hole, Par-36, Phase I of The Imperial Golf Course pays close attention to the textures and

contours of the terrain. The thickness of grass on the roughs is maintained at 40 mm, the bunkers contain fine white sand from Orissa, and the greens undulate in unexpected ways, tweaking the golfer's engagement with the game from overall strategy to the tiniest of details.



10

BLACK	372
BLUE	339
WHITE	308
RED	255
PAR	4



11

BLACK	393
BLUE	365
WHITE	335
RED	296
PAR	4



12

BLACK	418
BLUE	373
WHITE	327
RED	288
PAR	4



13

BLACK	188
BLUE	164
WHITE	150
RED	131
PAR	3



14

BLACK	480
BLUE	431
WHITE	390
RED	359
PAR	4



15

BLACK	539
BLUE	504
WHITE	449
RED	405
PAR	5



16

BLACK	468
BLUE	404
WHITE	376
RED	350
PAR	4



17

BLACK	140
BLUE	126
WHITE	102
RED	85
PAR	3



18

BLACK	577
BLUE	559
WHITE	515
RED	487
PAR	5

THE MASTER Plan

THE IMPERIAL RESIDENCES – AN ABODE AMIDST GOLFING GREENS

The Imperial Golf Estate enhances the relationship of golf and luxury home communities, marking a confluence of lavish living and world-class golfing. The plush Imperial Residences are set amidst the Nicklaus Design golf course and echo exclusivity across 280 acres of lush greens.

The Imperial Residences are built to benefit the modus vivendi of the modern monarch. Resplendent in setting and singular in style, these homes are equipped with a host of uber-class amenities, making your abode all inclusive.



CHOOSE YOUR RESIDENCE

Approx. 600 homes in approx. 300 / 350 / 400 / 500 / 750 / 1,000 / 2,000 sq yds in:

■ Oak Style Residences

- Oak Manor – 2,000 sq yds* / 5,775 sq ft#
- Oak Bungalow – 1,000 sq yds* / 5,775 sq ft#
- Oak Villa – 500 sq yds* / 4,070 sq ft#

■ Pine Style Residences

- Pine Manor – 2,000 sq yds* / 8,250 sq ft#
- Pine Bungalow – 1,000 sq yds* / 4,620 sq ft#
- Pine Villa – 500 sq yds* / 4,015 sq ft#

■ Imperial Suites 1,600 sq ft# Floors

■ Imperial Lots

Available in 280, 350, 500, 1,000 and 2,000 sq yds

- Oak Manor
- Pine Manor
- Oak Bungalow
- Pine Bungalow
- Oak Villa
- Pine Villa
- Imperial Suites
- LOT E
- LOT F
- LOT G
- LOT J
- LOT K

* Plot area in sq yds. # Built-up area in sq ft.



OAK MANOR

2000 SQ YD: 5775 SQ FT (BUA)



PINE MANOR

2000 SQ YD: 8250 SQ FT (BUA)



OAK BUNGALOW

1000 SQ YD: 5775 SQ FT (BUA)



PINE BUNGALOW

1000 SQ YD: 4620 SQ FT (BUA)



OAK VILLA

500 SQ YD: 4070 SQ FT (BUA)



PINE VILLA

500 SQ YD: 4015 SQ FT (BUA)



IMPERIAL SUITES

1600 SQ FT (BUA)



9 HOLES ARE NOW OPEN FOR PLAY

Inauguration of the first 9 holes of the Nicklaus Design Championship Course on **October 1, 2016**.

- Shotgun start to Imperial Inaugural Trophy
- Grand Gala Dinner
- Prize Distribution



A CALENDAR OF Events



AT THE RANGE



YOGA ON THE GREENS



THE IMPERIAL
GOLF ESTATE

LUDHIANA

EMERALD LANDS (INDIA) PVT. LTD.

PROMOTERS

Silverglades

The Address Makers

BCRE

BRACK CAPITAL REAL ESTATE

IIRFII

IL&FS India Realty Fund II

OUR ASSOCIATES / FACILITATORS



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