

# METRO KING'S COURT

Your Legacy Lives On Forever

South Bhubaneswar (Jatni Gate), Odisha

Developed by: Metro Group | Promoter: M/s. City Trade Arcade Pvt. Ltd.

Phase 1 ORERA Reg. No.: MP/19/2022/00770

Phase 2 ORERA Reg. No.: RP/19/2022/00841

Phase 3 ORERA Reg. No.: RP/19/2023/00899

Also Presenting: THE OASIS by Metro King's Court

RERA Reg. No.: RP/19/2026/01424 | [rera.odisha.gov.in](http://rera.odisha.gov.in)

## DETAILED PROJECT INFORMATION REPORT

Site Address: Metro King's Court, Near Jatani Gate, South Bhubaneswar - 752050

Contact: 90900 58383 | [www.metrokingscourt.in](http://www.metrokingscourt.in) | [www.oasisbymetro.com](http://www.oasisbymetro.com)

## 1. ABOUT METRO GROUP

Metro Group is a leading real estate developer based in Bhubaneswar, Odisha, operating under the tagline 'Driven By More'. The group has established itself as a trusted name in premium residential and township development across the region. Metro Group is the developer of the Metro King's Court township project in South Bhubaneswar.

### Key Credentials

- 30+ Years of Excellence in real estate development.
- 80+ Projects delivered across Odisha and beyond.
- 10,000+ Properties sold to satisfied customers.
- 50+ Lakh sq. ft. of construction underway.
- 4X Recipient of the prestigious Times Business Award.

### Registered and Corporate Offices

- Registered Office: Metro Riverview Complex, Sunshine Field, Ring Road, Cuttack - 2. TEL: (0671) 2417764 / 2415296 (TeleFax).
- Corporate Office: Metro Group, 295 A, Saheed Nagar, Bhubaneswar - 751007. TEL: (0674) 2548353.
- Project Team - Architect: A. Design | Project Contractor: SPD | Landscape Consultants: Singhal Associates.

## 2. PROJECT OVERVIEW - METRO KING'S COURT TOWNSHIP

Metro King's Court is a sprawling 50-Acre (approx.) Villa and Apartment Township located in South Bhubaneswar near Jatani Gate. It is designed as a European-inspired township that brings the

grandeur of Spanish Colonial Architecture to Bhubaneswar. The township is an all-villa estate that features stunning landscapes, a clock tower, a fountain at the entrance, tree-lined avenues, wide open spaces, and a like-minded neighbourhood of residents who have chosen to live life on their own terms, on their own land. The freedom to live beyond just four walls is the core inspiration behind Metro King's Court.

### **Township Highlights**

- Total Township Area: Approximately 50 Acres.
- Type: Integrated Villa and Apartment Township.
- Architecture Style: Spanish / European Andalusian / Regal Architecture - a unique blend of European glory with classical Indian architecture.
- Open Space: 70% open space within the township.
- Grand Clubhouse (Club Costa): Spread across 50,000 sq. ft. (proposed in upcoming phases).
- Location: Near Jatani Gate, South Bhubaneswar - 752050.
- ORERA Phase 1 Reg. No.: MP/19/2022/00770.
- ORERA Phase 2 Reg. No.: RP/19/2022/00841.
- ORERA Phase 3 Reg. No.: RP/19/2023/00899.
- Website: [www.metrokingscourt.in](http://www.metrokingscourt.in) | Contact: 90900 58383.

## **3. DESIGN CONCEPT AND ARCHITECTURE**

### **The Regal Architecture**

Combining splendid European glory with classical Indian architecture gives rise to an entirely unique form known as The Regal Architecture. Metro King's Court brings an entire township inspired by its sheer craftsmanship and magnificence. Sophisticated designs and a strict rule of symmetry and proportion, along with highly ornate interiors surrounded by lush landscaped greens, define the character of this project.

### **The Design Story**

Picture yourself entering a haven nestled amid nature's artwork, where magnificent villas stand amidst the rolling tapestry of the greens. Its textured walls, adorned with the tales of artisans' hands, echo the tales of European Andalusian architecture. The villa's grandeur extends beyond its walls, for every doorway and window is a living canvas, framing panoramic vistas that seem to have leapt from a master painter's brush. The seamless fusion of indoor and outdoor spaces orchestrates a ballet between architecture and landscape, where each sunset and dawn becomes a celebration of nature's artistry.

Beyond its visual opulence, this villa tells a deeper narrative - a timeless tale of reverence for heritage and culture. It embodies the spirit of European living, where tradition and innovation harmonize effortlessly. This design narrative transcends mere architecture; it is a poem penned with inspired strokes, inviting all who encounter it to partake in a symphony of beauty, tradition, and the unending embrace of European design.

### **The European Affair**

Metro King's Court is the township that brings Europe to Bhubaneswar. Residents experience a lifestyle inspired by European Grandeur - an era that is timeless, in a universe that makes you feel special, at a home that preserves your legacy forever. The township features Luxury Villas, Spanish

Architecture, all modern amenities, and Open Facades.

#### **4. VILLA DETAILS - METRO KING'S COURT**

Metro King's Court offers astonishing villas that provide perfect innovative residential breathing space. Inspired by Spanish Colonial Architecture, crafted with premium materials offering smart layouts and sophisticated interiors, these homes are designed exclusively for those who look forward to embracing the supreme lifestyle. This is an exclusive colony of Limited Edition Residences.

##### **Villa Configuration**

- Type: 3.5 BHK and 4 BHK Luxury Villas.
- Size Range: 2,100 sq. ft. to 2,580 sq. ft.
- Structure: 2 Floors (Ground + First Floor).
- Bedrooms: 4 Bedrooms (includes Master Bedroom, Children's Room, Study - for standard size vehicle; T&C; apply).
- Kitchen: Full modular kitchen.
- Living Hall with Dining Area.
- Toilets: 5 Toilets.
- Private Lawn with Sit-Out Area.
- Verandah.
- Terrace.
- Lounge with Balcony.
- Portico.
- Parking: For 2 Cars (for standard size vehicle; T&C; apply).
- Servant Room.
- Lush Landscaped Greens surrounding the villa.

##### **Villa USP**

- Your Own Home on Your Own Land - a private independent villa with your family name on it.
- Big private gate with the family name emblazoned on it.
- Enchanting private garden with enough space for kids to run free.
- Freedom to live on your own terms, beyond just four walls.
- Land being an ever-appreciating asset - build a legacy and pass it on to the next generation.
- An all-villa estate with stunning landscapes, clock tower, fountain at entrance, and tree-lined avenues.

#### **5. THE OASIS BY METRO KING'S COURT - APARTMENT COMPLEX**

Within the larger Metro King's Court township, Metro Group has introduced The Oasis - a G+4 (Stilt + 4 floors) luxury apartment complex. The Oasis is described as 'The European Side of South Bhubaneswar - A Lifestyle Most People Only Dream About.' It is a low-density, high-life residential complex featuring Spanish Architecture and 50+ lifestyle amenities.

##### **The Oasis - Key Facts**

- Project Name: The Oasis by Metro King's Court.
- Location: Within Metro King's Court Township, South Bhubaneswar (Jatani Gate).

- RERA Registration No.: RP/19/2026/01424 | rera.odisha.gov.in.
- Promoter: M/s. City Trade Arcade Pvt. Ltd.
- Structure: S+4 (Stilt + 4 Floors) Apartment Building.
- Total Exclusive Homes: 36 Units (Limited Units Available).
- Configuration: 4 BHK and 4.5 BHK Apartments.
- Price: Starting at Rs. 1.05 Crore\*.
- Booking Amount: Rs. 5 Lakhs\* to Book.
- Payment Plan: Construction-Linked Payment Plan.
- Architecture: Spanish Architecture - European Inspired Township.
- Features: Tree-Lined Boulevards, World-Class Amenities, Low Density High Life.
- Website: www.oasisbymetro.com | Contact: 90900 58383.

### **The Oasis - Formula for a Better Life (5:4:1)**

- Rs. 5 Lakhs to Book.
- 4 BHK to Live.
- Rs. 1.05 Crore to Own.

### **Four Reasons to Choose The Oasis**

- Reason 1: 4 BHK and 4.5 BHK Apartment configurations.
- Reason 2: Price starting at Rs. 1.05 Crore\*.
- Reason 3: 36 Exclusive Homes\* - very limited units.
- Reason 4: 50+ Lifestyle Amenities\*.

### **The Oasis - Apartment Details**

- Configuration: S+4 (Stilt + 4 floors), including Servant Quarter\*.
- BHK: 4 BHK and 4.5 BHK.
- Luxury and Spacious Apartments with Spanish Architecture.
- 50+ Amenities\*.
- Price starting at Rs. 1.05 Crore\*.
- The Oasis is part of the larger 50-Acre Metro King's Court Villa and Apartment Township.
- Open Space: 70% open space within the complex.
- Club House spread across 50,000 sq. ft.\* area.

## **6. AMENITIES AND FEATURES**

Metro King's Court offers 50+ world-class amenities across the township for all phases (Phase 1, 2 and 3). The grand clubhouse is named Club Costa - The Grand Clubhouse (proposed in upcoming phases).

### **Township Infrastructure Amenities**

- Wide internal paved roads with decorative LED street lights.
- Ample visitor parking space throughout the township.
- Lush green plantation throughout the entire campus.
- State-of-the-art landscape, hardscape and low-level lighting.
- Fountain and water body at the entrance.
- DG Power Backup for common area lighting and essential services.

- Grand entrance with visitors parking.
- Traffic Rotary.
- Clock Tower - an iconic landmark within the estate.

### **Sports and Fitness Amenities**

- Cycling Track.
- Jogging Track.
- Acupressure Walkway.
- Meditation Zone.
- Half Basketball Court.
- Badminton Court.
- Yoga Lawn and Fragrance Garden.
- Gymnasium (Club Costa - proposed in upcoming phases).
- Basketball Court (full court in township).
- Barbeque Zone with Sit-Out.
- The Pergola - outdoor leisure space.

### **Club Costa - Grand Clubhouse Amenities (Proposed)**

- Grand Clubhouse Lobby.
- Gymnasium.
- Indoor Games Room (Billiards, etc.).
- Swimming Pool (proposed).
- Multiple recreational and social spaces.

### **Children and Family Amenities**

- Outdoor Kids Play Area.
- Sand-Pit for Kids.
- Pet-Friendly Zone.

### **Environment and Sustainability Features**

- Rain Water Harvesting.
- Sewage Treatment Plant.
- Energy Efficient Lights.
- Recycled Water for Gardening.

## **7. LOCATION OVERVIEW - SOUTH BHUBANESWAR**

South Bhubaneswar is described as 'The Growth Corridor of Odisha' - Fully Connected, Medical Hub, Education Hub, Infovalley, and Lifestyle destination. Metro King's Court is located away from the hustle-bustle of the city centre yet provides excellent connectivity to it. It is just 15 minutes from Taj Vivanta and DN Regalia Mall, and 20 minutes from Khandagiri Square via NH-16. For a king-size life at Bhubaneswar, the road is always down South.

### **Distance from Key Landmarks**

- National Highway (NH-16): 1.8 kms.
- Khurda Road Junction: 3.5 kms.

- Infovalley: 7.0 kms.
- BSF Base: 6.0 kms.
- Khandagiri: 14.0 kms.
- Baramunda: 16.0 kms.

### **Travel Times to Key Destinations (Approximate)**

- NH-16: 2 Minutes drive.
- Jaydev Bihar: 20 Minutes drive.
- Biju Patnaik International Airport: 30 to 35 Minutes drive.
- DN Regalia / Taj Vivanta: 15 Minutes drive.
- Welcomhotel by ITC: 15 Minutes drive.
- Barunei Hills: 20 Minutes drive.
- Infovalley Park (Software Hub): 20 Minutes drive.

### **Education Hub - Nearby Institutions (Approx. Travel Times)**

- Cohen International School: 10 Minutes.
- DAV School: 10 Minutes.
- DN Wisdom Tree: 10 Minutes.
- KV School: 10 Minutes.
- IIT (Indian Institute of Technology): 10 Minutes.
- NISER (National Institute of Science Education and Research): 10 Minutes.
- Centurion University: 10 Minutes.
- KIST (Kalinga Institute of Industrial Technology): Nearby.

### **Medical Hub - Nearby Hospitals (Approx. Travel Times)**

- Tata Memorial Centre (upcoming at NISER - Department of Atomic Energy, Rs. 630 Crore Cancer Hospital, 27 Acres land parcel allocated): 10 Minutes.
- Bagchi Sri Shankara Cancer Hospital (750-bed Super Speciality Cancer Hospital, 20 Acres at Infovalley, Completion 2023): 12 Minutes.
- All India Institute of Medical Sciences (AIIMS) Bhubaneswar: 19 Minutes.
- AMRI Hospital: 20 Minutes.
- SUM Hospital: 25 Minutes.

### **Infovalley Park - Hi-Tech Neighbourhood**

- Planned on a 613-Acre parcel in ITIR, Bhubaneswar.
- 262 Acres Notified as IT SEZ.
- 35 Acres Business Park.
- 160 Acres proposed for ESDM Park.
- 113 Acres open green area.
- In close vicinity to 1200-Acre Modern Integrated Township of BDA on Walk to Work Concept.
- Master Planning being undertaken by Jurong Consultants Pte Ltd., Singapore.
- Infosys Ltd. is the Anchor Tenant in the IT SEZ.
- Government of Odisha Collaboration with Hsinchu Science Park, Taiwan for Investment promotion in the park.

## 8. CONSTRUCTION QUALITY AND TEAM

Homes at Metro King's Court are crafted with impeccable build quality, a testament to the expertise and dedication of the exceptional team of Architects and Engineers behind them. Every aspect of these residences is meticulously planned, from the foundation to the finishing touches. The finest materials are selected, ensuring durability and longevity, while the latest construction techniques are employed to guarantee structural integrity. Attention to detail is evident in every corner, resulting in spaces that exude both functionality and aesthetic appeal.

These homes stand as a testament to the unwavering commitment of the team, creating not just houses, but enduring havens where families can thrive for generations to come.

### Project Team

- Architect: A. Design.
- Project Contractor: SPD (construction company known for highest quality standards across Odisha and India).
- Landscape Consultants: Singhal Associates.
- Interior Design: Studio Red Interiors (interior work carried out at extra cost by Studio Red).

## 9. LEGACY AND VISION

Metro King's Court is built on the philosophy that land is an ever-appreciating asset. Build a legacy from the ground up and pass it on to the next generation. With land being an ever-appreciating asset, there is no better gift you can give your children and grandchildren. For ages, the most successful and influential people in the world have always lived on their own land, in their own independent villas. Metro King's Court offers that opportunity to its residents.

South Bhubaneswar is an entirely new facet of Bhubaneswar. From world-class hotels like Taj and ITC, international gyms, multiplexes, restaurants, cafes, clubs and a plethora of shopping opportunities at malls, South Bhubaneswar shows no signs of slowing down when it comes to lifestyle avenues. With constant new places of entertainment evolving, you are in for a ton of fun while your stay here without missing out on instant access to the city's other parts by the superb connectivity of fly-overs. For a King-size life at Bhubaneswar, the road is always down South.

## 10. CONTACT AND SALES INFORMATION

### Metro King's Court

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- Phone: 90900 58383.
- Website: [www.metrokingscourt.in](http://www.metrokingscourt.in).
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- Phase 3 ORERA Reg. No.: RP/19/2023/00899 | [rera.odisha.gov.in](http://rera.odisha.gov.in).

### The Oasis by Metro King's Court

- Phone: 90900 58383.
- Website: [www.oasisbymetro.com](http://www.oasisbymetro.com).
- RERA Reg. No.: RP/19/2026/01424 | [rera.odisha.gov.in](http://rera.odisha.gov.in).
- Promoter: M/s. City Trade Arcade Pvt. Ltd.

- Booking: Rs. 5 Lakhs\* to Book | Starting Price: Rs. 1.05 Crore\*.
- Payment Plan: Construction-Linked Payment Plan.

### **Registered and Corporate Offices**

- Registered Office: Metro Riverview Complex, Sunshine Field, Ring Road, Cuttack - 2. TEL: (0671) 2417764 / 2415296.
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