Vyom from Z1
Evolve to a higher order of living.
Z-1 is the biggest residential project of Bhubaneswar, standing high on a wide landscape of over 30 acres. The foundation of this marvel township has been laid on impeccable architecture promising safety and longevity. Z-1 offers its residents essential features like a trendy clubhouse, a state of the art convenience shopping centre, a movie multiplex to enjoy and plenty of indoor and outdoor activity areas to make everyday living much more fun. Celebrating fine living, Z-1 has established itself as an embodiment of elegance and accomplishment.

After successfully completing Actvail (Phase 1) and offering possession to its 444 proud owners, Z-1 brings to you, Vyom, an abode for the extraordinary. These immaculately designed homes boast of opulence and luxury, bringing to you, a quintessential dream home.
Z-1. Above All Else

- Swimming Pool, Leisure Pool & Jacuzzi
- Indoor & Outdoor Restaurant
- Banquet Hall and Lawn
- Mini Movie Theater
- Cards Room
- Indoor Games
- Badminton Court
- Tennis Court
- Basketball Court
- Cricket Practice Pitch
- Kids Play Area
- Outdoor Gymnasium

- Crèche
- Café
- Convenience Store
- Lawns
- Lily Pond
- Amphitheater
- Residences
- Multiplex
- Shopping center
- More

FUTURE DEVELOPMENT

Outdoors

Z-1 Advait
(Completed)

Club Prana
(Completed)
Living the dream

21 Advait is now a reality for 444 happy families. It has redefined their lifestyle and offered them to experience a whole new level of luxury. A world spread over 7 acres with more than 70% open greens, various amenities for a perfect private moment, fun-filled activities for their children, unrivalled security and safety and all other daily needs taken care of in 21 Advait.
Think beyond. Experience the next.

Welcome to Vyom, your home for an extraordinary lifestyle. Designed with perfection to enrich your lifestyle, amidst nature to elevate your senses, this is a world of serenity and happiness for everyone.

Taking inspiration from 'Z-1, Advaith', Vyom is designed as a premium living space, modern and plush, meticulously planned to make you feel complete. With spaces that take you to a state of bliss and features that are not just aesthetically pleasing but functionally modern and essential, Vyom sets you on a flight above the rest.

Spread over more than 30 acres, stand the tallest towers of Bhutanagar. With large open landscapes, a clubhouse that hosts of international luxury, plethora of outdoor and indoor games, a convenience shopping centre, intricately designed homes, and many more services that fulfill your dreams of maintaining a grand lifestyle, Vyom is truly a home enriched with experiences.

Come to Vyom. Experience the Next.
The extra touch for the extraordinary.

For those who cherish to live a life beyond the ordinary, in a space that defines them and their lifestyle, Vyom presents a space home filled with exhilarating experiences designed to provide functionality, amenity & aesthetic.

- Largest residential project of Bhavnagar, spread across an area of more than 30 acres
- Tallest towers in the city standing up to 78m high, rising up to 35 floors
- 3-side open apartments to bring natural light and fresh air
- Landscape views from most of the apartments
- Grand entrance boulevard covered with palm trees
- Exclusive drop off zone with feature walls and sculptures accentuating the beauty of the greenery around
- Grand reception lobby in each tower
- Controlled access to ensure highest level of safety/security
Unfold the secret. 
Enlighten your spirit.

Imagine living through a beautiful dream where everything is built to perfection, where every moment is special, be it a walk along the green pavements, a tête-à-tête with family or friends under the shades of green or a quiet sit-down time of your own in the meditation garden while smelling the freshness of the floral bloom. Step into Vyom to elevate your senses.

- Luxe green parks within the complex compelling you to spend more time outdoors.
- Specially designed areas for everyone – play-tots for young children, jogging and walking tracks for the elderly.
- Paved walkways designed for reflexology.
- A rainbow of flora planted in the ‘garden of colours’.
- A range of flowers with pleasant aromas arranged in the ‘garden of fragrances’.
- A meditation lawn set up for your morning yoga.
- Pedestrian courts and sitting plazas to stop and enjoy life amidst the beautiful canvas of nature.
- Beautifully designed water bodies and fountains.
- Visually connected entry plaza and tree-lined boulevards.
Indulge your body. Uplift your soul.
At Club Prana.

A few steps from your house, explore your world of indulgence at Club Prana. A social and cultural hub designed for you to eat, play and socialize. Step into the zone of diversity with your family or organize an evening with friends to gift them a memorable time.

- Resort-like swimming pool with a submerged bar for parties and a separate play pool for kids
- Outdoor restaurant set up by the pool side
- Open recreation area that offers basketball court, lawn tennis court, badminton court, cricket practice pitch, multiple play areas and football field for kids
- Indoor activity areas that offer pool table, table tennis and a dedicated card room
- Fully equipped gymnasium and spa
- 19 seater mini-theater to host private screening of movies
- Indoor and outdoor banquet hall
- Multi-cuisine indoor restaurant
- Crèches and cafes for you to relax with friends while your children are taken care of
- Outdoor exercise equipment for your healthy workout amidst nature

Actual Image of Club
A world of comfort with a touch of elegance.

Vytom creates spaces that are uniquely designed to fit the highest-quality of lifestyle. It is time to relish living a life that one had only dreamt of.

- 3-side open apartments ensuring maximum natural light and cross ventilation
- Spacious rooms and large balconies offering picturesque views of lush green landscape, giving you a feeling of openness
- Open interactive kitchen and well-designed rooms with optimal space utilization
- Ample storage space for walk-in closet in Master Bedroom
- Large common area for family to spend time together
- Designated pujas space in most of the apartments
PREMIUM APARTMENTS

- Italian marble flooring in drawing/dining area
- Gypsum based false ceiling in the apartments
- Air conditioned Reception Lobby with flooring in Italian marble

Structure

- RCC framed structure with fly ash/ AAC blocks brick work

Flooring

- Drawing/Dining - Designer range vitrified tiles.
- Bedrooms - Laminated wooden flooring
- Other Areas/Kitchen-Designer range vitrified tiles
- Corridor/Common Area - Polished granite/stone flooring with dado in lift lobby

Walls

- Internal walls finished with wall putty with acrylic emulsion
- External walls in paint finish with texture paint/stone cladding in selected areas

Doors

- Main Door - Polished veneer faced solid core designer flush door along with Architectural in chrome
- Other Doors - Moulded skinned flush doors with Architectural in chrome
- Stainless steel hardware

Windows

- Powder coated aluminium sliding windows

Window Sill

- Stone cladding on window jambs

Kitchen

- Agglomerated marble/engineered stone/Granite cooking platform and ceramic tile dado up to 600mm height above the counter
- Stainless steel kitchen sink with drain board

Toilets

- Fitted with premium quality C.P. Fittings and Chimeware
- Glass paneling/enclosure in shower area

Balcony Railing

- S.S. Railing with Glass

Electrical

- Concealed wiring with reputed quality copper wiring
- Premium modular electrical switches, sockets, and switchgears
- Limited power back-up for each apartment
- Electrical and drainage provision for air conditioner in all bedrooms, living and dining areas

Others

- High-end Elevators with Stainless Steel interiors
- Intercom provision within the Project
- Water and sewage treatment plant within the Project
Living up to a promise of an extraordinary lifestyle.

As you step into the world of Vyom, you begin a life-long journey with us. A journey where we happily look after your smallest needs with great care. Because a promise of an extraordinary lifestyle comes with an extraordinary care for details.

- Safety & security
- Pest control services
- Housekeeping facilities - mechanical repairs, electrical repairs, plumbing services
- Waste management
- Maintenance of common areas including club, lawns and gardens
- Passive energy architecture that reduces energy consumption
- Irrigation of water and power 24x7

A home at the heart of your city.

Located on Narendranagar road at Pela, Vyom is situated at the prime location of Bhubaneswar with very close proximity to IT hubs, schools and shopping malls.

- Located on Narendranagar road
- Close to educational hubs like IIT, XIMB, IISB, CEGT, NIT, TISS, IITB
- Close to IT organizations like Infosys, TCS, Birlas, etc...
- Minutes away from schools, healthcare centers and shopping areas
- 3-4 mins drive from Narendranagar Zoo
- 4-5 mins drive from Infosys and Bhubaneswar golf club
- 4-5 mins drive from Kalinga and Apollo hospitals
- 7-8 mins drive from Jaydev
- 12 mins drive from the railway station
- 15 mins drive from the airport
- 20 mins drive form Cuttack

NOT TO SCALE

Z Estates, is the most trusted and reliable name in the real estate industry in Odisha. Since its inception, Z Estates has focused on some essential core values - Quality, Excellence and Customer satisfaction. In its more than two decades of experience, Z Estates has been instrumental in delivering marquee projects such as Kanchanjunga, Daraganj, Nandadevi, Shela Mansoon, Royal Retreat, Club Town, West End, Banalata, Highland Residency, Ashiana, Arpan, Odessa, Banajap, Kathpuri Enclave, Satya Sai Enclave, etc in Odisha.

Z Estates has established a culture of creating a customer-friendly environment and ensures a long-lasting relationship with all customers. We always endeavor to ensure maximum comfort and the best service to our customers even post delivery of their homes. The team of experienced and enthusiastic professionals has earned Z Estates a reputation as a real estate developer with highest quality practices and reliability standards. Z Estates, the home-grown brand of Odisha real estate, is grateful towards its esteemed customer for making "Z" their beloved brand.

- Arpan, Bhubaneswar
- Banalata, Bhubaneswar
- Highland Residency, Bhubaneswar
- Nanda Devi, Bhubaneswar
- Club Town, Bhubaneswar
- Prativa Enclave, Bhubaneswar
- Satyasai Enclave, Bhubaneswar
- Westend, Bhubaneswar
FDI Project by SRS Private Investments, Developed by Terra Alpha

Z1 is a premier project by the private equity arm of SRS Private Investments, a global investment firm based in New York with deep expertise in real estate investment across India. SRS manages over $300 million of offshore capital in India and has invested this capital in the country since 2007 across multiple real estate projects. SRS’s marquee real estate portfolio includes large residential projects, commercial offices, hospitality and retail projects in India’s metros and upcoming cities including Delhi, Mumbai, Bengaluru, Kolkata, Hyderabad, Bhurban, Trivandrum and Visakhapatnam.

Terra Alpha’s team has been responsible for executing SRS’ real estate projects across the country. Terra’s management team comprises of experienced professionals from leading Global Firms like Tishman Speyer, DLF, Cushman & Wakefield, HPMG and McKinsey & Company. It has deep experience in executing and delivering high quality real estate projects across the country. Founded on the premise of “Principles First”, Terra is committed to bringing the best international practices to the area of real estate development in the country. Its team is passionate about delivering great value to its customers through highest attention to detail which stems from a development philosophy rooted in modern design principles, strong partnerships with top tier consultants & contractors and strict adherence to the highest levels of ethical business practices and corporate governance.

The Terra Way

*Practice Based on Principles*
*Professionally Managed*
*Delivery Focused and Proactive*
*Meticulous and Passionate*
*Global Best Practices*

Celest, Visakhapatnam

The Bluewaters, Trivandrum

Supreme IT Park & Vilas, Mumbai

Svelte Hotel, Delhi
World Class Partners
A journey undertaken by premier specialists across disciplines

PROJECT PARTNERS
Project Management Consultants
CUSHMAN & WAKEFIELD
Ahmedabad, Gurgaon & Delhi

Structural Consultant
TPC
Uttar Pradesh

HVAC Consultants
AHC
New Delhi

Electrical Peer Review Consultants
SS
New Delhi

Structural Peer Review Consultants
Dhaliwal & Ensley
New Delhi

Landscaping Consultant
IRD
New Delhi

Marketing & Branding
elephant
New Delhi

 Plumbing Peer Review Consultants
SOMI CONSULTANTS
New Delhi