



LIKE  
NEVER  
BEFORE





LAVISH  
LIKE  
NEVER  
BEFORE

Imagine waking up to enchanting panoramic views every day. At Z Padmanabha, you can. Our lavish residential project truly defines elegance, comfort, and convenience.

Located in Pahala, Bhubaneswar, it offers everything that you've dreamt of. Huge open spaces, a plethora of landscapes & plantations, multiple indoor & outdoor activities to indulge in, and a spacious floor plan to have a fulfilled life.

Z Padmanabha is where our vision transforms into your Shangri-la.

## SITE LAYOUT PLAN



WHERE  
VISION  
BECOMES  
A REALITY

### Indulge in Ample Amenities

- Clubhouse
- Swimming Pool
- Pool View Cafeteria
- Convenience Store
- Lounge
- Fitness Center
- Steam Room
- Landscape Terrace
- Double-heighted Banquet Hall
- Multipurpose Hall
- Open Amphitheater
- Outdoor Kids Play Area
- Public Rest Rooms
- Cricket Practice Pitch
- Badminton Court
- Landscape Garden

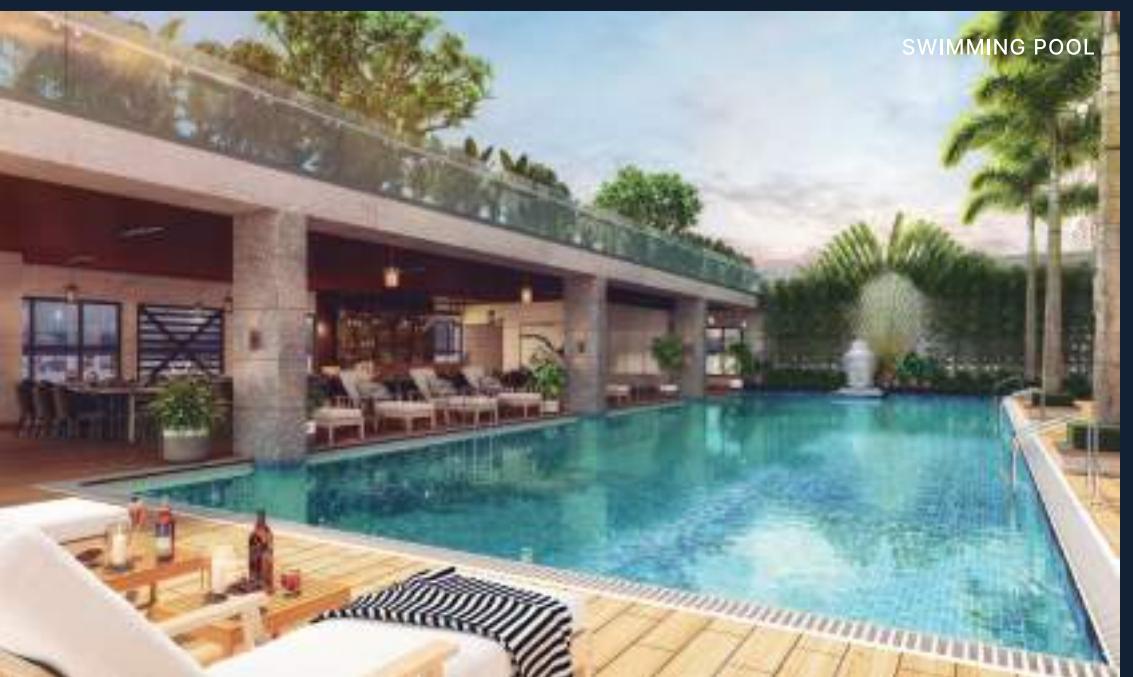


THE  
GATEWAY TO  
YOUR DREAMS

The home you imagined is just a few steps away.  
Step into the world of sheer luxury, where your dreams come to life.



LIFESTYLE LIKE NEVER BEFORE





KITCHEN

# COMFORT LIKE NEVER BEFORE

Experience a home where every corner captures the promise of warmth and happiness. An enormous living room, fine dining area, and generous kitchen space will give you an opportunity to express your taste and personality in the interiors.



LIVING ROOM



BEDROOM



BEDROOM

## SPACES THAT WARM YOUR HEART

Imagine yourself in a cosy room with the most comforting bed and relaxing space. Your place, where stories are woven in every fabric and furniture. Where laughter echoes in the air and the rich hues warm your heart.



PENTHOUSE LIVING

# YOUR PENTHOUSE PARADISE

Live above the rest in our grand penthouse. Where spacious interiors and stunning vistas come together to create an unparalleled living experience. Palatial living spaces, full of natural light and ventilation await you.



PENTHOUSE ROOM

# BLUEPRINT TO YOUR FUTURE

TYPICAL  
FLOOR PLAN



2.5 BHK  
3 BHK &  
3.5 BHK



*Tulip*  
TOWER

*Lotus*  
TOWER

# BLUEPRINT TO YOUR FUTURE

TYPICAL  
FLOOR PLAN

2.5 BHK  
3 BHK &  
4.5 BHK



3 BHK



2.5 BHK

2.5 BHK

3 BHK



3 BHK

4.5 BHK

4.5 BHK

*Daffodil*  
TOWER

*Orchid*  
TOWER

## SPECIFICATIONS

	<b>Structure</b>	<ul style="list-style-type: none"> <li>RCC framed structure with fly ash / AAC blocks brick work</li> </ul>
	<b>Flooring</b>	<ul style="list-style-type: none"> <li>Drawing / Dining / Bedroom / Kitchen – Vitrified Tiles with skirting.</li> <li>Toilet &amp; Balcony – Ceramic / Vitrified Tiles.</li> <li>Corridor / Common Area – Polished Granite / Engineering Stone / Vitrified Tiles.</li> </ul>
	<b>Walls</b>	<ul style="list-style-type: none"> <li>Internal walls finished with wall putty &amp; acrylic emulsion paint.</li> <li>External walls finished with weather coat paint / texture paint / stone cladding in selected areas.</li> </ul>
	<b>Doors</b>	<ul style="list-style-type: none"> <li>Main Door - Polished Veneer Faced solid core designer flush door along with the architrave.</li> <li>Other Doors - Masonite moulded skinned flush Doors in paint finish with architrave.</li> <li>Premium quality hardware</li> </ul>
	<b>Windows</b>	<ul style="list-style-type: none"> <li>Aluminum sliding windows.</li> </ul>
	<b>Window Sill</b>	<ul style="list-style-type: none"> <li>Granite / quartzite Stone cladding on window jamb &amp; sill.</li> </ul>
	<b>Kitchen</b>	<ul style="list-style-type: none"> <li>Agglomerated marble/engineered stone/granite stone cooking platform and ceramic tile dado upto 600mm above the counter.</li> <li>Stainless steel kitchen sink.</li> </ul>
	<b>Toilets</b>	<ul style="list-style-type: none"> <li>Ceramic fixtures Fitted with premium quality CP fittings.</li> <li>Vitrified Tiles</li> </ul>
	<b>Electrical</b>	<ul style="list-style-type: none"> <li>Concealed wiring reputed quality copper wiring.</li> <li>Premium modular electrical switches, sockets and switchgears.</li> <li>Limited power back-up for each apartment.</li> <li>Electrical and drainage provision for air conditioner in all bedrooms, living and dining areas.</li> <li>Electrical Load per Flat : <ul style="list-style-type: none"> <li>4.5 BHK – 10 KW</li> <li>3.5 BHK – 8 KW</li> <li>3 BHK – 8 KW</li> <li>2.5 BHK – 6 KW</li> <li>4.5 BHK Penthouse – 14 KW</li> <li>5.5 BHK Penthouse – 14 KW</li> <li>5.5 BHK – 14 KW</li> </ul> </li> </ul>
	<b>Others</b>	<ul style="list-style-type: none"> <li>High speed elevators with stainless steel interiors.</li> <li>Intercom provision.</li> <li>Water and sewage treatment plant within the project.</li> <li>Exclusive tower lobby.</li> </ul>
	<b>Pent-house, Premium &amp; 5.5 BHK</b>	<ul style="list-style-type: none"> <li>Flooring - imported stones with skirting.</li> <li>Balcony &amp; Toilets – Vitrified Tiles with High-lighters.</li> <li>False Ceiling – Gypsum-based false ceiling in the living area and bedrooms.</li> <li>Kitchen Platform – granite/imported stone cooking platform and ceramic tile dado upto 600mm height above the counter</li> <li>Polished veneer doors.</li> <li>Internal Staircase in wooden/stone finish.</li> </ul>

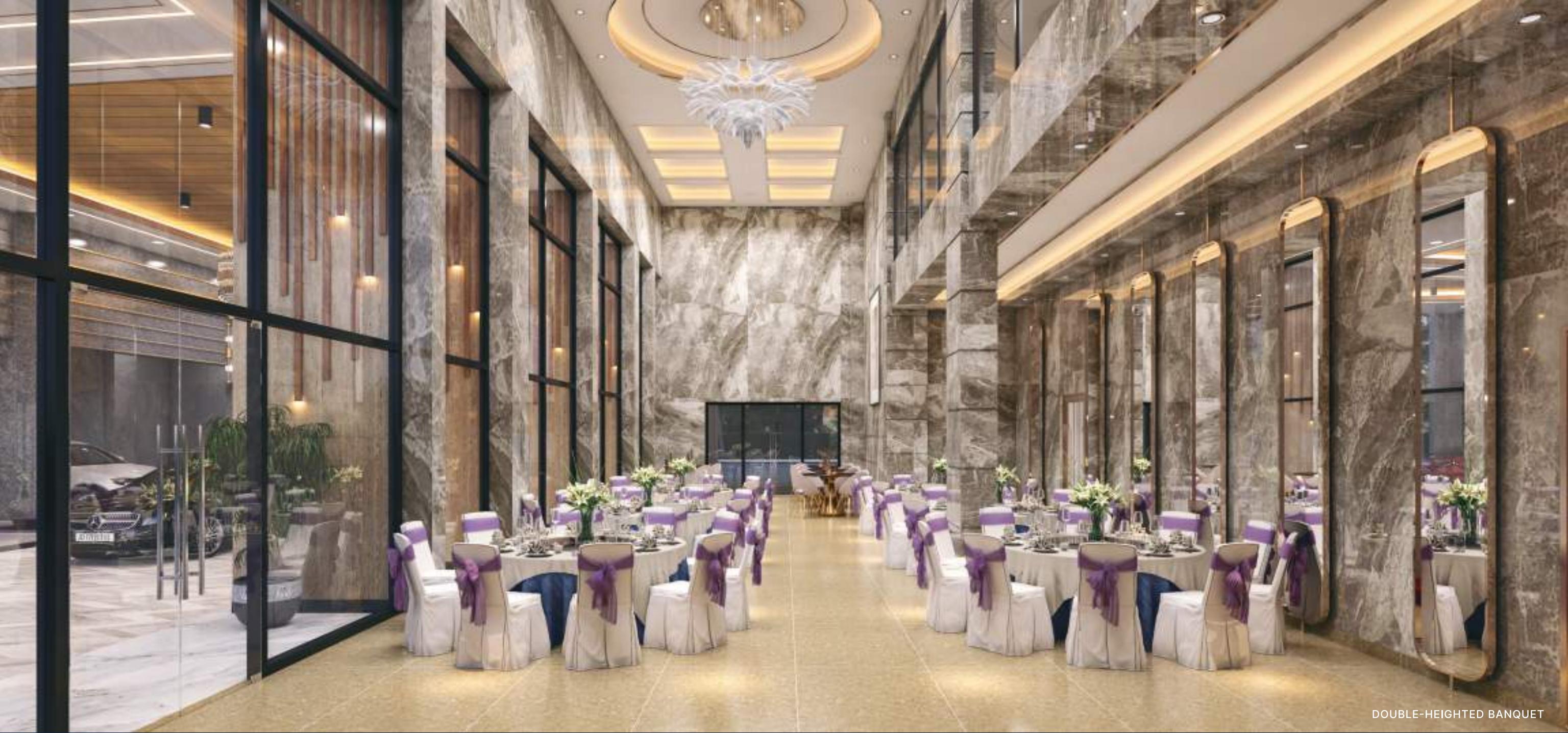
CONVENIENCE  
LIKE NEVER  
BEFORE



EXPERIENCE  
TRANQUILITY  
LIKE NEVER  
BEFORE



POOL VIEW CAFETERIA



DOUBLE-HEIGHTED BANQUET

# ELEGANT VENUE EVERLASTING MEMORIES

Our grand banquet hall redefines elegance with its double-heighted elevation. A space where every event becomes a royal affair. With its regal ambience and spaciousness, this hall can hold lavish celebrations and intimate gatherings to create unforgettable moments.



CLUB RECEPTION



## WHERE HEALTH FINDS A HOME

We have created more than just a gym; we have created an atmosphere where all fitness enthusiasts strive towards their personal goals. Utilise the modern gymming facilities, and transform your wellness journey into a lifestyle.



POOL VIEW CAFETERIA

## YOUR COZY COMFORT ZONE

Our lounge is designed to offer a soothing ambience, ultimate comfort, and a place to unwind with a book, maybe a drink, or simply your thoughts. Whether your idea of relaxation is a quiet reflection or an engaging conversation, this will become your go-to place.



LANDSCAPE TERRACE

## AMENITIES



Pool Table



Gymnasium



Reading Room



Badminton Court



Multi Purpose Indoor Hall



Walking Path



Indoor Games Room



Poolside Cafe



Outdoor Pools



Steam Room



Yoga Room



Landscape Terrace



Cricket Net



Amphitheater



Children's Play Area



Banquet Hall



Convenience Store



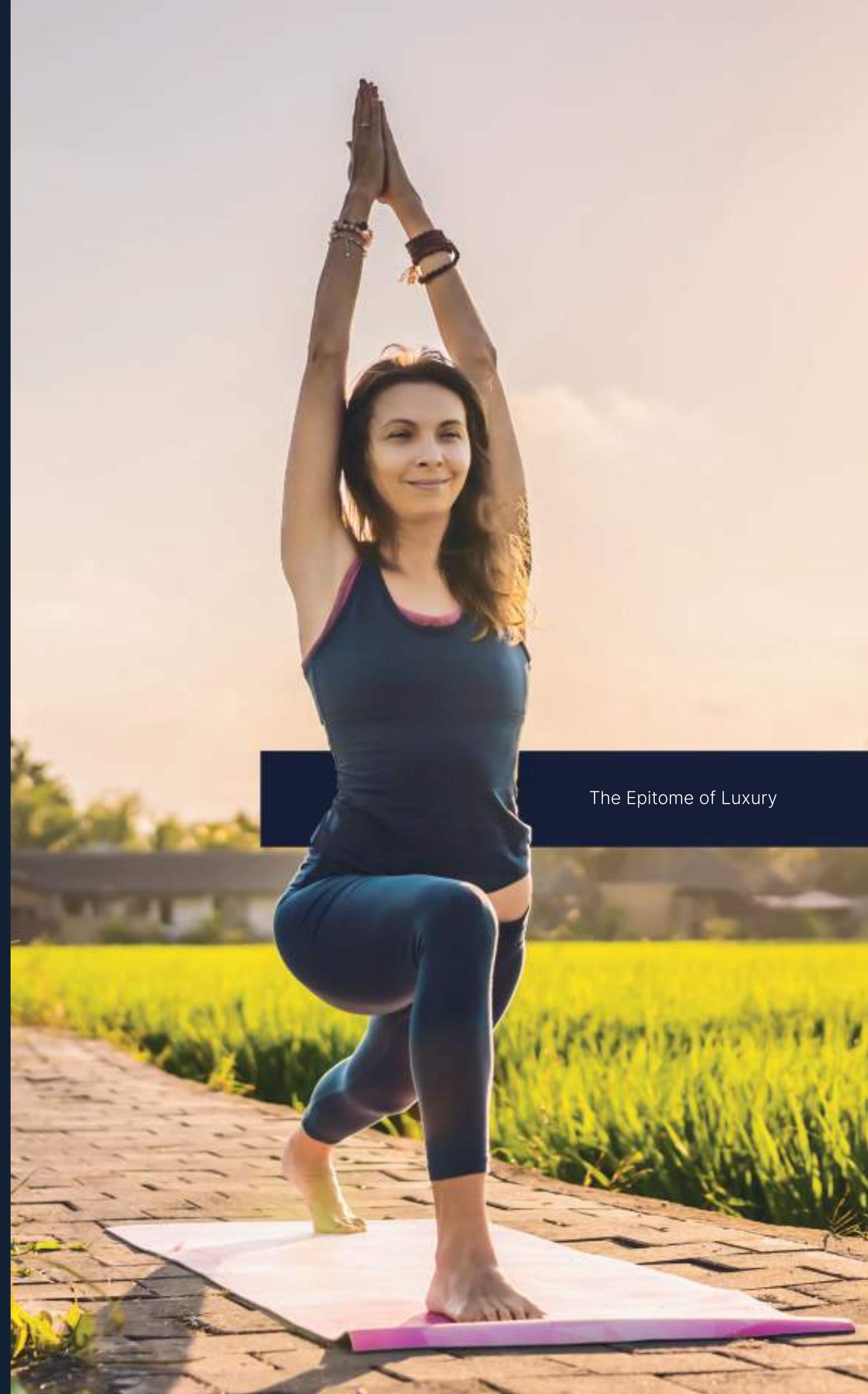
Lounge



CCTV Surveillance



Access Control System



# PRIME LOCATION IN PAHALA

Z Padmanabha offers a well-connected lifestyle at your doorstep. Experience the convenience of easy connectivity to the best hospitals, schools, malls, supermarkets, hotels and restaurants.



## LOCATION MAP



**Z Padmanabha, Pahala, Bhubaneswar.**  
It's not just a location, it's a lifestyle.

Hospital  
High-tech Medical College - 5.2 km

Malls & Market Complex  
Symphony Mall  
Esplanade Mall - 200m  
- 6.4 km

Schools  
Delhi Public School Kalinga - 5 km

Hotels & Restaurants  
Hotel Pal Heights Mantra - 100 m

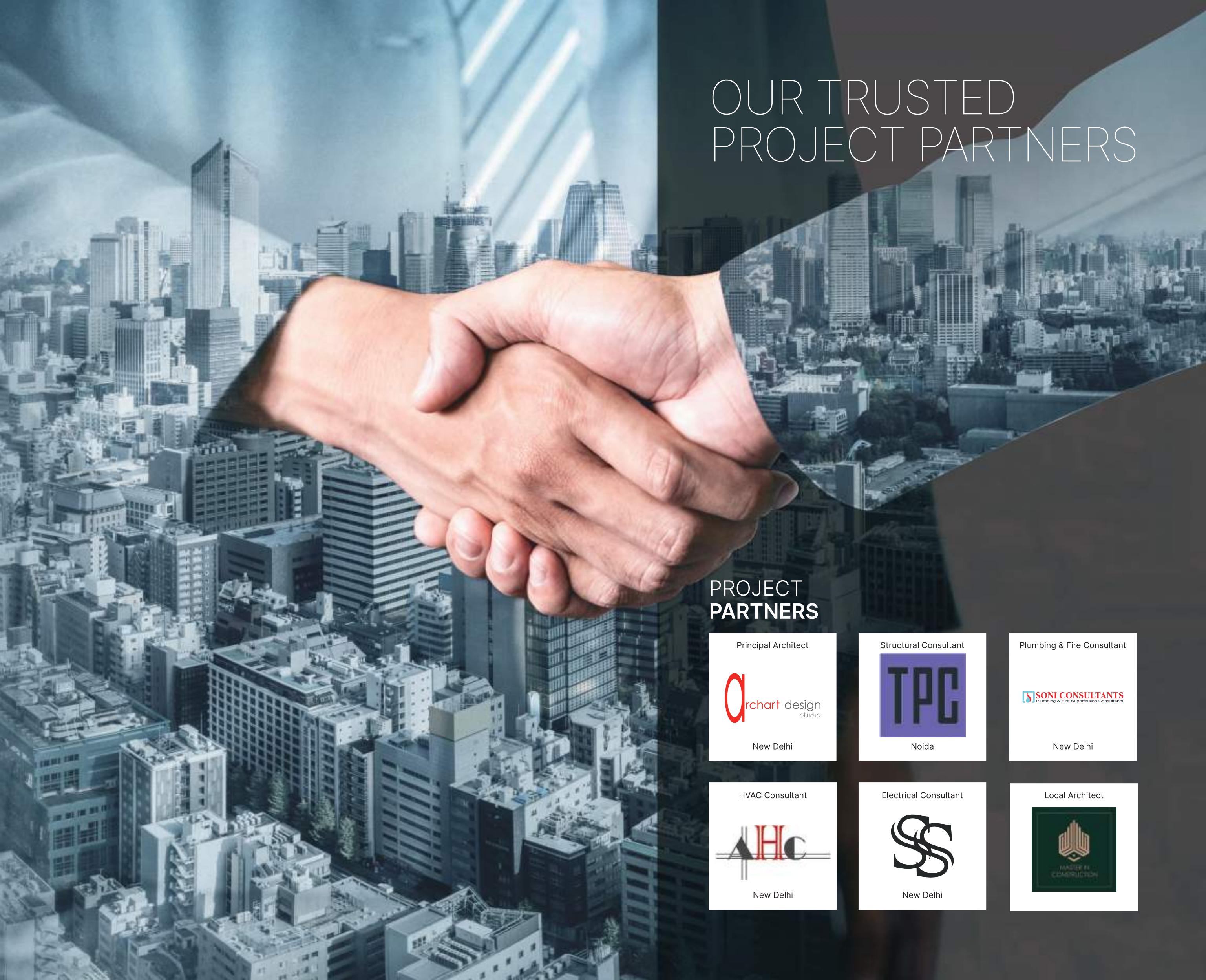
Planetarium  
Pathani Samanta Planetarium - 5 km



Scan for Site Location



DPS

A large, semi-transparent image of two hands shaking is positioned in the center of the slide, set against a background of a dense city skyline with numerous skyscrapers under a clear sky.

# OUR TRUSTED PROJECT PARTNERS

## PROJECT PARTNERS

Principal Architect



New Delhi

Structural Consultant



Noida

Plumbing & Fire Consultant



New Delhi

HVAC Consultant



New Delhi

Electrical Consultant



New Delhi

Local Architect





## BUILDING LIFESTYLES

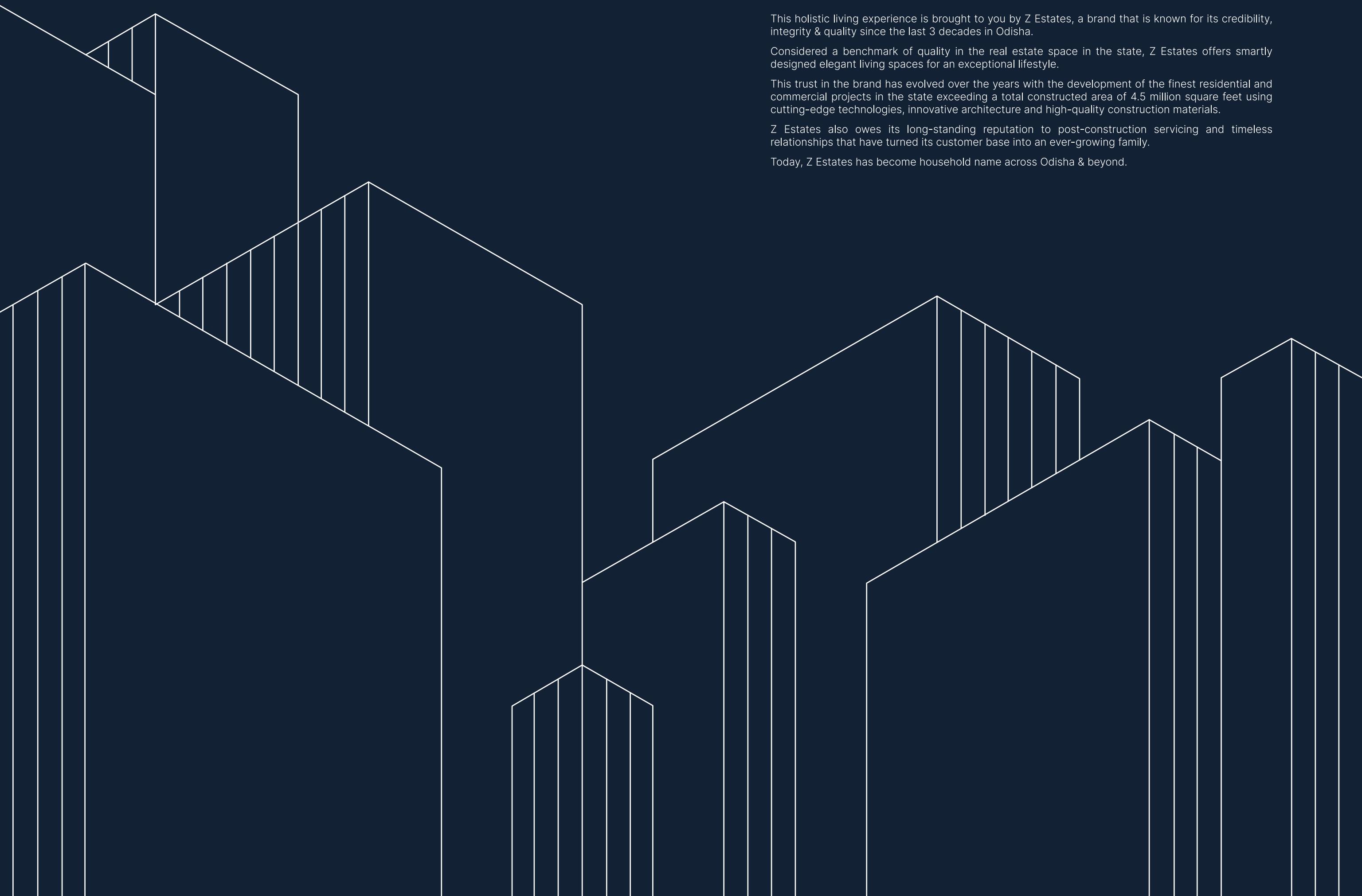
This holistic living experience is brought to you by Z Estates, a brand that is known for its credibility, integrity & quality since the last 3 decades in Odisha.

Considered a benchmark of quality in the real estate space in the state, Z Estates offers smartly designed elegant living spaces for an exceptional lifestyle.

This trust in the brand has evolved over the years with the development of the finest residential and commercial projects in the state exceeding a total constructed area of 4.5 million square feet using cutting-edge technologies, innovative architecture and high-quality construction materials.

Z Estates also owes its long-standing reputation to post-construction servicing and timeless relationships that have turned its customer base into an ever-growing family.

Today, Z Estates has become household name across Odisha & beyond.





Z ESTATES

## Z Engineers Construction Private Limited

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Email: care@zengineers.in • Visit us at [www.zestates.in](http://www.zestates.in)

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The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative.

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**RERA Registration Number: RP/19/2023/00987**

**[www.rera.odisha.gov.in](http://www.rera.odisha.gov.in)**