



CODENAME

LIVE COOL

WHERE COOL BREEZE, SCENIC VIEWS
& ELEVATED LIVING

AWAIT ON THE TOP



CODENAME

LIVE COOL

Escape the ordinary and embrace a refreshing way of life at Bavdhan's highest point. Nestled amidst the picturesque hills of Bavdhan, CODENAME LIVE COOL offers a unique blend of serene living and urban convenience. This luxurious residential project presents an exclusive collection of thoughtfully designed 2 & 3 BHK homes, promising a lifestyle that embraces tranquility and sophistication.

Here, every sunrise feels magical, every breeze feels rejuvenating, and every day feels cooler, literally.



THE BEST OF BOTH WORLDS

BANER,
BALEWADI & KOTHRUD
AS NEIGHBOURS
CITY LIFE ON ONE SIDE,
SERENITY ON THE OTHER

Close to Pune's urban hotspots
but nestled in nature

A mini hill station just
minutes away from the city

The best of connectivity &
serenity in one address

BAVDHAN: A TOP LOCATION THAT KEEPS YOU CONNECTED & COOL



PRIME LOCATION

Enjoy the serenity of Bavdhan while staying connected to the city's pulse



WELL-CONNECTED

Road, rail, metro & air access



SCENIC & PEACEFUL

Greenery, fresh air & open spaces



GROWING INFRASTRUCTURE

Rapid developments, enhancing lifestyle



HIGH INVESTMENT POTENTIAL

Rising property appreciation & rental demand



WELCOME TO



CODENAME

LIVE COOL



A THRIVING HUB IN WEST PUNE THAT TAKES YOU ON THE TOP

WORK, PLAY & RELAX IN THE CITY'S GREENEST SUBURB



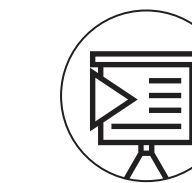
CONVENIENCE

Top schools, hospitals & shopping within minutes



LEISURE & NATURE

NDA hills, lush green spaces & fresh air



WORK & BUSINESS

Close to major IT parks & commercial hubs



Artist's impression



LIVE COOL AT A MINI HILL STATION

(ALWAYS 2°C COOLER THAN PUNE)

Bavdhan boasts a consistently pleasant climate, staying about 2 degrees cooler than Pune throughout the year, making it a comfortable place to live. The refreshing weather contributes to better mental well-being, fostering a positive and relaxed state of mind.

LOCATION MAP



A COOL & WELL CONNECTED LIFE
AT THE TOP

KEY DISTANCES



SCHOOL & COLLEGES

PVPIT College	1 mins
Spring Orchid School	8 mins
Ravi Shankar School	9 mins
Rayan International School	10 mins
Sanskriti School	10 mins
City International School	10 mins
Indus International School	25 mins



HOSPITALS

Shatayu Multi-Speciality Hospital	8 mins
Vitalife Hospital	8 mins
Sahyadri Hospital	12 mins
Chellaram Hospital	12 mins



RESTAURANTS

KFC	7 mins
Green Land Barbeque	7 mins
Domino's	9 mins
McDonald's	10 mins



CONNECTIVITY & CONVENIENCE

Chandani Chowk	5 mins
Kothrud	12 mins
Pashan	17 mins
Baner	22 mins
Deccan	22 mins
SB Road	25 mins
Hinjawadi	28 mins
Pune University	28 mins
Pune Railway Station	33 mins
Pune Airport	50 mins



ENTERTAINMENT

Yashwantrao Chavan Natyagruha	16 mins
Abhiruchi Mall	21 mins
City Pride	22 mins
PVR	23 mins



WORK PLACES

Oracle Park	7 mins
Lohia Jain IT Park	7 mins
Balewadi High Street	22 mins
Amar Business Park	23 mins



SHOPPING

Pantaloons	8 mins
Aditya Shagun Mall	9 mins
Dmart	15 mins



Artist's impression

PROJECT OVERVIEW



LAND AREA
1.5 Acres



STRUCTURE
13-Storeyed Towers



2 BALCONIES
For uninterrupted views



LARGE WINDOWS
All day cross ventilation



PARKING
3 Levels
(Ground, Lower Ground & Basement)





YOUR EVERY DAY LIFE HERE WILL BE TOP NOTCH

GROUND AMENITIES

- Party hall
- Gymnasium
- Yoga deck
- Jogging track
- Water body
- Gazebo seating
- Open-air stepped theatre with screening
- Party lawn
- Pathway in stepping stones
- Vegetable garden

ROOFTOP AMENITIES

- Walking pathway
- Sun bathing lawn
- Barbeque deck with seating
- Toddlers park
- Mini golf
- Sensory garden with reflexology pathway
- Zen garden with meditation gazebo & Buddha sculpture
- Open-air cluster seating and viewing deck
- Steam and sauna
- Box cricket pitch
- Rose garden
- Aroma garden with seating





LIVE COOL, LITERALLY

BREATHTAKING BALCONY VIEWS UNWIND WITH PANORAMIC SIGHTS

Wake up to mesmerizing sunrises and relax with golden sunsets.
Enjoy uninterrupted views of NDA Hills, lush greenery, and the
vibrant city skyline.



Artist's impression

SPACIOUS BEDROOMS

DESIGNED FOR COMFORT & ELEGANCE

Thoughtfully planned for maximum space, ventilation, and natural light. Crafted for peaceful sleep, cozy moments, and ultimate relaxation.





CABANA SEATING

YOUR PRIVATE RELAXATION SPACE

Experience resort-style leisure right at your doorstep.
Perfect for a morning coffee, evening breeze, or unwinding
under the stars.





GRAND CLUBHOUSE

SOCIALIZE & CELEBRATE IN STYLE

A vibrant space for community gatherings, festive events, and everyday leisure. Featuring modern lounges, party areas, and wellness spaces for all ages.





MODERN KITCHEN

SMART DESIGN & CONVENIENCE

Spacious countertops, sleek finishes, and ergonomic layouts for effortless cooking. Thoughtfully designed with chimney provisions, ample storage, and premium fittings.

Artist's impression





EXPANSIVE LIVING SPACES

OPEN, AIRY & VIBRANT

Designed for seamless flow, abundant natural light, and a grand sense of space. The perfect setting for memorable gatherings, cozy family moments, and pure comfort.





Artist's impression

EAST-WEST FACING HOMES

DESIGNED FOR NATURAL LIGHT AND VENTILATION

Enjoy abundant sunlight throughout the day, ensuring a bright and lively home. Thoughtfully aligned for optimal cross-ventilation, keeping your home naturally cool.





AMPLE OF RESERVED GREENERY

A RETREAT WITHIN THE CITY

Step into a lush, sprawling green space close to the project. Perfect for morning walks, meditation, and connecting with nature.





SMART HOMES

FOR A SMART LIFE ON THE TOP



RCC
Earthquake-Resistant
Structure



DESIGNER BATHROOMS
Premium CP fittings & solar
water connection



PREMIUM FLOORING
Marble-finish vitrified tiles



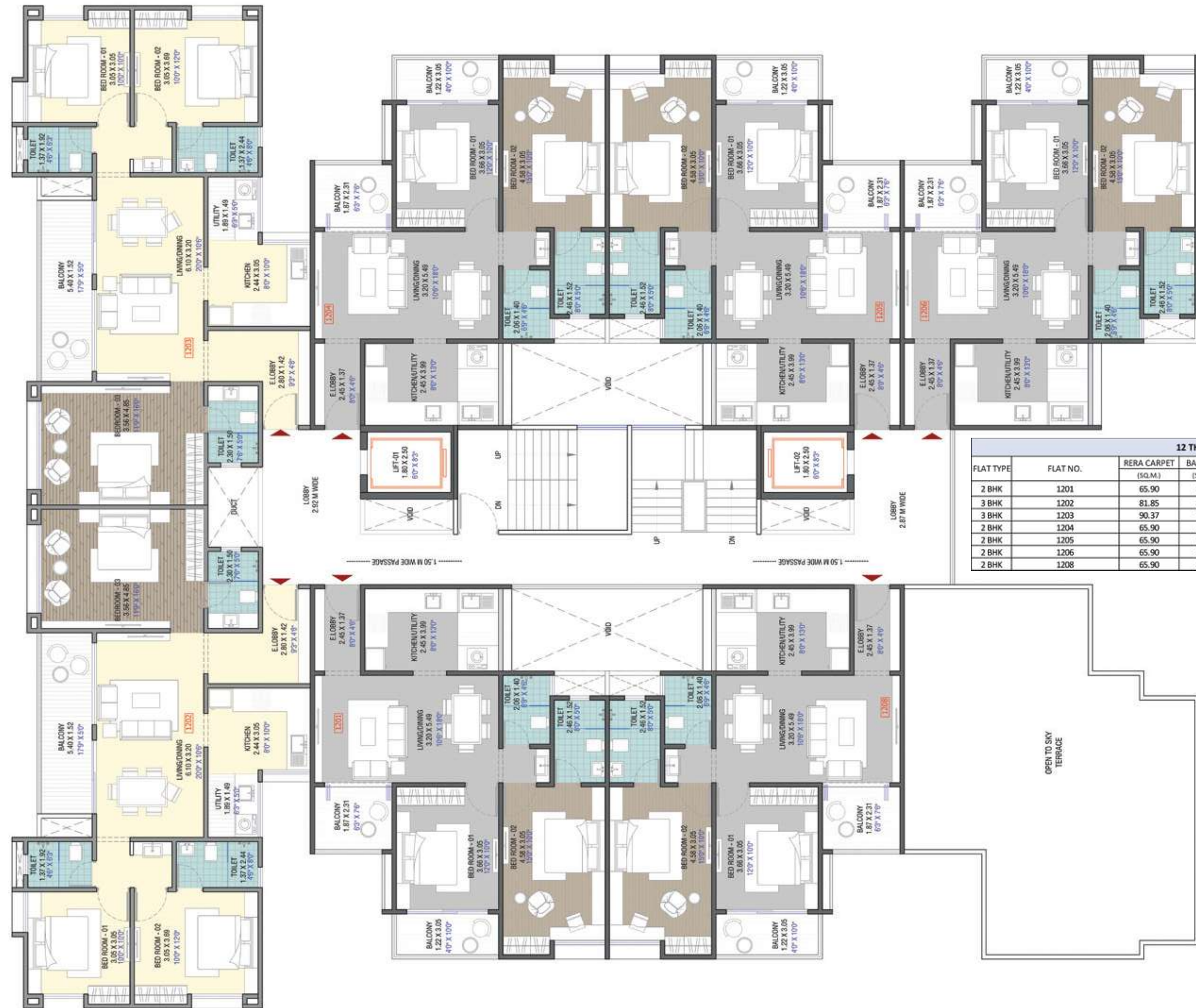
SECURITY
24x7 CCTV surveillance, video
door phone & smart door lock
option



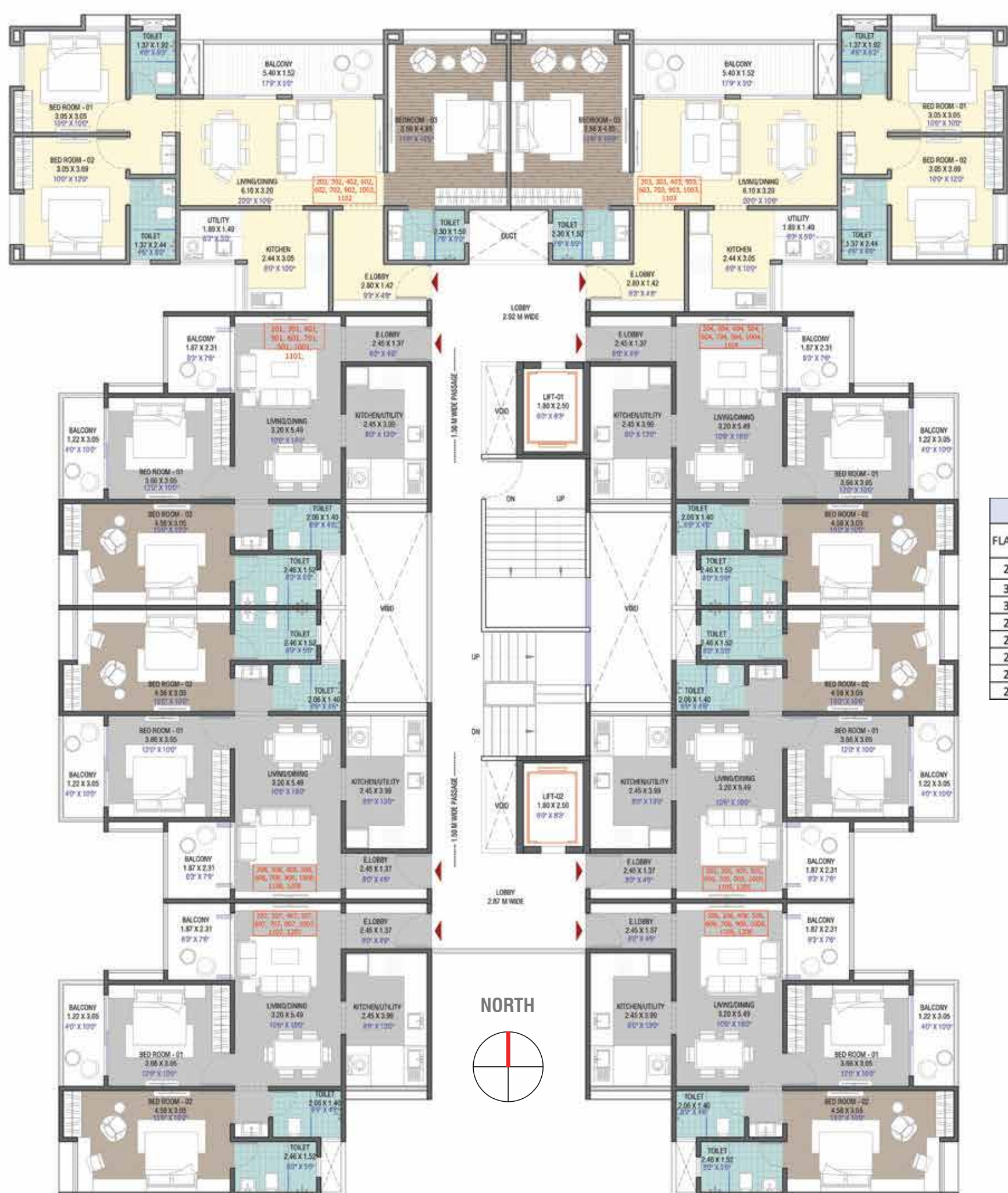
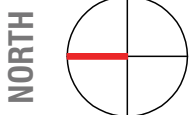
MODULAR KITCHEN
Black granite platform &
chimney provision



EV CHARGING
Future-ready provisions for
electric vehicles



12 TH FLOOR PLAN						
FLAT TYPE	FLAT NO.	RERA CARPET (SQ.M.)	BALCONY (SQ.M.)	DRY BALC. (SQ.M.)	ENC. BALC. (SQ.M.)	TOTAL CARPET (SQ.FT.)
2 BHK	1201	65.90	8.05	3.00	0.00	76.94
3 BHK	1202	81.85	8.21	2.82	8.51	101.39
3 BHK	1203	90.37	8.21	2.82	0.00	101.39
2 BHK	1204	65.90	8.05	3.00	0.00	76.94
2 BHK	1205	65.90	8.05	3.00	0.00	76.94
2 BHK	1206	65.90	8.05	3.00	0.00	76.94
2 BHK	1208	65.90	8.05	3.00	0.00	76.94



2ND, 3RD, 4TH, 5TH, 6TH, 7TH, 9TH, 10TH, 11 TH FLOOR PLAN						
FLAT TYPE	FLAT NO.	CARPET (SQ.M.)	BALCONY (SQ.M.)	DRY BALC. (SQ.M.)	ENC. BALC. (SQ.M.)	TOTAL CARPET (SQ.FT.)
2 BHK	201, 301, 401, 501, 601, 701, 901, 1001, 1101	65.90	8.05	3.00	0.00	76.94
3 BHK	202, 302, 402, 502, 602, 702, 902, 1002, 1102	81.85	8.21	2.82	8.51	101.39
3 BHK	203, 303, 403, 503, 603, 703, 903, 1003, 1103	90.37	8.21	2.82	0.00	101.39
2 BHK	204, 304, 404, 504, 604, 704, 904, 1004, 1104	65.90	8.05	3.00	0.00	76.94
2 BHK	205, 305, 405, 505, 605, 705, 905, 1005, 1105	65.90	8.05	3.00	0.00	76.94
2 BHK	206, 306, 406, 506, 606, 706, 906, 1006, 1106	65.90	8.05	3.00	0.00	76.94
2 BHK	207, 307, 407, 507, 607, 707, 907, 1007, 1107	65.90	8.05	3.00	0.00	76.94
2 BHK	208, 308, 408, 508, 608, 708, 908, 1008, 1108	65.90	8.05	3.00	0.00	76.94



MENLO

Yours Thoughtfully

PIONEERING DEVELOPMENTS WITH PRECISION

26 YEARS OF
LEGACY

3 MILLION
SQ. FT. OF
CONSTRUCTION

1 MILLION
SQ. FT. UNDER
DEVELOPMENT

26 COMPLETED
PROJECTS



CODENAME

LIVE COOL

Your Refreshing Lifestyle On The Top Starts Here!

📞 **9769170620**



GROWTH PARTNERS
THE GUARDIANS®
REAL ESTATE ADVISORY

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MAHARERA
Registration No:
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