

GREAT ARCHITECTURE NEVER GETS OLD,
IT BECOMES A CLASSIC.



metrogroup.ind.in



METRO
KING'S COURT

YOUR LEGACY LIVES ON FOREVER.

"We have hustled for almost three decades, constantly striving for excellence, to achieve the most precious reward - *Your Happiness & Peace of Mind!*"

www.metrogroup.ind.in



29 Years

The Journey has been Incredible,
& You have been our Inspiration!

METRO **3** GROUP
DECADES
OF TRUST, COMMITMENT & VALUES

METRO
GROUP
Rise Above All.

29 YEARS OF EXCELLENCE

80+ PROJECTS

10,000+ PROPERTIES SOLD

50+ LAKHS SQ.FT. UNDERWAY

3 X RECIPIENT OF TIMES BUSINESS AWARD

EUROPEAN ARCHITECTURE
ARRIVES AT BHUBANESWAR.



Over the years, we have endeavoured to make homes that offer comfort & value and positively influence families to live & grow. From apartments to townships that enable you to live life beyond square-feet. We have created a world where you and your loved ones have the trust and security to lead life without any doubts & fear.

The time has come and we proudly introduce you to a whole new way of life. Metro King's Court promises to be a retreat that calms your body, frees your mind & soothes your soul. Blending glorious European Architecture with modern amenities, Metro King's Court is the first-of-its-kind project that is the epicenter of class & magnificence, exquisitely designed in the architectural footsteps of the colonial style.

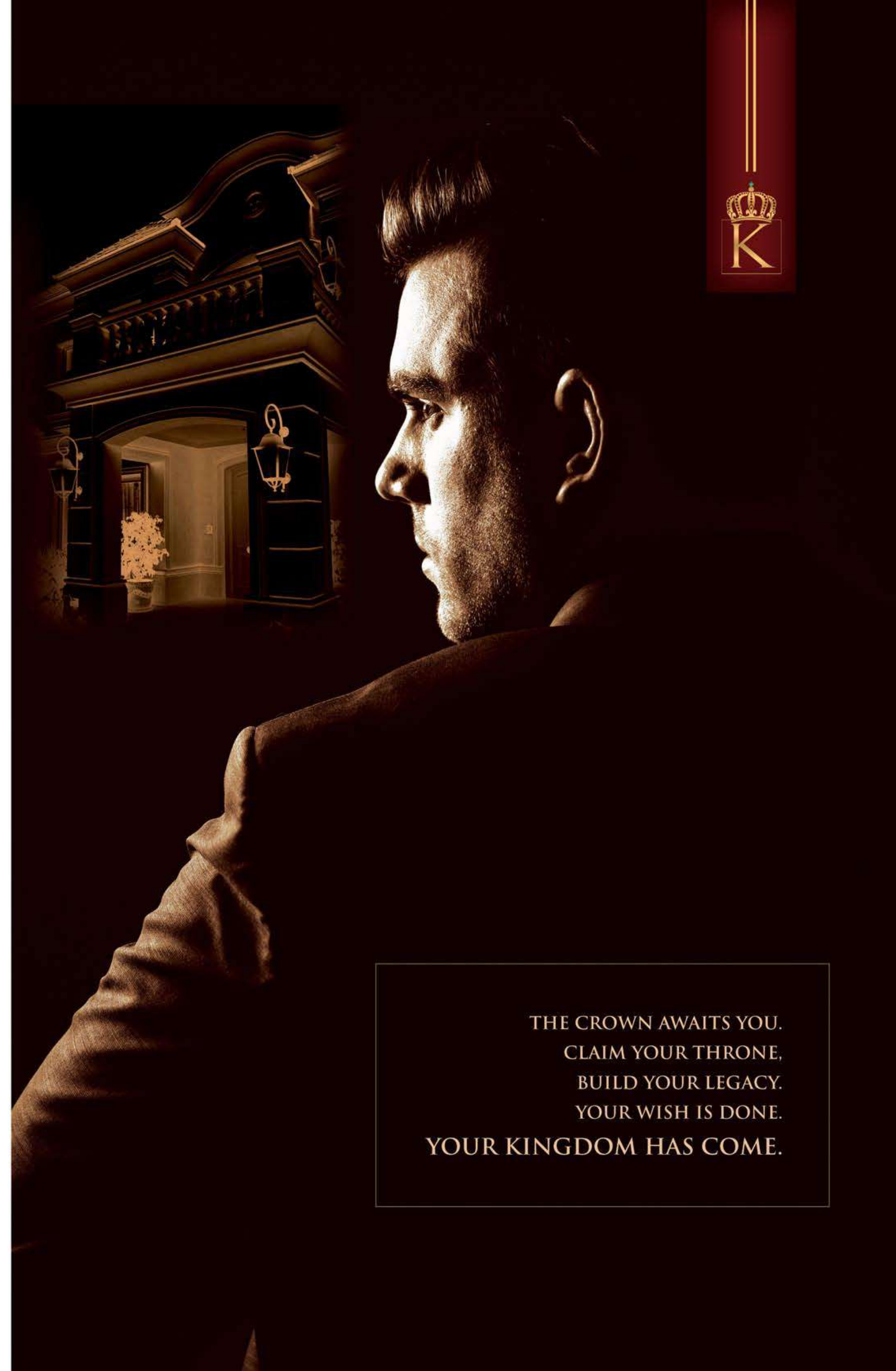
After all, Art should be created for Life, not for the Museum.



BHUBANESWAR,



IT'S TIME.



THE CROWN AWAITS YOU.
CLAIM YOUR THRONE,
BUILD YOUR LEGACY.
YOUR WISH IS DONE.
YOUR KINGDOM HAS COME.

DAWN OF THE COLONIAL ERA

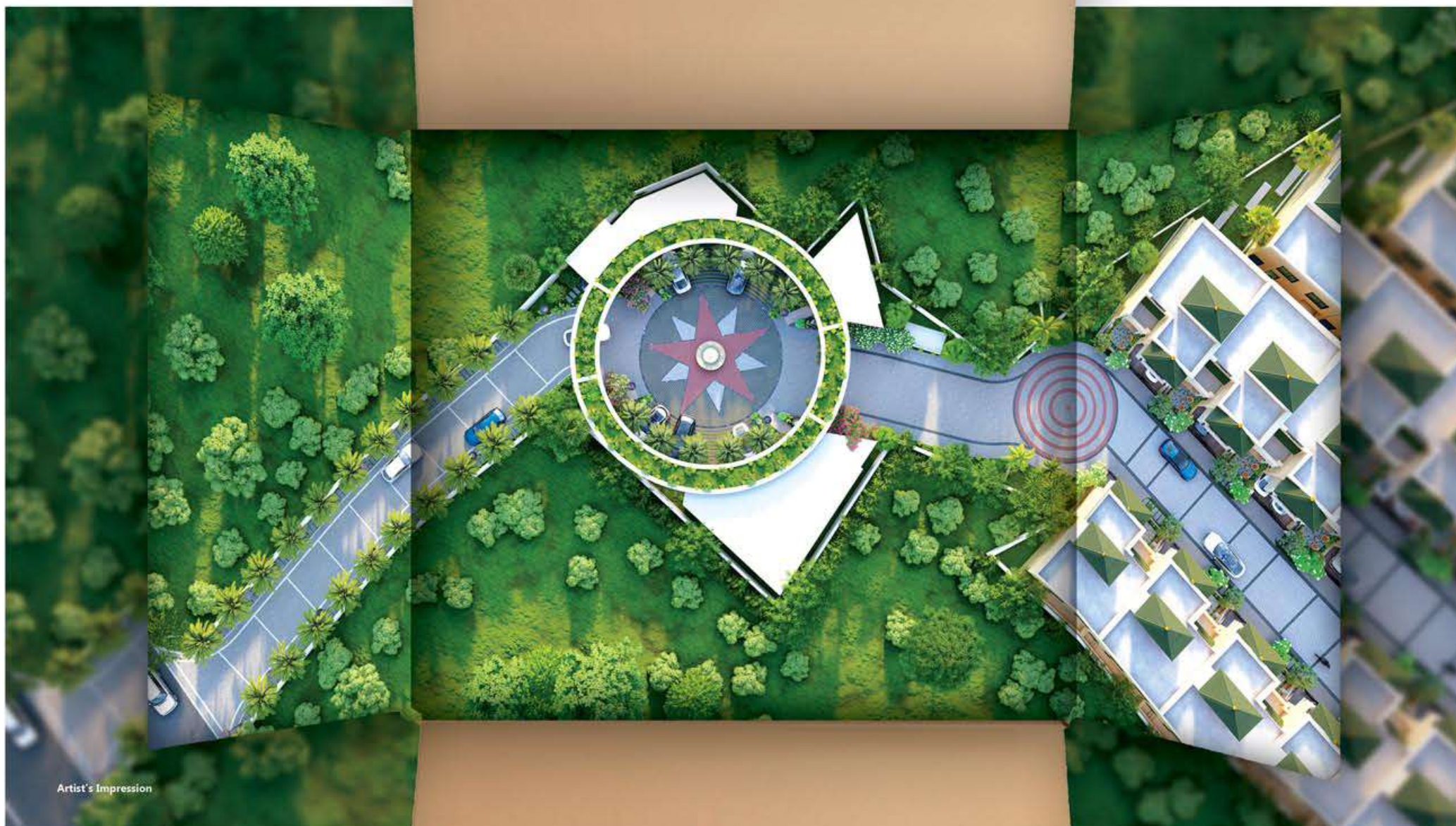
Combining splendid European glory with classical Indian architecture gives rise to an entirely unique form - *The Colonial Architecture*.

We bring to you, an entire township inspired by its sheer craftsmanship and magnificence. Sophisticated designs and strict rule of symmetry & proportion along with highly ornate interiors surrounded by lush landscaped greens.

*Immerse yourself in the iconic Spanish showpieces at Metro King's Court.
Live a life replete with luxury in the palatial villas, & cherish the opulence of the Golden Era.*



UNBOX
YOUR LIFE.



METRO
KING'S COURT
YOUR LEGACY LIVES ON FOREVER.

LIVE BEYOND BH 

Open up to a new universe of grandeur.
An universe that is timeless.
An universe that preserves your legacy forever.

WELCOME TO THE TOWNSHIP THAT BRINGS
EUROPE TO BHUBANESWAR.

LUXURY VILLAS | SPANISH ARCHITECTURE
ALL MODERN AMENITIES | OPEN FACADES

ALL YOURS.

YOUR KINGDOM IS HERE.

ENTER THE CIRCLE OF
GREATNESS.



Artist's Impression

GRAND ENTRANCE WITH VISITORS PARKING

Inspired by the Greatness of the Colonial Era, Built with intricate detailing.
One word to describe this concrete marvel - **PERFECTION.**

AND, PERFECTION IS TIMELESS.

METRO
KING'S COURT
YOUR LEGACY LIVES ON FOREVER.



Artist's Impression

WELCOME, YOUR MAJESTY.
YOUR COURT AWAITS YOU.



Artist's Impression

Presenting astonishing villas that provide perfect innovative residential breathing space. Inspired by Spanish Colonial Architecture, crafted with premium materials offering smart layouts & sophisticated interiors, these homes are designed exclusively for those who look forward to embrace the supreme lifestyle.

With an entire township of similar projects coming up, We give you a new standard of life with the best amenities & natural views.



PRESENTING,
METRO KING'S COURT

YOUR LEGACY LIVES ON FOREVER.



A NEW LEAGUE OF RESIDENCES
EXCLUSIVELY AT SOUTH BHUBANESWAR.

2 FLOORS | 4 BEDROOMS* | KITCHEN | LIVING HALL WITH DINING
5 TOILETS | PRIVATE LAWN WITH SIT-OUT | VERANDAH | TERRACE
LOUNGE WITH BALCONY | PORTICO | PARKING FOR 2 CARS*
SERVANT ROOM* | LUSH LANDSCAPED GREENS

*Includes master bedroom, children's room & study | for standard size vehicle | t&c apply



RELIVE THE GLORY OF THE PAST.
BASK IN THE LIGHT OF YOUR OWN SHINE.
YOUR HOME IS NOT JUST A BUILDING,
IT IS ARCHITECTURE. IT IS **ART.**





THE LIVING ROOM

Luxury is when it seems flawless, when you reach the right balance between all elements.

The chandeliers are the marvels of ultimate showiness, the jewellery of architecture.

The best rooms always have something to say about the people who live in them.

Presenting Interiors By: **STUDIO RED**
INTERIORS

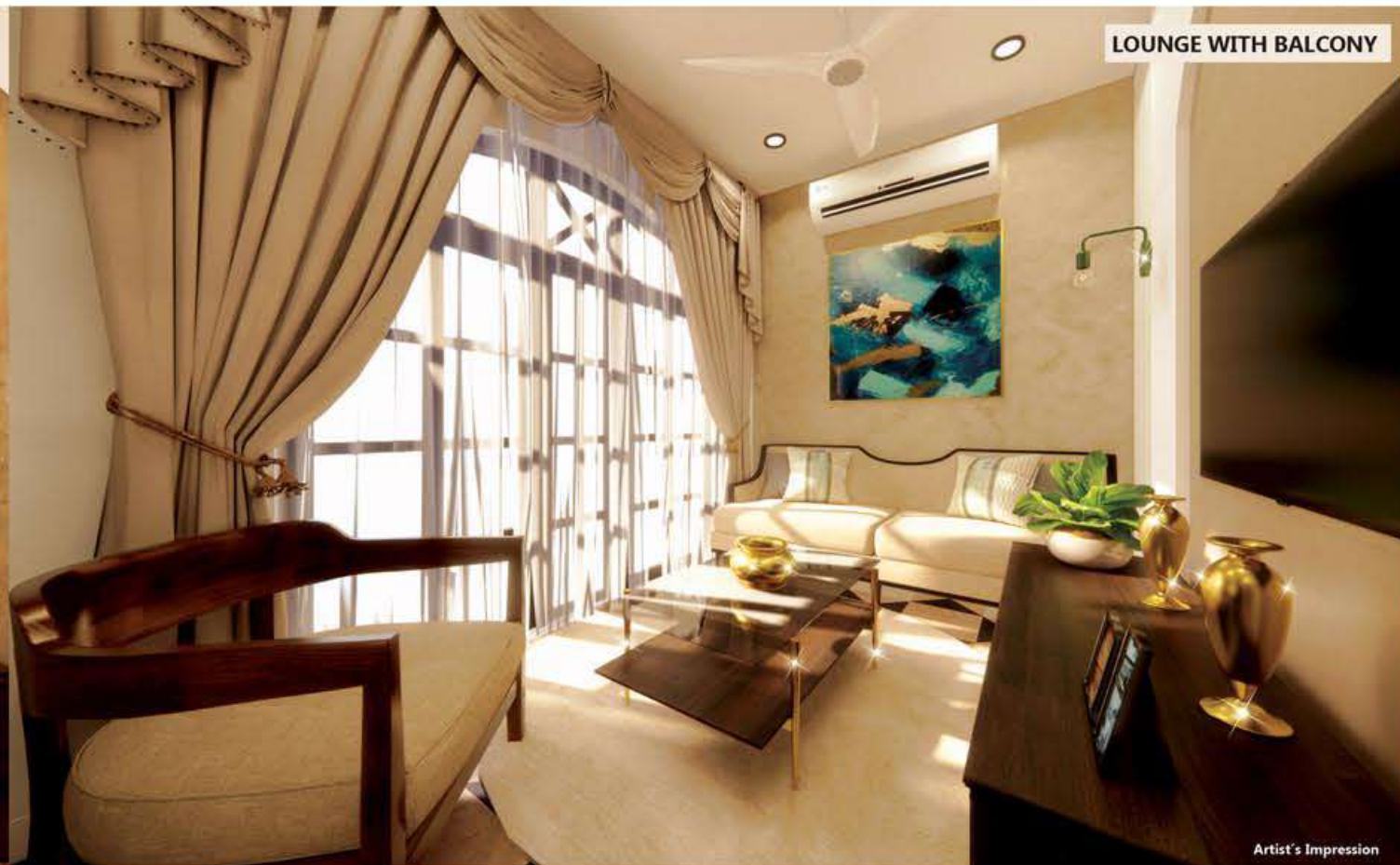
Images used for reference purpose only. Interior work will be carried out at extra cost by STUDIO RED.

ELEGANCE NEVER GOES OUT OF
STYLE.



TWO THINGS THAT MAKE
A HOME TIMELESS -
A SENSE OF HISTORY
& A PIECE OF FUTURE.

This is revival done right.
The details echo the spirit of the past.
Of craftsmanship freed from the clutches of time.
And the toil of the architects & designers to revive
the ethos of the glorious era.
Own one these masterpieces that will take your
majestic legacy forward.



THE PARK



Artist's Impression

BECAUSE NATURE IS NOT A PLACE TO VISIT.
IT IS HOME.



GOOD ARCHITECTURE
LETS NATURE IN.



CYCLING TRACK
Artist's Impression



Artist's Impression
LANDSCAPE GREENS



Artist's Impression
VILLA SIT-OUT



Artistic Impression
KIDS PLAY AREA

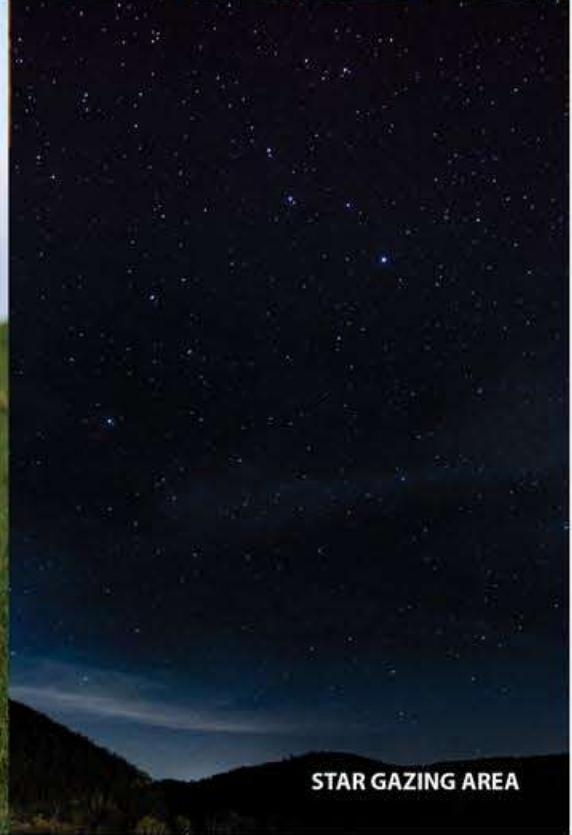


PET-FRIENDLY ZONE

BARBEQUE ZONE



YOGA LAWN



STAR GAZING AREA

There is a repose, a subtle majesty about binging with nature that is unlike any other. The refreshing outdoors also provide the perfect landscape to the day's musings.

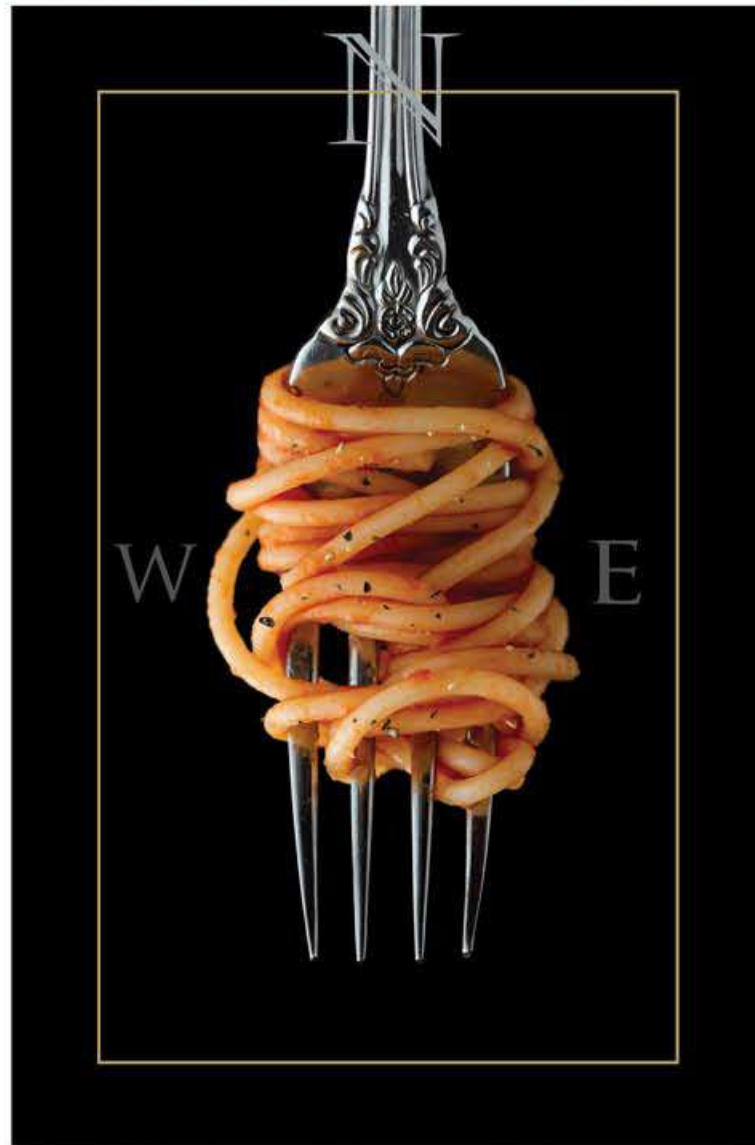
AMENITIES :

WIDE INTERNAL PAVED ROAD WITH DECORATIVE LED STREET LIGHTS | AMPLE VISITOR PARKING SPACE
 LUSH GREEN PLANTATION THROUGHOUT THE CAMPUS | STATE-OF-THE-ART LANDSCAPE, HARDSCAPE
 & LOW LEVEL LIGHTING | FOUNTAIN/ WATER BODY AT ENTRANCE | DG POWER BACKUP FOR COMMON
 AREA LIGHTING & ESSENTIAL SERVICES

OTHER FEATURES (FOR PHASE 1):

CYCLING TRACK | JOGGING TRACK | ACUPRESSURE WALKWAY | MEDITATION ZONE
 RAIN WATER HARVESTING | SEWAGE TREATMENT PLANT | ENERGY EFFICIENT LIGHTS
 RECYCLED WATER FOR GARDENING | OUTDOOR KIDS PLAY AREA | SAND PIT FOR KIDS

For the Best Lifestyle,
BHUBANESWAR'S FINEST



ALWAYS FACE SOUTH.
SOUTH BHUBANESWAR



Explore an entirely new facet of Bhubaneswar. From world class hotels like Taj & 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.

EMBRACE YOUR HI-TECH
NEIGHBOURHOOD
INFOVALLEY PARK
Just 20 mins away !



"The most awaited development in the city is the Infovalley, the second IT hub, coming up on the outskirts of city sprawling over 600 acres of land. It is being jointly developed by Odisha Industrial Infrastructure Development Corporation (Idco) and the IT major, Infosys, the anchor tenant for project, having been allotted about 50 acres of land in the park, to set up its second campus in the city. The project aims to generate direct and indirect employment for 600,000 people and Rs.1,500 crore revenue in the first three years of operation. Singapore based Jurong Consultants has submitted the master plan for the same where effective utilization of land and more open spaces is being stressed. Therefore Infovalley Park is going to smartly park Bhubaneswar at higher point on the growth trajectory."

Source : www.smartcitybhubaneswar.com

With the establishment of Infovalley Park, South Bhubaneswar cements the top contendership for becoming the next hub of the city with a promise for growth in development & value. Welcome to the Future Smart-city, Today.

Stock images used for reference purpose only

Planned on a **613 Acre** parcel
in the ITIR, Bhubaneswar

262 Acres Notified as IT SEZ

35 Acres Business Park

160 Acres proposed for ESDM Park

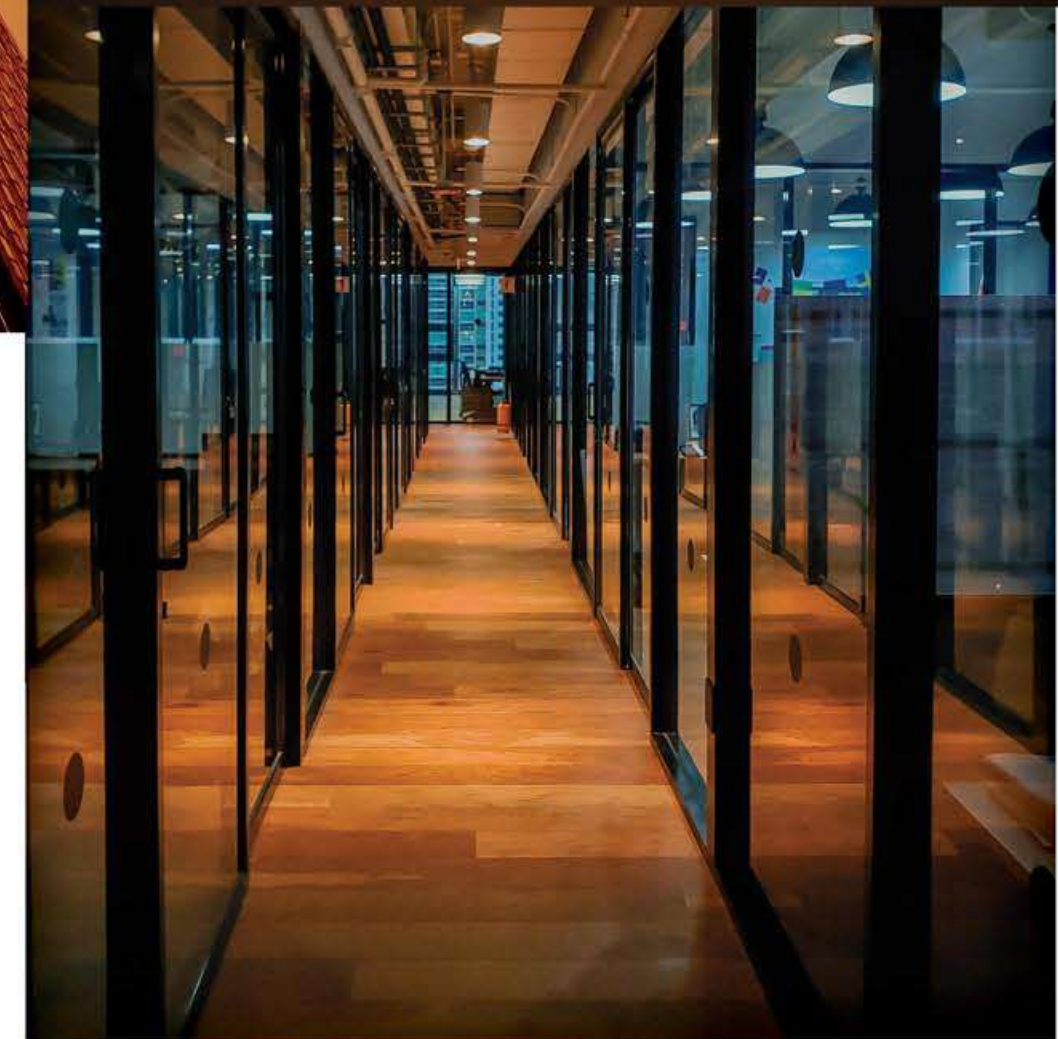
113 acres open green area

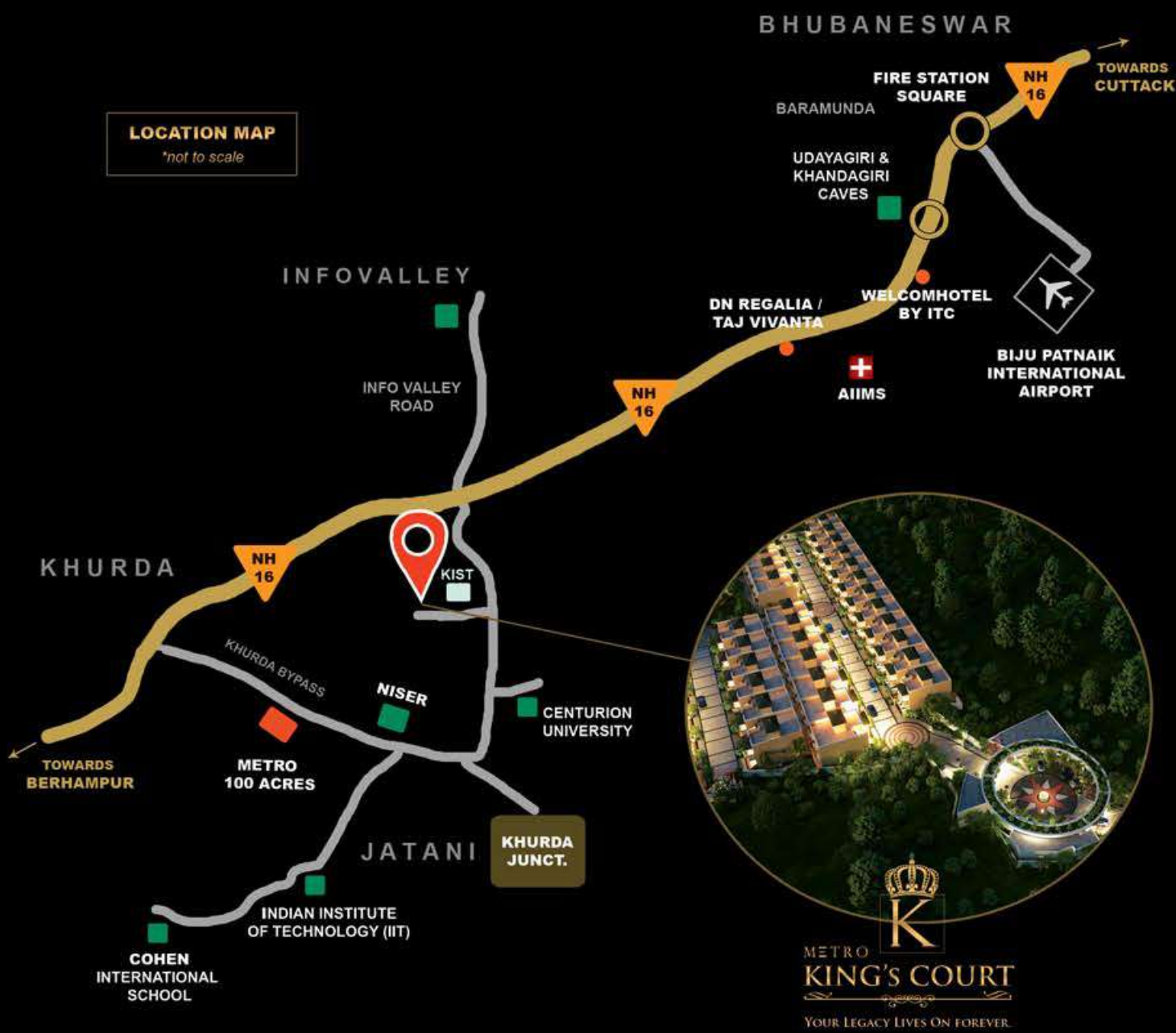
In close vicinity to 1200 Ac Modern Integrated
Township of BDA on Walk to Work Concept

Master Planning being undertaken by
Jurong Consultants Pte Ltd. , Singapore

Infosys Ltd. - Anchor Tenant in IT SEZ

Government of Odisha Collaboration
with Hsinchu Science Park, Taiwan
for Investment promotion in the park





NATIONAL HIGHWAY	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

EVERY PLACE WITH ITS THINGS &
EVERY THING IN ITS PLACE.

DN REGALIA / TAJ VIVANTA

15 mins
onwards

WELCOMHOTEL BY ITC

LIFESTYLE

COHEN INTERNATIONAL | DAV
DN WISDOM TREE | KV

10 mins
onwards

IIT | NISER | CENTURION

EDUCATION

30 mins

BIJU PATNAIK INTERNATIONAL AIRPORT

TRAVELLING

20 mins

BARUNEI HILLS

NATURE

20 mins

INFOVALLEY PARK

SOFTWARE HUB

* Estimated travelling time mentioned are approximate only and might vary due to traffic conditions or other factors.
Images used are for reference only and not actual photograph of locations.

Villa Specifications -

STRUCTURE :

R.C.C. framed structure with columns, beams and roof slabs.

WALLS :

1ST class flyash bricks masonry / AAC blocks with cement mortar.

External plaster finish with weather coat paints.

Smooth wall-putty finish with 1 coat primer and 2 coats of premium emulsion on internal walls.

STAIRCASE :

Designer granite / tile / kota stone staircase with M.S. / railing.

ROOMS :

Superior quality vitrified tile flooring.

DOORS :

Laminated designer main door with mortise lock and eye piece.

Solid laminated superior quality flush doors / HDF doors for internal doors.

WINDOW / BALCONY :

Anodized / powder coated aluminium frame with glaze shutters / UPVC window.

Granite / strips tiles on sill level.

LAWN :

Developed lawn with plants & lights

COMPOUND WALL*:

Combination of brick work & M.S. Railing

KITCHEN :

Vitrified tile flooring.

Granite cooking platform with stainless steel sink and CP fitting.

Ceramic tiles upto 2' above the counter.

TOILETS :

Anti skid ceramic tile flooring.

Designer glazed tiles upto 7' height from floor level.

Concealed plumbing.

Superior quality C.P. fittings and fixtures.

E.W.C. with flushing cistern.

Hot and cold water supply system.

ELECTRICAL FITTINGS :

Concealed wiring network with copper conductors.

Premium brand modular sockets and switches.

A/C point in all bedrooms and living room.

Telephone point in living room & master bedroom

TV point in living room and all bedrooms.

CAR PARKING :

Dedicated 2 no.s of car parking space.

SERVANT TOILET :

Indian style toilet

**wherever applicable as per plan*



PAYMENT SCHEDULE

PERCENTAGE OF TOTAL COST

Booking Amount	10% of Total Cost
Within 30 days from the date of booking	Execution of Agreement to Sale
Within 60 days from the date of booking	20% of Total Cost
On Completion of Foundation	10% of Total Cost
On Completion of Ground Floor Roof Casting	10% of Total Cost
On Completion of First Floor Roof Casting	15% of Total Cost
On Completion of Inside Brick Work / Installation of Door Frame of Respective Unit	10% of Total Cost
On Completion of Flooring & Plastering of Respective Unit	10% of Total Cost
On Installation of Door Shutters, Windows & Completion of Inside Painting Work of Respective Unit	10% of Total Cost
On Completion of Project Prior to Conveyance of Unit	5% of Total Cost



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