

# Z MAGNOLIA RESIDENCY

Duplex / Triplex Housing Project

Trishulia, Phakirpada, Cuttack

by



Z Engineers Construction Pvt. Ltd.





Z MAGNOLIA  
RESIDENCY





## A BEAUTIFUL JOURNEY...

For the last three decades, the brand "Z Estates" stands for smartly designed comfortable living spaces and an aspirational lifestyle. Recognized in Odisha as the top real estate developer, the name commands trust, and focuses on its foundational values-quality, excellence and customer satisfaction.

We have evolved a culture of designing and delivering spaces where cutting edge innovations meet the warmth of homes. In the process, our customers have turned into extended families by recommending us to their families and friends. We profoundly value the long-lasting relationship with this growing family of "Z-Estates", and believe ourselves to be the custodians of their trust. The more heights we scale, the stronger our roots grow.

## ...STILL CONTINUING









GREAT HOMES...



...MADE FOR GREAT PEOPLE.



WELCOME  
TO A GREAT  
LIVING





# Z MAGNOLIA RESIDENCY

a glance

90  
Gorgeous  
Luxury Villas

Amenities for  
a joyful life

Peace, calm  
and a scenic  
environment.

Pristine  
Location

Wonderful  
Neighborhood

Construction that will  
last for generations







- Gated community
- Community center
- 9m. Internal Roads
- Childrens Play area
- Integrated Sewerage system
- 24 Hrs security
- CCTV surveillance system
- Individual Boundary wall with gates / sump





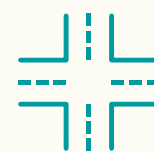
Yoga deck



Gated Community



Community Centre



9mt Wide internal road



Childrens Play Area



Indivisual & Central sewerage system



24 hour security



CCTV survelliance system



Street lights for the roads

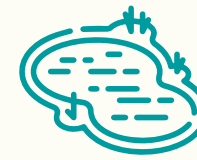




Individual boundary wall  
with M.S. Grill



Yoga Deck



Well developed water body



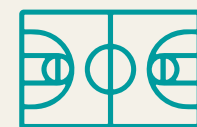
Jogging Track



Independent Sumps for Villas



Rain Water Harvesting



Badminton & volleyball Court



DG supply for common areas



# Z MAGNOLIA RESIDENCY

## Legends

1. Entry/Exit
2. Children's Park
3. Well Developed Water Body
4. Yoga Deck
5. Internal Road
6. Lawn
7. Guard Room
8. Sewage Treatment Plant
9. Badminton & Volleyball Court
10. Community Hall

- A Type** 60' x 40'
- B Type** 52' x 34'
- C Type** 45' x 33'3"
- D Type** 44' x 20'8"

\* Actual plot size might vary.





TYPE-A



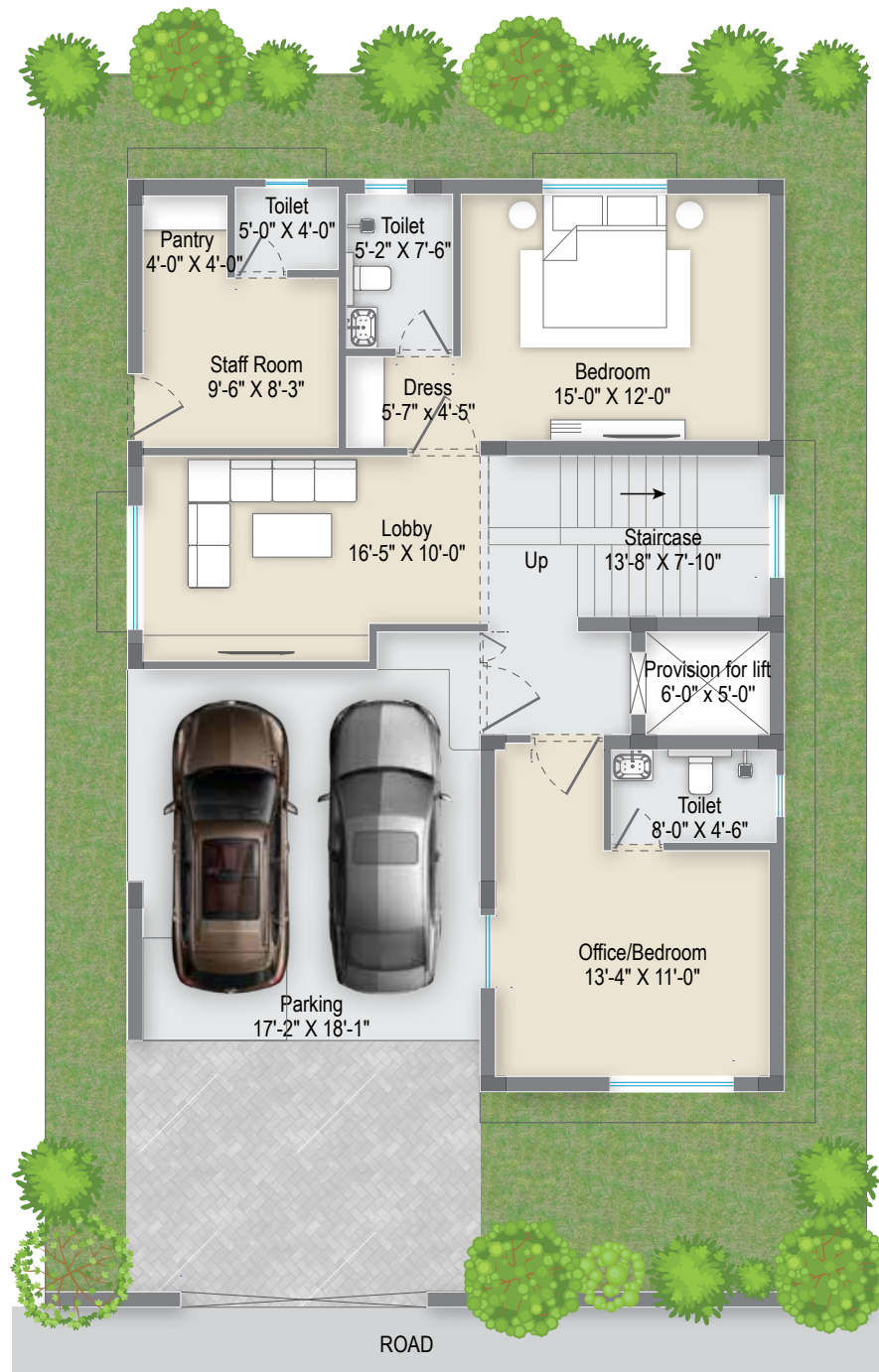


# TYPE-A

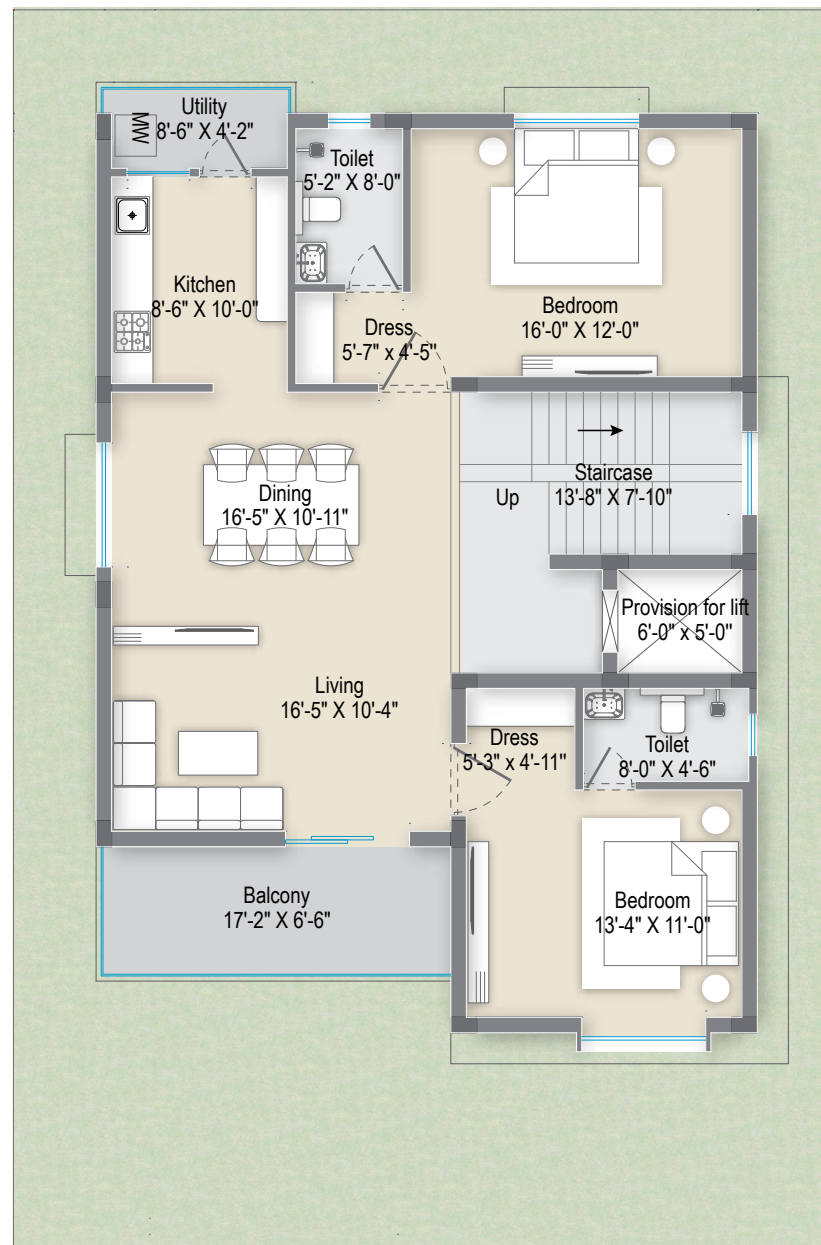
North/South Facing

Plot Size ( Average ) : 2400 sq.ft.

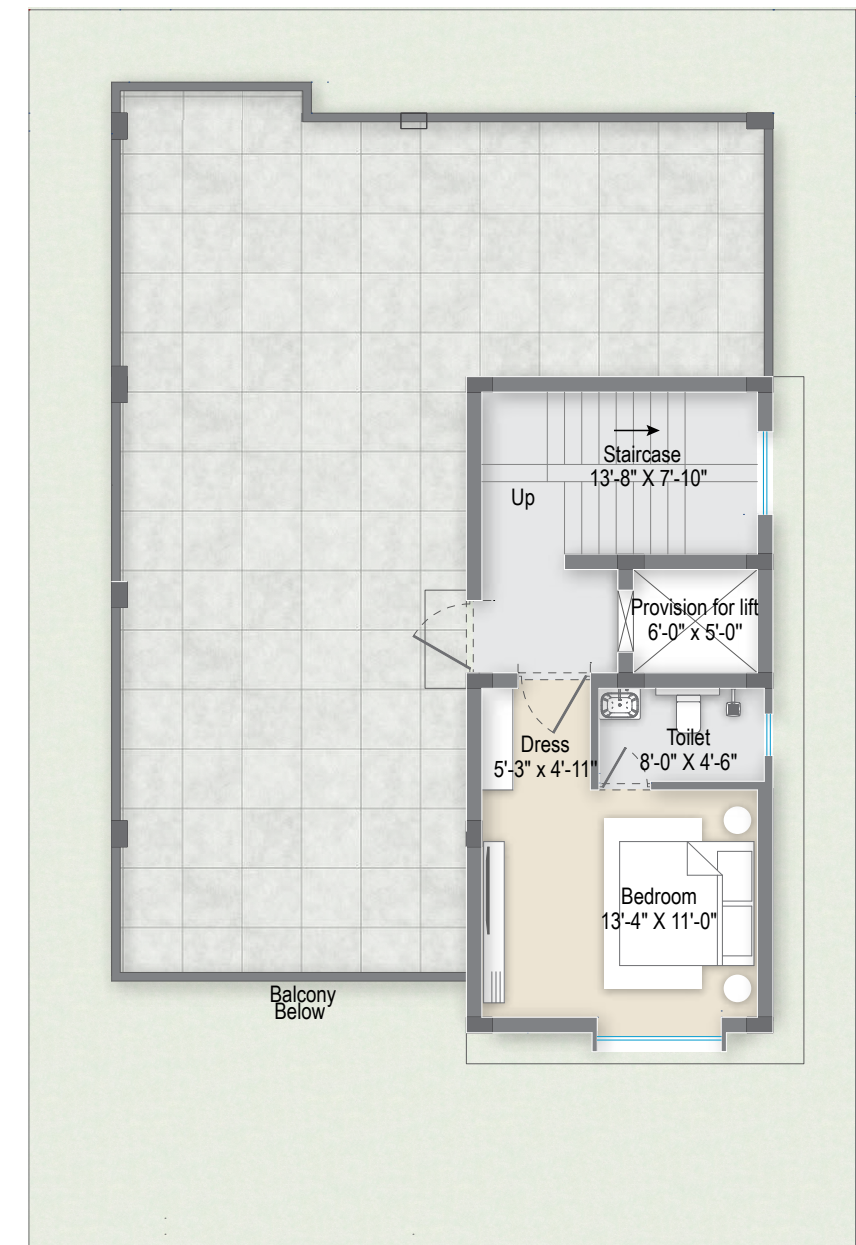
\* Actual plot size might vary.



Ground Floor



First Floor Plan



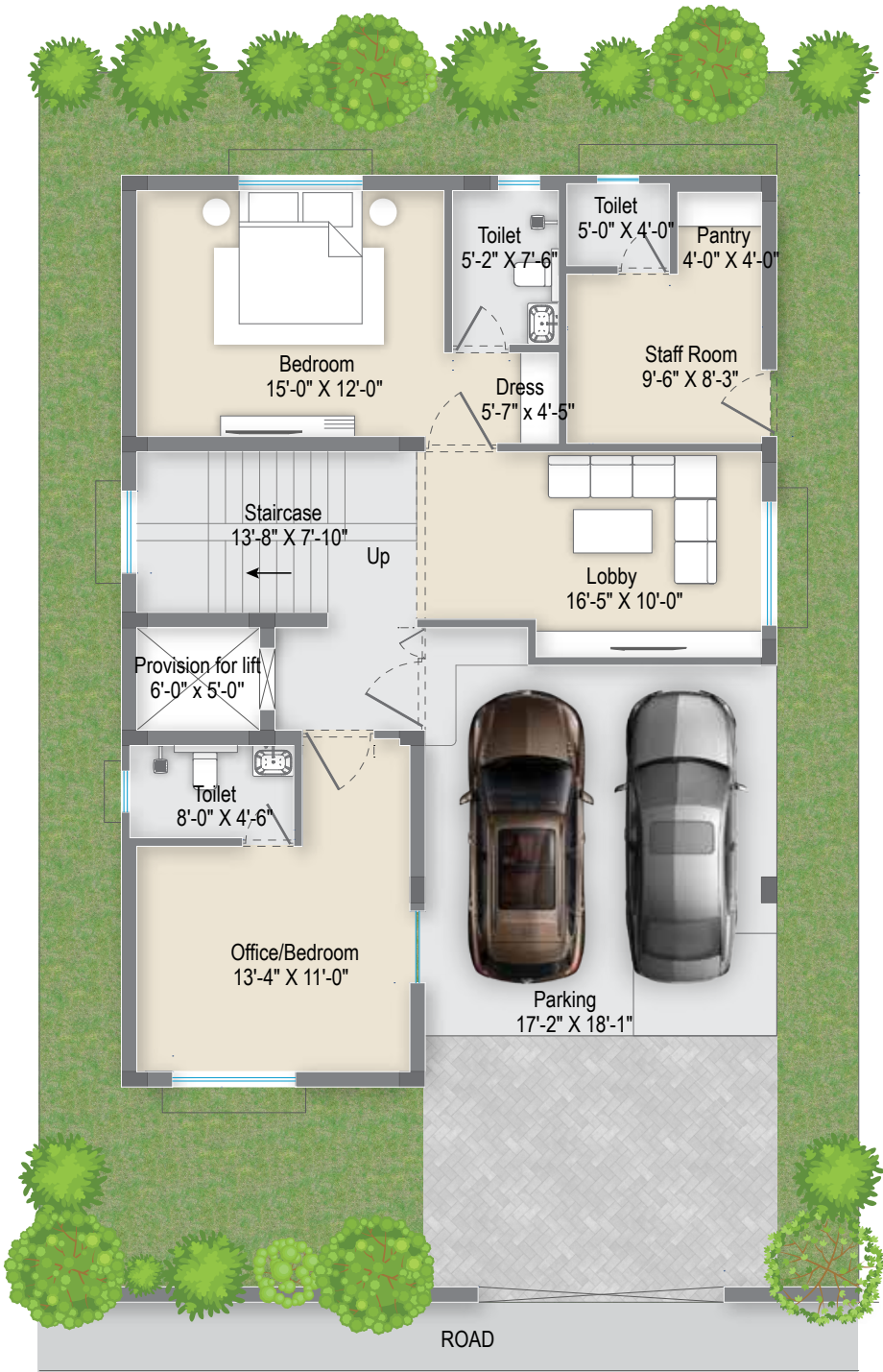
Second Floor Plan

RERA CA			BUA	OTA	Balcony Area	Provision for Lift
GF	FF	SF				
959	1143	405	3264	924	150	30
2507						

Area in Sq. Ft.



Plot Size ( Average ) : 2400 sq.ft.  
\* Actual plot size might vary.



Ground Floor



First Floor Plan



Second Floor Plan

RERA CA			BUA	OTA	Balcony Area	Provision for Lift
GF	FF	SF				
959	1143	405	3264	924	150	30
2507						

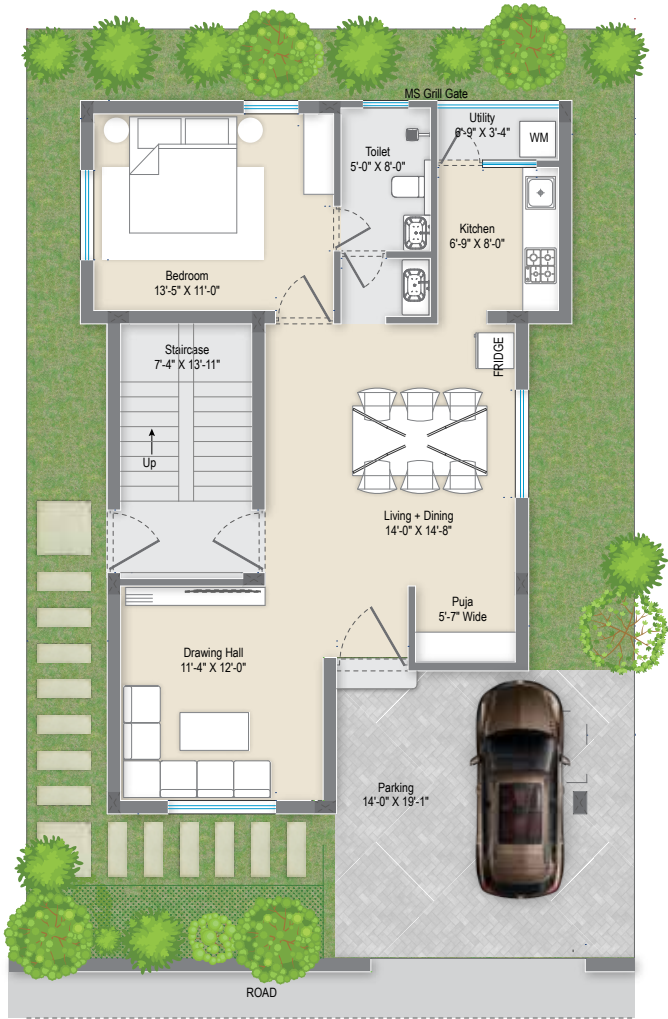
Area in Sq. Ft.



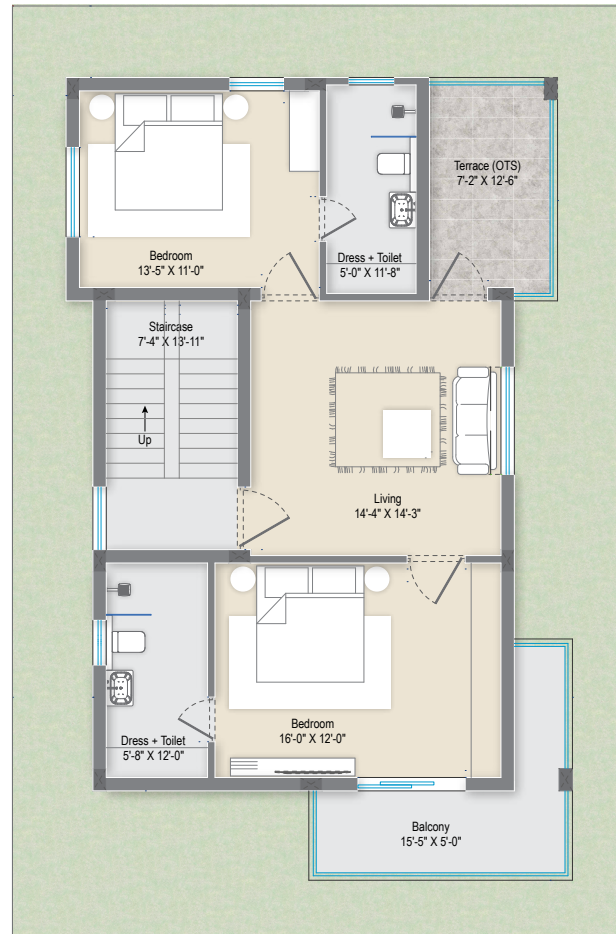
TYPE-B







Ground Floor



First Floor Plan

## TYPE-B

Plot Size ( Average ) : 1768 sq.ft.

\* Actual plot size might vary.

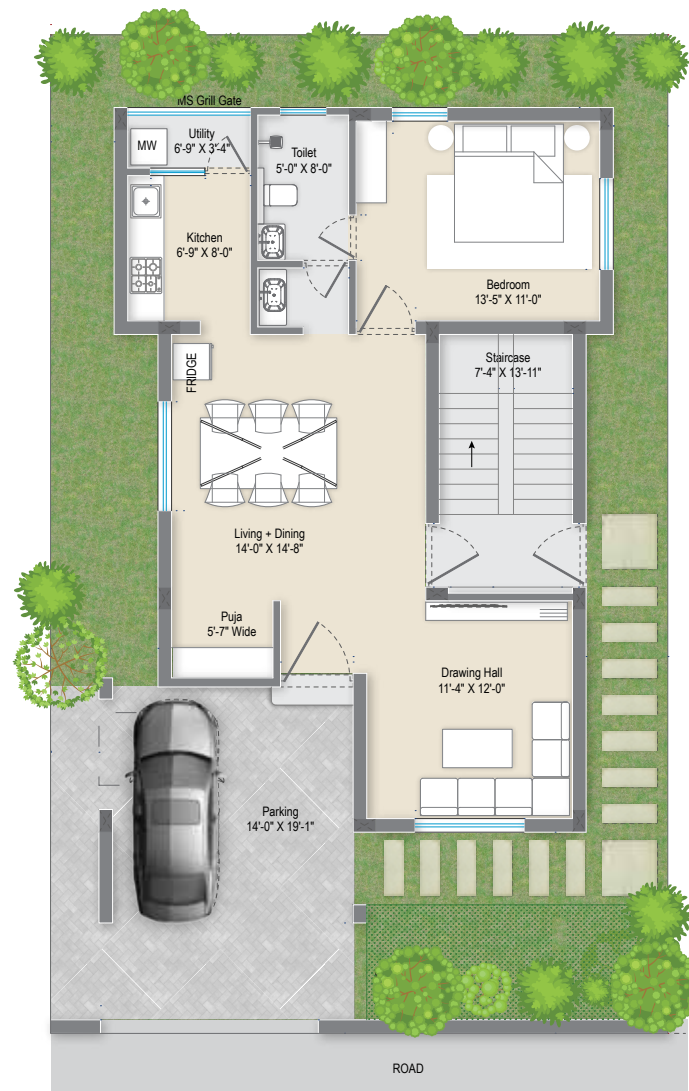
RERA CA		BUA	OTA	Balcony Area
GF	FF			
792	814			
1606				

Area in Sq. Ft.

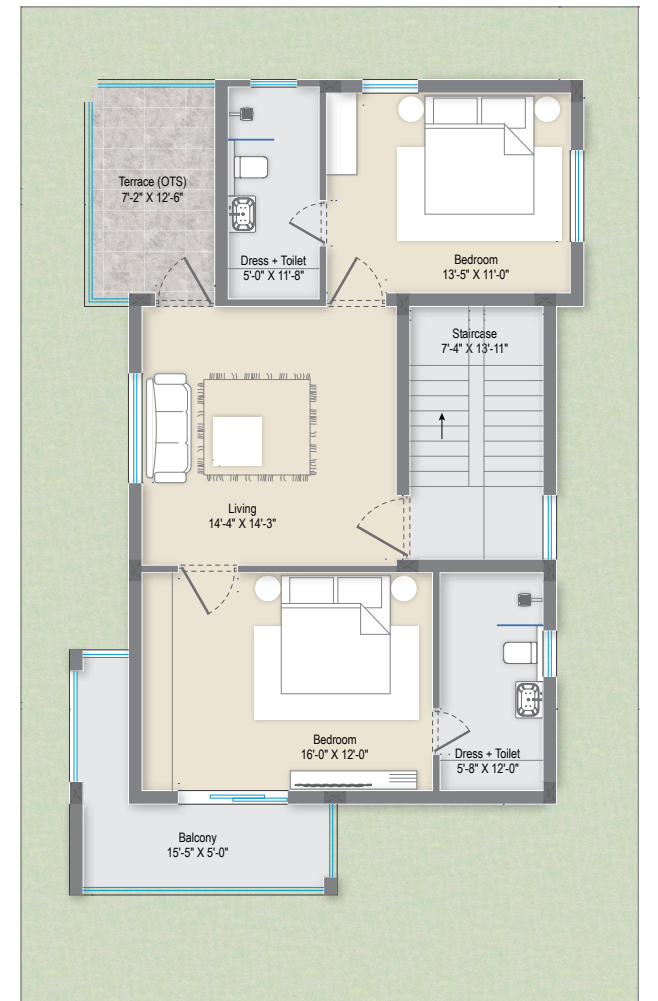
South Facing

RERA CA		BUA	OTA	Balcony Area
GF	FF			
792	814			
1606				

Area in Sq. Ft.



Ground Floor



First Floor Plan



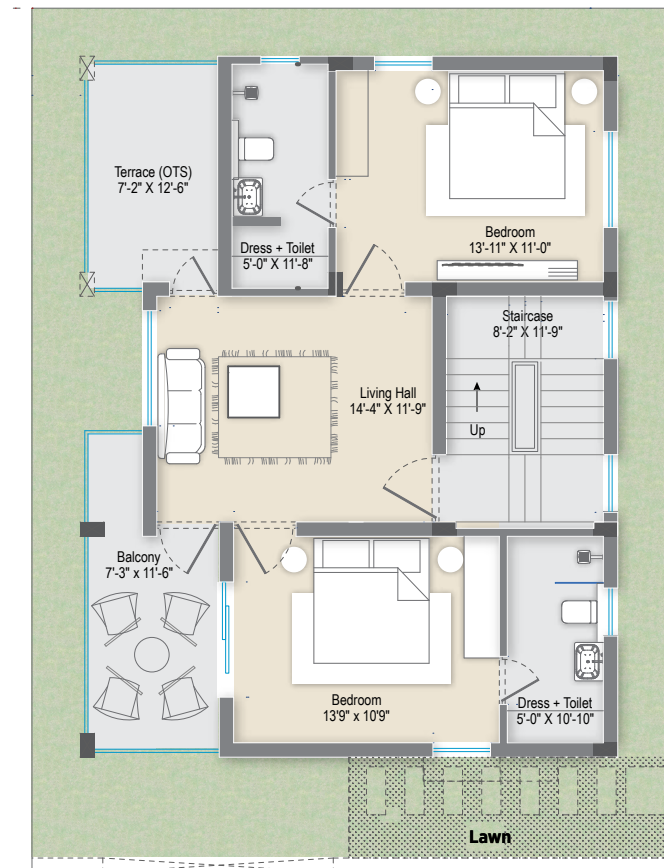
TYPE-C



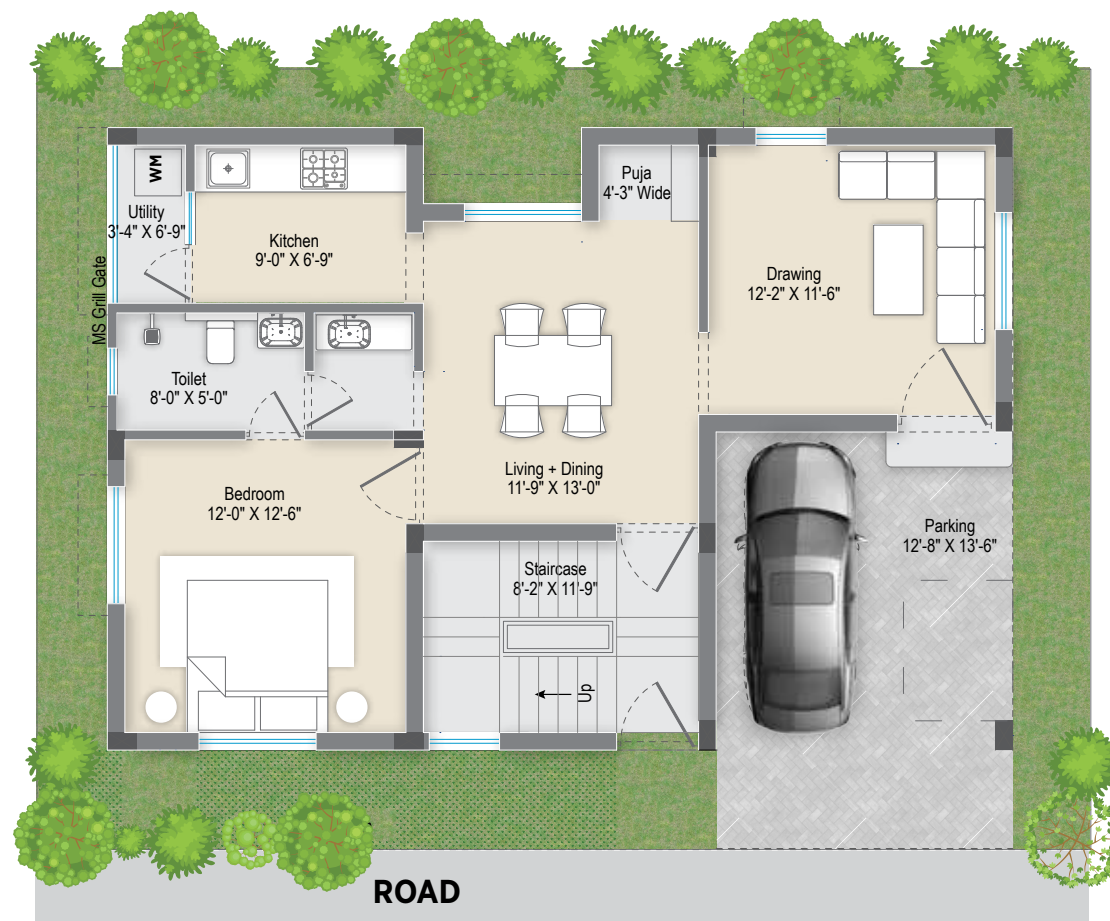




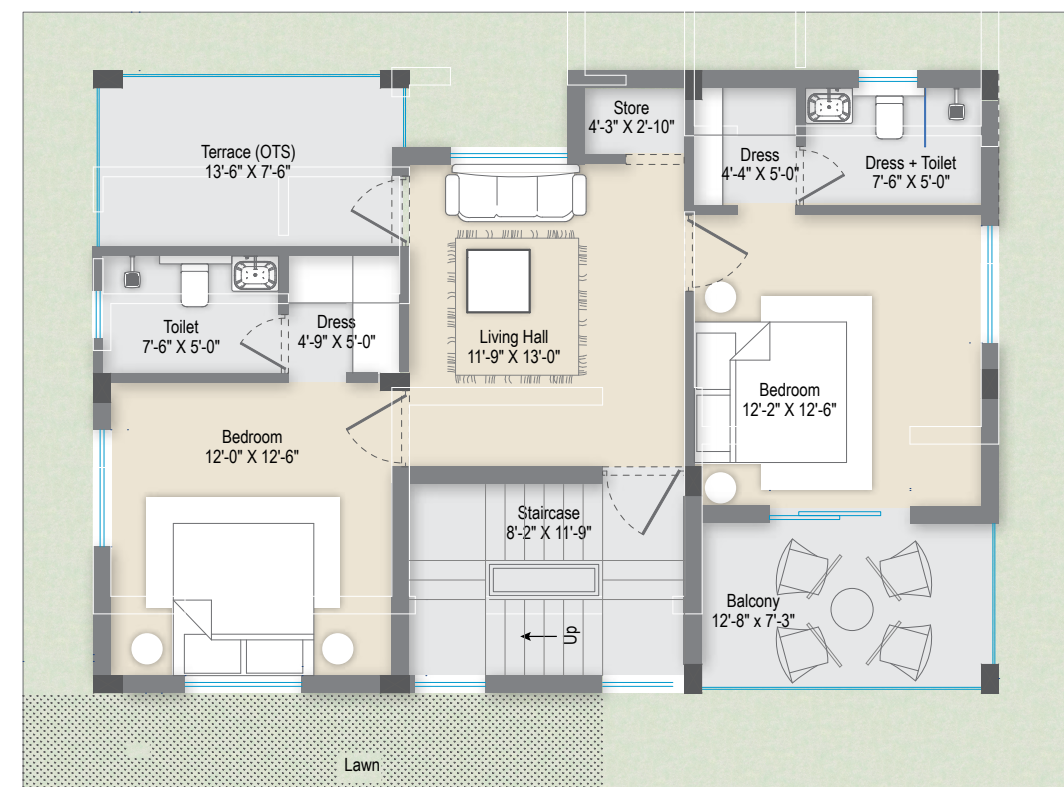
Ground Floor



First Floor Plan



Ground Floor



First Floor Plan

## TYPE-C

Plot Size ( Average ) : 1499 sq.ft.

\* Actual plot size might vary.

RERA CA		BUA	OTA	Balcony Area	North Facing
GF	FF				
724	726	1884	780	100	
1450					

Area in Sq. Ft.

South Facing	RERA CA		BUA	OTA	Balcony Area
	GF	FF			
	724	726	1884	780	100
	1450				

Area in Sq. Ft.



TYPE-D

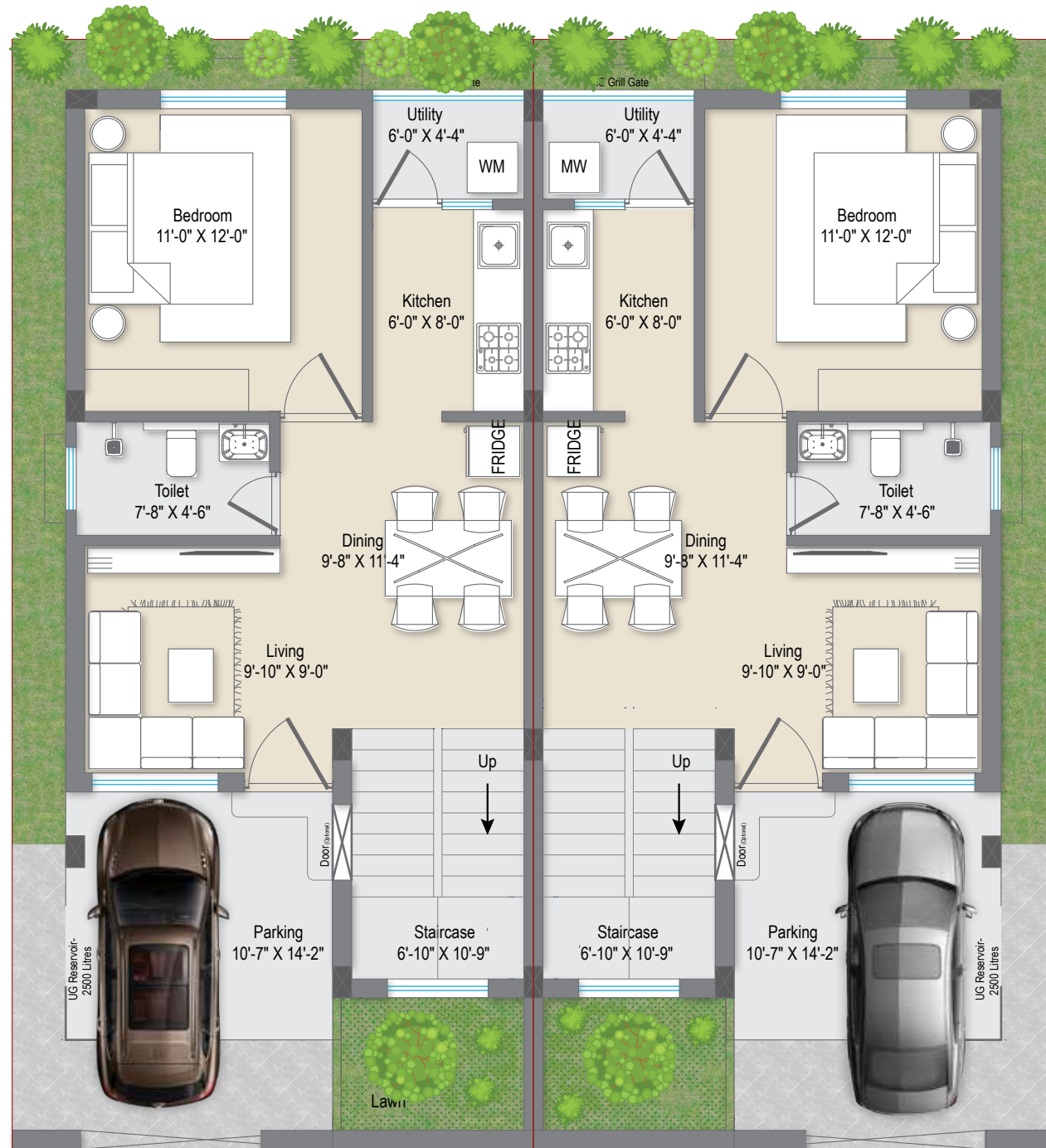




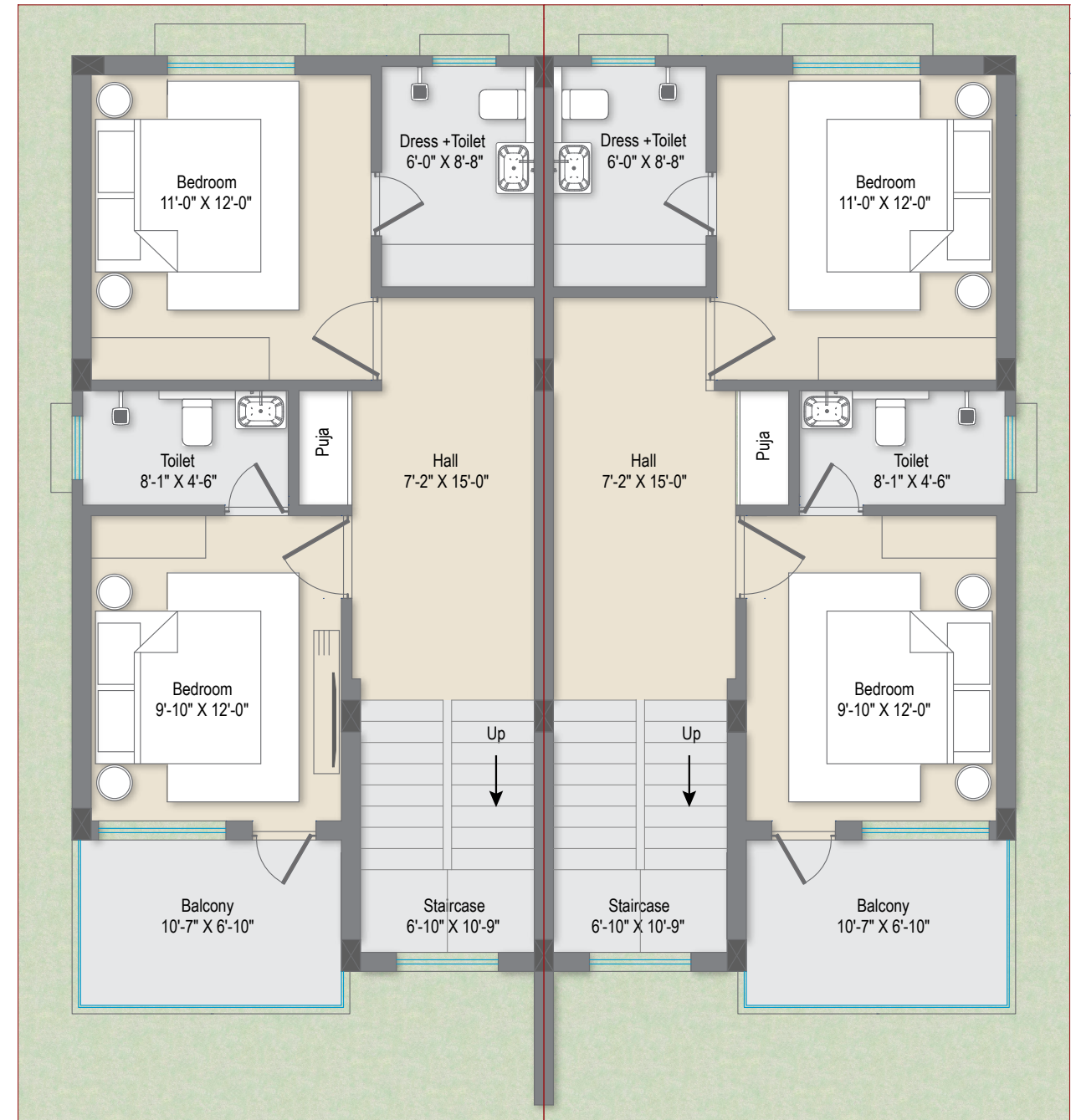
# TYPE-D

Plot Size ( Average ) : 909 sq.ft.

\* Actual plot size might vary.



Ground Floor



First Floor Plan

RERA CA		BUA	OTA	Balcony Area
GF	FF			
494	551			
1045		1372	756	100

Area in Sq. Ft.







YOU ARE REACHABLE  
30 MINS TO EVERYWHERE  
WITHIN TWINCITY

Bhubaneswar

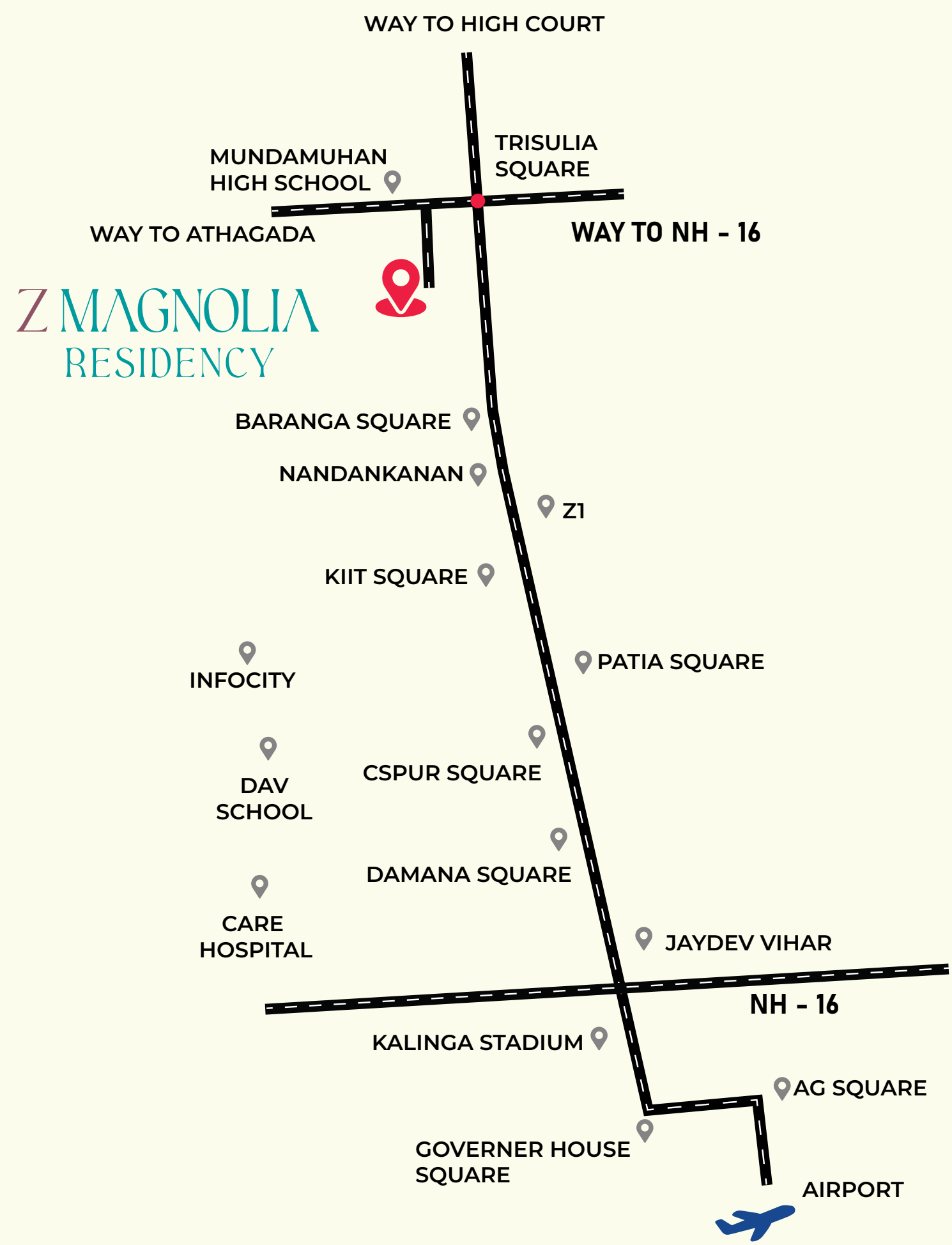
- Reliance Smart Point : 1 km
- SAI International School : 5 km  
(Ramdaspur Industrial Estate)
- New Bhubaneswar Rly. Station : 7 km
- Nandankanan Zoo : 8 km
- KIIT Square : 12 km
- Airport : 25 km

Cuttack

- Sri Sri University : 2 km
- Sishu Bhawan : 5 km
- Ashwini Hospital : 6 km
- Highcourt : 5 km
- NH : 8 km
- Badambadi bus stand : 10 km
- Cuttack Rly. Station : 12 km
- S.C.B. Medical : 13 km



Scan for Location

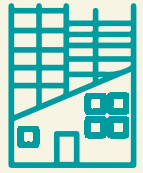








# SPECIFICATIONS



## Structure

RCC-framed structure



## Brickwork

Eco - friendly fly ash Bricks



## External Finish

Weather coat



## Doors

Vineer/Laminated Main door  
other doors - flush doors



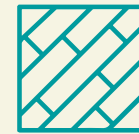
## Internal Finish

Putty finish with Plastic paint



## Windows

UPVC / Aluminium windows / with MS Grill

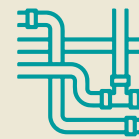


## Flooring

Vitrified tile in bedrooms / living / dining / kitchen

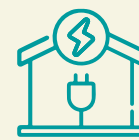
Granite Counter in kitchen

Anti-skid Ceramic tiles in toilets



## Plumbings

Concealed CPVC pipes with CP fittings



## Eectrical

Concealed copper wiring with modular  
switches with MCBs and Changeovers



## Water Supply

Water supply through borewell / P.H supply



## Security

CCTV Cameras and 24/7 Security Personnel