



Z Estates Private Limited

M4/34, Acharya Vihar, Bhubaneswar - 751013 (Odisha)

Ph.: + 91 674 2540806 • Fax: +91 674 2540698

Mob: +91 94374 76133 / 94374 81345

Email: z1@zestates.in • Visit us at: www.z-1.in • www.zestates.in

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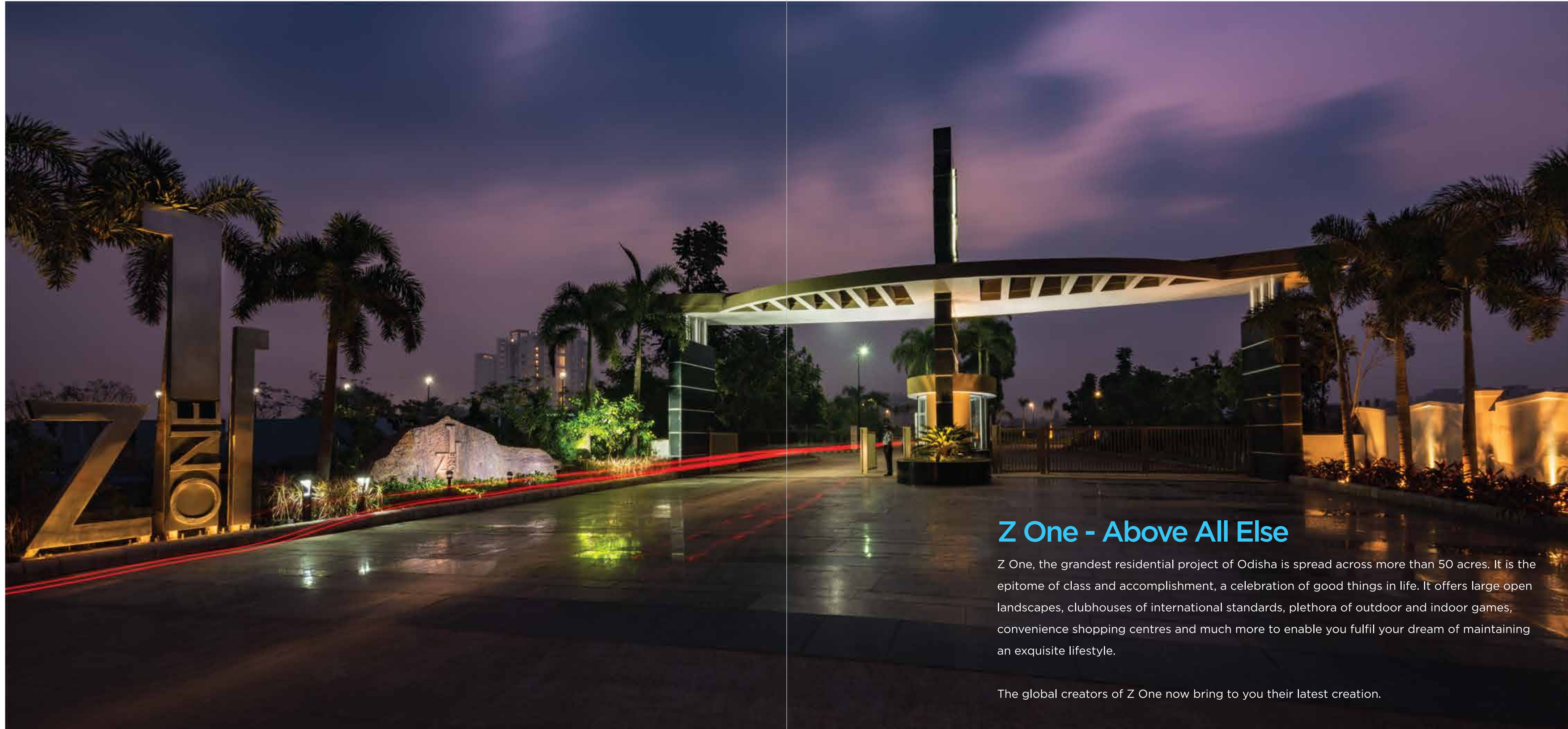
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RERA Registration Number: RP/19/2021/00586

www.rera.odisha.gov.in





Z One - Above All Else

Z One, the grandest residential project of Odisha is spread across more than 50 acres. It is the epitome of class and accomplishment, a celebration of good things in life. It offers large open landscapes, clubhouses of international standards, plethora of outdoor and indoor games, convenience shopping centres and much more to enable you fulfil your dream of maintaining an exquisite lifestyle.

The global creators of Z One now bring to you their latest creation.

Amenities in Developer's area not belonging to any specific phase

- + Two Clubs
- + Leisure Pool and Jacuzzi
- + Two Swimming Pools
- + Infinity Pool
- + Two Banquet Halls and Lawn
- + Mini Movie Theater
- + Restaurant and Cafe
- + Cards Room
- + Reading Room
- + Indoor and Outdoor Gymnasium
- + Indoor and Outdoor Play Area
- + Cricket Practice Pitch
- + Half Basketball Court
- + Kids Play Area
- + Tennis Court
- + Golf Putting Green
- + Squash Court
- + Facilities for Residence Guests Stay
- + Amphitheater
- + Bus Stop
- + Convenience Store
- + ATM
- + Car Washing
- + EV Charging
- + Dormitory



Serenity has a new home - Nirvaana

Z One unveils Nirvaana, a home with absolute bliss, peace, happiness and harmony. A place, so peaceful and ecstatic that it promotes a holistic living experience. A healthy, happy and relaxed lifestyle, surrounded by nature and open spaces, designed specifically to help you arrive at a state of mental, emotional and physical peace.





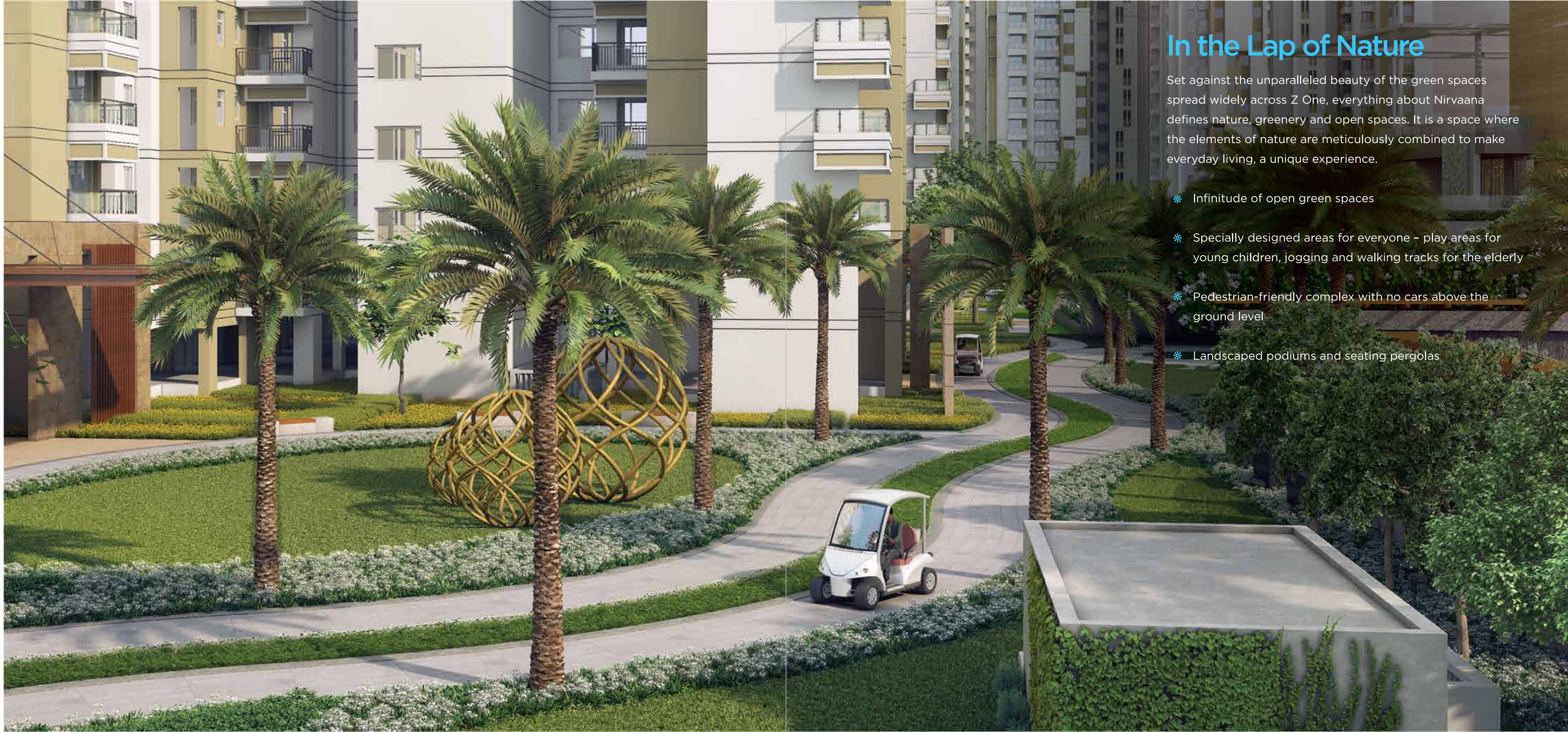
World of Nirvaana

Come and experience a whole new world beautifully crafted for a select few. This is a place only for you and your loved ones. It is a paradise where you will find and connect with your inner self.

Nirvaana - Our Imagination of Your Shangri-La

- * Tallest towers in the city standing up to 75m high, rising up to 35 floors
- * Landscape views from most of the apartments
- * Feature walls and sculptures accentuating the beauty of the greenery around
- * Controlled access to ensure safety and security
- * 24x7 limited power backup
- * Apartments with ample natural light and fresh air
- * Grand entrance boulevard covered with palm trees
- * Air conditioned double height entrance lobbies





In the Lap of Nature

Set against the unparalleled beauty of the green spaces spread widely across Z One, everything about Nirvaana defines nature, greenery and open spaces. It is a space where the elements of nature are meticulously combined to make everyday living, a unique experience.

- * Infinitude of open green spaces
- * Specially designed areas for everyone – play areas for young children, jogging and walking tracks for the elderly
- * Pedestrian-friendly complex with no cars above the ground level
- * Landscaped podiums and seating pergolas



Transcend Into a State of Bliss

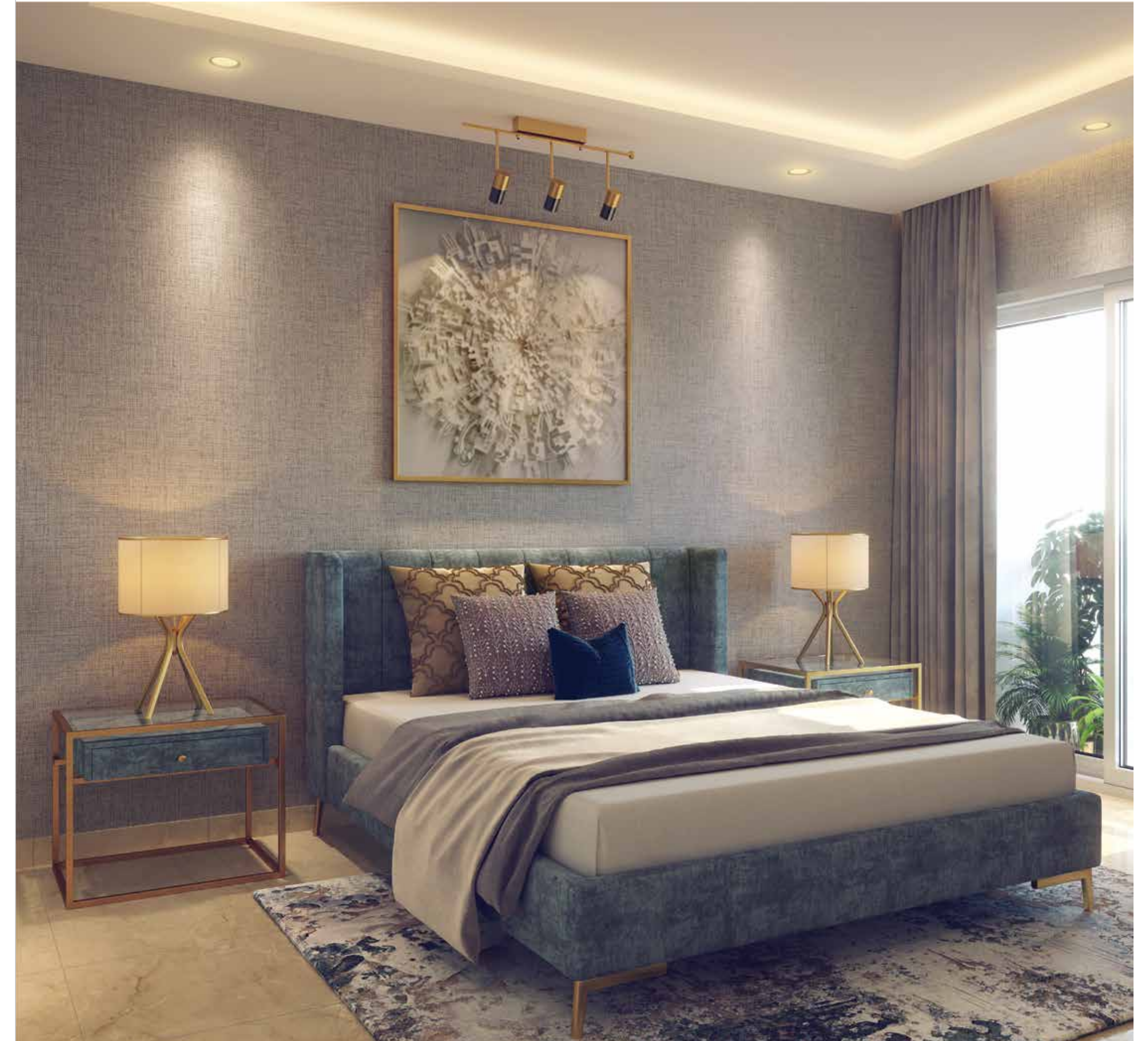
- * Series of interconnected parks, meadows with pergolas
- * Beautifully designed water bodies at vital points
- * Spacious Plaza with wide walkways
- * Lush parks within the complex compelling you to spend more time outdoors



Modern Homes That Exude Luxury

Modishly designed 2, 3, 4-BHK apartments and penthouses that exceed the expectations of the discerning residents with its contemporary design and traditional architectural principles.

- * Maximum natural light and cross ventilation
- * Spacious rooms and large balconies offering picturesque views of the lush green landscape, giving you a feeling of openness
- * Well-designed rooms with optimal space utilization
- * Ample storage and space for a walk-in closet in the master bedroom in most apartments
- * Large living room for the family to spend time together



Specifications

Apartments

STRUCTURE

- * RCC framed structure with fly ash/AAC block work

FLOORING

- * Drawing/Dining/Bedroom/Kitchen - Vitrified tiles with skirting
- * Toilet & Balcony- Ceramic tile
- * Common Corridor - Polished granite/stone/vitrified tile flooring

WALLS

- * Internal walls finished with wall putty & acrylic emulsion paint
- * External walls finished with weather coat paint/texture paint/stone cladding in selected areas

DOORS

- * **Main Door** - Polished veneer faced solid core designer flush door along with the architrave
- * **Other Doors** - Masonite moulded skinned flush doors in paint finish with architrave
- * Stainless steel hardware

WINDOWS

- * Powder coated aluminum sliding windows

WINDOW SILL

- * Granite/quartzite Stone cladding on window jamb & sill

KITCHEN

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



- * 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 speed elevators with stainless steel interiors Intercom provision
- * Water and sewage treatment plant within the project
- * Air conditioned reception lobby on ground floor

Penthouse

- * **Flooring** - Imported stones with skirting
- * **False Ceiling** - Gypsum based false ceiling in all rooms
- * **Kitchen Platform** - Granite/imported stone cooking platform and ceramic tile dado upto 600 mm height above the counter
- * VRV air conditioning
- * Polished veneer doors
- * Internal staircase in wooden/stone finish

TOILETS

- * Fitted with premium quality C.P fittings and ceramic fixtures
- * Glass enclosure in shower area

RAILING

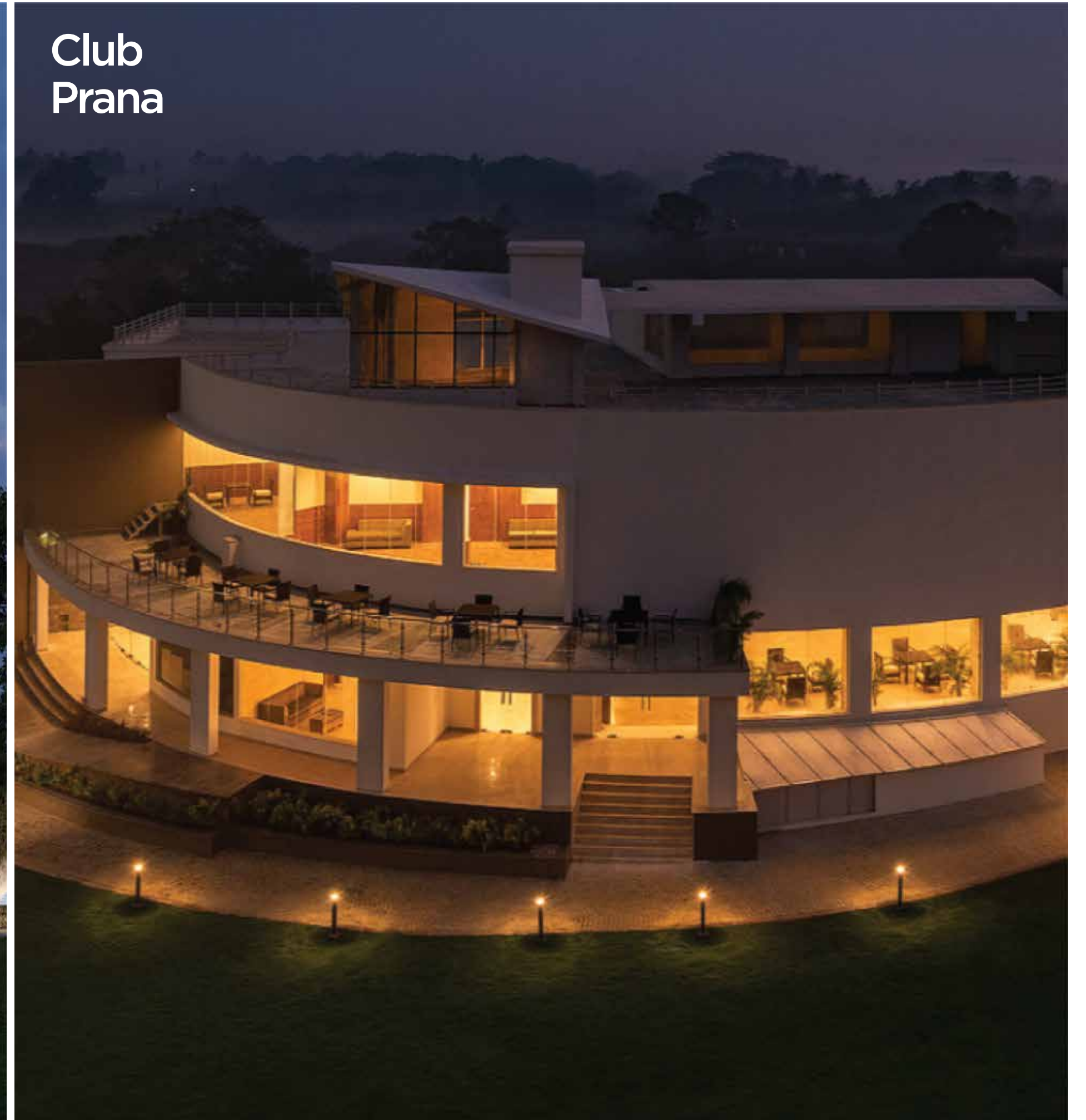
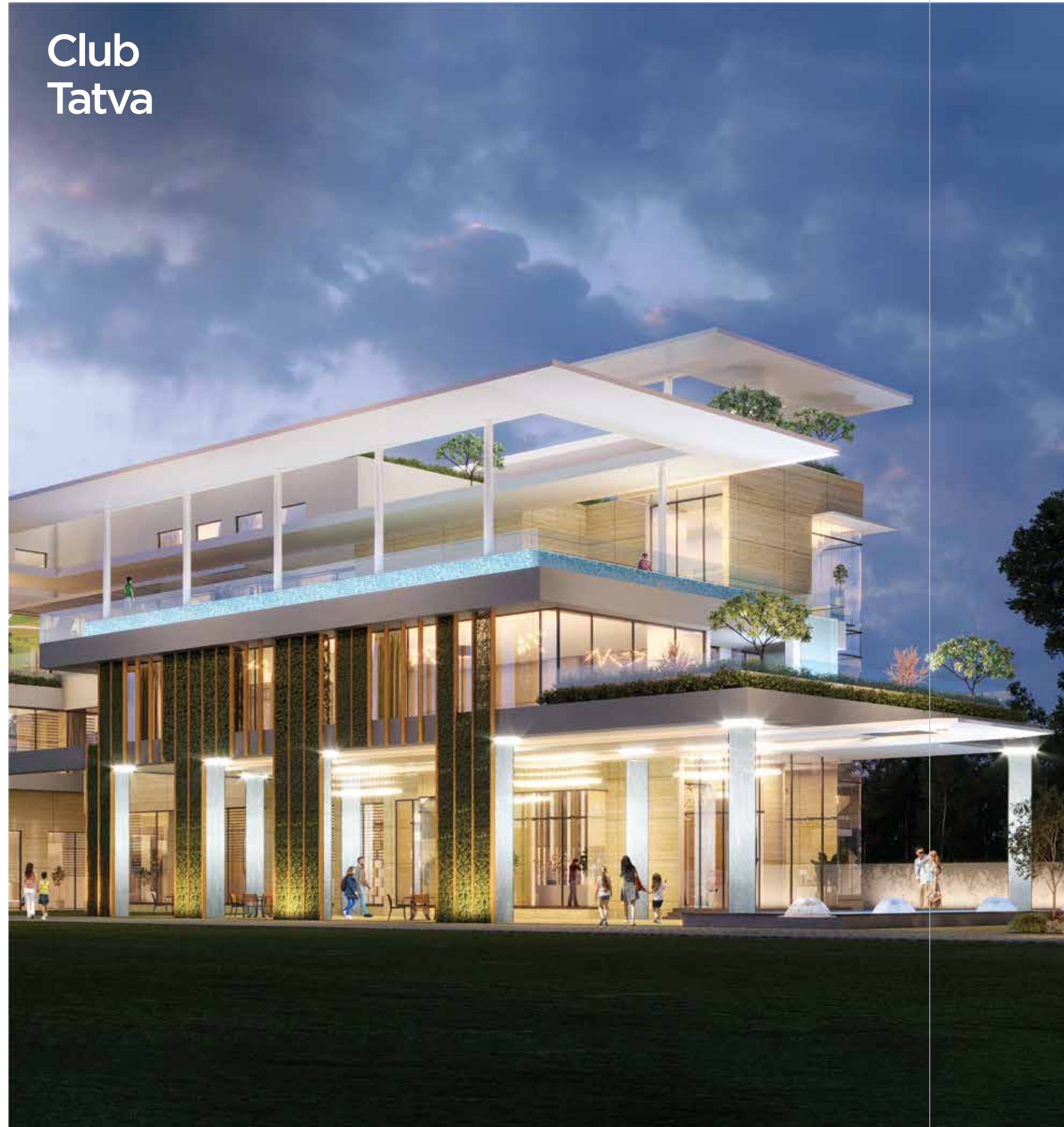
- * S.S Railing with glass in balcony
- * M.S Railing in utility area

ELECTRICAL

- * Concealed wiring with reputed quality copper wiring

Health, Wellness & Recreation For All

Two specialized clubs
(in developer's area) with
world class amenities and
a plethora of recreational
and leisure zones that give
residents access to a whole
new world of activities for
all ages spanning sports,
entertainment, f&b and
relaxation.



Badminton Court



Movie Theatre



Billiards

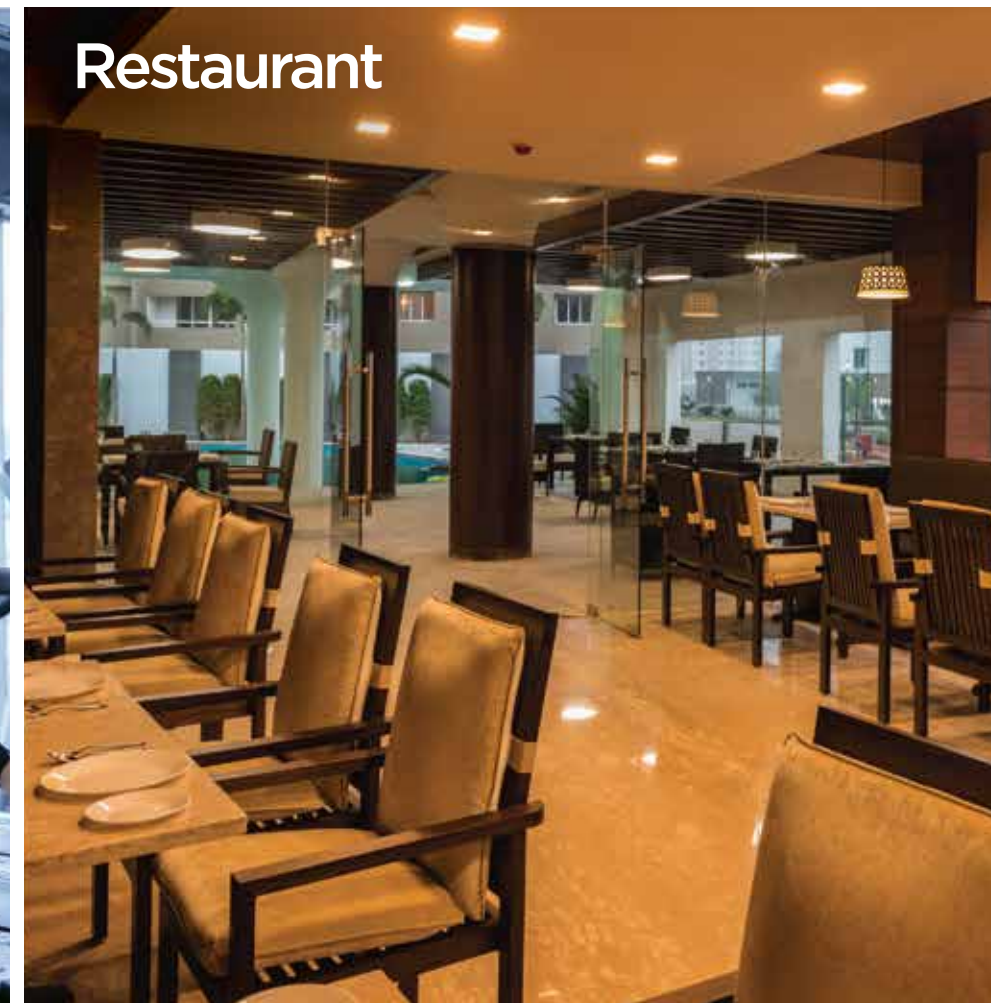


Squash Court










Gymnasium



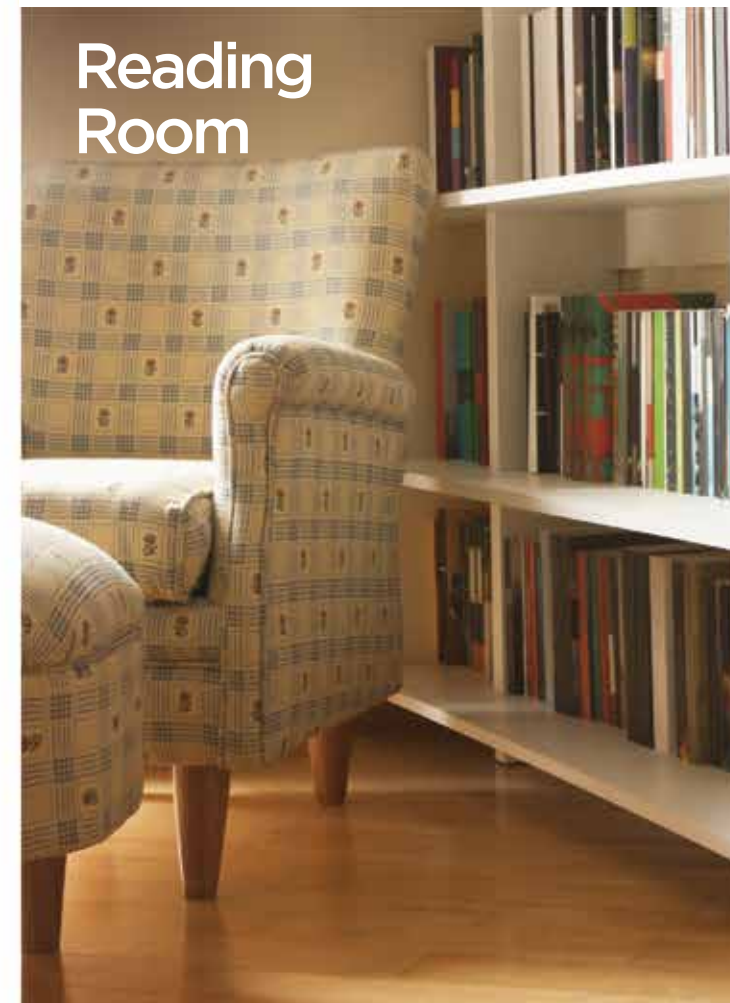
Restaurant



Indoor Amenities

-  Restaurant
-  Private Mini Movie Theatre
-  Indoor Badminton Court
-  Squash Court
-  Indoor Games Room
-  Reading Room & Card Room
-  Gymnasium
-  Table Tennis
-  Billiards room

Reading Room












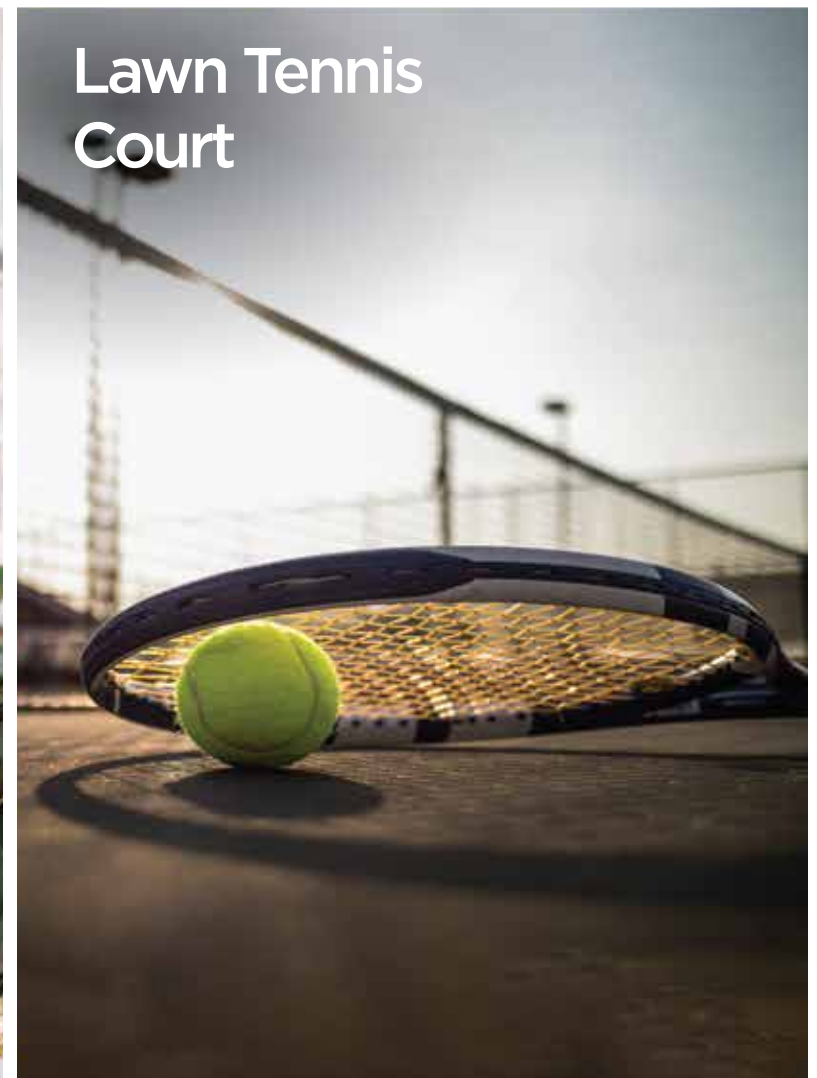
Yoga/Zumba Room

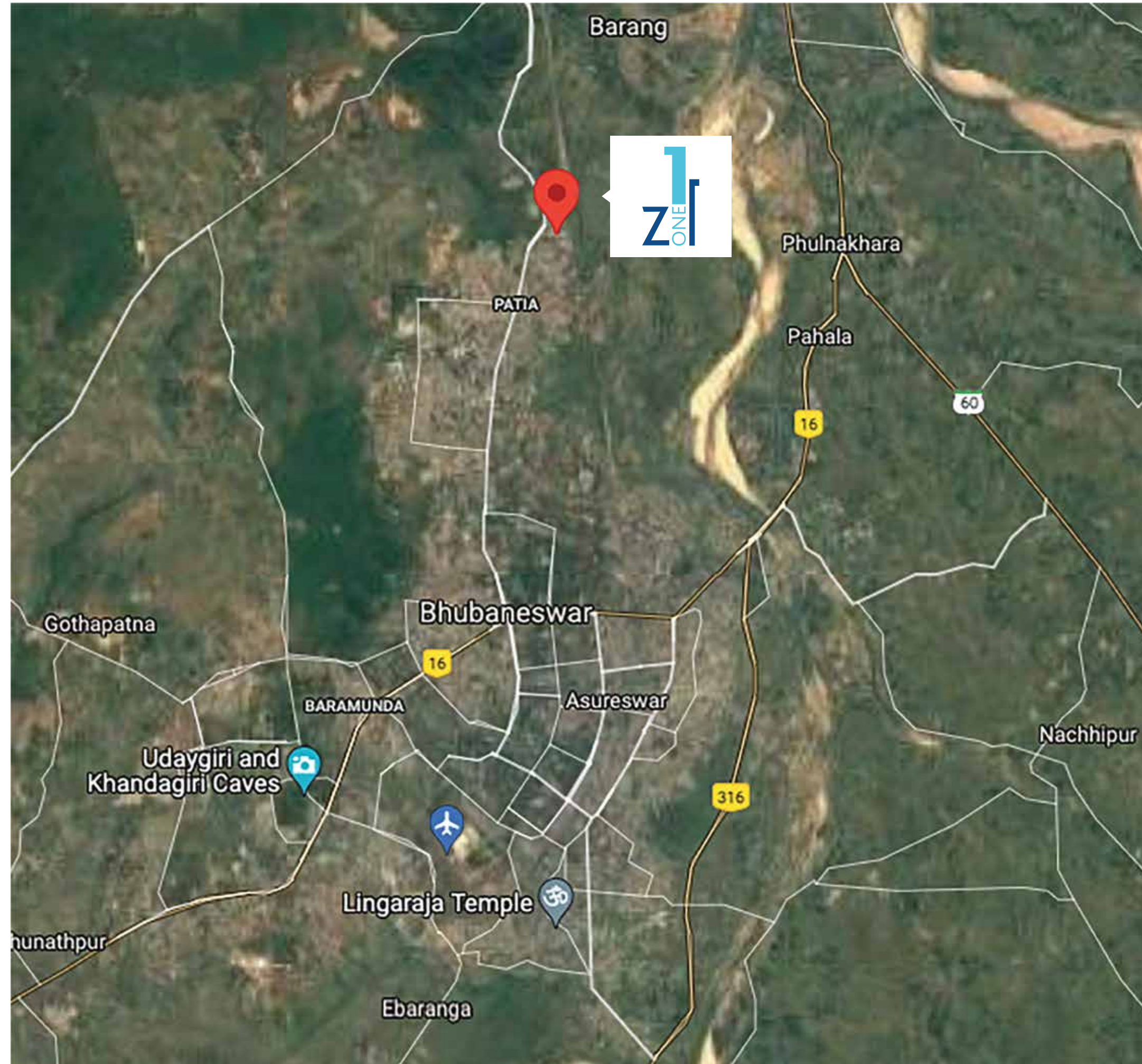




Outdoor Amenities

-  Swimming Pool
-  Cricket Net
-  Golf Putting Green
-  Half Basketball Court
-  Open Gym
-  Banquet Lawn
-  Kids Play
-  Lawn Tennis Court
-  Calisthenics Park

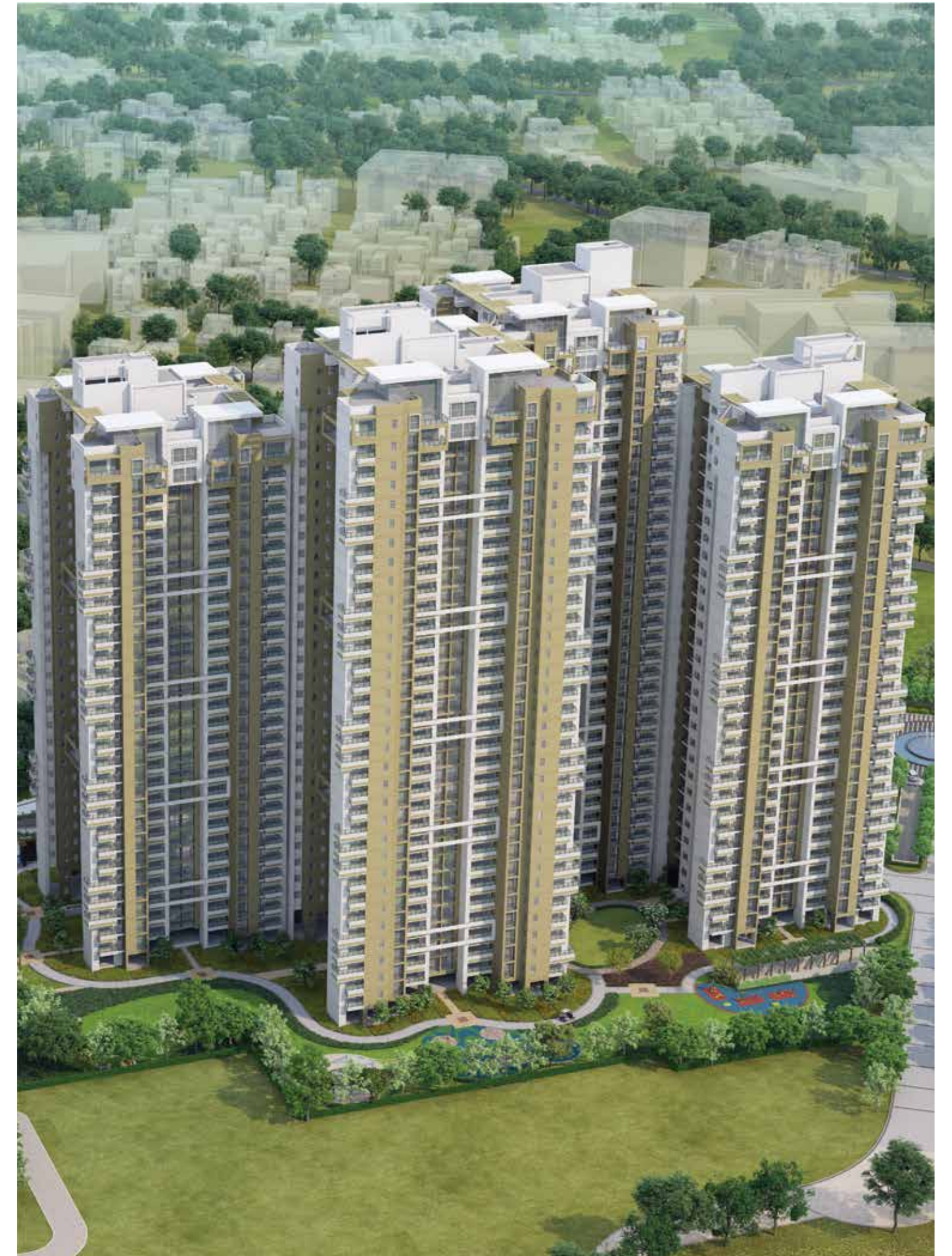




A Home at The Heart of Your City

Located on Nandankanan road Patia, Z One is situated at the prime location of Bhubaneswar with very close proximity to IT hubs, schools and shopping malls.

- * Close to educational hubs like KIIT, XIMB, KIMS, CEB, KISD, Trident, Silicon
- * Close to IT organizations like Infosys, TCS, Wipro, Mindtree, etc.
- * 3-4 mins drive from Nandankanan Zoo
- * 5-10 mins drive from Info city and Bhubaneswar golf club
- * 10-15 mins drive from Kalinga and Apollo hospitals
- * 15-20 mins drive from Jaydev Vihar Chowk
- * 30 mins drive from the airport
- * 20 mins drive form Cuttack



Premier Specialists Across Disciplines

PROJECT PARTNERS

Principal Architect



New Delhi

Coordinating Architect



Bhubaneswar

Prime Contractor



Kolkata, Bangalore, Mumbai & Delhi

Structural Consultant



Noida

HVAC Consultants



New Delhi

Electrical Consultants



New Delhi

Landscape Consultant



New Delhi

Plumbing Consultants



Plumbing & Fire Suppression Consultants

New Delhi