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Developed By: CITY TRADE ARCADE PVT. LTD.

Site Address: Metro King's Court, Sandhapur, Jatani, Bhubaneswar, Odisha-752050

**ORERA:** The Oasis by Metro King's Court – RP/19/2026/01424 | Metro King's Court - RERA No - MP/19/2022/00770 | [rera.odisha.gov.in](http://rera.odisha.gov.in)

\*Disclaimer\*

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# THE ROYAL LEGACY

NOW  
INHERITED



For over three decades, Metro Group has been a defining force in Odisha's real estate landscape. A name synonymous with trust, innovation, and quality. With an unwavering commitment to excellence, the Group has reimagined urban living and reshaped city skylines through landmark developments that embody timeless design and enduring value.

Metro Group's philosophy extends far beyond construction. The brand believes in creating ecosystems where architecture and nature coexist in seamless harmony. Every project is envisioned as a living, breathing environment. A thoughtful confluence of design, craftsmanship, and sustainability.

33+ YEARS OF EXCELLENCE

80+ LANDMARK PROJECTS

10,000+ HAPPY HOMEOWNERS

50 LAKH SQ. FT UNDERWAY

6X TIMES BUSINESS AWARD WINNER

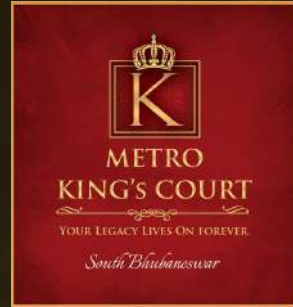


# THE ROYAL HERITAGE

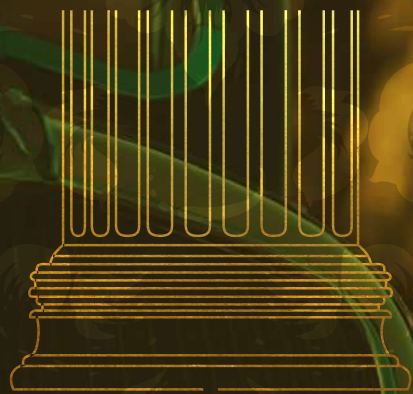
Metro Group, a conglomerate with a diverse portfolio in real estate, hospitality, retail, infrastructure, tours & travel, security services, and agriculture, has made a significant impact on the real estate industry in Odisha through innovative and customer-focused approaches, developing some of the finest residential and commercial complexes in the state. Metro Group's professional expertise, sustained growth, and commitment to customer satisfaction have led to a formidable reputation. With a focus on innovation, timely delivery of high-quality products, and customer-centric approaches, Metro Group has completed 80+ projects, bringing joy to 10,000+ families in the state. Our team is Driven By More than just success; we are motivated by passion, creativity, and a desire to make a difference.

Metro Group is a trusted and reliable brand in the real estate industry in India, with a solid commitment to innovation and customer satisfaction. It has a diverse portfolio and is well-respected and influential in every field it operates.





WELCOME TO THE METRO KING'S COURT



A TOWNSHIP  
THAT USHERS YOU  
INTO YOUR KINGSHIP



# A ROYAL TOWNSHIP

## YOUR COMMUNITY

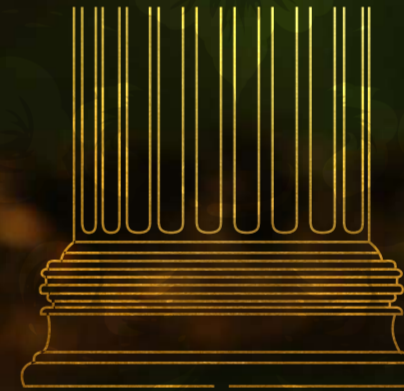
The lineage of royalty has already established its footprint at Metro King's Court.

Here, the European style landmark villas set the benchmark for exclusivity, peace and expansive living.

A 50-acre\* Metro King's Court Villa township, transforming family legacies to royal stature in the heart of South Bhubaneswar.



**THE ROYAL UPGRADE  
IN GREEN LIVING**



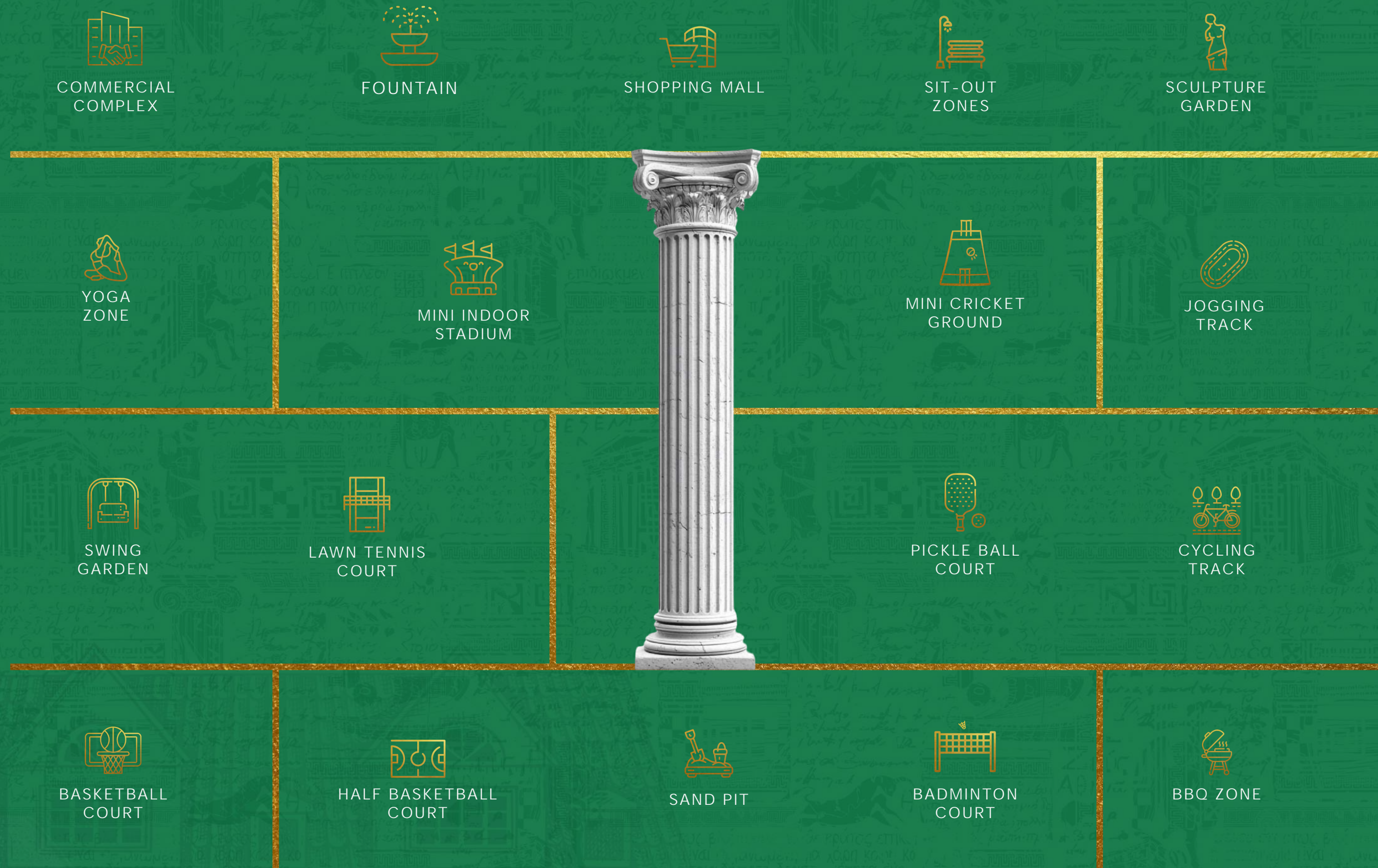
Metro King's Court is where nature wears a crown and every breeze carries a royal grace.

Here, sunlight reigns over your mornings and courtyards bloom like royal tapestries.

Because true luxury doesn't just evolve... it is crowned.

**WITH 70% OPEN SPACE\***

# METRO KING'S COURT TOWNSHIP



\*All listed amenities are part of the larger MKC Township.



ENTRANCE PLAZA





FOUNTAIN



SIT-OUT ZONE





SCULPTURE GARDEN





STEPPED GARDEN WITH  
OPEN AIR THEATRE



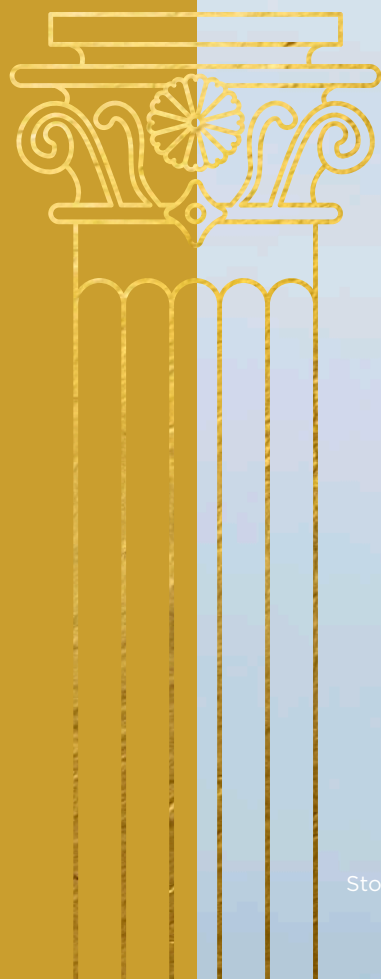
YOGA ZONE



Artist's Impression

\*Disclaimer-1

CLOCK TOWER





Stock images\*

\*Disclaimer-2

OPEN GYM

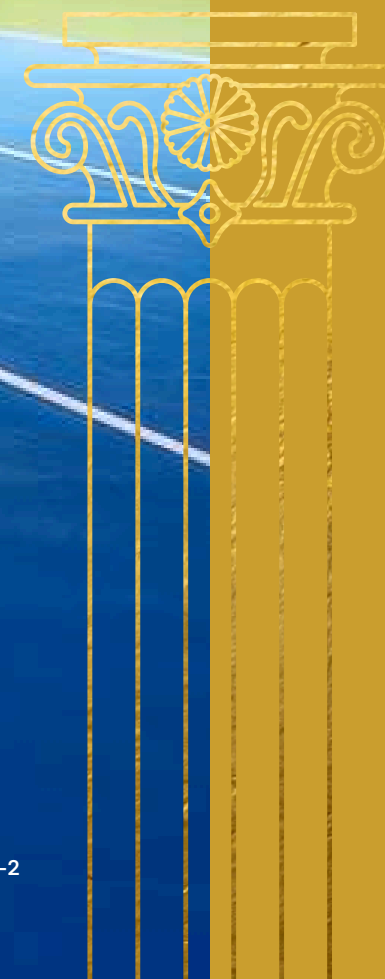


KIDS PLAY AREA



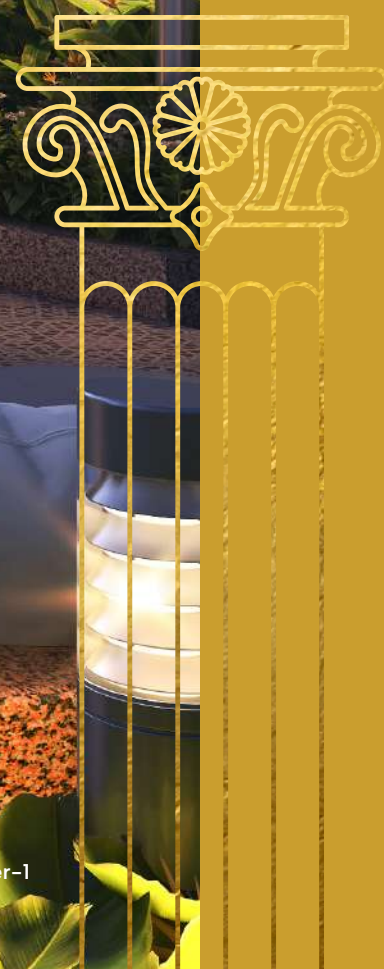


PICKLEBALL COURT





BARBEQUE ZONE



Artist's impression\*

\*Disclaimer-1

HALF BASKETBALL COURT



Artist's impression\*

\*Disclaimer-1



## CLUB COSTA

THE ROYAL UPGRADE  
OF LEISURE



Welcome to the royal upgrade  
you've always deserved.

**WELCOME TO CLUB COSTA.**

A world where indulgence ascends to royalty  
and every moment wears its crown.

Vaulted ceilings rise like royal halls,  
courtyards glow with golden calm and  
the air hums with quiet privilege.

**AN ELITE CLUBHOUSE SPREAD ACROSS 50,000 SQ. FT\* AREA**

CLUB COSTA



Artist's impression

\*Disclaimer-1

# CLUB COSTA



\*All listed amenities are part of Club Costa, MKC.

GYMNASIUM



Stock images\*

\*Disclaimer-2

BANQUET HALL



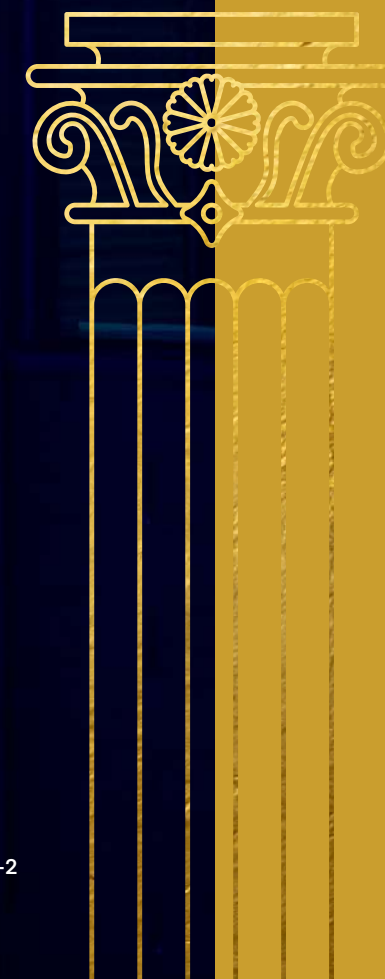


MINIPIX





KARAOKE ROOM





SALON



SPA





CAFE / BISTRO



IN THE TOWN OF ROYALS,  
YOU CAN HOLD  
YOUR OWN

YOU CAN  
FIND  
YOUR HOME



WHERE YOU  
TALK LIKE A KING.

WHERE YOU  
WALK LIKE A KING.

WHERE YOU  
LIVE LIKE A KING.

YOUR ROYAL UPGRADE

# YOUR HOMIE

A proven, exclusive address ascends  
to a new vertical echelon with



Elevate your life. Live like a modern-day royal.

The crowning glory of South Bhubaneswar,  
Metro King's Court, now has a space for you  
with a sophisticated apartment format.

S+4  
4 & 4.5 BHK  
Apartment

Residential  
Complex

Spanish  
Architecture



Artist's impression\*

\*Disclaimer-1

WHERE THE ROYALS

# CONGREGATE

A royal home demands a location that is both prestigious and future-ready.

The Oasis, By Metro King's Court is strategically located at Jatni Gate, South Bhubaneswar.

For those who seek to live in the heart of growth while retaining the serenity of a private court.



\*Approximate travel time calculated during non-traffic hours.



FRONT ELEVATION

  
**THE OASIS**  
A part of Metro King's Court  
 **METRO GROUP**

Artist's impression\*

\*Disclaimer-1





SIDE ELEVATION



BALCONY FACADE VIEW



Artist's impression

\*Disclaimer-1



## THE ROYAL THRONE

4 & 4.5 BHK RESIDENCES  
1930 SQ. FT TO 2695 SQ. FT

COME HOME TO THE ROYAL LIFE, EVERY DAY

Your home is not just where you live. It is the throne you return to. The residences at The Oasis, By Metro King's Court honour that sentiment in every square foot.

From the master suite to the balcony views, every corner has been shaped for families who expect more and deserve it.



EXPANSIVE LAYOUTS  
DESIGNED FOR PRIVACY

ABUNDANT NATURAL  
VENTILATION & DAYLIGHT

ELEVATED FINISHES &  
MATERIAL CHOICES

SMART SPATIAL THINKING  
WITH MINIMAL WASTAGE



LIVING DINING

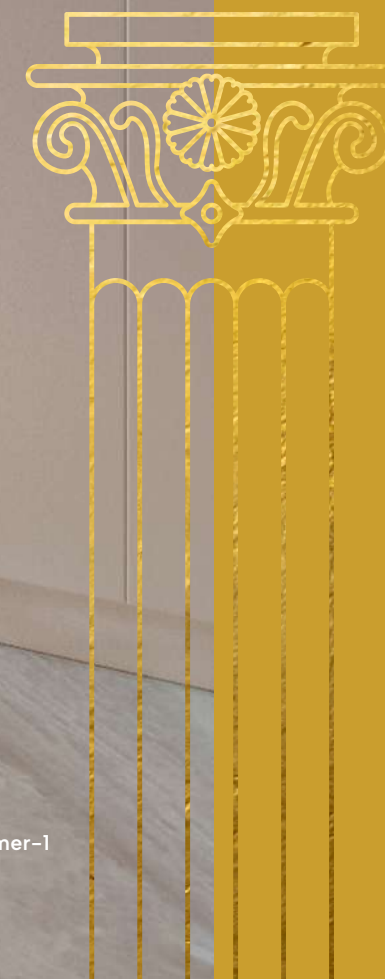




Artist's impression\*

\*Disclaimer-1

KITCHEN



BEDROOM



Artist's impression\*

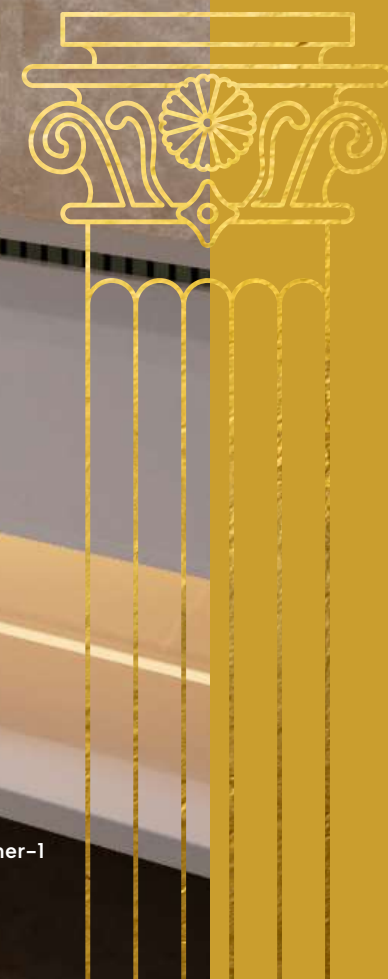
\*Disclaimer-1



Artist's Impression\*

\*Disclaimer-1

TOILET



# FLOOR PLANS

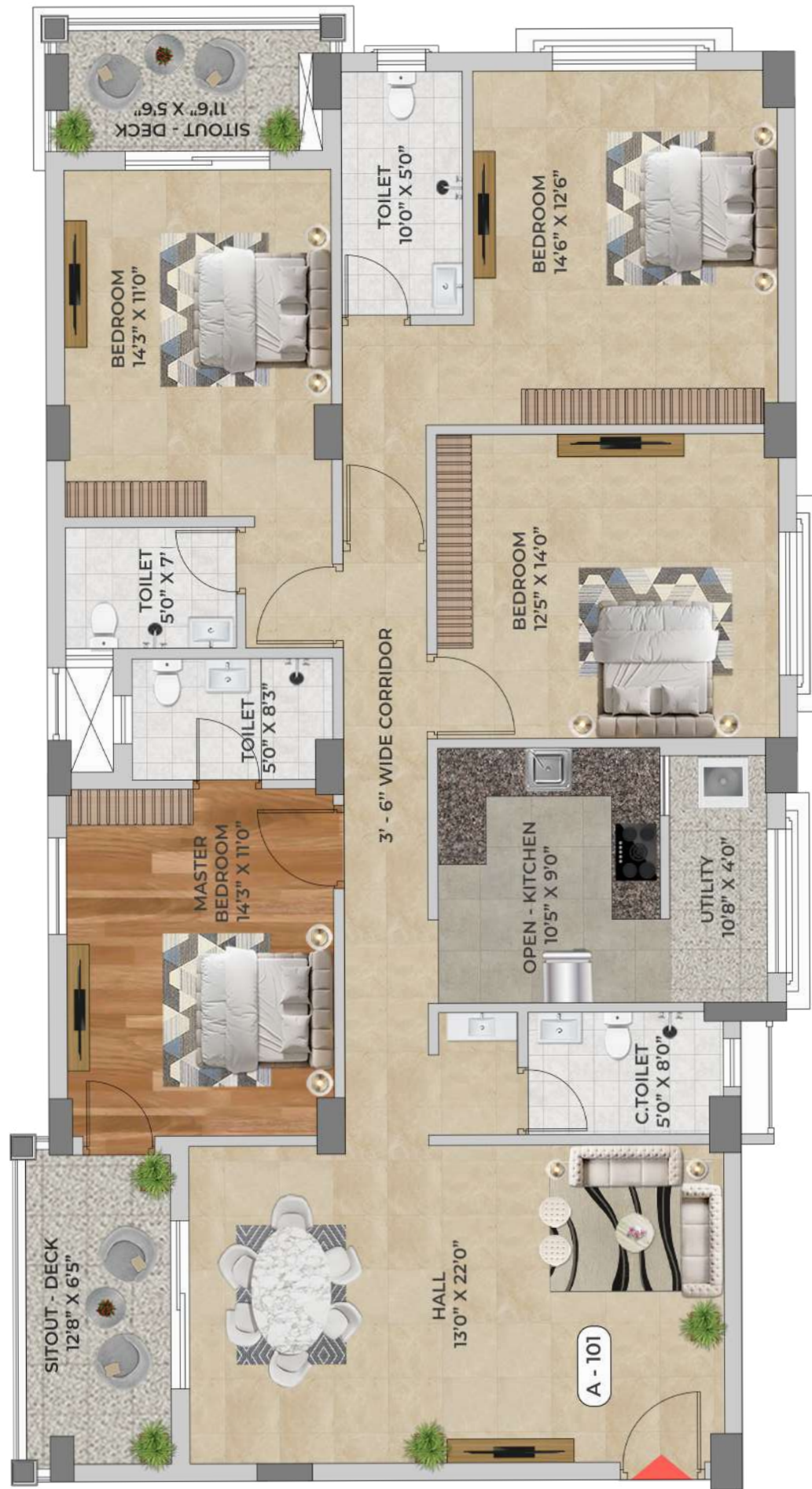
BLOCK A - TYPICAL FLOOR PLAN  
(1ST-4TH FLOOR)



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUPER BUILT AREA	CARPET AREA	BALCONY AREA
A 101	4BHK - 4T	1629	2255	1500	109
A 102	4BHK - 4T	1385	1930	1244	108
A 103	4BHK - 4T	1387	1940	1244	108
A 104	4.5BHK - 5T	1700	2440	1556	177

**BLOCK - A ( TYPICAL 1ST - 4TH FLOOR PLAN )**





Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
A101	4BHK+4T	1500	1629	109	2255



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
A102	4BHK+4T	1244	1385	108	1930



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
A103	4BHK+4T	1244	1387	108	1940



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
A104	4.5BHK+5T	1556	1700	177	2440

# FLOOR PLANS

BLOCK B - TYPICAL FLOOR  
(1ST-4TH FLOOR)



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUPER BUILT AREA	CARPET AREA	BALCONY AREA
B 101	4BHK - 4T	1638	2275	1511	113
B 102	4BHK - 4T	1379	1930	1244	108
B 103	4BHK - 4T	1656	2360	1502	160



**BLOCK - B ( TYPICAL 1ST - 4TH FLOOR PLAN )**



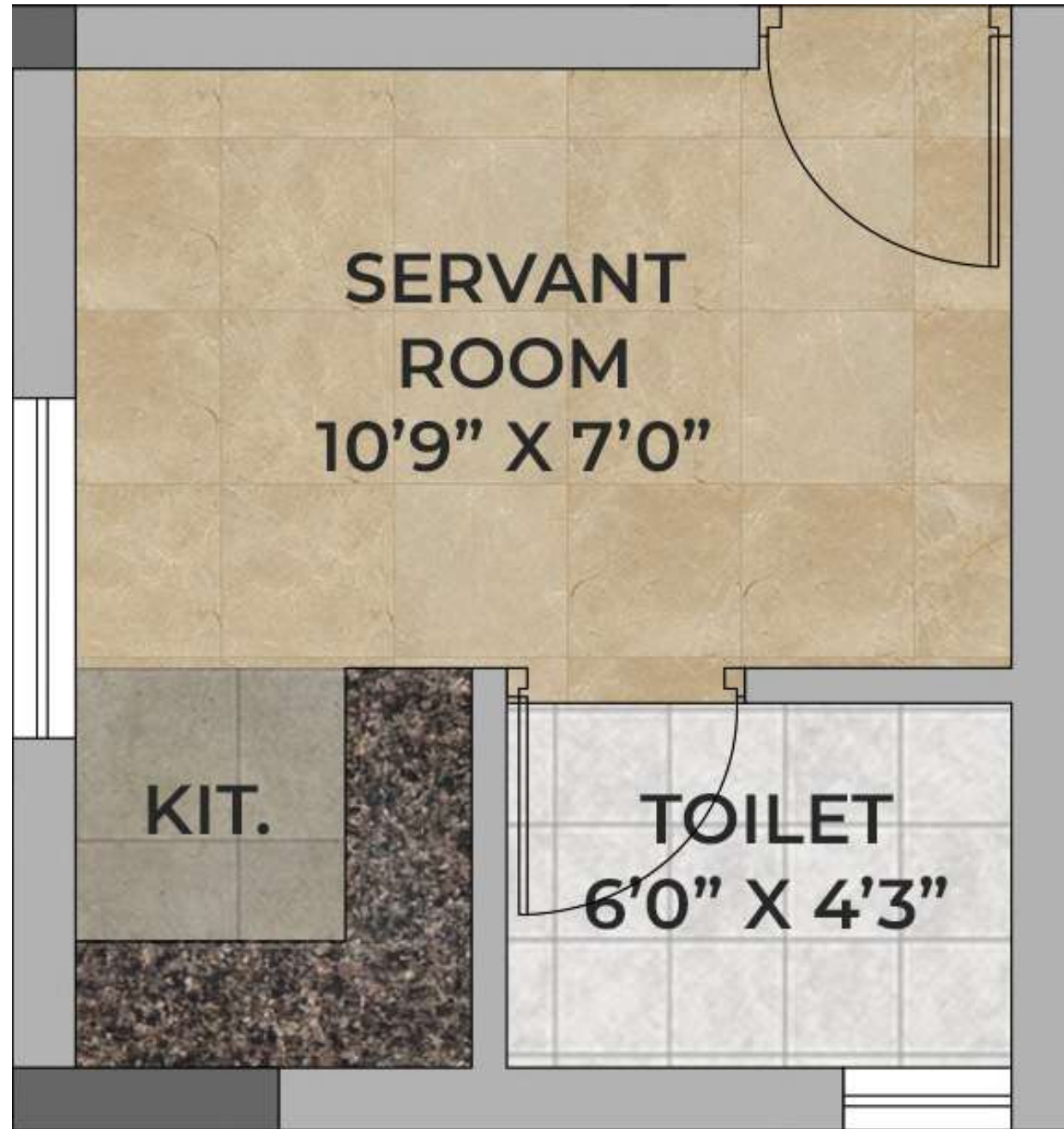
Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
B101	4BHK+4T	1511	1638	123	2275



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
B102	4BHK+4T	1244	1379	108	1930



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
B103	4BHK+4T	1502	1656	160	2360



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
B1, SER-1	1RK	127	156	0	200
B1, SER-2	1RK	129	159	0	200
B1, SER-3	1RK	127	156	0	200
B1, SER-4	1RK	129	155	0	200

# FLOOR PLANS

BLOCK C - TYPICAL FLOOR  
(1ST-4TH FLOOR)



FLAT NO.	FLAT TYPE	BUILT UP AREA	SUPER BUILT AREA	CARPET AREA	BALCONY AREA
C 101	4.5 BHK - 5T	1945	2695	1771	131
C 102	4.5 BHK - 5T	1824	2490	1689	93



BLOCK - C ( TYPICAL 1ST - 4TH FLOOR PLAN )



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
C101	4.5BHK+5T	1771	1945	131	2695



Unit	Type	Carpet (sq.ft.)	BUA (sq.ft.)	Balcony (sq.ft.)	SBUA(sq.ft.)
C102	4.5BHK+5T	1689	1824	93	2490

# THE ROYAL

## PRIVILEGES



### PARKING & UTILITY ESSENTIALS

Dedicated visitor parking zone

30 ft-wide approach road for smooth entry & exit



### ECO & SUSTAINABILITY FEATURES

Rainwater harvesting

Sewage treatment plant with recycled water for dust separation, car washing and irrigation

Solar panels for common-area power

Solar water heating system

Low water-consumption fittings

Permeable paving for groundwater recharge



### SAFETY & INFRASTRUCTURE READINESS

Gated community with 24/7 security

CCTV coverage at key locations

Separate service yards

Power backup for essentials (DG systems)

Wide internal roads & driveways

# THE ROYAL

## DETAILS

### STRUCTURE



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

### FLOORING

- RCC framed structure with fly ash
- Drawing / Dining / Bedroom / Kitchen – Vitrified tiles with striking
- Toilet & Balcony – Vitrified tiles with striking
- Common Corridor – Polished granite / Vitrified tile flooring

### WALL

- 1st class flyash bricks masonry/ AAC blocks with cement mortar.
- External plaster finish with weather coat paints.
- Smooth wall-putty finish with 1coat primer on internal walls.



### DOORS

- Laminated designer main door /engineered door with mortise lock and eye piece
- Solid Laminated superior quality flush doors/engineered door/HDF Doors for internal doors

### WINDOW/BALCONY

- Anodized/powder coated aluminium frame with glaze shutters/UPVC Window
- Granite/strips tiles on sill level



### KITCHEN

- Vitrified tile flooring.
- Provision for water supply and drainage Provision for electrical chimney & electrical points for refrigerator, microwave, water purifier, mixer/grinder.
- 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

### RAILING

- SS railing with glass in the balcony
- M.S. railing in the utility area



### ELECTRICAL FITTINGS

- Concealed wiring network with copper conductors.
- Premium brand Modular sockets and switches.
- A/C point in all bedrooms and living room.
- TV points in living room and all bedrooms.

### STAIRCASE

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

### ROOMS, CORRIDORS

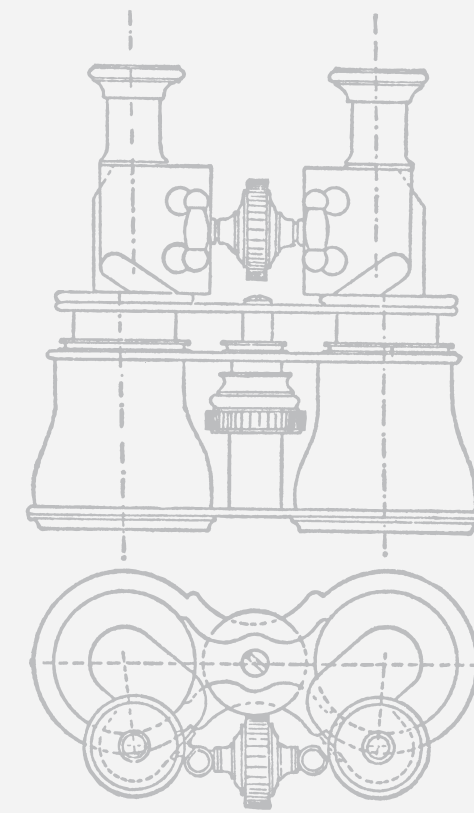
- Superior quality Vitrified tile flooring

### OTHERS

- High-speed elevators with stainless steel interiors, intercom provision
- STP

# A ROYAL VISION,

BUILT FOR MODERN FAMILIES




At Metro Group, we believe luxury is not measured by what you own but by the life you live every day. The Oasis, By Metro King's Court has been conceived as a community that brings the stature, privacy and grace of villa living into a refined vertical experience.

Every element, from planning to detailing to landscaping has been thoughtfully curated to offer families a living environment they can take pride in and pass forward as a legacy.

This is not just a development. It is a modern kingdom for families who aspire not just to upgrade but to ascend.

Mohammed Moquim  
Managing Director, Metro Group



FOR THOSE WHO ARE DONE SETTLING.  
THOSE WHO SEEK SOMETHING GREATER.  
THOSE WHO DON'T JUST MOVE UP,  
THEY ASCEND.

  
THE  
**OASIS**  
By Metro King's Court

**THE ROYAL UPGRADE  
HAS ARRIVED**



**\*Disclaimer-1**

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