

NH 16, 5 MINS FROM REGALIA MALL

A joint venture of







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

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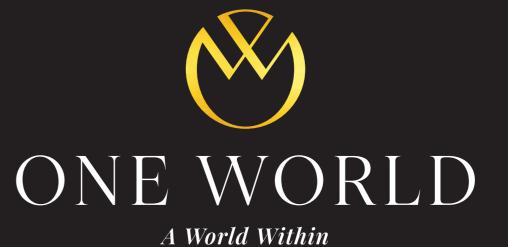












♥ NH 16, 5 MINS FROM REGALIA MALL



Enough of the old ways, where luxury was kept out of reach. Enough of the exclusivity, the distance, the untouchable dream. It's time to join the revolution 'Luxury within reach'. A new era where elegance breaks free from the ordinary and luxury is no longer a privilege but a right of the 'discerning everybody'. **Welcome to One World. We are the voice. We are the change. We are the revolution.** 

## A BRAND WITH A LEGACY ETCHED IN EXCELLENCE -



30+ years of experience

© 5-time winner of TIMES BUSINESS AWARDS

80+ projects

A trusted real estate brand in Bhubaneswar

no,000+ properties sold

Developed 3.5 million sq. ft. of area

#### RECENT / ONGOING PROJECT







METRO GREENWOODS

METRO KINGS COURT METRO GREENWOOD PRISTINE

### BUILDING THE FUTURE WITH INNOVATION AND VISION



15+ years of real estate experience

25 lakhs sq. ft. of future development

A fast-emerging leader in real estate

Developed 3 lakh sq. ft. of area

© 30 lakhs sq. ft. under construction

#### RECENT / ONGOING PROJECT







ACRERISE AURA MYSPACE AMANTRAN ACRERISE AZURE

### A MESSAGE FROM THE FOUNDERS OF ACRERISE



Sashikant Barik



Our vision has always been driven by the mantra "Keeping you ahead." With over 15 years of experience in Odisha's real estate sector, we have dedicated ourselves to building projects that prioritise customer satisfaction, quality and accessibility. The success of Metro Group and AcreRise is a reflection of our passion and commitment. Our ability to envision and deliver ambitious projects has made us a trusted name in Odisha's real estate landscape.

After successfully developing enormous land parcels, we have 30 lakh sq. ft. of real estate underway, alongside 35 lakh sq. ft. in the pipeline for future development, we continue our mission to elevate living standards across the state. Rooted in a strong belief in value creation, we bring a unique blend of technical expertise, innovative thinking, and a customer-first approach to every project. At OneWorld, we remain focused on creating world-class, aspirational spaces designed to improve lives.

We thank you for joining us on this journey as we continue to shape the future of luxury living in Odisha.





## WELCOME TO A REVOLUTION IN LUXURY LIVING

I N T R O D U C I N G



A joint venture of





### FIVE REVOLUTIONS, ONE WORLD

#### The future of luxury is here

At OneWorld, we present a lifestyle built on the foundation of 5 groundbreaking revolutions. From globally inspired designs and sustainable innovations to space-efficient homes and a grand array of amenities, this is a revolution that elevates your everyday. Welcome to the future of living where luxury, convenience and a greener tomorrow unite, all at a price that sets a new benchmark.



World-renowned names like Hafeez Contractor. JLL, ILC and SCI unite to bring you a truly global and sophisticated lifestyle.

#### THE LIFESTYLE REVOLUTION

A grand 50,000 sq.ft. clubhouse, Singapore Marina- inspired poolside and 100+ amenities designed to elevate your everyday life.



#### THE GREEN REVOLUTION

Double height green stilts, EV charging stations and open spaces that promise sustainable living for a greener tomorrow.



#### THE DESIGN REVOLUTION

Innovative, space-efficient homes that maximise your square foot, delivering more value through cutting-edge construction technology.



#### THE PRICE REVOLUTION

World-class abodes in Bhubaneswar, offering unbeatable luxury at an incredible 'never before, never after' price point.

#### THE GLOBAL REVOLUTION

Globally renowned industry experts who have joined hands to bring world-class design, comfort and luxury to Bhubaneswar.

#### Architect Hafeez Contractor

ARCHITECT HAFEEZ CONTRACTOR, MUMBAI

Mastermind Padma Bhushan architect Hafeez Sorab Contractor, renowned for shaping India's skyline with iconic towers, has redefined the nation's architectural landscape.

#### Projects:







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:





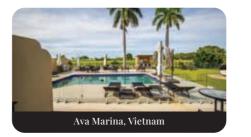


ILC-INTERNATIONAL LEISURE CONSULTANTS LTD., HONG KONG

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

#### **Projects:**







JLL-JONES LANG LASALLE, CHICAGO, ILLINOIS

Global real estate conglomerate JLL leverages cutting-edge technology to empower industries worldwide, excelling in purchasing, constructing, and investing across diverse real estate assets.

#### Projects:







FCD FACADE DESIGN CONCEPT VIETNAM

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

#### **Projects:**







MNCPL (M. N. CONSULTANTS), KOLKATA

Founded in 1983, MNCPL is a well-known brand in structural engineering across India, prioritizing customer interests and architectural intent.

#### **Projects:**





Map not to scale

BMC Keshari Mall Utkal University, Vanivihar IIT-14 Kms-20 Min Nexus Esplanade Mall 18.1 Kms-30 Mins CV Raman Amrita Vidyalayam, XIMB-15 Kms-20 Mins Lingaraj Temple 16 Kms-25 Mins  $(\hat{\mathbb{V}})$ ONE WORLD 20 - 30 MINS 20 - 30 MINS 30 - 40 MINS IGKC Multispeciality Hospital KIMS-21 Kms-35 Mins Capital Hospital Bhubaneswar Railway Station Kendriya Vidyalaya, Khurda Road St. Xavier's High School 18.6 Kms-30 Mins AIIMS, Bhubaneswar Utkal Kanika Galleria Kalinga Stadium 15 Kms-26 Mins 8.3 Kms-17 Mins 10 Kms-15 Mins 16 Kms-30 Mins



What good is a central lifestyle if it doesn't place you at the heart of convenience? Nestled just off the Chennai-Kolkata Highway, and minutes from Vivanta by Taj, this location offers effortless connectivity, blending prime accessibility with the promise of Bhubaneswar's next thriving hub.



## 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.



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



ACADEMIC

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, 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.



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-STUDDED 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.



What good is an elite club if you need to —GO ON—

VACATIONS

Why should the best moments be rare? At One World, everyday life is an experience. From morning swims to late-night stargazing, it's a celebration of the extraordinary.

This is where living meets lifestyle, and every day feels new.



## THE LIFESTYLE REVOLUTION

#### A world of infinite experiences

Welcome to The Marina, South Bhubaneswar's most captivating lifestyle destination within One World. This extraordinary retreat blends first-of-its-kind luxury amenities with pristine greens, offering a multi-dimensional sanctuary crafted with architectural excellence. Featuring over 1.5 lakh sq.ft. of recreational space, including a 50,000 sq.ft. state-of-the-art clubhouse and 80% open areas, The Marina delivers a cosmopolitan lifestyle with 100+ exquisite amenities. From creative spaces to fitness zones, relaxation areas, entertainment hubs and convenience zones, everything you need for a luxurious, wholesome experience comes together in perfect harmony at One World.



#### THE CREATIVE ZONE



- Kids' Pool with Water Slider
- Outdoor Kids' Play Area
- Toddler's Playroom/CrÈche
- Comics Library
- Amphitheatre with Resting Pods
- Board Games Playroom
- Library
- 🎉 Karaoke Room
- Art Gallery

#### THE LEISURE ZONE



- 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

### THE FITNESS ZONE



- Jogging Track
- Cycle Track
- Outdoor Gym
- Multipurpose Court
- Multipurpose Lawn
- Yoga/Meditation Room
- Health /Juice Bar
- Half Basketball Court

#### THE RELAXATION ZONE



- Leisure Pool
- Poolside Cabanas
- Sculpture Garden
- Gazebos
- SPA/Jacuzzi/Sauna
- Pet Park
- Reading Zone
- Sky Observing Deck
- Open Air Theatre
- Amphitheatre

### THE CONVENIENCE ZONE



- Car Washing Space
- Electric Vehicle Charging Points
- Dedicated Parking for Visitors
- Solid Waste Management System
- Power Backup 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
- (f) Power Backup Iniside Flats





Artistic impressions

IN-HOUSE FINE DINING

WORK-FROM-HOME











SPA AND JACUZZI





UNLIMITED INDOOR ENTERTAINMENT

## INTRODUCING CLUB AMAZON

Welcome to a multi-dimensional sanctuary designed and managed by ILC - Hong Kong for wholesome experiences with family and friends. Whether it's a cultural event or an artistic program you are looking to host, this club can accommodate a thousand spectators at a time! From adventures galore to fine dining, relaxation by the pool and unlimited me-time in the lush garden, this 50,000 sq. ft. clubhouse is all you need to unwind in life.

	Tree Walks & Water Slides	£3	Video gaming Arcade		Badminton Court	<b>1 1 1 1 1 1 1 1 1 1</b>	Gymnasium
K	Culinary Delight with an In-house Restaurant		Movie Theatre		Squash Court		Business Lounge with Wifi and Work-from-home Pod
	Sky Observatory Deck & Guest Suites		Social Space for Performing Arts		Pool Table		Exclusive Guest Suites
D	Double Height Stilt with Greenery & Amenities	<i>€</i>	Smart Mini Theatre with DOLBY ATMOS & Karaoke Room	<del>*</del>	Table Tennis		Chef's Dining Area
	Lego Lounge & Comic Library		Outdoor Open Theatre to Enjoy Games near Swimming Pool		Air Hockey	<u> </u>	Steam Bath with Changing Room and Locke







What good is green thinking if there's nothing

— CALLED —

GREEN SPACES

What if your lifestyle could change the world? Here, luxury meets responsibility. At One World, living green is not a choice, it's a way of life. A step closer to a future where nature and modernity co-exist in perfect balance.



### THE GREEN REVOLUTION

Committed to the well-being of mother nature.



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



Rainwater harvesting tank to collect and reuse rainwater.



Smart metering system to assess power consumption & voltage levels.



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



Automatic water pump monitoring system for less water wastage.



Installation of Solar PV system for common areas lighting.



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



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



Dual pipe water supply system to reuse recycled water.



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



Use of AAC block or fly ash brick instead of red bricks.



What good is

World class

-ARCHITECTURE—

if it's not for

YOUR HOME

Why settle for less when space can be redefined? Homes at One World are not just built, they're crafted with precision and vision. Every inch tells a story of world class innovation, offering not just rooms but boundless possibilities.



## THE DESIGN REVOLUTION

A masterpiece born from vision and artistry, bringing the best of global design to your doorstep. Step into stunning 2 and 3-bed homes by renowned architect Padma Bushan Hafeez Contractor, where architectural brilliance meets timeless elegance.



## CONSTRUCTION TECHNOLOGY

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



Both master plan and unit plans adhere to vaastu parameters.



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



#### FUNCTIONALITY

Scientifically designed for maximum liveable area, light and ventilation.





## CURATED BY GLOBAL EXPERTS, DESIGNED TO PERFECTION

## **LEGEND**

1. Security with Ca
2. Entry Plaza
3. Entry Water Fea
4. Steps
5. Super Tree
6. Senior Pavilion
7. Giant Screen
8. Library
9. Drop-Off Area
10. Kids Pool With
11. Aqua Lounge
12. Pool Deck

- 17. Alfresco Dining 18. Reflexology Walk eature 20. Skating Rink 21. Open Gym 22. Aroma Garden 23. Performance Stage 24. Amphitheatre th Slide 25. Open Lawn 26. Paved Area 27. Multipurpose Court 13. Lap Pool 14. Bubble Jet play 29. Temple 15. Jacuzzi
- 16. Driveway Ramp 31. Butterfly Garden 32. Seating Pods 33. Services 19. Outdoor Kids Play with Trampoline 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 28. Hammock/Cocoon Garden 43. Private Seating Area 44. Bar Counter 30. Seating Space for Senior Citizens 45. Sculpture Garden

Disclaimer: - All the plans, designs, specifications, shown are conceptual in nature and subject to change without any prior notice with the approval and competent authorities in case of any revision.



## INTRODUCING TOWER LONDON

## THE CITY OF LEGENDS & LEGACIES

Experience a tower where the grandeur of London is reflected in every detail. From the moment you enter the lobby, you're welcomed by an atmosphere that blends timeless elegance with contemporary design. Step into a world where the echoes of Big Ben, merge with the sleek lines of modern innovation.

Tower London is not just a residence but a tribute to a city that balances tradition with forward-thinking brilliance, offering a living space that embodies the best of both worlds.

## TOWER PLAN

- WING G & H -

#### WELCOME TO TOWER LONDON! 3 BED HOMES WITH A STYLISH AND CLASSIC WEST-END INSPIRED LOBBY EXPERIENCE.





3B 3T

CA - 888 Sq.ft.

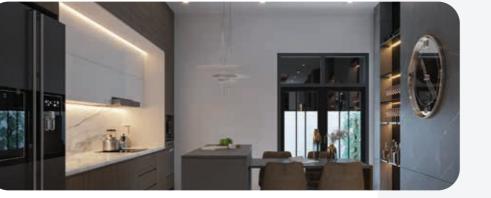
CA - 780 Sq.ft.



HIGH-SPEED

ELEVATORS





DIGITAL

LOCKS

WHEEL CHAIR TO ALL BLOCKS



MODULAR KITCHEN & SOLAR POWER BACKUP

## DETAILS MATTER AND WE'VE GOT THE BEST **SPECIFICATIONS**



## STRUCTURE

• Earthquake resistant RCC frame structure



- External wall: Texture paints/Weather coat paint as applicable
- · Smooth wall putty for internal wall



- 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

## ⊞A 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 or internal doors



• Powder coated aluminium system windows



#### AIR- CONDITIONING

• A/C system to be provided in all the rooms & living/dining area at extra cost as per actual preferably of Mitsubishi/Daikin/etc.



#### 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



## ELEVATORS

• High speed elevators with ARD facility



#### ్ & 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 power backup for common areas



#### WINDOW & BALCONY GRILLS

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



ALUMINIUM

SYSTEM WINDOW



What good is

luxury

LIFESTYLE —

if it's not for

EVERYONE

Who says world-class living has to break the bank? At One World, we believe luxury should be within reach. Here, unmatched quality meets unbeatable value, making your dream home not just attainable, but inevitable.



## THE PRICE REVOLUTION

How much would a luxury 3 BHK in Bhubaneswar cost you today?

Prepare to challenge everything you thought you knew about premium living. At One World, we offer the finest 2 and 3-bed homes, crafted to perfection, without compromise. Discover top-tier living with world-class amenities, sophisticated design, and cutting-edge innovations- all at a value you once believed impossible.

Experience the best of everything, for everyone, without limits.



## JOIN THE REVOLUTION

A world where innovation, luxury and sustainability converge to redefine the way we live. At One World, this is more than just a project- it's a movement toward a better tomorrow. The revolution is here. Be a part of it. Be the change.



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.



A cosmopolitan inspired lifestyle with over 100 exquisite amenities, meticulously designed pool with slides, the city's finest 50,000 sq. ft.\* clubhouse - an epitome of urban luxury.



BRILLIANTLY PLANNED

South Bhubaneswar's tallest residential project, featuring chic 2 & 3 bed homes, vaastu-compliant design, double height green stilt, and more than 1.5 lakhs sq. ft. of recreational landscaping for optimal ventilation.



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



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



# OUR LAND PARTNERS TRANSFORMING VISIONS TO REALITY.





Managed by entrepreneur Mr. Anand Poddar, KP Prime Assets is land owner and associate developer on projects such as the magnificent Royal Aikyam in Puri. They collaborate with leading developers and have a large real estate portfolio that exceeds 5 million square feet.

Mr. Poddar runs businesses ranging from PVC pipes to iron ore to steel, inheriting a lineage rooted in liberation movement history and patriotism. Mr.Anand maintains leadership roles in social organisations, demonstrating his commitment to both commercial success and community service, as inspired by his father, Shri. Shyam Sundar Poddar, and driven by a belief in Lord Jagannath. Orissa Plasto Pipes, Aadi Poly-extrusion, Transtek Coal & Minerals, and Ardent Steel are the other major enterprises run by Mr. Poddar and family.

A well-known Odisha company led by Mr. T.P. Mohanty & Family, serves as associate land partners for the One World and works on real estate ventures with regional developers. Mr. Mohanty, a reknowned mine owner in Odisha, is the proprietor of M/s T.P. Mohanty, which specialises in the mining, crushing, and screening of Iron & Manganese Ore.

He owns two Reliance petroleum pump stations, Hotel Valley in Joda, and recently converted Ashoka Industries & Niladree Build-Tech into hotels, diversifying into petroleum, real estate, and hospitality. As a philanthropist, he donated \$61,000 to the Rotary Foundation, demonstrating his concern for others. Mr. Mohanty, a former Rotary Club President, also serves on the board of Utkal Chamber of Commerce & Industries Limited.

