


SKY  RA

THE AURA OF A HIGHER LIFE

---



Seamless Connectivity



Serene Surroundings



Complete Convenience

## WHY BAVDHAN ?

5 Reasons Why Bavdhan Is Pune's  
Most Balanced Micro-Market



Strong Growth Potential



Perfect Urban Balance

# THE PROMISE OF BAVDHAN

Bavdhan delivers the ideal blend of modern convenience and peaceful living. A location thoughtfully placed between Pune's most influential neighbourhoods, it promises both lifestyle and long-term value.



Prime Location



Green & Peaceful

Growing Real Estate Hub



Urban Convenience



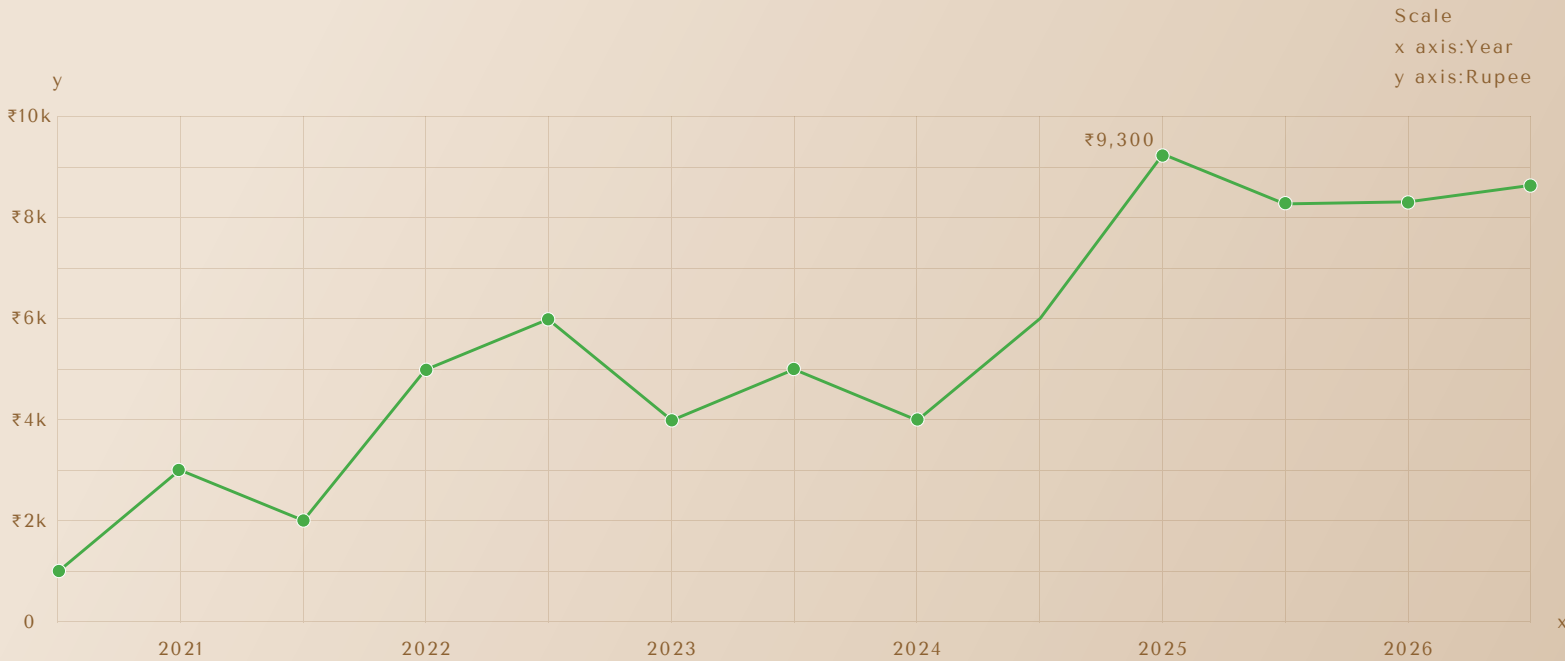
Education



Seamless Access

# PRICE APPRECIATION

According to 99acres (Data up to March 2025):



Bavdhan Average Price:  
**₹9,300 / sq.ft**

A steadily appreciating micro-market powered by:

1. IT workforce movement
2. Limited new gated communities
3. Rising end-user preferenc
4. Connectivity upgrades (Metro, Highway, Chandni Chowk road redesign)

# MICRO-MARKET SNAPSHOT



Demand Drivers



Buyer Profile



Market Characteristics

## DEMAND DRIVERS

- Preferred by IT professionals from Hinjewadi, Baner & Aundh
- High preference for peaceful, green neighbourhoods
- Strong rental potential
- Proximity to education hubs and corporate zones

## BUYER PROFILE

- Nuclear and upwardly mobile families
- Senior executives
- NRI & investor buyers
- Tenants seeking peaceful yet connected living

## MARKET CHARACTERISTICS

- Low-density luxury housing demand rising
- Scarcity of large-scale amenity-driven projects
- Strong absorption rate due to location advantage

# LOCATION MAP



# CONNECTIVITY

Bavdhan offers excellent connectivity to adjoining suburbs, the city and beyond through a robust road and metro infrastructure.

1 MIN. FROM MUMBAI - BANGALORE NATIONAL HIGHWAY-48

---

5 MINS FROM NDA CHOWK

---

10 MINS FROM OXFORD GOLF RESORT

---

12 MINS FROM VANAZ METRO STATION

---

20 MINS FROM BANER, BALEWADI, AUNDH, PASHAN WAKAD & HINJAWADI

## HOSPITALS

- Chellaram Hospital
- Bavdhan Medicare Centre
- Tirupati Hospital
- Asian Speciality Hospital

## ENTERTAINMENT

- Aditya Shagun Mall
- Bagfull
- Reliance Mall
- Pavilion Mall

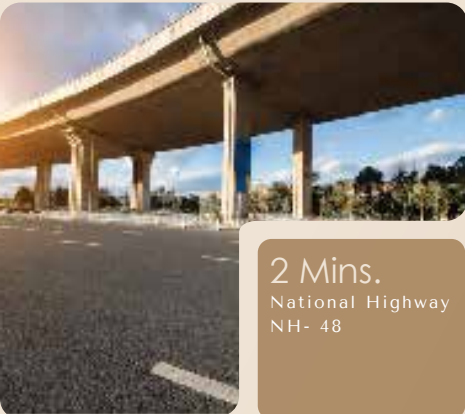
## TECH PARKS/SEZS

- Hinjewadi IT Park
- Prabhatee Tech Park
- Nano Space IT Park
- Pune IT Park
- Oracle

## SCHOOLS & COLLEGES

- Ryan International School
- Periwinkle English Medium
- SSRVM, Bhugaon
- Oxford International
- Symbiosis, Lavale
- Flames University

# NEARBY HOTSPOTS



2 Mins.  
National Highway  
NH- 48



15 Mins.  
Oxford Golf Resort



Chellaram Hospital -  
5 Mins

 **Renowned**  
Schools & colleges

Ryan International School  
Periwinkle English Medium  
SSRVM, Bhugaon  
Oxford International  
Symbiosis, Lavale  
Flames University

 **Hospitals**

Chellaram Hospital  
Bavdhan Medicare Centre  
Tirupati Hospital  
Asian Speciality Hospital



## LOCATION



Quick Connectivity  
to Paud Road and  
Mulshi Road

IT PARK - 20 Mins



**Tech Parks/SEZs -**

- » Hinjewadi IT Park
- » Prabhatee Tech Park
- » Nano Space IT Park
- » Pune IT Park
- » Oracle



**Entertainment -**

- » Aditya Shagun Mall
- » Bagfull
- » Reliance Mall
- » Pavilion Mall

# ABOUT THE DEVELOPERS



35+

Years Of  
Legacy

42+

Projects  
Completed

6M+

Sq. Ft.  
Developed

2M+

Sq. Ft.  
Ongoing

# PROJECT SHOWCASE

A gated community crafted for modern families, the project brings together spacious homes, panoramic design, and a curated amenity ecosystem.

5	11	300	25+	250 ft
Towers	Floors Each	Residences	Premium Amenities	Tower Elevation



# THE CIRCLE OF LIFE



## FOR THE BODY

Gym • Swimming Pool • Multipurpose Court • Floor Games  
Oxygen Park • Acupressure Pathway • 1.5m Sky Walk



## FOR THE HEART

Party Lawn • Party Deck • Banquet Hall • Guest Rooms  
Kids' Play Area • Society Gathering Space



## FOR THE MIND

Library • Co-working Lounge • Home Theatre  
• Indoor Games • Viewing Deck • Creche



## FOR THE SOUL

Temple • Elders Zone • Meditation Nooks  
• Pergolas • Calm Seating Courts

# RESIDENCES

Spacious 2 & 3 BHK Homes



## TOP FLOOR AMENITIES

- Guest Room - 1
- Guest Room - 2
- Library
- Pergola Covered Seating Court
- Acupressure Pathway
- Oxygen Park
- Yoga Hall
- Elder's Activity Zone
- Viewing Deck
- Floor Games
- Home Theatre
- Gymnasium
- Lantern Court
- Seating Court
- Indoor Games Lounge
- Co-Working Area
- Outdoor Deck With Cabana's
- Party Deck
- BBQ Area
- Pantry
- Party Lawn
- Gathering Space
- Banquet
- Family Seating Area

## GROUND FLOOR AMENITIES

- Temple
- Temple Court
- Multipurpose Court
- Children's Play Area
- Tree Par
- Swimming Pool
- Jogging Track/Pathway
- Club House
- EV Charging Point
- Creche Room
- Kids Pool
- Pool Deck

# SPECIFICATIONS

## 1. STRUCTURE -

RCC structure designed with an earthquake-resistant frame

## 2. MASONRY -

AAC block masonry work

## 3. WALL FINISH -

Gypsum/POP finish for wall at internal side

Sand faced plaster for exterior surface double coat

Ceiling - Gypsum finish + two coat putty and primer + OBD

## 4. PAINTING -

Internal : OBD (Oil Bound Distemper) paint/(Acrylic Distemper)

External : Water proofing primer + Acrylic paint

## 5. ELECTRIFICATION -

Concealed electrical wiring : Polycab/Finolex or equivalent

Switches : Schneider/Legrand or equivalent

Power Back-up upto 5 Amp in each Flat

TV point in Hall, Master Bedroom and Guest room

15 Amp points for AC in all rooms

## 6. DOORS & WINDOWS -

### • Main Door :

Laminated wooden door frame with wooden shutter and Digital Lock

Internal Room Doors: Flush doors with laminate finish and wooden frames

Bathroom Doors: Flush doors with laminate finish and granite/tile frames

### • Windows :

3-track powder-coated aluminum sliding windows with mosquito net

Video Door Phone (VDP) for each Flat (Hikvision/CP Plus or equivalent)

Sliding/Folding Doors to Sit-Out/Balcony

## 7. KITCHEN AND DRY BALCONY -

Kitchen platform in Tiles or Cords with stainless steel sink

Kitchen Dado tiles upto 2' height

Provision for washing machine in dry balcony

Provision for Exhaust Fan

15 Amp Point for Refrigerator & Mixer/Microwave in Kitchen,

Washing Machine in Dry Balcony

## 8. BATHROOMS -

Concealed plumbing with hot and cold arrangement

CP fittings: Jaguar or equivalent

Sanitary fittings: Jaguar or equivalent

Provision for exhaust fan

Glass Partition in all Bathrooms

15 Amp point for Boiler/Geyser

## 9. FLOORING -

Vitrified tiles for entire apartment: 4'x 2' (1200mm x 600mm)

Vitrified tiles in bathrooms, dry balcony and terraces

## 10. BALCONY -

Glass Railing

## 11. UTILITIES & AMENITIES

Sewage Treatment Plant (STP) | Organic Waste Converter (OWC)

Rainwater Harvesting (RWH) | Underground and Overhead Water Storage

Firefighting System | Power Backup for Common Areas

CCTV Cameras for security | Security Cabins

Main Entrance Gate with Boom Barrier System

Elevators by Johnson/Schindler/Mitsubishi or equivalent

A) Two Passenger Lifts

b) One Service/Stretcher Lift

Drivers Toilet in Parking | EV Charging Points

Creche Room on Ground Floor Parking | Multipurpose Court

Kids Play Area | Swimming Pool | Club House

Gymnasium, Library, Theatre Room, Guest Room, Banquet, Party Lawn, etc

# THE OPPORTUNITY

Bavdhan is emerging as one of Pune's most promising residential belts driven by connectivity, green landscapes, strong end-user demand, and consistent appreciation.

This upcoming residential concept offers:

- A prime location within the Bavdhan growth corridor
- Thoughtfully planned lifestyle spaces
- Elevation-driven views and open surroundings
- High appeal for both end-users and long-term investors

A compelling opportunity in a micro-market that continues to show strength, stability, and long-term value.





**PR1261012501520**  
www.maharera.mahaonline.gov.in



A Project By



**MENLO**  
Yours Thoughtfully

Website: [essonlandmarks.com](http://essonlandmarks.com) | Email: [info@essonlandmarks](mailto:info@essonlandmarks)

---

SITE ADDRESS:

Next to Crystal Honda, Bhunde Vasti, Uttam Nagar, Bavdhan.

---

CORPORATE OFFICE:

4th Floor, Marvel Vista Building, A-420, above PNG Showroom, Lullanagar, Pune - 411048

DISCLAIMER:

This is a conceptual document intended solely for marketing and information purposes. All images, descriptions, features, amenities, specifications, and visuals are indicative and subject to change. Nothing in this document constitutes an offer, commitment, or legally binding representation. Final details shall be provided post registration under RERA.