

ACE
park way
 — SEC.150, NOIDA —

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As per provisions of RERA 2016





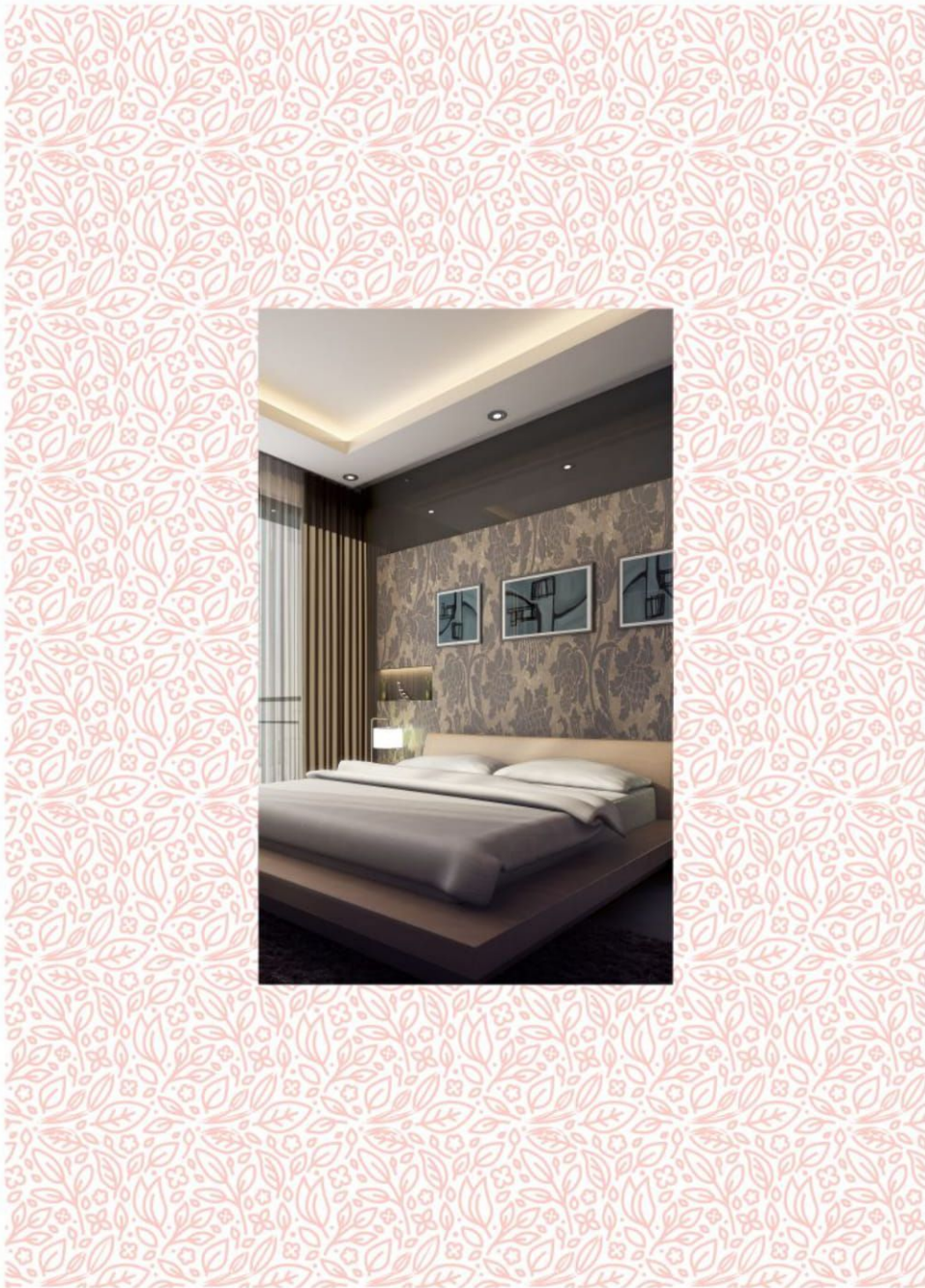
A WORK OF ART FOR EXQUISITE LIVING

Set amidst the serene environs of Sports city in Sector 150, Noida, Ace Parkway is perfectly designed to take luxury and comfort to the next level. Spread across 11.3 acres of a three side open plot, the art deco design of Ace Parkway is done by architect Hafeez Contractor who has created a perfect balance of softscape, hardscape and waterbodies in its landscape.

The meticulously planned architecture and sound infrastructure of Ace Parkway is vastu compliant and has optimized space in the best manner. This low density green based project offers only 85 apartments per acre, with living spaces ranging from 2, 3 & 4 BHK homes to penthouses. With adjoining 42 acre green belt, the project promises a pollution free living to its residents and also enjoys all the conveniences and modern facilities that you expect of luxurious living.

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A RETREAT IN URBAN SETTINGS

The homes at Ace Parkway are envisioned to bring quality and modernity in a twin pact. As a part of the greenest part of the NCR, Ace Parkway has been designed to bring nature in alliance with modern lifestyle.

Situated in the Sports City, Sector 150 Noida, Ace Parkway promises to present a blend of premium living ensconced not only by lush greenery but all the ultramodern facilities.

The project is surrounded with surfeit of conveniences and promises excellent road network to all the major landmarks of Noida and Greater Noida, with FNG corridor only 2 mins drive away.





GAURI KHAN FOR ACE. ACE FOR YOU.

Till recent times, design in real estate was only limited to the aesthetics and functionality of the structure. But now, the real estate industry is rapidly embracing the importance of modern and innovative design even for the interiors. Leading this shift is Ace Group, a prominent name in India's realty sector. The coming together of Ace Group and Gauri Khan, entrepreneur and Bollywood star Shah Rukh Khan's wife, is another step focussing on the interiors of urban spaces to come.

Gauri Khan, in her association with Ace, will be instrumental in designing signature interiors for their premium residential projects. The joint venture will also unveil a commemorative book on contemporary living and design with a visual narrative by Gauri Khan. The announcement to this effect was made at Maison&Objet, Paris, one of the most prestigious fairs in home decor and design globally. In her own words, "I am happy to associate with Ace Group for this book. Ace is in the business of marketing luxurious properties, so it is important to create an essence of subtle opulence. It is a pleasure to collaborate with a leading real estate luxury conglomerate, to design signature interiors for their premium projects." She added, "to weave sophistication into their interiors, I have opted for rich materials and textures, statement accents and strategic lighting to lend a feel which is classic, timeless chic."

"I am happy to associate with Ace Group for this book. Ace is in the business of marketing luxurious properties, so it is important to create an essence of subtle opulence."







SPORTS FOR YOUR everyday life

At Ace Parkway, Sports becomes an integral part of the lifestyle. Situated at the Sports City, sector 150, Noida, the project has been loaded with sports facilities for relaxation and recreation. All the sports facilities are exclusively offered for the residents to enjoy their leisure time

- CRICKET PITCH
- BASKETBALL COURT
- TENNIS COURT
- BADMINTON COURT
- JOGGING & CYCLING TRAILS
- SPECIAL TOT LOTS
- SKATING RINK

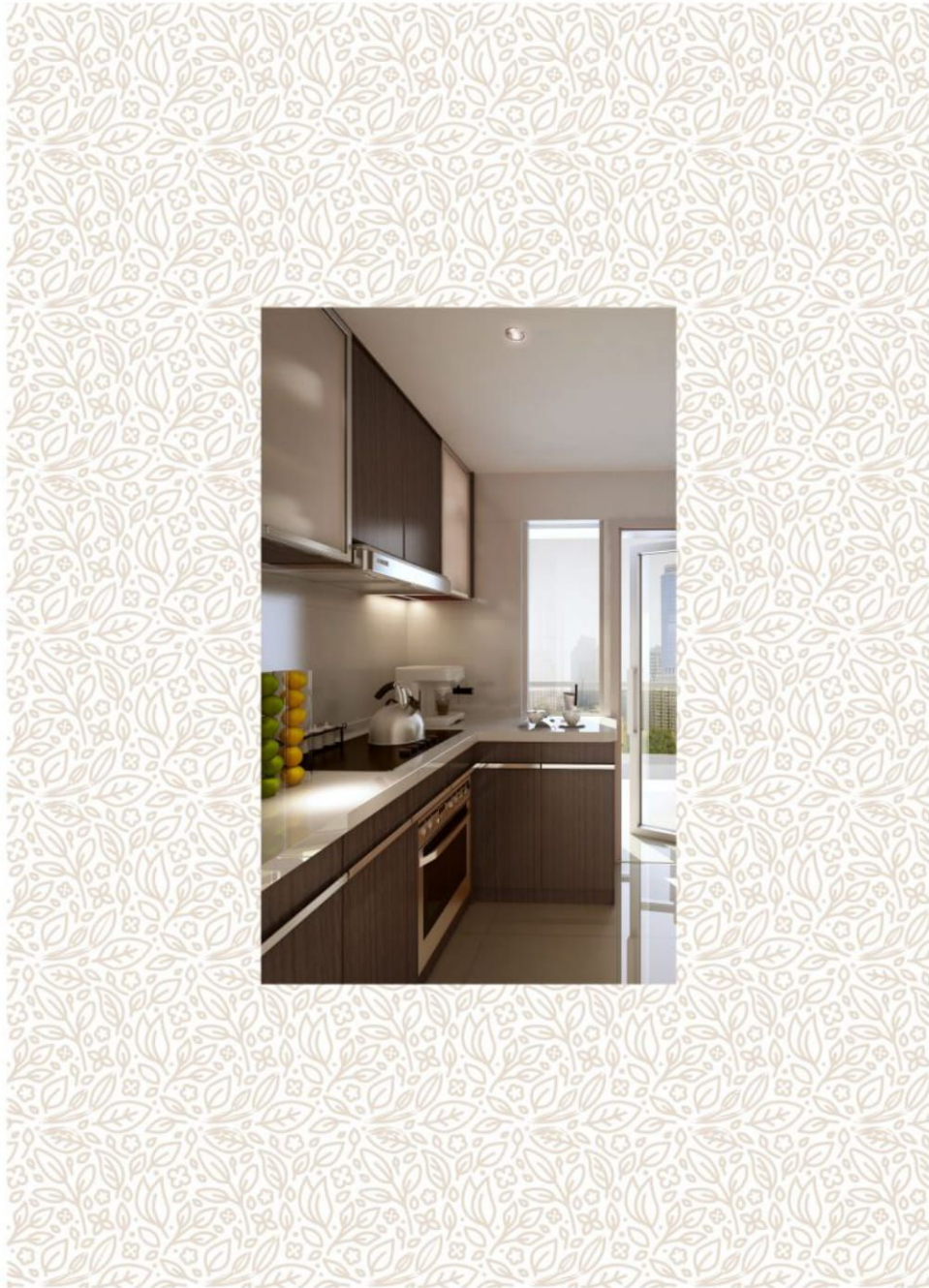


a truly cosmopolitan club house

The cosmopolitan lifestyle of Ace Parkway is augmented by its state-of-the-art club house. The Club House is designed in art deco style of architecture with a landscaping that will give you an experience of a resort. The excellent leisure hub at Ace Parkway is well equipped with cornucopia of facilities for you to rejuvenate and spend quality time with your family. Soar high on life and give it a new definition with all the ultramodern facilities at the club house.

- SWIMMING POOL
- KIDS POOL
- PLAY AREAS & TOT LOTS
- YOGA & MEDITATION AREA
- SENIOR CITIZEN RELAXATION AREA






**richness
like no
other**

- Flooring
- Laminated wooden Flooring/Wooden Texture
 - Tiles in Master Bedroom
 - Vitrified tiles in living areas/kitchen & Bedroom
 - Anti-Skid Tiles-Toilets
 - Doors & Windows
 - External doors & windows-UPVC or Powder coated Aluminum
 - Internal - Wood Frames with Flush Doors/Skin Doors
 - Kitchen
 - Granite top on working Platforms-Stainless steel Sink-Dado-2' above Counter
 - Toilet
 - Tiles up to-7'
 - Standard Bath Fittings & Combination of Hot & cold water arrangement
 - Anti-Skid Tiles Inside Wall Finish
 - OBD
 - External Facades
 - Exterior walls in superior paint finish
 - Structure-Earthquake resistant RCC Frame Structure
 - High Speed Elevators

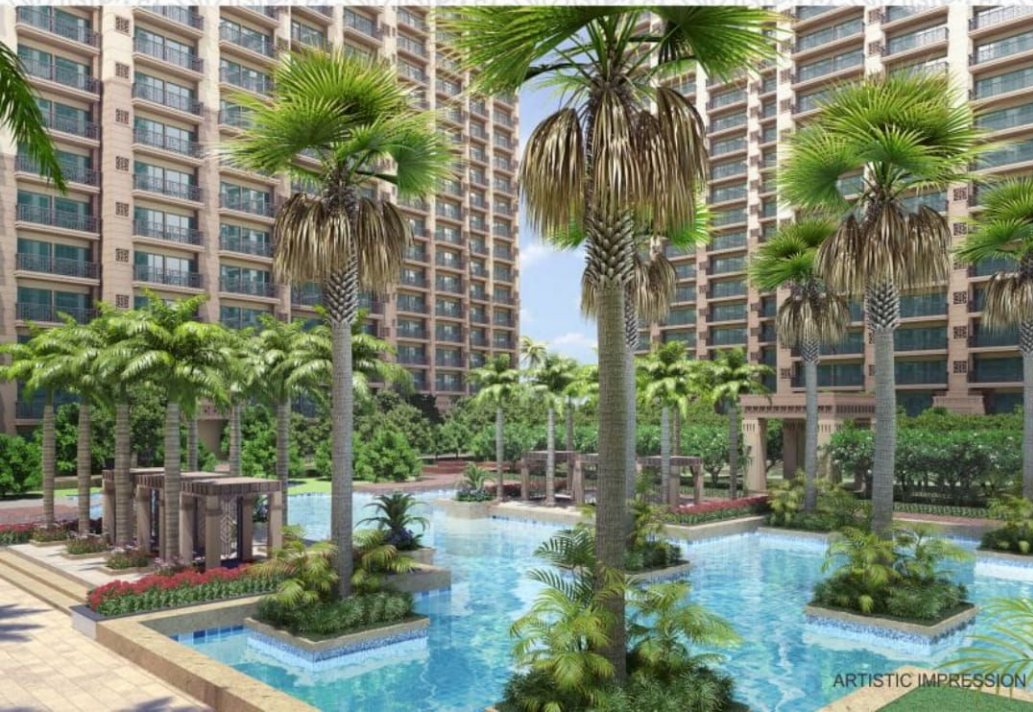




ARTISTIC IMPRESSION



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LEGEND

1. ENTRY/ EXIT
2. ENTRY PLAZA
3. PARKING
4. DROP-OFF
5. FEATURE COLUMN
6. TOWER ELEPHANT GATEWAY
7. AMPHITHEATRE
8. CENTRAL WATER FEATURE
9. ROUND ABOUT
10. WOODEN DECK
11. SWIMMING POOL
12. LAP POOL
13. KID'S POOL
14. PAVILLION
15. CRICKET PRACTISE PITCH
16. BASKETBALL COURT
17. FEATURE PERGOLA
18. TENNIS COURT
19. BADMINTON COURT
20. YOGA PAVILLION
21. CELEBRATION PARTY LAWN
22. JOGGING TRACK
23. LAWN
24. MANDIR
25. TOT-LOT
26. LAWN
27. SKATING RING
28. MEDITATION GARDEN
29. YOUTH GARDEN

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 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"

FLOOR plans



ENTRY



TYPE-D (TOWER 1 & 3)

Tower-1, 3
Type-D (1085)

(2BHK+2T)
 • Carpet Area = 65.04 Sq. Mtr. (700.15 Sq. Ft.) • Balcony Area = 8.82 Sq. Mtr. (94.94 Sq. Ft.)
 • Area Under Ext Wall & Shaft = 10.28 Sq. Mtr. (110.61 Sq. Ft.) • Common Area = 16.66 Sq. Mtr. (179.30 Sq. Ft.)
 2 Bedrooms • Living/dining Room • Kitchen • 2 Toilets • Balconies • Utility

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, including the area covered by the external walls, area under service shafts, exclusive balcony or verandah area and exclusive open terrace area but excludes the area covered by the internal partition walls of the apartment. Note: Balcony area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/location mentioned if as warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"



TYPE-D (TOWER 1 & 3)

Tower-1, 3
Type-D (1095)

- (2BHK+2T)
 • Carpet Area = 66.55 Sq. Mtr. (716.36 Sq. Ft.) • Balcony Area = 9.43 Sq. Mtr. (101.50 Sq. Ft.)
 • Area Under Ext Wall & Shaft = 8.75 Sq. Mtr. (94.20 Sq. Ft.) • Common Area = 16.99 Sq. Mtr. (182.94 Sq. Ft.)
 2 Bedrooms • Living/dining Room • Kitchen • 2 Toilets • Balconies • Utility

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/location mentioned if so warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute legal offerings. Applicant/Client shall not have any right to raise objection in this regard. The Dimensions are rounded off to nearest inch. 1 sq. mtr = 10.764 sq. ft., 104.8 mm = 1'-0"



TYPE-D2 (TOWER-2)

Tower-2
Type-D2 (1395)

- (3BHK+2T)
 • Carpet Area = 81.96 Sq. Mtr. (882.26 Sq. Ft.) • Balcony Area = 13.21 Sq. Mtr. (142.16 Sq. Ft.)
 • Area Under Ext Wall & Shaft = 14.54 Sq. Mtr. (156.51 Sq. Ft.) • Common Area = 19.89 Sq. Mtr. (214.07 Sq. Ft.)
 3 Bedrooms • Living/Dining Room • Kitchen • 2 Toilets • Balconies • Utility

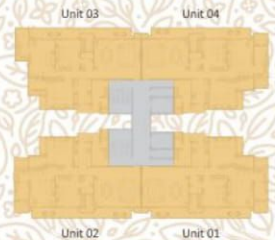
Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/location mentioned if so warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute legal offerings. Applicant/Client shall not have any right to raise objection in this regard. The Dimensions are rounded off to nearest inch. 1 sq. mtr = 10.764 sq. ft., 104.8 mm = 1'-0"



TYPE-C (TOWERS 9,10,11)

Tower-9, 10, 11
 Type-C (1750)
 (3BHK+3T)
 • Carpet Area = 107.71 Sq. Mtr. (1159.44 Sq. Ft.) • Balcony Area = 15.29 Sq. Mtr. (164.60 Sq. Ft.)
 • Area Under Ext Wall & Shaft = 14.14 Sq. Mtr. (152.19 Sq. Ft.) • Common Area = 25.43 Sq. Mtr. (273.77 Sq. Ft.)
 3 Bedrooms • Living/Dining Room • Kitchen • 3 Toilets • Balconies • Utility • Dress

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, including the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/variation mentioned as warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mt = 10.764 sq. ft., 304.8 mm = 1'-0"



TYPE-B (TOWER 4,5,6)

Tower-4, 5, 6
 Type-B (2190)
 (3BHK+SERVANT)
 • Carpet Area = 125.85 Sq. Mtr. (1354.64 Sq. Ft.) • Balcony Area = 26.84 Sq. Mtr. (288.94 Sq. Ft.)
 • Area Under Ext Wall & Shaft = 20.15 Sq. Mtr. (216.85 Sq. Ft.) • Common Area = 30.62 Sq. Mtr. (329.57 Sq. Ft.)
 3 Bedrooms • Living/Dining Room • Kitchen • 4Toilets • Servant • Balconies • Utility • Dress

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, including the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/variation mentioned as warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mt = 10.764 sq. ft., 304.8 mm = 1'-0"



TYPE-A1 (TOWER 7)

Tower-7
Type-A1 (3220)
(4BHK+UTILITY)
• Carpet Area = 185.34 Sq. Mtr. (1994.99 Sq. Ft.) • Balcony Area = 33.49 Sq. Mtr. (360.46 Sq. Ft.)
• Area Under Ext Wall & Shaft = 29.58 Sq. Mtr. (318.39 Sq. Ft.) • Common Area = 50.74 Sq. Mtr. (546.16 Sq. Ft.)
4 Bedrooms • Living/Dining Room • Kitchen • 5 Toilets • Servant • Balconies • Utility • Dress

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, including the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Sublettable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/dimension mentioned as warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"



TYPE-A2 (TOWER 8)

Tower-8
Type-A2 (2460)
(3BHK+SERVANT)
• Carpet Area = 139.86 Sq. Mtr. (1505.47 Sq. Ft.) • Balcony Area = 27.12 Sq. Mtr. (291.93 Sq. Ft.)
• Area Under Ext Wall & Shaft = 24.55 Sq. Mtr. (264.30 Sq. Ft.) • Common Area = 37.00 Sq. Mtr. (398.30 Sq. Ft.)
3 Bedrooms • Living/Dining Room • Kitchen • 4 Toilets • Servant Room • Dress • Balconies • Utility

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, including the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Sublettable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/dimension mentioned as warranted by circumstances. All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0"

“We are very glad to have Ace Group as our sponsors. The brand understands the importance of the sport and they believe in, as we do, the commitment and support it requires. We are extremely glad to have them as our lead sponsor.”



proud to be a FOOTBALL PROMOTER in india

Ace Group is pro enhancing lifestyles. Not just through its innovative approach in the realty sector, which is its core competency, but by contributing to other sectors too. One such sector which is completely unrelated to realty, is sports. To be precise football. Understanding the challenge that football promotion faces in cricket-crazy India, Ace Group decided to contribute to this game for its betterment. The emergence of ISL (Indian Super League) presented the right opportunity. Out of this urge was born a collaborative approach between Mumbai City FC and Ace in the form of a sponsorship.

Ranbir Kapoor, actor and owner of Mumbai City FC on the collaboration: "We are very glad to have Ace Group as our sponsors. The brand understands the importance of the sport and they believe in, as we do, the commitment and support it requires. We are extremely glad to have them as our lead sponsor."

Ajay Choudhry, CMD, Ace Group on the collaboration: "Our partnership with Mumbai City FC is very fruitful and we are extremely happy to be associated with Ranbir and his franchise. We believe in the team, in their brand of football and commitment towards the promotion of the sport."





ACE Group is a renowned name in the field of real estate in Delhi NCR. Utmost professionalism and great honesty are the two watch words at Ace. Its fervor for innovation has propelled ACE to set new trends and benchmarks of architectural excellence in the real estate industry. Having been the name behind more than five thousand luxurious apartments, the emphasis of ACE on quality has paid the company rich returns, the most important of them being the trust of its customers.

Fulfilling acepirations

<p>DELIVERED</p>  <p>ACE platinum SECTOR - ZETA1 • GREATER NOIDA</p>	<p>DELIVERED</p>  <p>ACE ASPIRE 2/3 BHK APARTMENTS GREATER NOIDA (WEST)</p>	<p>DELIVERED</p>  <p>ACE CITY 2/3 BHK APARTMENTS GREATER NOIDA (WEST)</p>
<p>POSSESSION SOON</p>  <p>ACE golfshire SECTOR - 150, NOIDA</p>	<p>DELIVERED</p>  <p>studio ace ACE Corporate Office Sec-126, Noida</p>	<p>DELIVERED</p>  <p>CITY SQUARE Commercial Complex at ACE City Sec-07, Gz. Noida (West)</p>
<p>NEW PROJECT LAUNCHED</p>  <p>ACE parkway — SEC. 150, NOIDA —</p>	<p>NEW PROJECT LAUNCHED</p>  <p>ACE DIVINO — GZ. NOIDA (WEST) —</p>	