



THE GOLF VILLAGE



EAGLEBURG

M Y S O R E • I N D I A

A golfer's dream come true



THE GOLF RESORT

EAGLEBURG
M Y S O R E • I N D I A

T H E G O L F R E S O R T

Welcome to Eagleburg- The Golf Village, a world-class resort and golfing facility in the heart of Mysuru and very close to the teeming metropolis that is Bangalore. In the city of kings and royalty, here is an opportunity to experience luxury up close.

The highlight of Eagleburg is the world-class 18-hole USPGA Standard course designed by Pacific Coast Design, Australia. Verdant greens, variety of trees, and a sophisticated irrigation system supporting their maintenance make this course challenging, satisfying and sustainable.

A dedicated Sports Centre houses the Golf Academy - the perfect place for budding golfers and a host of outdoor and indoor sports facilities for non-golfers. Enjoy a view of the beautiful course while you partake in the sport of your choice.

The Eagleburg Enclave is every high-flyer's residential paradise. With stunning views of the golf course and beyond, as well as accessible amenities and recreational facilities, this is the place that will become home very soon. Choose to unwind in your own space, or play a game in the dedicated enclave-recreation facility away from the hustle and bustle of the revelers.

Whatever be your choice, whether it is a short stay, a corporate event, a family gathering or a place to call home now and forever, Eagleburg - The Golf Village is your perfect answer.



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.

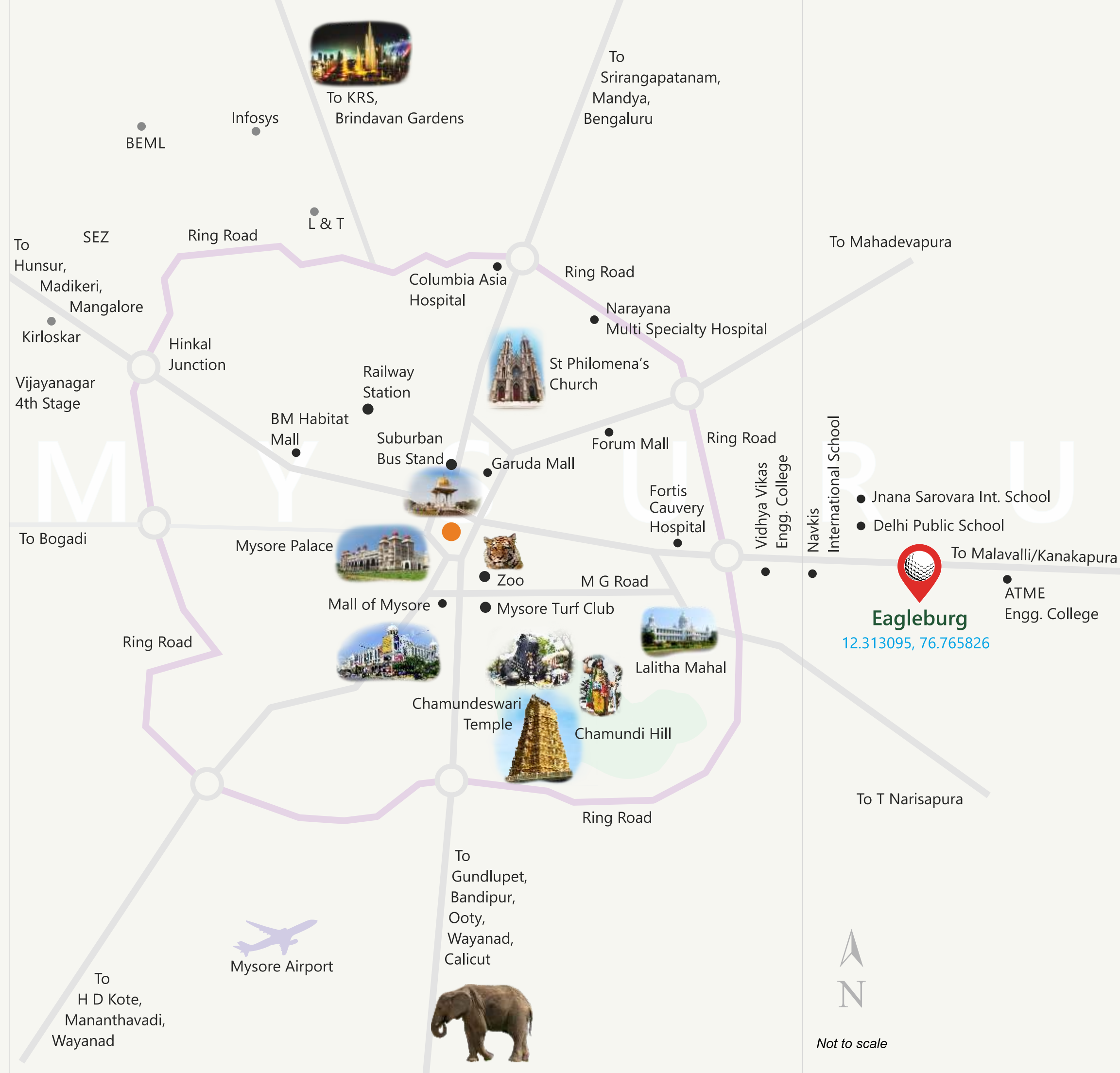
Welcome to the city of dreams, right next door.

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



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Imagine- what would it be to experience nothing but absolute perfection? Where miles and miles of expanse is covered in emerald hues, and the birds come calling. Where silence itself is an experience, giving way to many meaningful conversations. Imagine, if time could stand still.

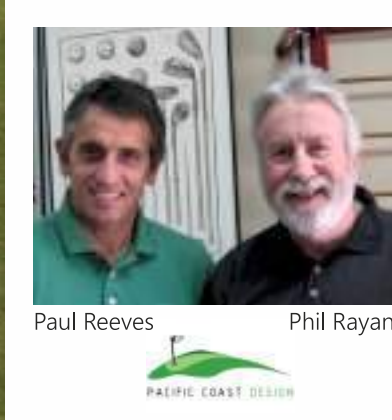
Eagleburg - The Golf Village, located in close proximity to Mysuru, is your chance to experience life in a new light. Spend your weekend lounging at the five-star resort, or go for a round of golf and test out your skills. There are sports facilities for everyone in the family, youngsters alike. This is one weekend that you will never forget.

Complementing the golf experience is the care and attention to detail in every aspect of Eagleburg - The Golf Village. This stems from the decades of experience our founders and partners at Eagleburg India have in building and developing world-class facilities for the discerning patron. With a proven track record of success with Eagleton- The Golf Village, we are all set to bring to you a whole new golfing experience.

Breathe in the smell of freshly mown grass, knowing that this is as pure as it gets. Relax, disconnect and unwind, ready for the world when it calls to you.



*A view of the 4th green with bunkers.
Towering in the background is an overhead tank servicing the enclave.*



*Eagleburg's 18-hole
US PGA Standard
Championship course
designed by
Pacific Coast Design
Australia*

Shot on location

The Eagleburg Golf Course.

A professional course at par with the best.

The Eagleburg Golf Course is an 18-hole USPGA Championship course designed by the world renowned Pacific Coast Design, Australia's premier golf design firm. The well-manicured and challenging golf course, with manmade water bodies also used for rain water harvesting, strategic bunkering and greens, challenges golfers every time they play on the course and will be amongst one of the few golf courses in South India to be able to host international golf tournaments. The lush green course offers a provision of multiple tees per hole that allow the length of the course to be varied to the ability of the golfer.

The golf course makes use of a variety of trees and grass and offers all amenities, ultimate visual treats and a complete golfing experience. It will be a preferred destination for international and national tournaments, corporate events, and more. The unique landscape with a stunning backdrop of hills matches the ideal concept of a spectacular location for an unforgettable golf experience within a dedicated Resort with all amenities right in its midst.

State-of-the-art satellite controlled irrigation system imported from Rainbird USA, not only optimises the usage of water collected in manmade water bodies but also keeps the course in its best condition. Intensive drainage system is designed to divert all the rain water to the manmade water bodies and will allow golfers to tee off in few minutes after heavy rains.

Eagleburg's master plan has taken into account the dynamics of the location along with climatic and geographical factors. The vast and rich expertise behind Eagleburg stems from the very group of key eminent Directors and Consultants who helped build and propel brand Eagleton to the top for over a decade.

Come relax at the resort with your folks, or just enjoy a day of golfing in the green expanse. At Eagleburg- The Golf Village, there is no such thing as a dull moment.





A 3D rendering of the proposed 18-hole golf course at Eagleburg. Front 9 are ready for play, back 9 under way.

The Eagleburg Masterplan

At Eagleburg, we create not just a hobby but a lifestyle. Ardent fans of golf now have a chance to enjoy world-class facilities right in the heart of a city they have come to love.

The present day concept of a golf 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 standout resort and sports facilities to complement their golf journey.

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 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 golf course offers stunning views of its surroundings, including motifs unique only to Mysuru. What better way to spend life than to live it to the fullest?

The Eagleburg Golf Course

Hole by hole

Front 9

Hole 1 Par 4

● 413 yards ● 384 yards ○ 351 yards ● 326 yards

Playing slightly uphill, the 1st hole at Eagleburg gives the golfer the opportunity for a great start. Teeing off to a wide fairway the golfer needs to avoid bunkers either side of the fairway. Drives are best positioned to the right side of the fairway, both shortening the hole and opening up the green. The green is bunkered on each side and a nulla crosses the hole 50m short of the green. The long narrow green has a few soft borrows.



Hole 2 Par 4

● 418 yards ● 396 yards ○ 376 yards ● 357 yards

Playing from tees elevated along a ridge line, this straight par 4 plays gently down a slope. The tee shot needs to avoid bunkers to the left and right and try a set up a good angle to approach the green that sits above you. The long narrow green is surrounded by bunkers. A hole where 2 straight shots is the order for the day.



Hole 3 Par 5

● 623 yards ● 563 yards ○ 533 yards ● 487 yards

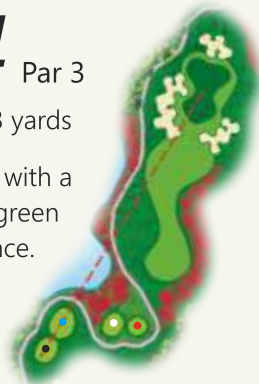
This unusual par 5 will be one of Eagleburg's signature holes. The hole bends constantly to the left from tee to green, turning through over 90 degrees. Water to the right impacts on the tee shot. The second shot needs to avoid bunkers and ensure a good line to the green. The risk of flirting with it and a fairway bunker will be rewarded with an easier approach to the long green.



Hole 4 Par 3

● 197 yards ● 176 yards ○ 147 yards ● 143 yards

The first of the course's par 3's is a deceptive one shotter that is best played with a shot that moves right to left. Protected by 3 bunkers the hourglass shaped green requires a well struck shot to find the putting surface.



Hole 5 Par 4

● 410 yards ● 384 yards ○ 353 yards ● 335 yards

This hole doglegs to the right and requires an accurate drive to set up the best approach to the green. A huge banyan tree near the landing zone defines this hole and may need to be played, around, under or over it. Playing close to the bunkers on the inside of the dogleg shortens the hole and sets up the best angle to the green. Set slightly across the line of play and surrounded by 3 bunkers careful club selection is required to get near the hole.



Hole 6 Par 4

● 387 yards ● 363 yards ○ 343 yards ● 312 yards

Doglegging severely to the right the 6th provides several strategic options from the tee. Appearing as if placed in the middle of the fairway the 2 right hand bunkers can either be flown by a long tee shot or bypassed by an accurate tee shot that uses the fairway to the right of these bunkers. There is great reward for those who take on the risk. The pear shaped green is gently undulating and the small pot bunker to its rear and left must be respected.



Hole 7 Par 5

● 558 yards ● 517 yards ○ 455 yards ● 434 yards

The last of Eagleburg's triumvirate of dog legs to the right, this par 5 is a great birdie opportunity. Tee shots that hug or carry the right hand corner of the landing zone find themselves in the go zone for reaching the green in 2 shots. From this position the green opens up and the water that stretches along the left hand side of the fairway is easily avoided. But this hole is no push over, the heavily bunkered landing zone, water and plenty of bunkers punish any inaccurate shots.



Hole 8 Par 4

● 455 yards ● 429 yards ○ 400 yards ● 376 yards

This long par 4 turns to the left, and although tee shots that move right to left will be favoured by the fairway shape, getting your tee shot close to the inside of the dogleg tightens up both the drive and approach shots. Fairway bunkers litter the inside corner of the hole and 2 of the remaining 4 bunkers are situated to the left. From the right hand side of the hole the green opens up, and although long the 2nd shot is not difficult there are many undulations that surround the green.



Hole 9 Par 3

● 192 yards ● 178 yards ○ 160 yards ● 144 yards

The front nine's final hole is its' shortest but has its' most bunkered green. Sand awaits shots that fail to find the green, with 4 large bunkers virtually encircling the putting surface. Although the preference would be for a high fade, the long green points at the tee and sets itself up for most shot trajectories, depending on where the hole is located.





Shot on location

A view of the 7th green.

The Eagleburg Golf Course

Hole by hole

Back 9



Hole 10 Par 3

● 468 yards ● 429 yards ○ 389 yards ● 364 yards

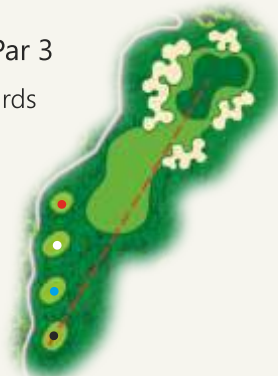
The back nine commences with a long straight par 4 that rewards long and straight golf shots. 4 bunkers lurk in the landing zone and the offset green has a bunker each side of its surface.



Hole 12 Par 5

● 564 yards ● 527 yards ○ 482 yards ● 456 yards

Commencing with an imposing tee shot this challenging par 5 is best played with a tee shot that hugs the left of the fairway. Water to the left should be admired and will only impact on poorly executed shots. From the landing area the second shot must avoid the 2 bunkers either side of the fairway. The wide but narrow green will require careful shot selection and the large bunker behind the green is certain to catch approach shots that are too bold.



Hole 11 Par 3

● 166 yards ● 145 yards ○ 122 yards ● 105 yards

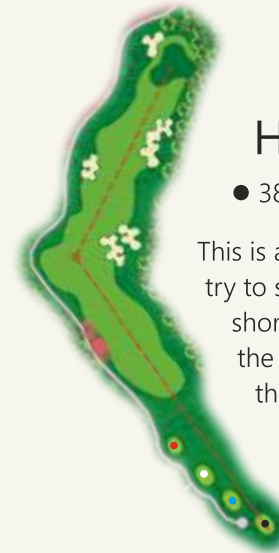
Eagleburgs shortest hole is no push over. Heavily bunkered and with a reverse 'L' shaped green accurate shot making is vital. The undulating green also rewards accurate shots, and means there are very few giveaways on this hole.



Hole 13 Par 4

● 456 yards ● 424 yards ○ 398 yards ● 344 yards

A long par 4 that drifts slightly to the right. The tee shot on this hole must carefully negotiate 4 bunkers that protect either side of the landing zone. From this point a long green with a large bunker on its right and a nasty pot bunker to the left awaits a well struck long iron.



Hole 14 Par 4

● 383 yards ● 353 yards ○ 325 yards ● 293 yards

This is a wonderful hole full of strategic options. Doglegging to the right golfers can try to shorten the hole by flying the 2 bunkers on the inside of the corner. This may shorten the approach but depending on the hole location tighten the shot due to the large bunker on the front right of the green. Golfers who lay up to the left of the bunkers on the corner of the dogleg may face a longer shot to the green, but should find the green has opened up for this approach. A tantalising choice for the golfer.



Hole 16 Par 3

● 182 yards ● 167 yards ○ 142 yards ● 125 yards

The last of the par 3's again challenges the golfer due to its variety of shot options. Played slightly uphill golfers can try to use the slopes and run the ball onto the green, or using the elevation of a shortish iron the chance to fly the ball to the pin. Protected by bunkers on both sides, whatever option is chosen it must be straight.



Hole 18 Par 4

● 427 yards ● 394 yards ○ 359 yards ● 334 yards

The final challenge at Eagleburg is a formidable par 4 that will test all golfers. From an elevated tee golfers driver down a gentle slope to a landing zone protected by 3 fairway bunkers, before climbing to a green surrounded by 3 large bunkers. The 'L' shaped green is certain to provide many exciting pin locations. A truly exciting completion to ones round of golf awaits for all.



Hole 15 Par 4

● 413 yards ● 386 yards ○ 357 yards ● 329 yards

This medium length par 4 is certain to challenge the accuracy of all who play the hole. The closer one can place their tee shot to the bunkers on the inside of the corner this hole as it turns right the better line to approach the green the golfer has. From the outside of the turn the large bunker that runs along the left of the green comes into play.



Hole 17 Par 5

● 588 yards ● 548 yards ○ 523 yards ● 478 yards

The last of the par 5's again challenges the golfer with a variety of strategic options. Initially drifting to the right before doglegging to the left at the green the hole requires careful shot management. By driving long and keeping to the right hand side of the fairway more options for the second shot become available. A shaped 2nd shot moving left to right and avoiding a fairway bunker could get close to the green for 2. If laying up short on the second is the strategy, then getting close to the fairway bunker sets the green up at a better angle to avoid the large bunker that covers all of the right side of the green and much of the front.



A 3D rendering of the proposed Eagleburg resort

The Eagleburg Golf Resort

Stay in the lap of luxury and enjoy your favorite game.

The Golf Resort will be a premier destination resort with a splendid display of richly detailed interiors and exceptionally well-crafted, high-end amenities. Planned in a style inspired by the richness and grandeur that surrounds it.

The Resort values luxurious stay and this makes it an ideal setting for international golf tournaments, corporate events, conferences, weddings, family reunions, retreats and so much more. Proposed to have 100-150 well-appointed guest rooms, suites with an exclusive lounge, a travel and hospitality desk, a 24-hour coffee shop, multi-cuisine restaurants, a lounge bar with astonishing views to suit your mood, poolside restaurant for grills and barbecue, spa, swimming pool and a gym.



Designed with sophistication and elegance, the Eagleburg Golf Resort shall reflect our ongoing commitment to luxury and comfort with all kinds of amenities for the family that shall deliver instant value, and a superior resort experience.

The Eagleburg Golf Resort

All you need and more.

A perfect example of rich quality and aristocratic splendour, the 100-150 keys guest rooms come in various offerings with standard rooms for the business category, deluxe rooms for the enlightened traveller and luxury suites with an exclusive lounge for the family.

For leisure and relaxation is a swimming pool, a spa catering to a host of beauty and skin care treatments, a salon and an Ayurvedic massage therapy. In addition, the resort will also host an exciting children's entertainment centre.

The Eagleburg Palace Resort is the perfect choice for pleasure or business meetings or events. We have a banquet hall/party hall of regal proportions complete with exterior party lawn to accommodate large gatherings, conference halls of various sizes, board rooms/business centres for corporate interviews and small meetings.

Our dining facilities and choices are varied. We propose to have a 24-hour coffee shop with a bakery outlet, a golf-facing multi-cuisine restaurant for banquet and a-la-carte service.



A 3D view of the proposed golf resort

The Eagleburg Sports Centre

Paradise for non-golfers, too!

The main attraction of the golf resort is, of course, its international standard golf course. Alongside this offering is the next generation sports complex, which will house a state-of-the-art golf driving range & academy and will offer training from certified golf professionals.

The sports center will also offer a wide range of indoor and outdoor sports and recreation facilities as well as lodging, a food court, and a lounge bar.

- Golf Driving Range & Academy
- Swimming Pool
- Shuttle Court
- Squash Court
- Billiards & Pool Tables
- Table Tennis
- Volley Ball Court
- Tennis Courts
- Basketball Court
- Indoor Play Area
- Food Court
- 24 Luxury Resort-Style Rooms
- Banquet Hall
- Lounge Bar
- Teen & Toddler Play Area



A 3D rendering of the proposed sports center

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

The Eagleburg Enclave

A guarantee of perfect luxury and privacy.

The Eagleburg Enclave ensures a comfortable living while creating a secure and sophisticated environment for those wishing to indulge in an independent lifestyle with all outstanding amenities and exceptional services right at their fingertips.

On offer are ready-to-build villa plots ranging from 3,000 to 10,000 sq. ft.

Shot on location

A view of the 6th green.



Golf Course Design
Pacific Coast Design Pty Ltd
Australia

Landscape Consultants
Mindcell Consultants

Legal Consultants
Harsha & Associates



12th km, Mysuru-Malavalli Road, Mysuru

Project approved by the Department of Tourism, Government of Karnataka.

Promoted & Developed by:

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