

*Redefining luxury and convenience*



THE ENCLAVE



**EAGLEBURG**

M Y S O R E • I N D I A

T H E E N C L A V E

# From the Managing Director

Dear friends,

I take great pleasure in presenting Eagleburg Enclave, one of the finest upcoming residential enclaves in the country in close proximity to the Royal City of Mysuru abutting our proposed USPGA Standard 18-hole Golf Course and Resort.

Eagleburg Residential Enclave is planned for like-minded people who value an upbeat and positive atmosphere along with a clean and luxurious lifestyle. The residential enclave is meticulously designed by the best in the industry and currently offers villa sites of different dimensions with breath-taking views of the golf course as well as the magnificent Chamundi Hills.

Usability, longevity, ease and lower cost of maintenance are the key aspects considered while planning, designing and implementing these amenities. Apart from state-of-the-art amenities like cement concrete roads, water supply network, sewerage network, electrical supply network and street lighting, we have included sporting facilities like tennis, basketball, volleyball, meditation, yoga, walkways, children's parks and so much more for those who seek an active lifestyle right outside their doorstep.

Our long term strategy to add more indoor amenities in our next phase/s of development as the project matures is in line with our mission to create a valued asset that can be enjoyed by you and can be handed over to your future generations, thus maximizing the usage of these long-lasting amenities while striving towards a lower cost of maintenance.

I eagerly look forward to Eagleburg Residential Enclave making its mark as one of the finest residential enclaves in the country and invite you to be a part of our elite Eagleburg family to experience life like no other.

Truly yours,

Kiran Kumar Meda



## Mysuru.

*Firstwhile royalty meets modernity*

If we could pick just one city in the world that is reflective as much of its past heritage as its standing today, we would pick Mysuru. It is no surprise, then, that your home should be located right here. Just over 140 kms from Bangalore, Mysuru is a weekend haven for most city dwellers.

Boasting a wealth of outstanding monuments from the Wodeyar era such as the Grand Wodeyar Palace, the Lalith Mahal Palace and St. Philomena's Church, the cultural capital of Karnataka is well connected to other tourist destinations like Melkote, Bandipur, Nagarhole, Coorg, Mangalore and Ooty.

The enchanting town of rich heritage has also seen rapid urban development in the past two decades and is being promoted as the next IT capital of Karnataka. Four approved SEZs for IT/ITES exist in Mysuru. Mysuru acquired the top-spot in the EuroIndia Environmentally Sustainable City Awards instituted by the EuroIndia Centre and also sits at the top in Morgan Stanley's consumption index.

The beauty of Mysuru lies in the fact that in spite of having all modern day comforts- great food, shopping malls, excellent public transport- it never forgets to dwell just a little bit in the past. From the canopied main roads to tree-lined pavements, expansive gardens, dosas on roadside eateries and temples to buildings that almost always look like mahals in themselves, Mysuru is the kind of place that makes everyone bring out their best clothes and live the good life.

Welcome to the city of dreams, right next door.



## Location

Eagleburg - The Golf Village is located 5.4 km from the ring road and is approximately 12 km from the Mysuru Palace on Mysuru-Malavalli Road (State Highway-33). The land falls in the survey numbers of three village limits, namely, Vajamanagala and Varakodu of Mysuru District, and Bothaganahalli of Srirangapatnam district in Karnataka.

### Distance to various locations from Eagleburg:

- Mysore Palace: 12.0 km
- Lalith Mahal Palace: 6.5 km
- Ring Road: 5.4 km
- St. Philomena's Church: 10.0 km
- Mysuru Airport: 20.0 km
- Race Course: 8.0 km
- Mall of Mysore: 9.0 km
- Forum Mall: 11.0 km
- Garuda Mall: 15.0 km

### Educational Institutions near Eagleburg:

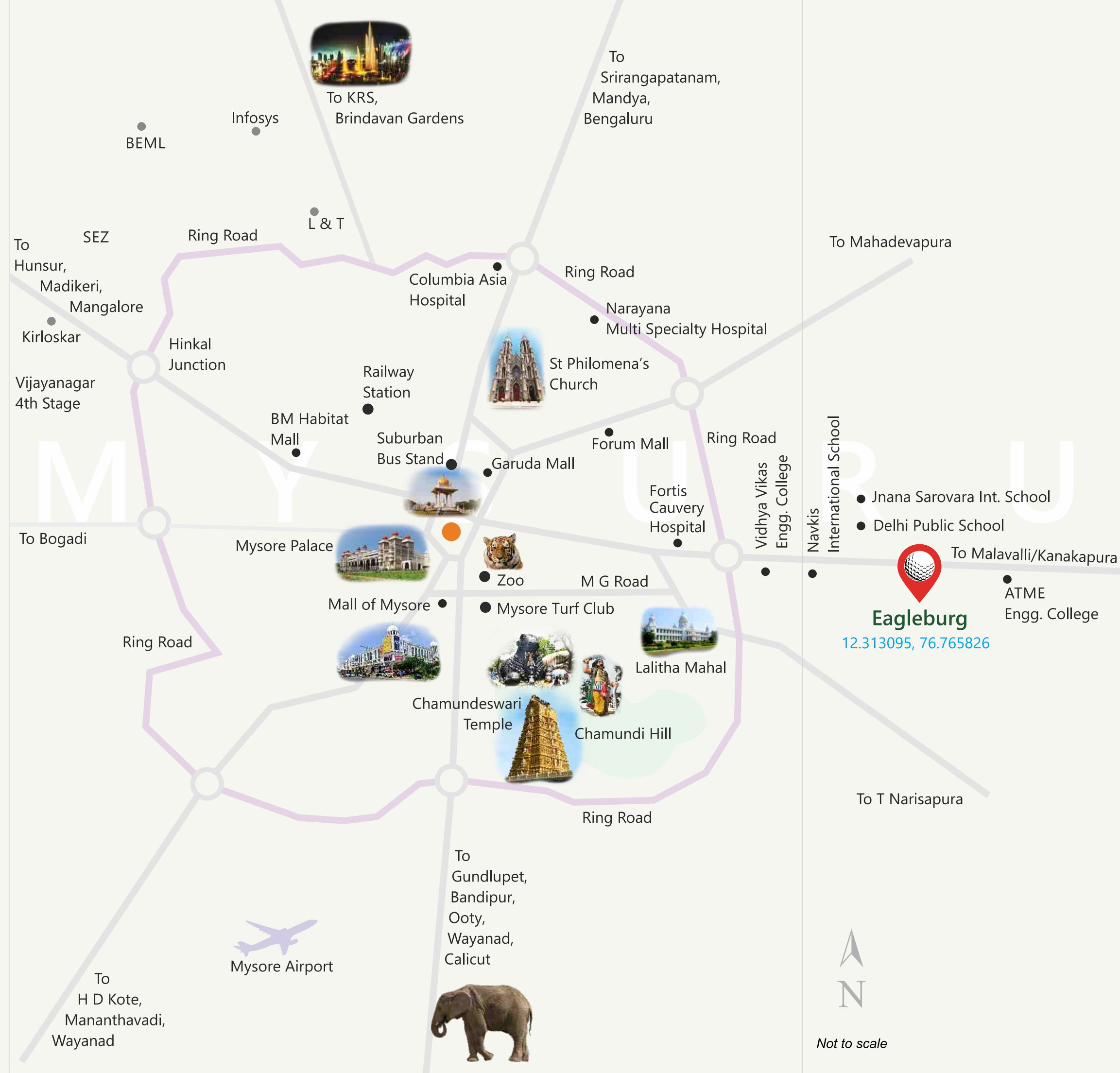
- Navkis Educational Centre
- Delhi Public School
- Vidya Vikas Engineering College
- Theresiun College
- Management Studies College
- Jnanasoravara International School
- ATME Engineering College

### Hospitals near Eagleburg:

- Columbia Asia Hospital
- Fortis Cauvery Hospital
- Narayana Multi Specialty Hospital

### Workplaces near Eagleburg:

- Infosys
- Wipro
- L & T
- Kirloskar
- BEML



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*A 3D rendering of the Eagleburg masterplan*

## The Eagleburg Masterplan

Eagleburg - The Golf Village endeavors to redefine luxury, convenience, and recreation to offer a lifestyle like no other in the royal city of Mysuru.

A dwelling beyond the ordinary, The Eagleburg Enclave encompasses blissful seclusion and luxury living in the city of Mysuru. It is a home away from all the hustle and bustle, yet only minutes away from the city centre.

Eagleburg's master plan has taken into account the dynamics of the location along with climatic and geographical factors. It also factors in proximity to basic needs, like schools, colleges and hospitals while providing upscale amenities that go a long way in enhancing the lifestyle of the residents.



*Experience  
the creative vision  
that is the  
Eagleburg Enclave.*

## The Eagleburg Enclave

*Everything you could ever want*

The Eagleburg Enclave is an ambitious endeavour ideal for those wishing to indulge in an independent lifestyle with all outstanding amenities, exceptional services and carefree living right at their fingertips.

The Eagleburg Enclave is a guarantee of perfect luxury and privacy. The villa plots [3,000 to 10,000 sqft] ensure a comfortable living while creating a secure and sophisticated environment for entertaining friends and family.

The vast and rich expertise behind Eagleburg Enclave stems from the very group of key eminent Directors and Internationally reputed Consultants who helped build and propel brand Eagleton to the top for over a decade. The property offers outstanding villa plots of various sizes, located strategically. Adding to the charm are the property's varied amenities. Take a breath of fresh air at Eagleburg and feel the promise of a vibrant, multi-cultural living.

Plots available from 3,000 sq. ft. to 10,000 sq. ft.



### Amenities:

- Cement Concrete Roads
- Stormwater Drains
- Sewage Network & STPs
- Water Supply Network & OH Tanks
- OH & Underground Electrical Network
- Compound Wall & 24/7 security
- Bus bays & Public Toilets
- Landscaped Gardens With Walkways, Pyramid Meditation Centre/ Yoga Centre, Outdoor Gymnasium, Teen/toddler Play Areas & Much More
- Elegant Street Lighting
- Tennis Courts, Basketball Court, Multi-purpose Court, Volleyball Court, Badminton Court, Cricket Practice Pitches & Much More
- Common Area Maintenance Services By Owners Association.

The Eagleburg Enclave stands testimony to the fact that a residential complex can follow all prescribed regulatory norms, have the homeowner's best interests at heart and also boast of world-class amenities, the likes of which have never been seen in Mysuru before. We are proud to state that we comply with the highest quality standards and are happy to report that our project is RERA compliant as well.

### Approvals & Sanctions:

- Plan approved by MUDA & DTCP
- Consent received from Pollution Control Board
- Obtained ECC clearance from Ministry of Environment, Forest & Climate Change
- RERA registration # PRM/KA/RERA/1268/378/PR/170923/000966
- Project has been approved by financial institutions like HDFC, ICICI Bank, India Bulls, DHFL and many other financing service providers who offer plot/construction loans

## State-of-the-art amenities at The Eagleburg Enclave

Quality Control with regard to infrastructure is foremost at Eagleburg. Its functionality, aesthetic appeal, longevity, ease of maintenance, environment friendliness and high security are the key concepts that the promoters of Eagleburg have considered, while using only the best material and state-of-the-art technology to implement them.

The entire property boasts of the highest safety and security amenities right from the entrance – elegant street lighting and security personnel in addition to the compound wall encompassing the enclave.

An 18 m wide ring road and 12 m wide internal cement concrete road network the entire property providing a superior driving experience, improving road and vehicle longevity and enhancing driver safety, apart from attracting low maintenance costs.

The Eagleburg Enclave has been endowed with the best in terms of its water supply network, employing high quality HDPE pipes laid [on both sides of the road] in a loop system that seldom cause inconvenience to residents during maintenance. Adding to this arrangement are overhead water tanks featuring built-in water treatment systems that generate consistent water supply throughout the year.

The property is further improved with a meticulously planned network of plastered storm water drains that divert the rain water to artificial waterbodies, facilitating rain water harvesting while contributing to the aesthetic look of the enclave. Moreover, the recycled water is reused, thus contributing immensely to saving resources in a water-demanding setting. Our superior waste water disposal lines, chambers and manholes on either side of the road ease drainage maintenance and prevent clogging of waste water until it reaches the sewerage treatment plants.

Partly overhead and mostly underground electrical network terminated at the feeder pillar available in every row of plots allow plot owners to tap electricity as per their requirement at a future date.

Elegant Street lighting poles enhance the beauty of the enclave while providing ample lighting after Sundown.

Man-made lake fed by rain water



Electrical transformer



Electrical feeder pillar



Electrical VCB



350 KLD STP



Overhead water supply tank



In terms of world-class amenities,  
Eagleburg Enclave stands unmatched in Mysuru.

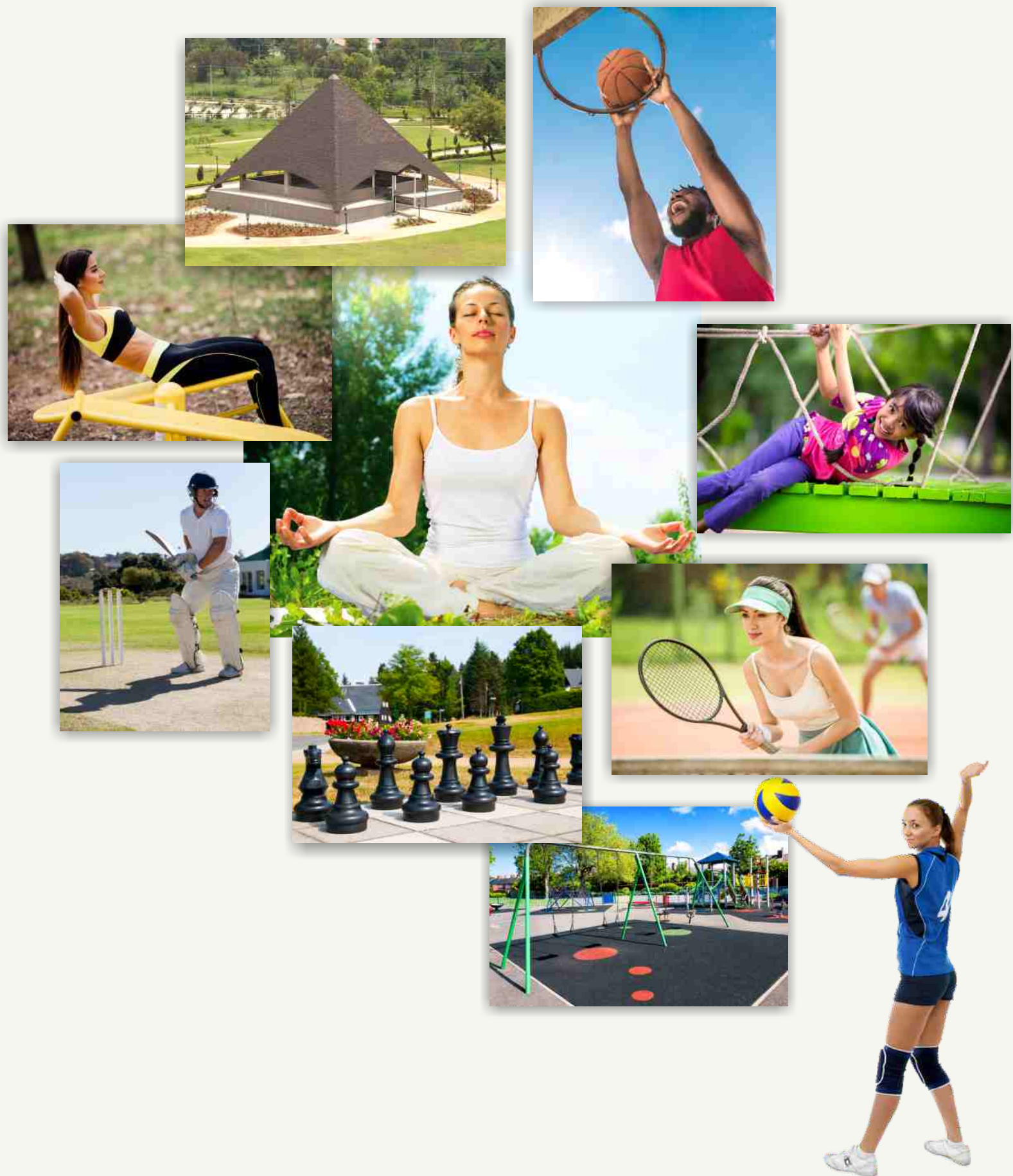
Shot on location

*A partial view of ready-to-build sites at the Eagleburg Enclave.*



*Shot on location*





## The Eagleburg Enclave.

*Sports, leisure and so much more.*

The present day concept of an integrated community entails the creation of an unmatched lifestyle. A thorough and accurate analysis of the location's physical, climatic and geographical conditions, helped the planners decide to come up with a stand out resort and sports facility to compliment the Golf Journey.

Eagleburg Enclave boasts of sports facilities like cricket practice area, tennis courts, basketball courts, volleyball court, landscaped gardens, walkways in different settings, an outdoor gym and yoga area, pyramid meditation centre, children's play areas, and so on.

Our teams of Directors and internationally reputed consultants have considered the following factors while finalizing the location and creating the master plan with all the facilities. These include the culture and heritage of the Royal City of Mysuru, rainfall, water availability, natural terrain, proximity to schools, hospitals, malls, banks and other such amenities.

The villa plots offer stunning views of the golf course, including motifs unique only to Mysuru. What better way to spend life than to live it to the fullest?

The result is here for you to experience.

# The Eagleburg Golf Resort

An 18-hole USPGA Standard Championship course designed by Pacific Coast Design, Australia, is the highlight of Eagleburg. Complemented by a Sports and Entertainment centre which would have facilities like a Golf Academy with Driving Range, a Golf Proshop, Rooms/Suites, Swimming Pool, Bar, Food Court, Indoor Sports like Shuttle, Squash, Table Tennis and a Shooting Range. Outdoor sports like Tennis, Sand Volley Ball, Archery as well as Entertainment Areas for all age groups catering to the entire family.

The Eagleburg Golf Resort, approved by the Department of Tourism, Government of Karnataka, is owned and managed by M/s Eagleburg India Pvt Ltd and will be a premier destination with richly detailed interiors and high-end amenities. Making it an ideal setting for weddings, family reunions, retreats and so much more. With 100 well-appointed guest rooms and suites, a 24-hour coffee shop, a golf-facing multi-cuisine restaurant, a lounge bar, meeting halls and a poolside restaurant for grills, barbecue and snacks.

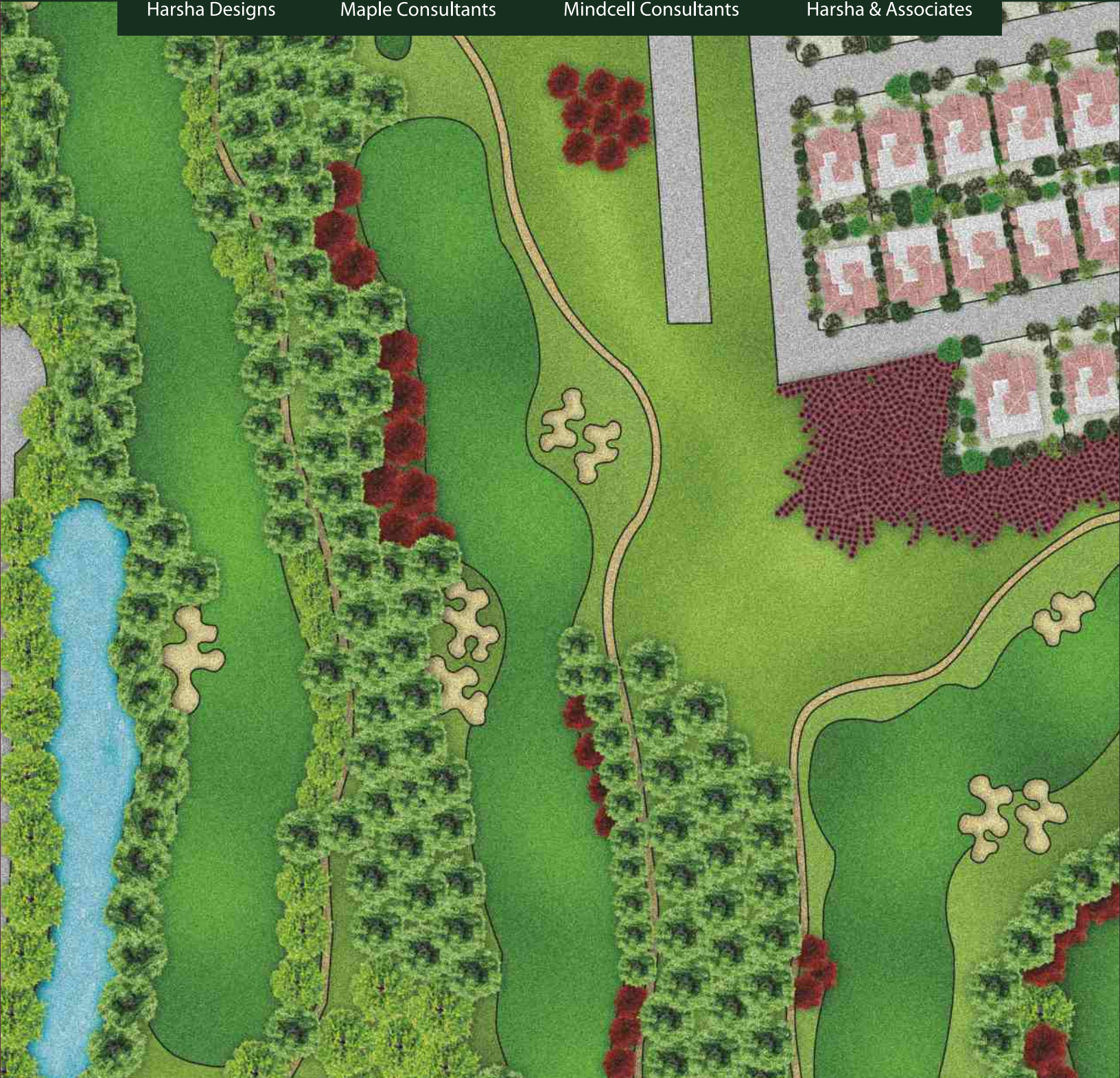


Architects  
Harsha Designs

Infrastructure Consultants  
Maple Consultants

Landscape Consultants  
Mindcell Consultants

Legal Consultants  
Harsha & Associates



12th km, Mysuru-Malavalli Road, Mysuru

RERA registration # PRM/KA/RERA/1268/378/PR/170923/000966

Promoted & Developed by:

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