

A MAGNUM OPUS
IN BHUBANESWAR'S SKYLINE
FOR GENERATIONS TO MARVEL AT.



CODENAME

MESMERISE

International design. Homegrown flair.

A JV of Metro Group & AcreRise

SPLENDID 2 & 3 BED HOMES ON NH 16, SOUTH BHUBANESWAR

ORERA NO- RP/19/2024/01115 | rera.odhisha.gov.in

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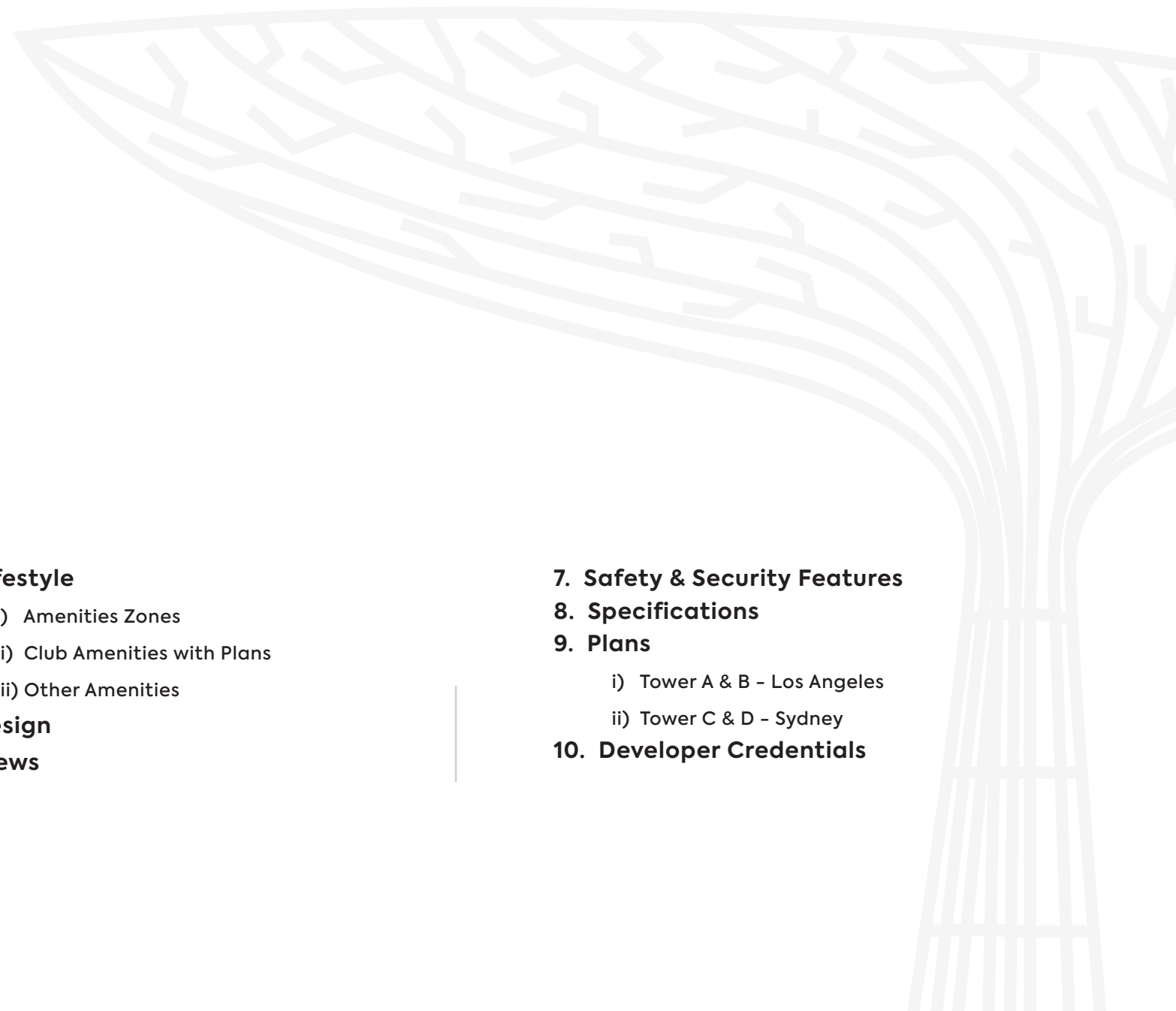
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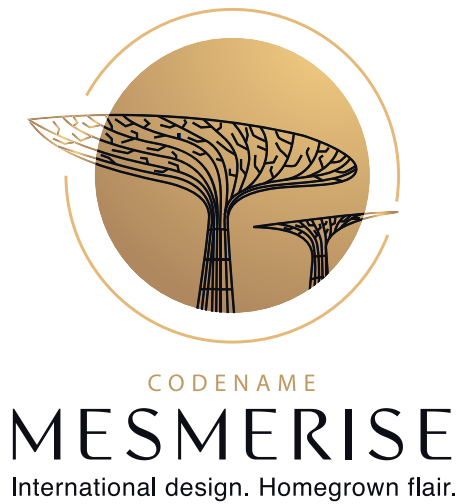
- i) Tower A & B – Los Angeles
- ii) Tower C & D – Sydney

10. Developer Credentials





STANDING TALL,
THE ALLURE ON NH 16.



A NEW VISION, A NEW HORIZON

Codename Mesmerise brings together the creativity and vision of the world's most renowned names in real estate all rolled into a mesmerising reality.

THE WORLD COMES HOME TO BHUBANESWAR.



ARCHITECT HAFEEZ CONTRACTOR, MUMBAI

Renowned Indian architect, Hafeez Sorab Contractor, born in 1950, shapes India's architectural scene with iconic towers, awarded the Padma Bhushan in 2016.

Projects:



Leela Palace, Udaipur



DLF The Camelias, Gurugram



SCI- SITE CONCEPTS INTERNATIONAL, SINGAPORE

Established in 1991, SCI is a leader in landscape architecture and urban design across eight nations, renowned for sustainable solutions and high-quality planning.

Projects:



The Residence Belle Mare, Mauritius



Hard Rock Cafe, Bali



ILC- INTERNATIONAL LEISURE CONSULTANTS LTD., HONG KONG

Specializing in consulting and management for recreational projects globally, ILC offers holistic solutions, excelling in strategic business planning, market research, and project development.

Projects:



The Duxton Club, Singapore



Ava Marina, Vietnam



**JLL-
JONES LANG LASALLE,
CHICAGO, ILLINOIS**

Utilizing cutting-edge technology, JLL supports global clients in various industries, assisting with activities like purchasing, constructing, and investing in diverse real estate assets.

Projects:



Lodha Woods, Mumbai



Hoiana Shores Golf Club, Vietnam



**FACADE CONCEPT
DESIGN,
VIETNAM**

FCD, a prominent Facade Engineering Consultant in 14 countries, contributes expertise to over 300 global projects, specializing in engineering and consultancy services.

Projects:



Paragon City, Indonesia



Krungsri Ploenchit, Thailand



**CERMAK PETERKA PETERSEN,
INC. (CPP), WINDSOR, CO,
UNITED STATES**

CPP's roots extend back more than half a century to the very beginning of wind engineering. Together, the three founders represent over 110 years of experience, offering premier consultation and testing services in the disciplines of wind engineering.

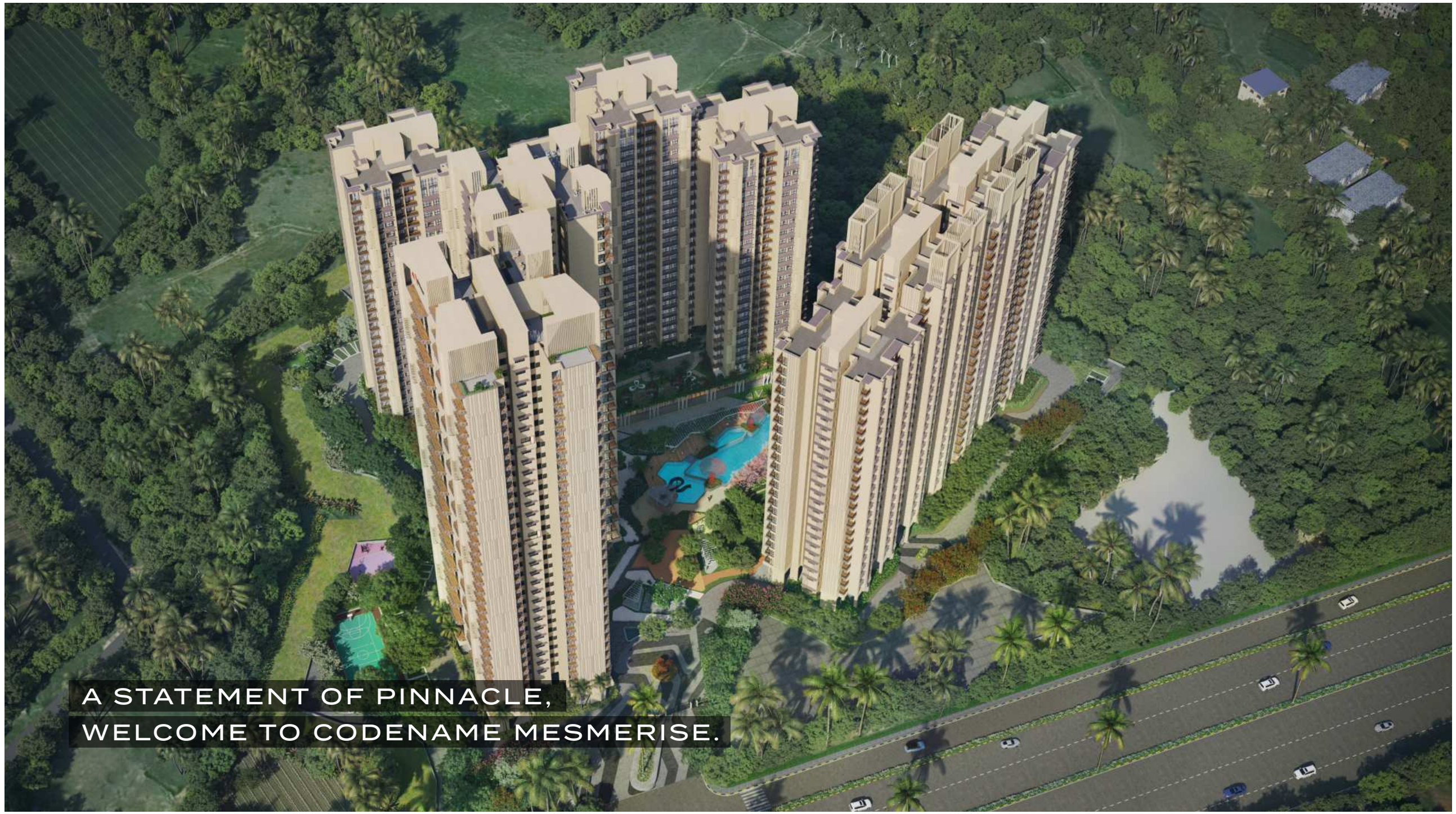
Projects:



The Marina Bay Sands, Singapore



D1 Tower, Dubai



A STATEMENT OF PINNACLE,
WELCOME TO CODENAME MESMERISE.

BEHOLD BHUBANESWAR'S NEWEST EVOLVING CORRIDOR.

Step into the redefinition of global opulence designed by world's finest, in the charming city of Bhubaneswar.
An address where urban sophistication meets strategic expansion, in the backdrop of rich Indian heritage - Right on NH 16.



STRATEGICALLY POSITIONED

Nestled in Bhubaneswar, off Chennai Kolkata Highway, and just 5 mins from Vivanta by Taj lies the next promising groundscape for unparalleled growth and seamless connectivity.



BRILLIANTLY PLANNED

South Bhubaneswar's tallest residential project, featuring chic 2 & 3 bed homes, vastu-compliant design, 100% green stilt, and more than 1-acre* of recreational landscaping for optimal ventilation.



STATE-OF-THE-ART LIFESTYLE

A cosmopolitan inspired lifestyle with over **100 exquisite amenities**, meticulously designed pool with slides, the city's finest **35,000 sq. ft.*** clubhouse - an epitome of urban luxury.



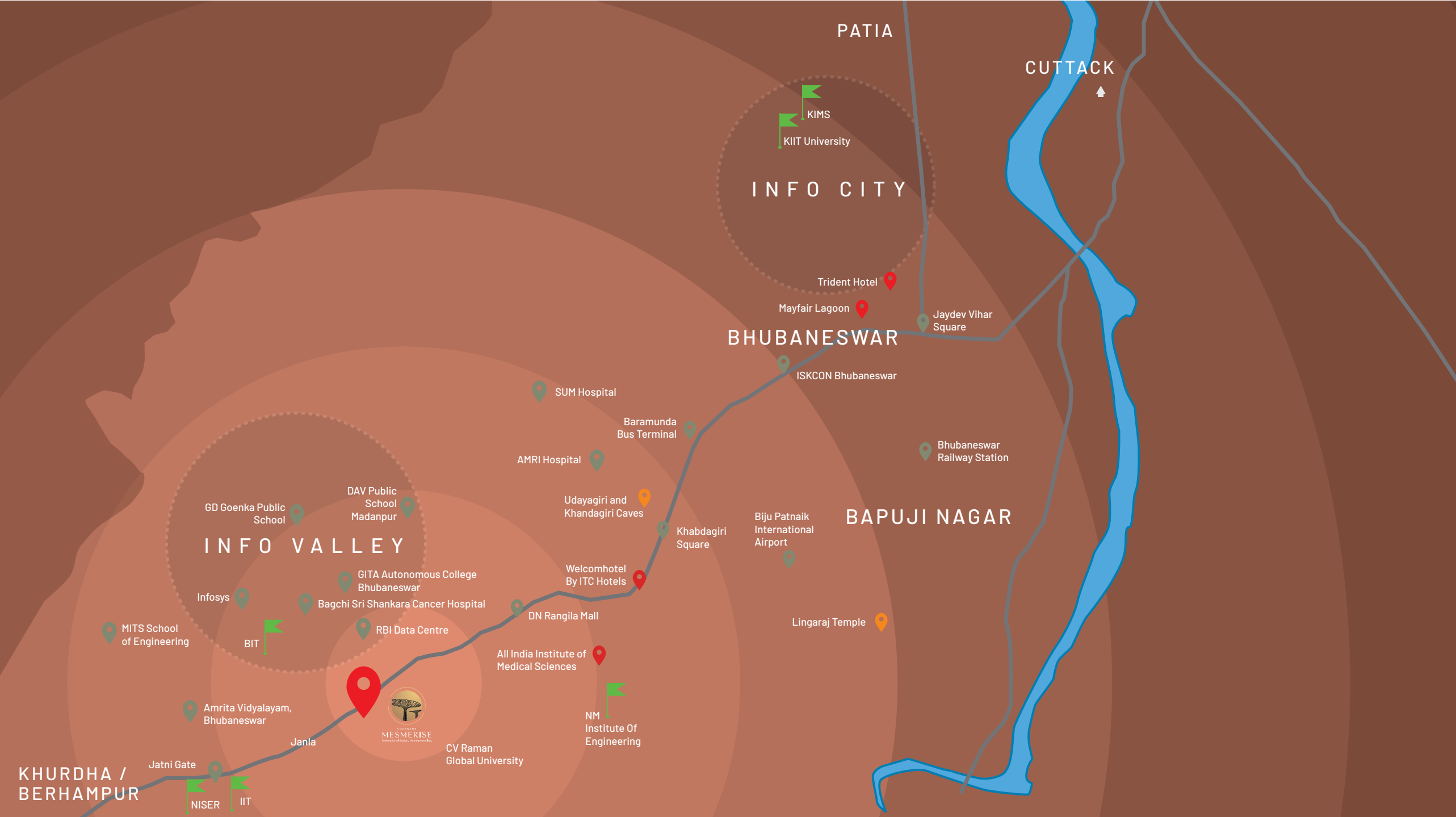
GLOBAL VISION

A secure haven of 1008 distinguished homes, where global excellence meets local opulence in the heart of Bhubaneswar for the first time ever.



A TRUSTED GUILD

A convergence of the world's two finest brands-timeless **METRO GROUP** and new-age **ACRERISE** to build around **6.2 acres*** of the highest value per square feet in Bhubaneswar.



SOUTH BHUBANESWAR- CITY'S NEXT HIGH STREET IN THE MAKING.

Encompassing immaculate growth and excellence in infrastructure, South Bhubaneswar is evidently transforming into Odisha's upcoming urban jewel and one of India's top smart cities.



CONNECTIVITY AT PAR

NH 16 offers flawless connectivity via rail and roadway to the city and other flourishing centres of Bhubaneswar with an air of seamlessness.



ACADEMIC ARENA

This locale is renowned as the epicentre for education and sports for hosting esteemed educational institutions like IIT, NISER, AIIMS, CV Raman Global, Centurion University, etc.



INVESTMENT EUPHORIA

The Make-In-Odisha gathering observed an influx of Rs. 7.2 lakh crore rupees coupled with a recent investment intent of Rs. 26,000 crore at a Japan Business Meet for South Bhubaneswar. Moreover, PATIA also welcomed Info City that ignited over 25000 jobs in early 2000s.



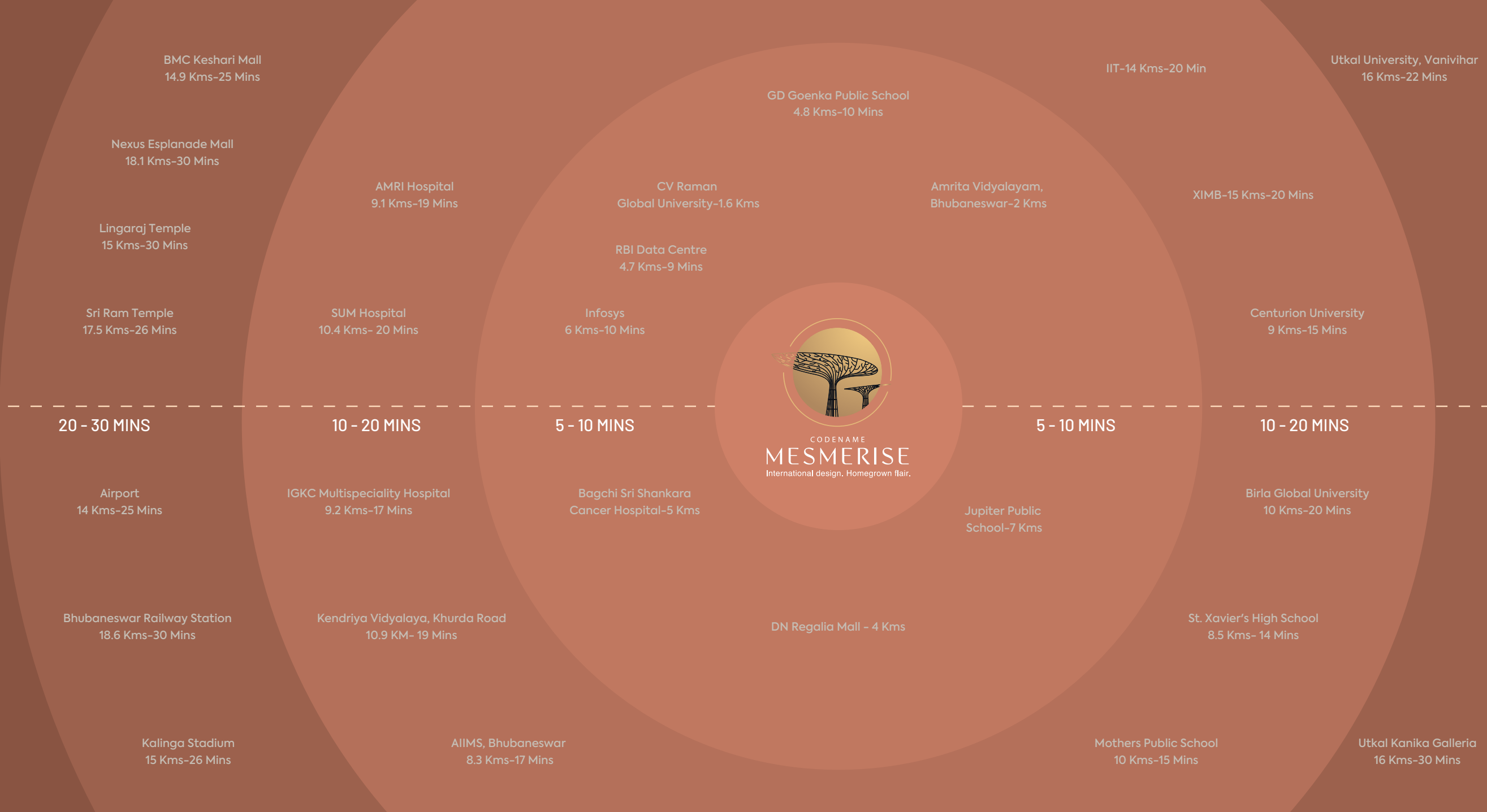
INFO VALLEY'S PROMISE

India's largest IT park, Info Valley, arriving in 2024 with 613 acres*, housing 1,00,000+ skilled professionals. It incorporates ITIR and a 262-acre* IT SEZ, strategically linked to Hsinchu Science Park through Odisha Government collaboration.



STAR-STUDED OASIS

Evolving as a tourist hotspot, South Bhubaneswar is prospering in the field of medical tourism. There is a collection of 10+ star hotels today attracting visitors from every corner of the country.





KIIT
20 Kms-35 Mins

Apollo Hospital , Bhubaneswar
16 Kms-25 Mins

20 - 30 MINS

30 - 40 MINS

KIMS-21 Kms-35 Mins

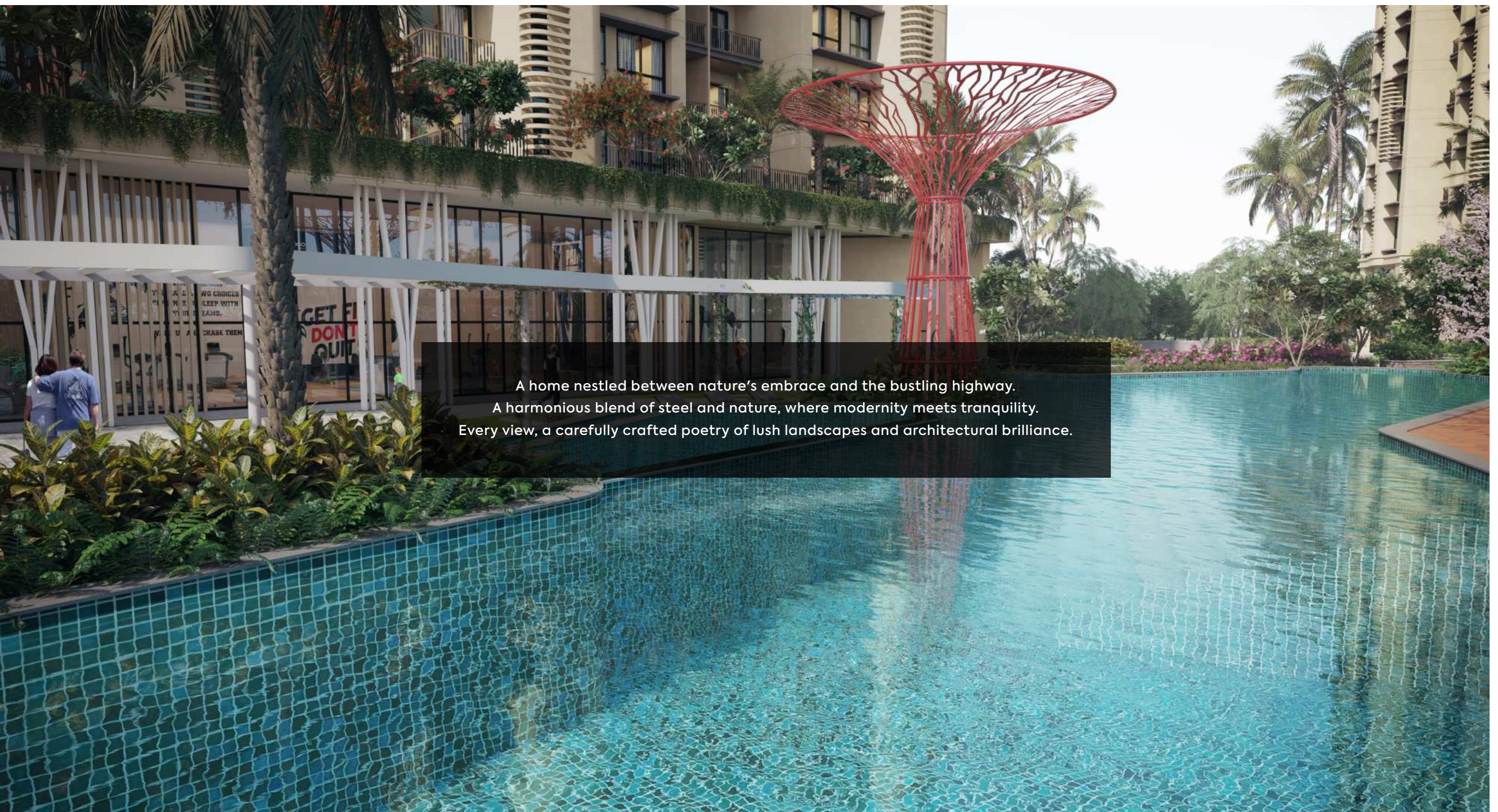
Capital Hospital
14 Kms-25 Mins

Niser
11.2 Kms-20 Mins

EVERYTHING
YOU NEED IS
JUST A WHISKER
AWAY.



EVERY BRICK WHISPERS CLASS,
& EVERY CORNER ECHOES LUXURY
-UNVEILING CODENAME MESMERISE.



A home nestled between nature's embrace and the bustling highway.
A harmonious blend of steel and nature, where modernity meets tranquility.
Every view, a carefully crafted poetry of lush landscapes and architectural brilliance.



REFINE YOUR SWIM IN
OPULENT DEPTHS.

THE MARINA

WELCOME TO THE MARINA

South Bhubaneswar's skyline is poised to become one of the city's most grand and breathtaking masterpiece. With architecture so elegant that it transcends imagination and interiors so spacious that it only seems magically possible. Stunning vistas surrounding it to captivate your senses and more than 1-acre* of lavish recreational expanse to adorn your dreams.



THE CREATIVE
ZONE



THE ENTERTAINMENT
ZONE



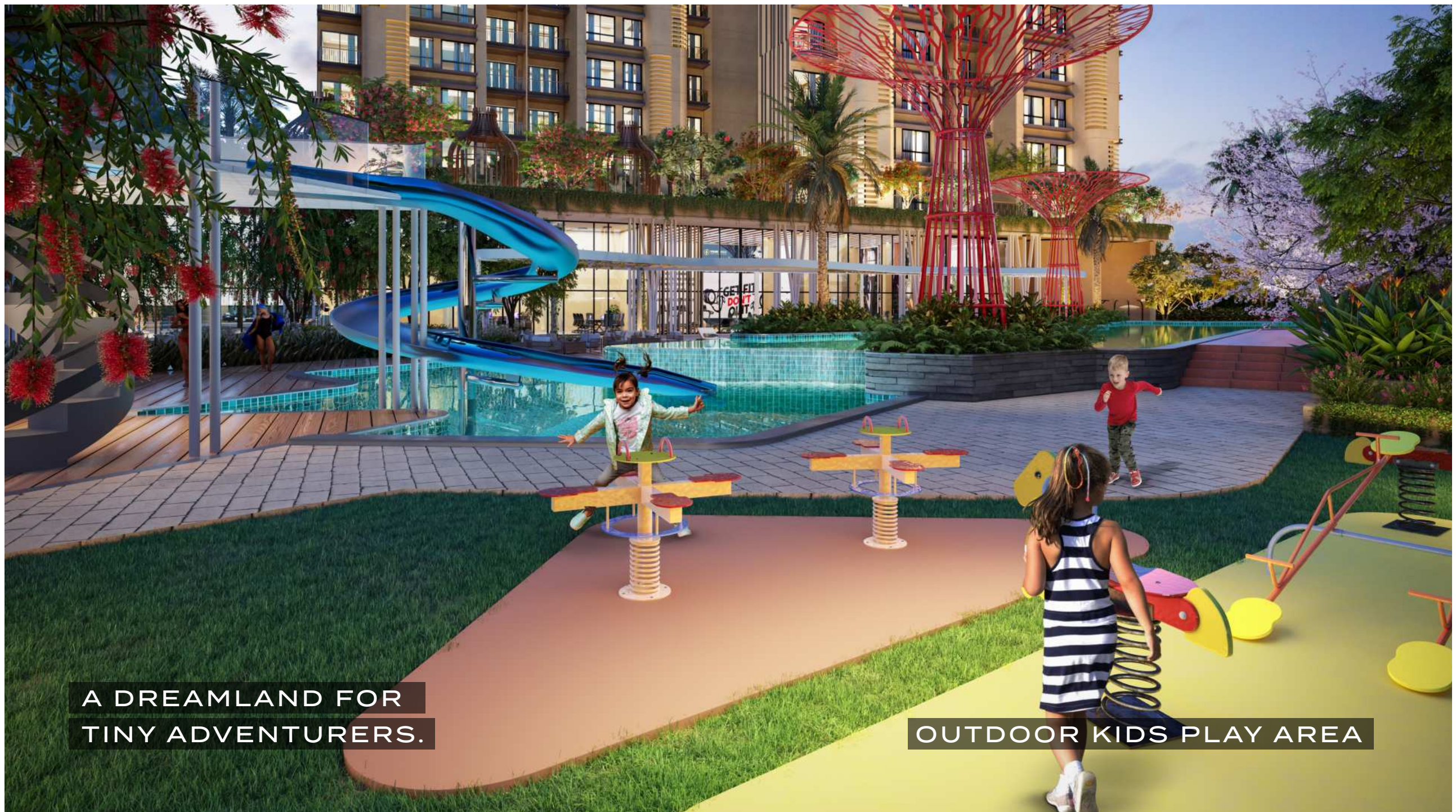
THE FITNESS
& HEALTH ZONE



THE RELAXATION
ZONE



THE CONVENIENCE
ZONE



A DREAMLAND FOR
TINY ADVENTURERS.

OUTDOOR KIDS PLAY AREA

THE CREATIVE ZONE

An ideal spot for toddlers and adults who love to spend time socialising with neighbours in creative fun and sport events. Adults can challenge each other in karaoke and kids can team up to play princess castle under the sun in the sandpit.



KIDS' POOL WITH WATER SLIDER



OUTDOOR KIDS PLAY AREA



TODDLER'S PLAYROOM/CRÈCHE



COMICS LIBRARY



AMPHITHEATRE WITH RESTING PODS



BOARD GAMES PLAYROOM



LIBRARY



SANDPIT



KARAOKE ROOM



ART GALLERY



THEATRICAL HAVEN, WHERE
ELEGANCE MEETS ENTERTAINMENT.

MINI THEATRE

THE ENTERTAINMENT ZONE

A vibrant space crafted to amuse everyone, be unwinding with friends in the video game lounge during weekends or enjoying a date night in the private party terrace barbequing and dancing. This zone is where entertainment takes centre stage in the comfort of your close community.



PRIVATE PARTY TERRACE WITH BBQ*



VIDEO GAME LOUNGE



OUTDOOR GIANT SCREEN TO ENJOY GAMES
NEAR SWIMMING POOL



PARTY LAWN WITH DJ LOUNGE



MINI THEATRE



BANQUET HALL & PRE-FUNCTION AREA



SPOTLIGHT ON SPORTS
IN OUR ALL-SEASON COURT.

BADMINTON COURT

THE HEALTH & FITNESS ZONE

To foster a healthy community, fitness comes first. With curated wellness spaces that goes beyond the conventional, this athletic cum fitness zone is for whoever wishes or needs to engage in workouts, meditate in serenity, or rejuvenate in spa salon. Be it to embrace a healthier lifestyle or to pursue passion in sports, this facility is tailored for you.



JOGGING TRACK



CYCLE TRACK



OUTDOOR GYM



MULTIPURPOSE COURT



MULTIPURPOSE LAWN



YOGA/MEDITATION ROOM



SAUNA



HEALTH /JUICE BAR



HALF BASKETBALL COURT



UNWIND AS BUBBLES
DANCE FOR YOUR PLEASURE.

SPA WITH JACUZZI

THE RELAXATION ZONE

With specially curated facilities, this zone is curated to rejuvenate the mind and body. With facilities like jacuzzi, poolside cabanas, sculpture garden, sky observatory deck, relaxation lounge, etc. where elders, toddlers and specially-abled residents can indulge in stress-free and peaceful activities at any time of the day.



LEISURE POOL



POOLSIDE CABANAS



SCULPTURE GARDEN



GAZEBOS



SPA/JACUZZI



PET PARK



READING ZONE



SKY OBSERVING DECK



OPEN AIR THEATRE



AMPHITHEATRE



CHARGE INTO THE
FUTURE AT OUR EV ZONE.

EV CHARGING STATIONS

THE CONVENIENCE ZONE

Keeping every day needs in mind, this zone is designed with unparalleled convenience seamlessly integrating into basics of lifestyle. Enjoy quick grocery shopping from the in-house supermarket or the luxury of 24x7 water supply during a full-house wedding season, everything necessary is within reach.



CAR WASHING SPACE



ELECTRIC VEHICLE CHARGING POINTS



DEDICATED PARKING FOR VISITORS



SOLID WASTE MANAGEMENT SYSTEM



POWER BACK UP FOR COMMON AREA



LAUNDRY PICK UP & DROP FACILITY



PARCEL PICK UP AND DROP FACILITY
FOR RESIDENTS



DEDICATED RESTING AREA FOR MALE &
FEMALE DRIVERS, CAMPUS WORKERS, ETC.



POWER BACKUP INSIDE FLATS*

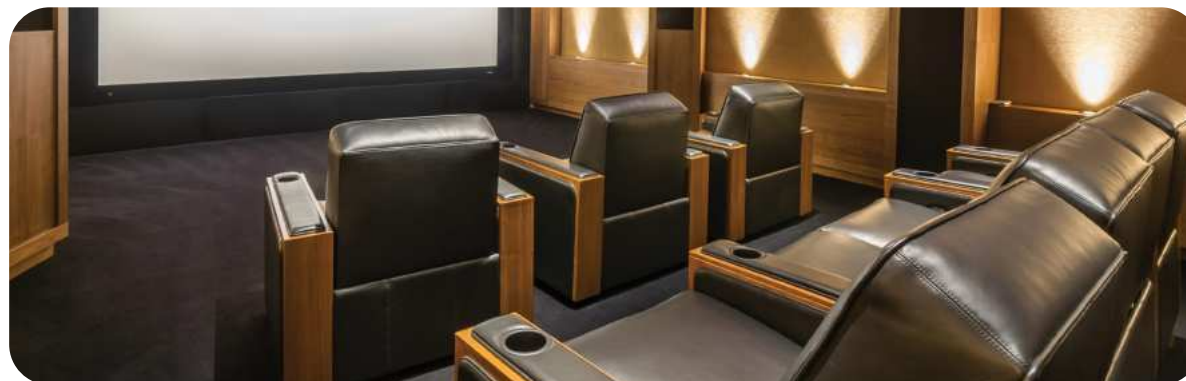
IN-HOUSE
FINE DINING



PERFORMING
ARTS CLUB



MINI THEATRE
WITH DOLBY ATMOS



WORK-FROM-HOME
PODS



TREE WALKS &
WATER SLIDES
FOR KIDS



INTRODUCING CLUB AMAZON.

Welcome to Club Amazon, a multi-dimensional sanctuary for wholesome experience with family, friends or just oneself to celebrate a win or an anniversary. Be it a cultural event or an artistic program, this club is fit to hold a thousand spectators all at once. From adventure galore to fine dining, relaxing by the pool to me-moments in the lush garden, rejuvenating walks to experiencing creative performances or exhibits, a 35,000 sq. ft.* club is all you need to unwind in life.



BADMINTON COURT



SQUASH COURT



POOL TABLE



TABLE TENNIS



AIR HOCKEY



GYMNASIUM



BUSINESS LOUNGE WITH WIFI
AND WORK-FROM-HOME PODS



EXCLUSIVE GUEST SUITES 3



CHEF'S DINING AREA



STEAM BATH WITH CHANGING ROOM
AND LOCKER



EXCLUSIVITY IS
THE FABRIC OF LIVING HERE.

TREE WALK

A MULTITUDE OF 'FIRSTS'.

Lose yourself in an extraordinary retreat, where first-of-its-kind luxury amenities harmonise with pristine greens, crafted by the finest architectural excellence that you will exclusively witness here.



TREE WALKS
& WATER SLIDES



DOUBLE HEIGHT STILT WITH
GREENERY & AMENITIES



SOCIAL SPACE
FOR PERFORMING ARTS



CULINARY DELIGHT
WITH AN IN-HOUSE RESTAURANT



LEGO LOUNGE
& COMIC LIBRARY



SMART MINI THEATRE WITH
DOLBY ATMOS & KARAOKE ROOM



SKY OBSERVATORY DECK
& GUEST SUITES



VIDEO GAMING
ARCADE



OUTDOOR OPEN THEATRE TO ENJOY
GAMES NEAR SWIMMING POOL



MOVIE THEATRE



EVERY LINE, CURVE & STRUCTURE
TELLS A TALE OF CRAFTSMANSHIP.

80% OPEN GREEN SPACE

A MASTERPIECE SCULPTED FROM ART & VISION.

Step into enchanting 2 & 3 bed homes by Architect Hafeez Contractor, blending architectural expertise and timeless elegance. Modern convenience, vastu compliance, and breathtaking vistas of the metropolis await you.



LANDSCAPE

Transport to Singapore with the Super Tree Grove, creating an immersive theme park experience.



CONSTRUCTION TECHNOLOGY

RCC structure with MIVAN system ensures resilience against earthquakes, cyclones, and fire explosions.



VAASTU

Both master plan and unit plans adhere to vastu parameters.



SUSTAINABILITY

Commendable eco-balance, water consumption, sewage treatment, and smart metering in these homes.



DURABILITY

A selection of tiles from renowned brands like Kajaria / RAK / Somany / OASIS/ LIOLI, etc. or equivalent.



FUNCTIONALITY

Premier bath fittings sourced from Grohe / Jaquar / American Standard / Kohler or equivalent.



PROGRESSING &
PRESERVING.

A 100% GREEN STILT

COMMITTED TO WELL-BEING OF MOTHER NATURE.



Gardening of 300+ native tropical plants to reduce carbon footprint of the surrounding areas as well as water consumption.



Usage of the latest technology STP to treat generated sewage & the treated water from STP for gardening, car washing, flushing of cistern, etc.



Water recharge pit to balance the ground water table of the locality.



Rainwater harvesting tank to collect and reuse rainwater.



Automatic water pump monitoring system for less water wastage.



Dual pipe water supply system to reuse recycled water.



Smart metering system to assess power consumption & voltage levels.



Installation of Solar PV system for common areas lighting.



Heat resistant paints for terrace to reduce heating of the building.



Low flow dual cistern & CP fittings with foam jet to reduce water consumption.



LED light fixtures for common areas, landscape garden area & streetlights to reduce electrical consumption.

WHERE SAFETY LEADS, COMFORT FOLLOWS.

SAFETY & SECURITY FEATURES

ADVANCED SAFETY PROTOCOLS AND SECURITY FEATURES.



5 Tier Security



Ground Lift Lobby



24 X 7 CCTV Monitoring of Key Areas



Emergency Alarm in Each Unit



Security Post at Intermediate Position



Smart Pavillion : Charging Pods



Firefighting System with Advance
Safety Standards



HD Type Night Vision Camera
all over the Campus



Fire, Smoke Proof and Seismic Censored
High Speed Safety Elevator



Emergency Call Point in the Lobby
for Fire



MASTER PLAN



MASTERED BY GLOBAL EXPERTS AND DESIGNED TO PERFECTION

LEGEND

1. SECURITY WITH CANOPY
2. ENTRY PLAZA
3. ENTRY WATER FEATURE
4. STEPS
5. SUPER TREE
6. SENIOR PAVILION
7. GIANT SCREEN
8. LIBRARY
9. DROP-OFF AREA
10. KIDS POOL WITH SLIDE
11. AQUA LOUNGE
12. POOL DECK
13. LAP POOL
14. BUBBLE JET PLAY
15. JACUZZI

16. DRIVEWAY RAMP
17. ALFRESCO DINING
18. REFLEXOLOGY WALK
19. OUTDOOR KIDS PLAY WITH TRAMPOLINE
20. SKATING RINK
21. OPEN GYM
22. AROMA GARDEN
23. PERFORMANCE STAGE
24. AMPHITHEATRE
25. OPEN LAWN
26. PAVED AREA
27. MULTIPURPOSE COURT
28. HAMMOCK/COCOON GARDEN
29. TEMPLE
30. SEATING SPACE FOR SENIOR CITIZENS

31. BUTTERFLY GARDEN
32. SEATING PODS
33. SERVICES
34. AMPHITHEATRE WITH PODS SEATING
35. PET PARKS
36. TODDLERS PLAY AREA
37. OUTDOOR GAMES AREA
38. SEATING AREA
39. STEPPING STONE
40. MUSIC AREA
41. PARTY LAWN WITH DJ LOUNGE
42. BBQ ZONE
43. PRIVATE SEATING AREA
44. BAR COUNTER
45. SCULPTURE GARDEN



TOWER LOBBY

INTRODUCING TOWER LOS ANGELES

A CITY OF GLITZ
AND GLAMS.

This tower boast a lobby that transports you to the glamour of Los Angeles' red carpet. Prepare to step into a captivating entryway that will leave you awe-inspired with picture-perfect moments destined to grace your Instagram feed.

TOWER PLAN

WING A & B

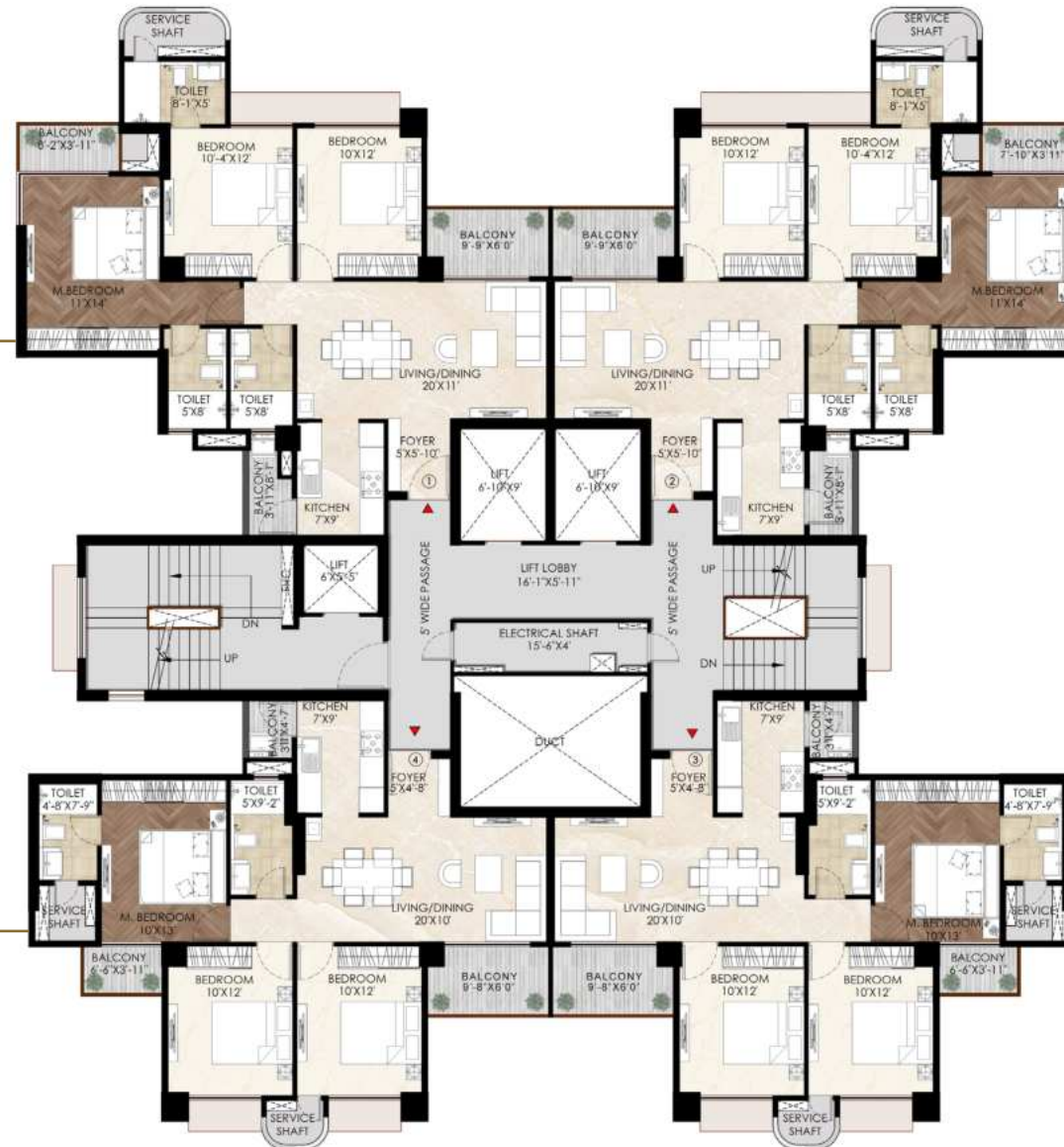
WELCOME TO LOS ANGELES! 3 BED HOMES WITH A CHIC AND SWANKY HOLLYWOOD- STYLED LOBBY EXPERIENCE.

3B 3T
SBUA - 1610 sq. ft.
CA - 888 sq. ft.
Balcony area - 114 sq. ft.

3B 3T
SBUA - 1610 sq. ft.
CA - 888 sq. ft.
Balcony area - 114 sq. ft.

3B 2T
SBUA - 1420 sq. ft.
CA - 780 sq. ft.
Balcony area - 100 sq. ft.

3B 2T
SBUA - 1420 sq. ft.
CA - 780 sq. ft.
Balcony area - 100 sq. ft.





TOWER LOBBY

INTRODUCING TOWER SYDNEY

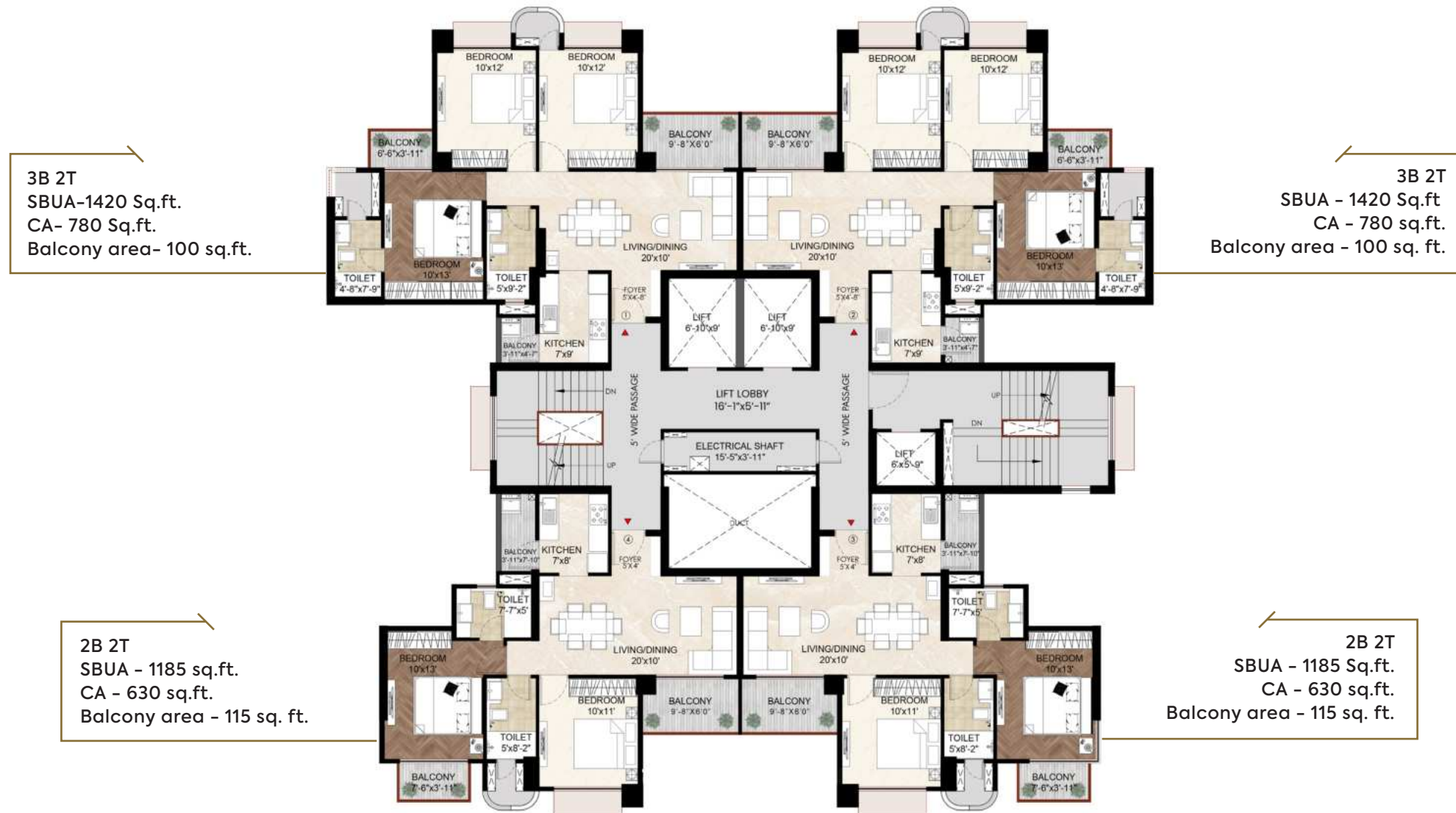
A CITY OF EVER
CHANGING GRAFFITI.

This tower boasts of a lobby that serves as a gateway to Sydney's vibrant urban lifestyle. Here every moment feels serendipitous as you step into the enchanting entryway that will leave you feeling lucky to witness.

TOWER PLAN

— WING C & D —

WELCOME TO SYDNEY! 2&3 BED HOMES WITH THE LOBBY DESIGN INSPIRED BY THE COOL VIBE OF SYDNEY.



OUR BLUEPRINT OF INNOVATION & QUALITY.

SPECIFICATIONS



STRUCTURE

- Earthquake resistant RCC frame structure



WALLS

- External wall: Texture paints/Weather coat paint as applicable
- Smooth Wall Putty for internal wall



TOILET

- Anti-skid tile flooring
- Designer wall tiles
- Concealed plumbing
- Superior quality C.P. fittings and fixtures
- E.W.C. with flushing cistern
- Hot and cold water supply system



STAIRCASE

- Designer Granite/Tile/Kota stone staircase with M.S. railing



LIVING/DINING/ BEDROOM FLOORING

- Superior quality vitrified tile



KITCHEN

- Superior quality vitrified tile flooring
- Provision for modular kitchen
- Provision for electrical chimney & electrical points for refrigerator, microwave, exhaust fan, mixer & grinder



BALCONY/DECK

- M.S Railing as per elevation
- Anti-skid ceramic tiles



DOORS

- Laminated/Pre-engineered designer main door with Digital Main Door lock
- Solid Laminated superior quality doors/HDF/Pre-engineered Flush Doors for internal doors



WINDOWS

- Powder coated aluminium system windows



AIR- CONDITIONING

- Conceal copper & drain pipes for AC or AC systems to be provided in all the rooms & living/dining area at extra cost as per actual preferably Mitsubishi/Daikin, etc as selected by promoter



ELECTRICAL

- Copper wire in concealed conduit with provision for light points, AC, TV & telephone
- Premium brand Modular sockets and switches
- TV provision in all bedrooms and living room



ELEVATORS

- High speed elevators with ARD facility



FIRE FIGHTING & DETECTION SYSTEM

- As per fire safety recommendation/NBC



WHEELCHAIR ACCESS

- To all blocks



SEWAGE TREATMENT PLANT (STP)

- High quality with latest technology



WATER TREATMENT PLANT (WTP)

- High quality with latest technology



STREET LIGHTS

- Energy efficient LED street lights



SOLAR ENERGY

- Solar power backup for common areas



WINDOW & BALCONY GRILLS

- Safety MS/invisible grills for windows and balconies, can be installed by the allottees as per uniform design selected the architect and developers at an extra cost

A BRAND WITH LEGACY ETCHED IN EXCELLENCE.



RECENT / ONGOING PROJECT

- 🏆 30+ years of experience
- 🏆 80+ projects
- 🏆 10,000+ properties sold
- 🏆 4 times winner of TIMES BUSINESS AWARDS
- 🏆 A trusted real estate brand in Bhubaneswar
- 🏆 Developed 3.5 million sq. ft. of area

METRO KINGS COURT



METRO GREENWOOD PRISTINE



METRO GREENWOODS



THE SYNERGY TOWARDS A NEW VISION, A NEW HORIZON.



ACRERISE™
Keeping You Ahead

RECENT / ONGOING PROJECT

- 🏆 15+ years of real estate experience
- 🏆 A young brand which became popular in a short span of time
- 🏆 10 lakhs + sq. ft. under construction
- 🏆 30 lakhs sq. ft. of construction by 2025
- 🏆 Developed 3 lakh sq. ft. of area

ACRERISE AURA



ACRERISE AMANTRAN



ACRERISE AURELIA





CODENAME
MESMERISE
International design. Homegrown flair.

Site Address – Plot No.- 423, Uttarmundamuhan Janla,
NH 16, Bhubaneswar, Odisha 752054

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