

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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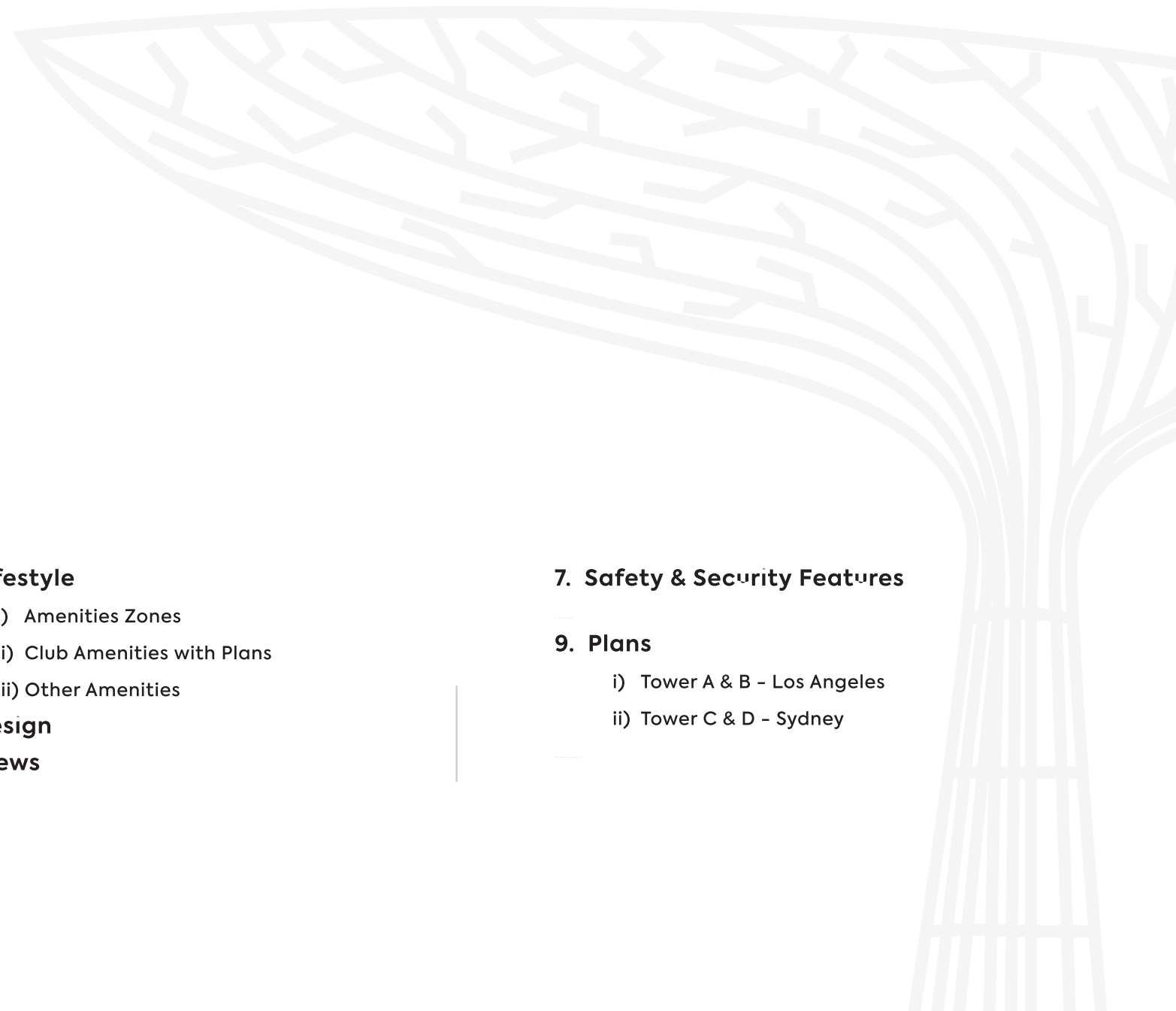
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STANDING TALL,
THE ALLURE ON NH 16.



CODENAME
MESMERISE
International design. Homegrown flair.

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

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

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.



POSITIONED

Highway, and just 5 mins from Vivanta by Taj lies the next promising groundscape for unparalleled growth and seamless connectivity.



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.



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



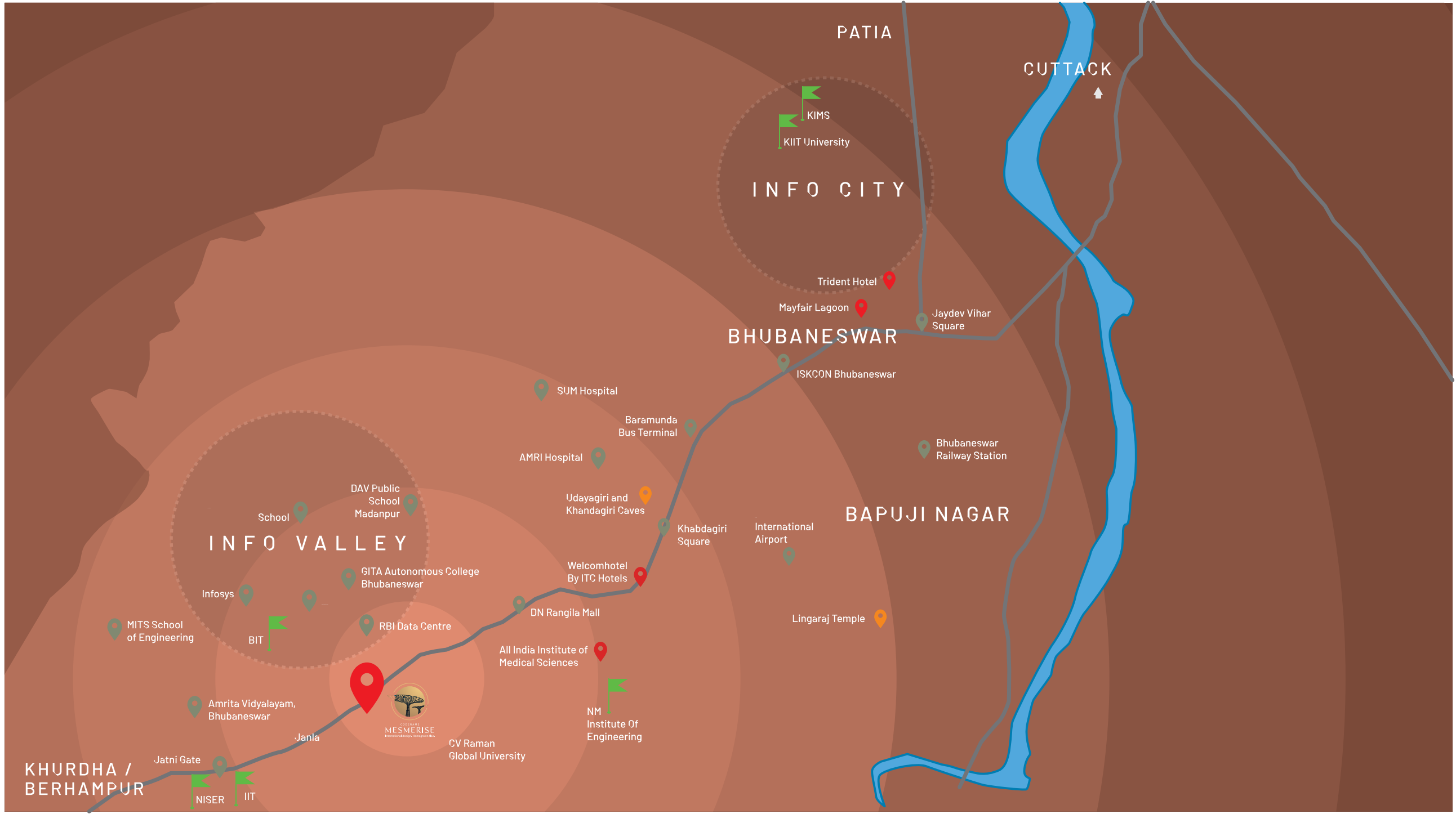
GLOBAL VISION

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



A TRUSTED GUILD

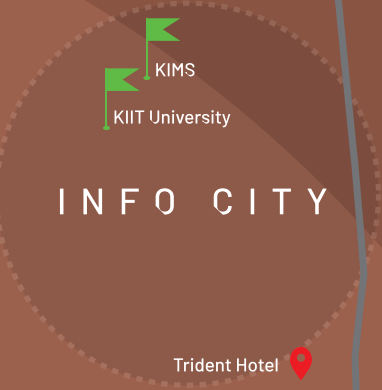
timeless **METRO GROUP** and new-age to build around **6.2 acres*** of the highest value per square feet in Bhubaneswar.



PATIA

CUTTACK

INFO CITY



Trident Hotel

Mayfair Lagoon

Jaydev Vihar Square

BHUBANESWAR

ISKCON Bhubaneswar

SUM Hospital

Baramunda Bus Terminal

AMRI Hospital

Bhubaneswar Railway Station

INFO VALLEY

School

DAV Public School Madanpur

Udayagiri and Khandagiri Caves

BAPUJI NAGAR

Khabdagiri Square

International Airport

Welcomhotel By ITC Hotels

Lingaraj Temple

Infosys

GITA Autonomous College Bhubaneswar

DN Rangila Mall

MITS School of Engineering

BIT

RBI Data Centre

All India Institute of Medical Sciences

Amrita Vidyalayam, Bhubaneswar



NM Institute Of Engineering

CV Raman Global University

KHURDHA / BERHAMPUR

Jatni Gate

NISER

IIT

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.



AT PAR

centres of Bhubaneswar with an air of seamlessness.



ACADEMIC ARENA

This locale is renowned as the epicentre for education and sports for hosting esteemed CV Raman Global, Centurion University, etc.



INVESTMENT EUPHORIA

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 25,000 jobs in early 2000s.



PROMISE

professionals. It incorporates ITIR and a collaboration.



OASIS

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



Nexus Esplanade Mall

Lingaraj Temple

Sri Ram Temple

20 - 30 MINS

Airport

Bhubaneswar Railway Station

AMRI Hospital

SUM Hospital

10 - 20 MINS

AIIMS, Bhubaneswar

CV Raman

RBI Data Centre

Infosys

5 - 10 MINS



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International design. Homegrown flair.

Amrita Vidyalayam,

5 - 10 MINS

Jupiter Public

Mothers Public School

Centurion University

10 - 20 MINS

Birla Global University

St. Xavier's High School



Apollo Hospital , Bhubaneswar

20 - 30 MINS

30 - 40 MINS

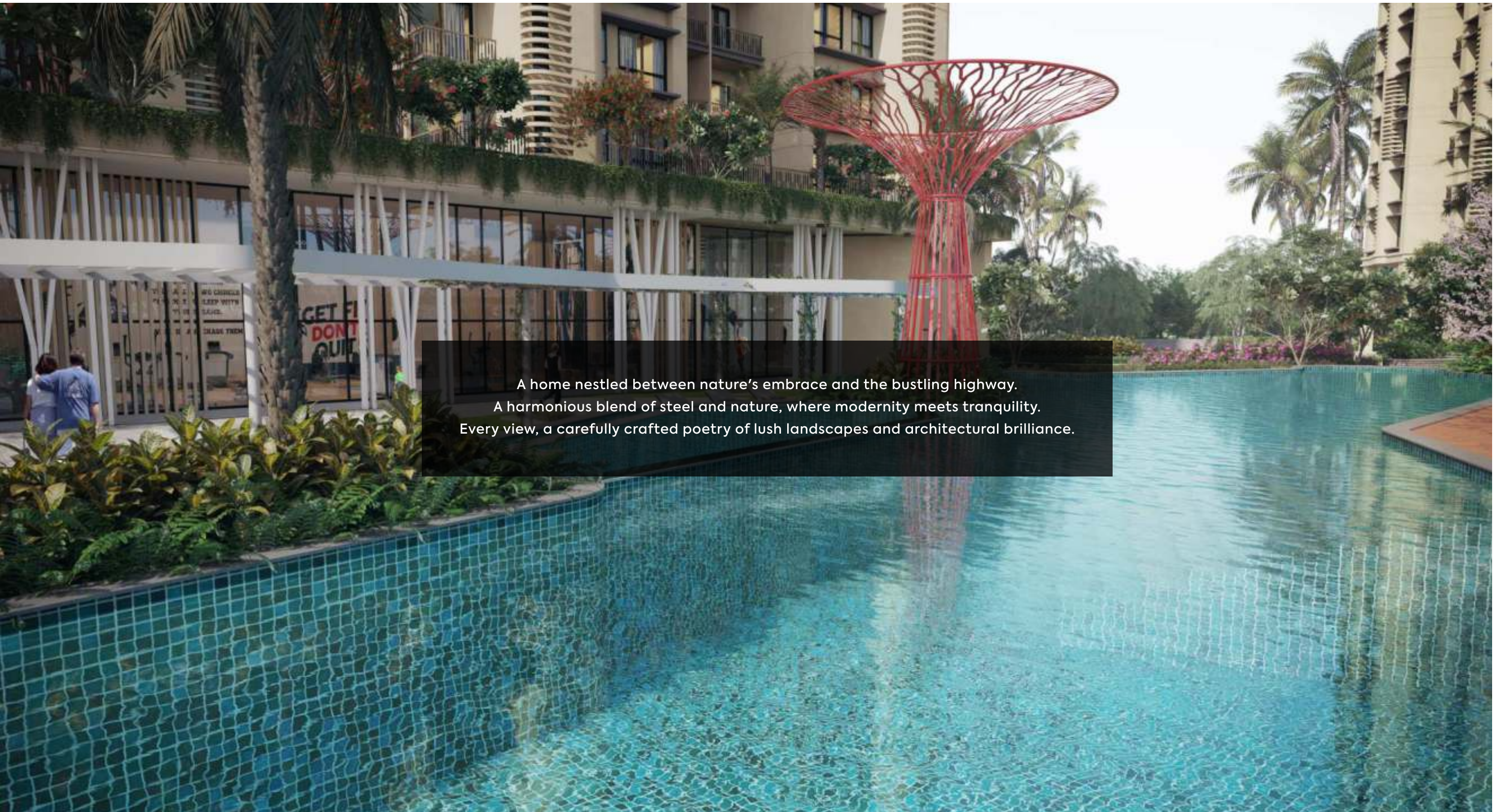
Capital Hospital

Niser

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

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



& 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
team up to play princess castle under the sun in the sandpit.



ÈCHE



AMPHITHEATRE WITH RESTING PODS



SANDPIT





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

close community.



VIDEO GAME LOUNGE



NEAR SWIMMING POOL



MINI THEATRE





SPOTLIGHT ON SPORTS
IN OUR ALL-SEASON COURT.

BADMINTON COURT

embrace a healthier lifestyle or to pursue passion in sports, this facility is tailored for you.



 MULTIPURPOSE COURT

 MULTIPURPOSE LAWN



 SAUNA





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. 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



READING ZONE



OPEN AIR THEATRE



AMPHITHEATRE



CHARGE INTO THE
FUTURE AT OUR EV ZONE.

EV CHARGING STATIONS

THE CONVENIENCE ZONE



season, everything necessary is within reach.

 CAR WASHING SPACE

 ELECTRIC VEHICLE CHARGING POINTS





ARTS CLUB

MINI THEATRE



PODS



WATER SLIDES

INTRODUCING CLUB AMAZON.

Welcome to Club Amazon, a multi-dimensional sanctuary for wholesome experience with family, friends or just oneself to



 BADMINTON COURT



POOL TABLE



TABLE TENNIS



EXCLUSIVE GUEST SUITES 3

STEAM BATH WITH CHANGING ROOM



EXCLUSIVITY IS
THE FABRIC OF LIVING HERE.

TREE WALK

A MULTITUDE OF 'FIRSTS'.

will exclusively witness here.



& WATER SLIDES



DOUBLE HEIGHT STILT WITH



SOCIAL SPACE



LEGO LOUNGE



SMART MINI THEATRE WITH



& GUEST SUITES



VIDEO GAMING
ARCADE



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



LANDSCAPE

Transport to Singapore with the Super Tree Grove, creating an immersive



CONSTRUCTION

RCC structure with MIVAN system ensures



VAASTU

Both master plan and unit plans adhere to vastu parameters.



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



A selection of tiles from renowned





**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



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



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.



foam jet to reduce water consumption.




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



 Emergency Alarm in Each Unit

 Security Post at Intermediate Position

 Smart Pavillion : Charging Pods

 Safety Standards

 HD Type Night Vision Camera
all over the Campus

 High Speed Safety Elevator

 Emergency Call Point in the Lobby



MASTER PLAN



MASTERED BY GLOBAL EXPERTS AND DESIGNED TO PERFECTION

LEGEND

4. STEPS
5. SUPER TREE
6. SENIOR PAVILION

13. LAP POOL

15. JACUZZI

22. AROMA GARDEN

24. AMPHITHEATRE
25. OPEN LAWN
26. PAVED AREA

29. TEMPLE

32. SEATING PODS
33. SERVICES
34. AMPHITHEATRE WITH PODS SEATING

38. SEATING AREA
39. STEPPING STONE
40. MUSIC AREA

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

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

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





TOWER LOBBY

INTRODUCING TOWER SYDNEY

A CITY OF EVER
CHANGING GRAFFITI.

This tower boast of a lobby that serves as a gateway to Sydney's vibrant urban lifestyle. Here every moment feels serendipitous as you step into the

TOWER PLAN

— WING C & D —

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

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

2B 2T
 SBUA - 1185 sq.ft.
 CA - 630 sq.ft.
 Balcony area - 115 sq. ft.

2B 2T
 SBUA - 1185 Sq.ft.
 CA - 630 sq.ft.
 Balcony area - 115 sq. ft.



OUR BLUEPRINT OF INNOVATION & QUALITY.

SPECIFICATIONS



STRUCTURE

structure



WALLS

coat paint as applicable
Smooth Wall Putty for internal wall



TOILET

Designer wall tiles
Concealed plumbing

Hot and cold water supply system



STAIRCASE

staircase with M.S. railing



Provision for electrical chimney & electrical points for refrigerator, microwave, exhaust fan , mixer & grinder



M.S Railing as per elevation



DOORS

Solid Laminated superior quality
for internal doors



WINDOWS

Powder coated aluminium
system windows



Conceal copper & drain pipes for AC or
AC systems to be provided in all the

as per actual preferably

promoter



ELECTRICAL

Copper wire in concealed conduit
with provision for light points, AC, TV
& telephone

switches

TV provision in all bedrooms and living
room



ELEVATORS

High speed elevators with ARD facility



WHEELCHAIR ACCESS

High quality with latest technology



High quality with latest technology



STREET LIGHTS



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.



- 🏆 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 GREENWOOD PRISTINE



METRO GREENWOODS



THE SYNERGY TOWARDS A NEW VISION, A NEW HORIZON.



ACRERISE™
Keeping You Ahead

- 🏆 15+ years of real estate experience
- 🏆 A young brand which became popular in a short span of time



ACRERISE AURA



ACRERISE AMANTRAN



ACRERISE AURELIA




OLYMPPOS
DWELL & SETTLE

Plot No.: 332/1803/2028, Backside of Tanisq, Chandrasekharpur,
Bhubaneswar-751016

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