



As per provisions of RERA 2016



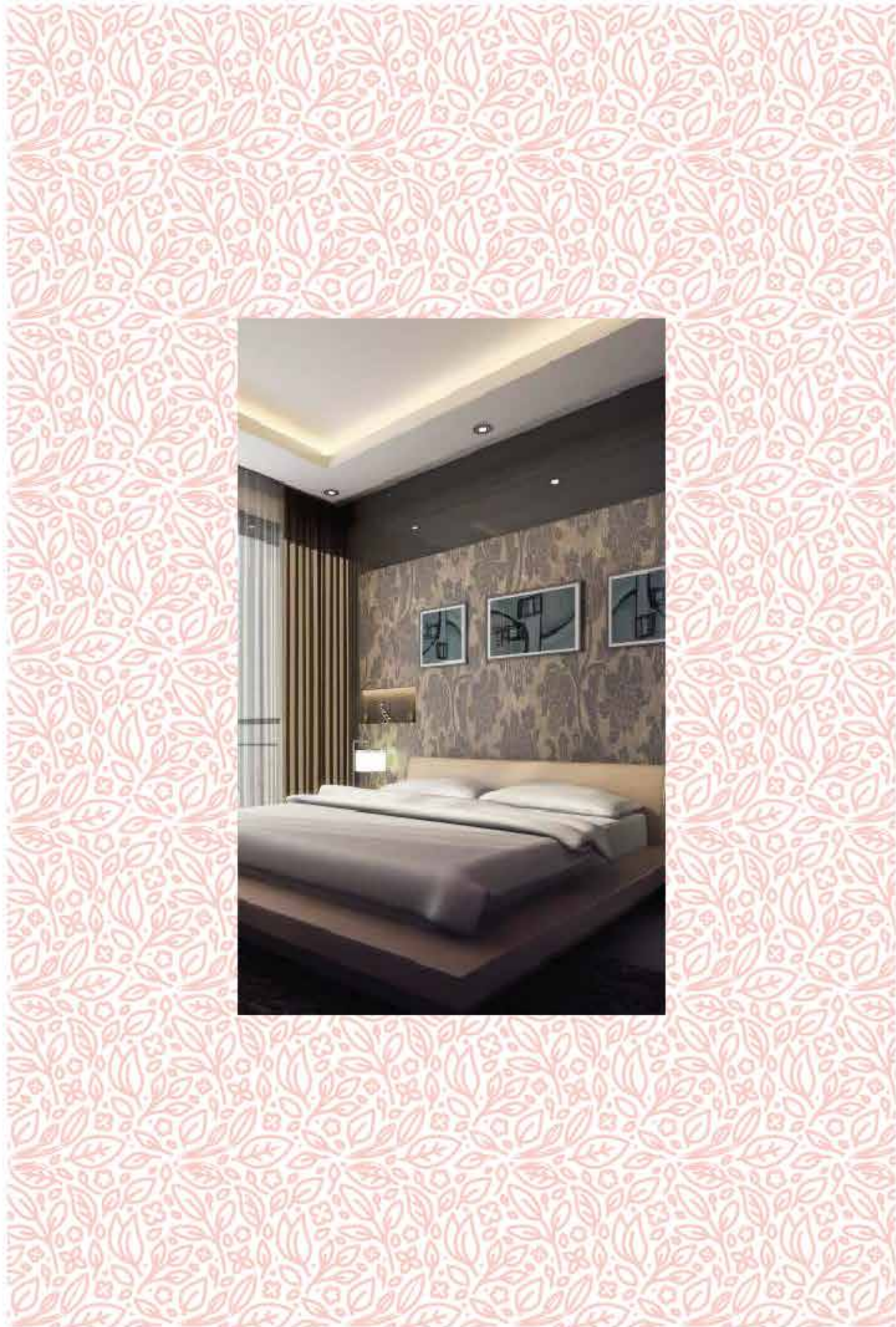


A WORK OF ART FOR EXQUISITE LIVING

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. Overlooking 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.

ACE
parkway
— SEC.150, NOIDA —



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.





ACE
parkway
— SEC.150, NOIDA —

Ace Parkway is a low density project of 970 flats and a 3 side corner property offering spacious 2, 3 and 4 BHK apartments. Designed By Padma Bhushan award winner, Hafeez Contractor. Its elevations are in Art - Deco theme and the landscape is designed by renowned designer Ms. Sanju Bose

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ARTISTIC IMPRESSION

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 be associated 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."

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 **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

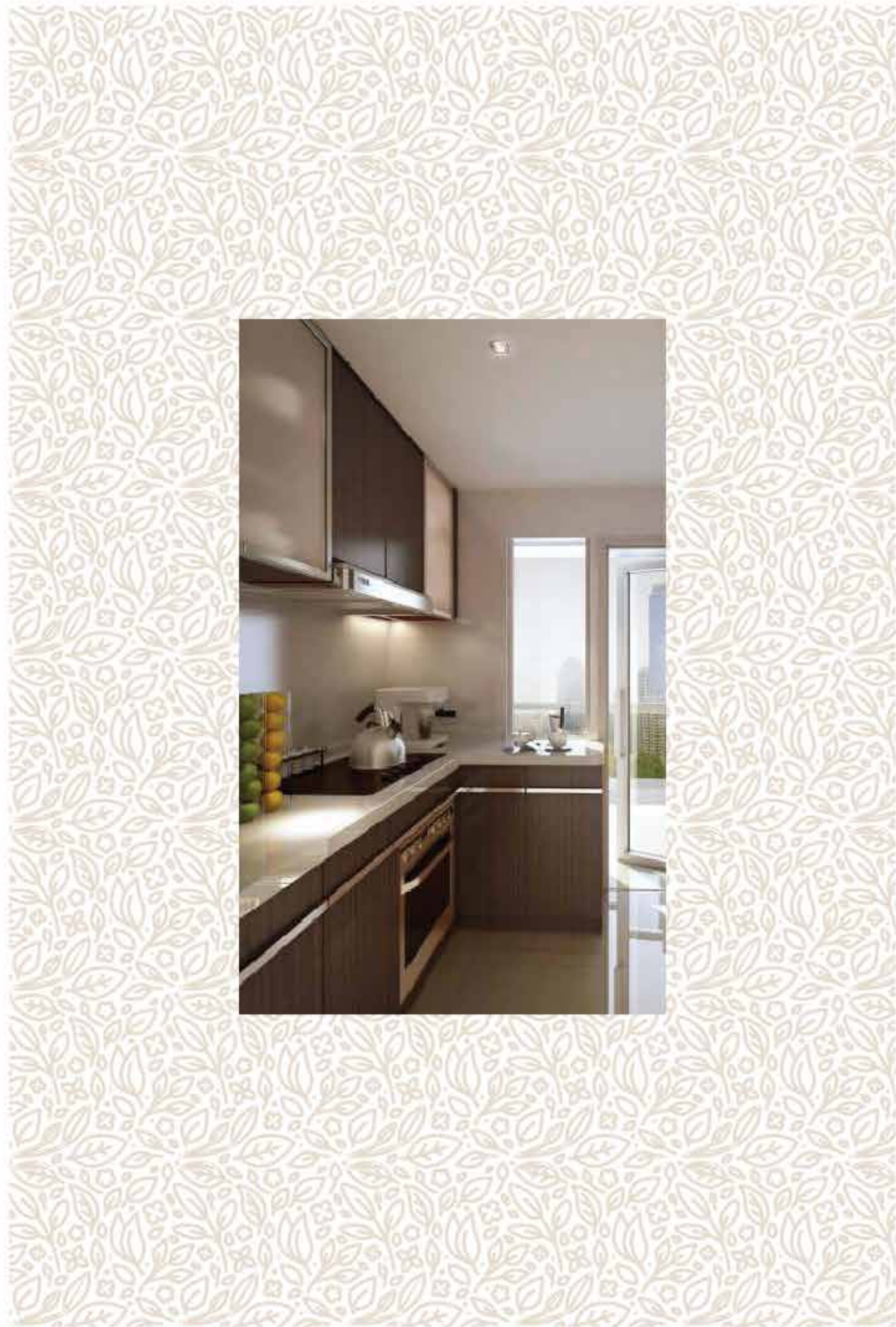
The cosmopolitan lifestyle of Ace Parkway is augmented by its state-of-the-art club house. The Club House is designed in art deco style of architecture with a landscaping that will give you an experience of a resort. The excellent leisure hub at Ace Parkway is well equipped with cornucopia of facilities 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



The Greenery never leaves you

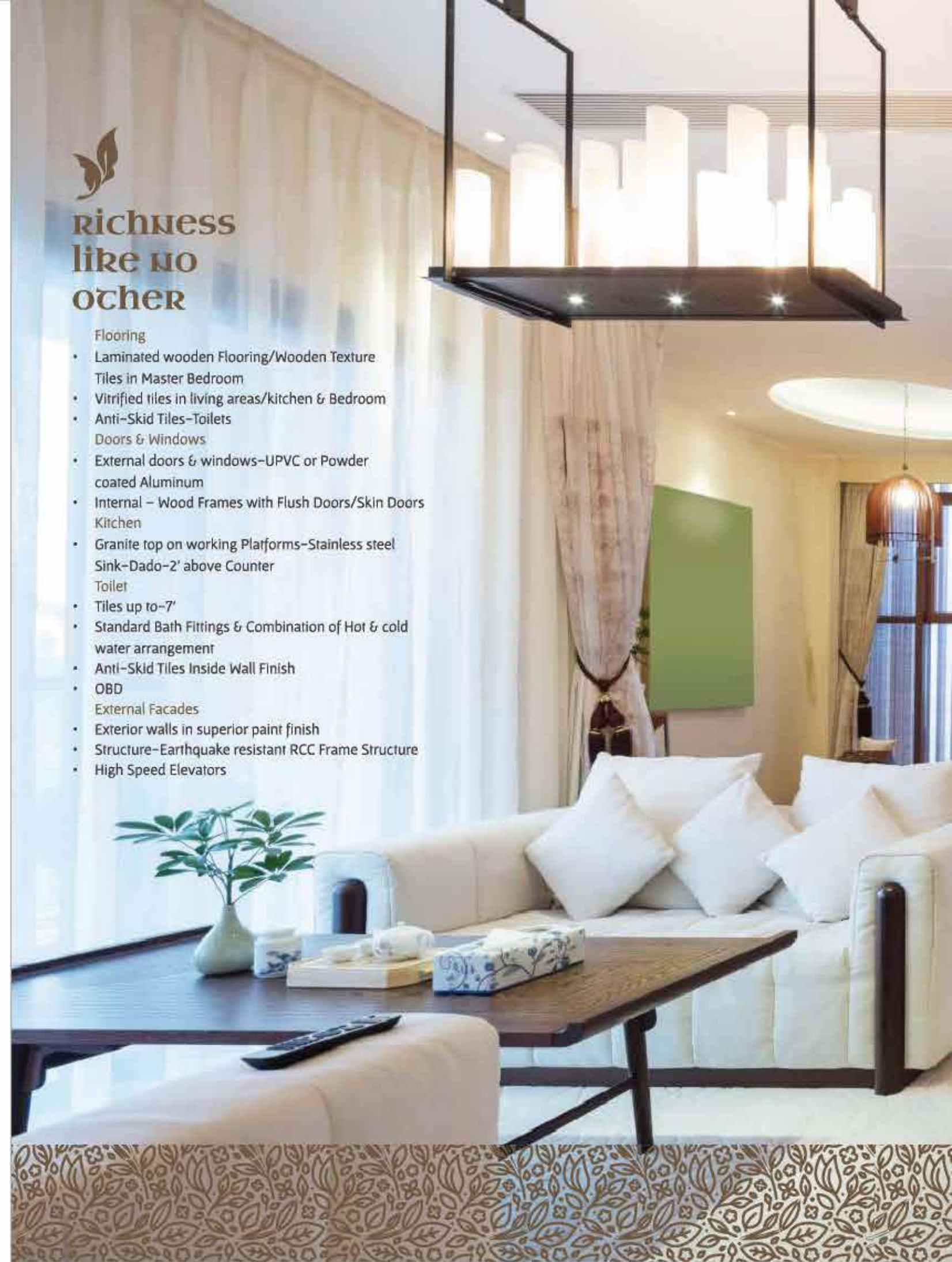
Have the rigours of a long, hard day got to you? Come, take a walk along the shade of these tree-lined pathways, listen to the sweet gurgling of the water in this pool full of lotuses or just enjoy the sight of palm trees waving in the wind as invisible birds strike melodious notes. In the evening, simply enjoy the lights as a multitude of colours illuminate the water and the hedges nearby. Wherever you go, a calm nature-filled retreat is never too far away from you inside Ace Parkway.



Richness like no other

Flooring

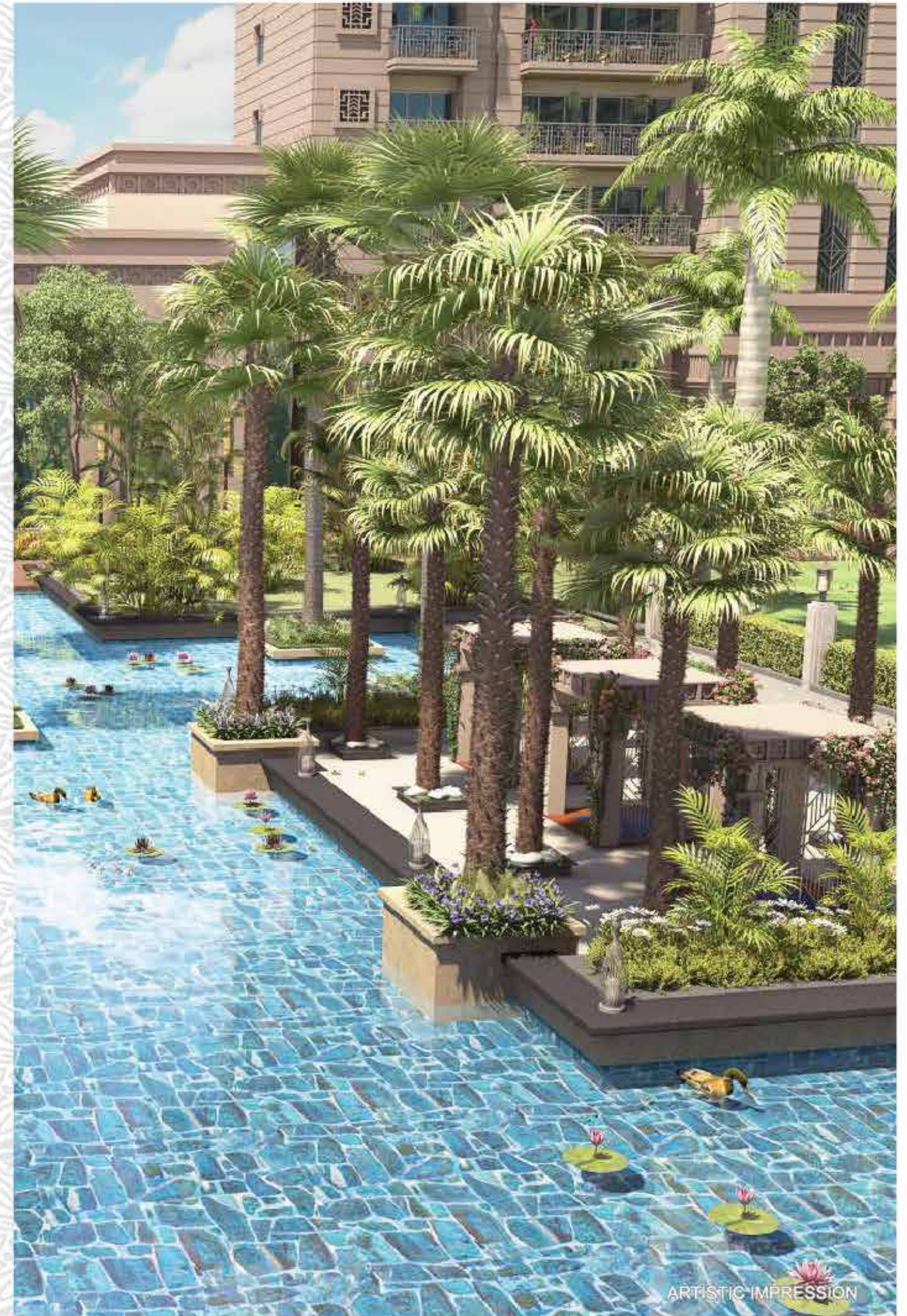
- Laminated wooden Flooring/Wooden Texture
- Tiles in Master Bedroom
- Vitrified tiles in living areas/kitchen & Bedroom
- Anti-Skid Tiles-Toilets
- Doors & Windows
- External doors & windows-UPVC or Powder coated Aluminum
- Internal - Wood Frames with Flush Doors/Skin Doors
- Kitchen
- Granite top on 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





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ACE
parkway
— SEC.150, NOIDA —



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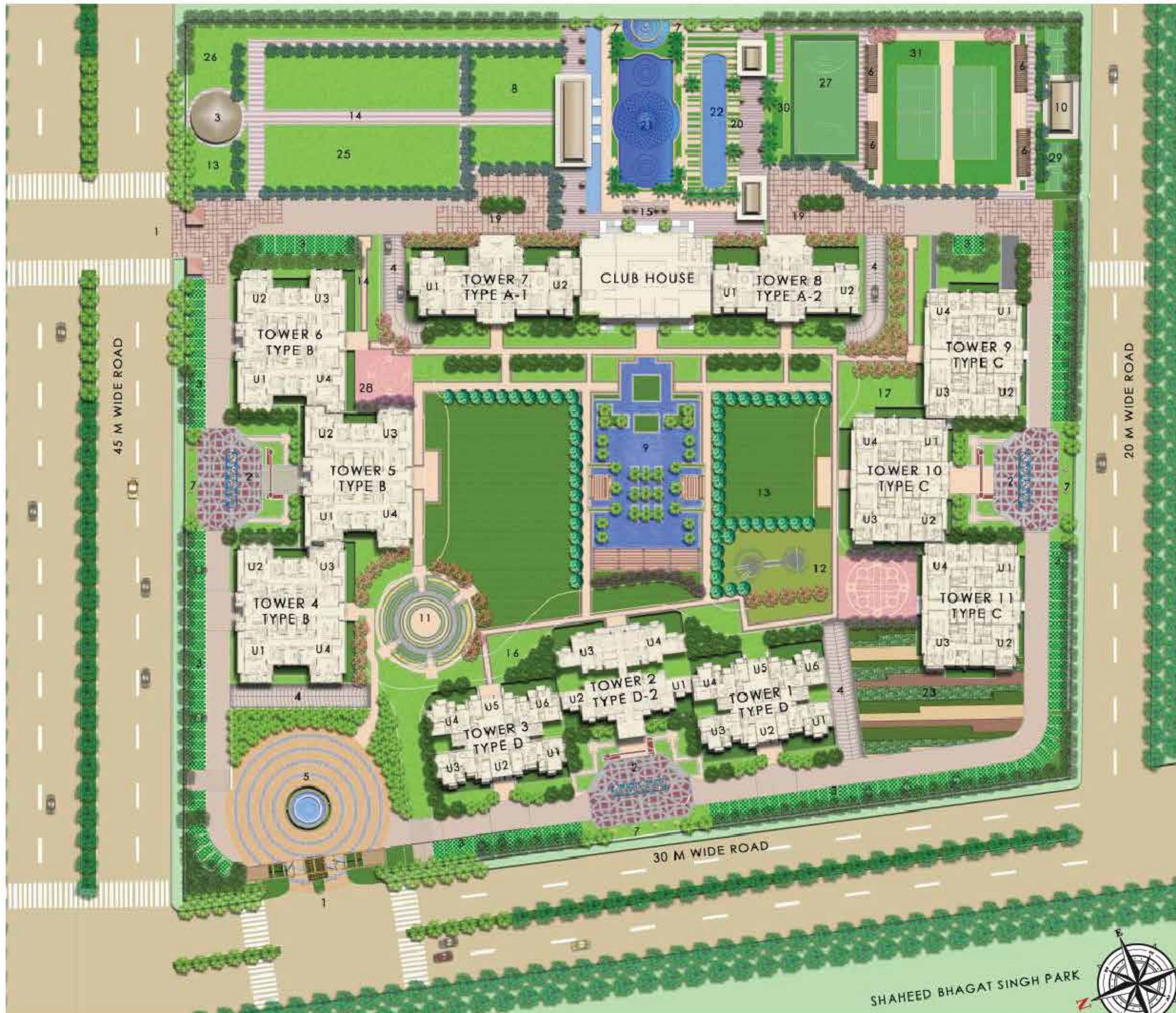
ACE parkway

— SEC.150, NOIDA —

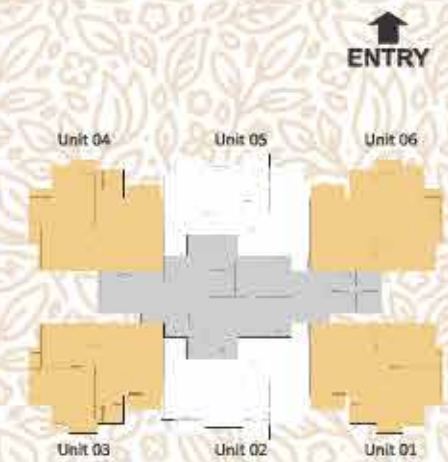
LEGEND

1. ENTRY/EXIT
2. DROP OFF
3. **MANDIR**
4. RAMP WITH GREEN TRELLIS
5. ENTRY PLAZA
6. FEATURE PERGOLA
7. FEATURE COLUMNS
8. CELEBRATION LAWN
9. CENTRAL WATER FEATURE
10. PAVILION
11. AMPHITHEATRE
12. KIDS' PLAY AREA
13. YOUTH GARDEN
14. PATHWAY JOGGING TRAIL
15. CLUB ENTRY PAVED PLAZA
16. FITNESS AREA
17. TOT-LOT
18. BAMBOO SITOUT GARDEN
19. ROUND ABOUT
20. DECK
21. SWIMMING POOL
22. KIDS' POOL
23. REFLEXOLOGY PARK
24. FEATURE PERGOLA WITH SEATING BELOW
25. LAWN
26. MEDITATION/YOGA GARDEN
27. BASKETBALL COURT
28. SKATING RINK
29. BADMINTON COURT
30. CRICKET PRACTICE PITCH
31. TENNIS COURT

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



 **FLOOR plans**



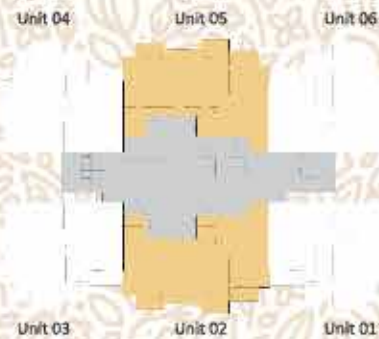
TYPE-D (TOWER 1 & 3)

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

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/elevation mentioned if so wanted 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/Viewer 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\"/>

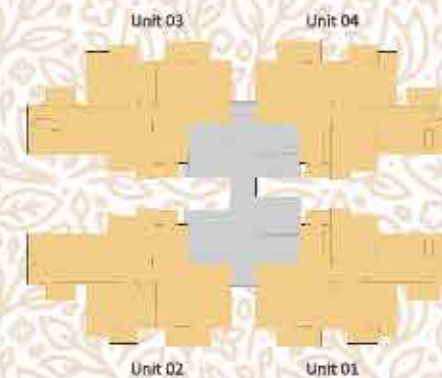


TYPE-D (TOWER 1 & 3)

Tower-1, 3
Type-D (1095)

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

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 service 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 no legal offerings. Applicant/Visitor 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-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

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 service 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 no legal offerings. Applicant/Visitor 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-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 • Dress

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/elevation mentioned if so wanted 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/Allotee 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., 304.8mm = 1'-0"



TYPE-B (TOWER 4,5,6)

Tower-4, 5, 6
Type-B (2190)

(3BHK+UTILITY)
• 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 • 4 Toilets • Utility Room • Balconies • Dress

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/elevation mentioned if so wanted 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/Allotee 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., 304.8mm = 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 • Utility Room • Balconies • Dress

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/elevation mentioned if so wanted 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/Client 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"

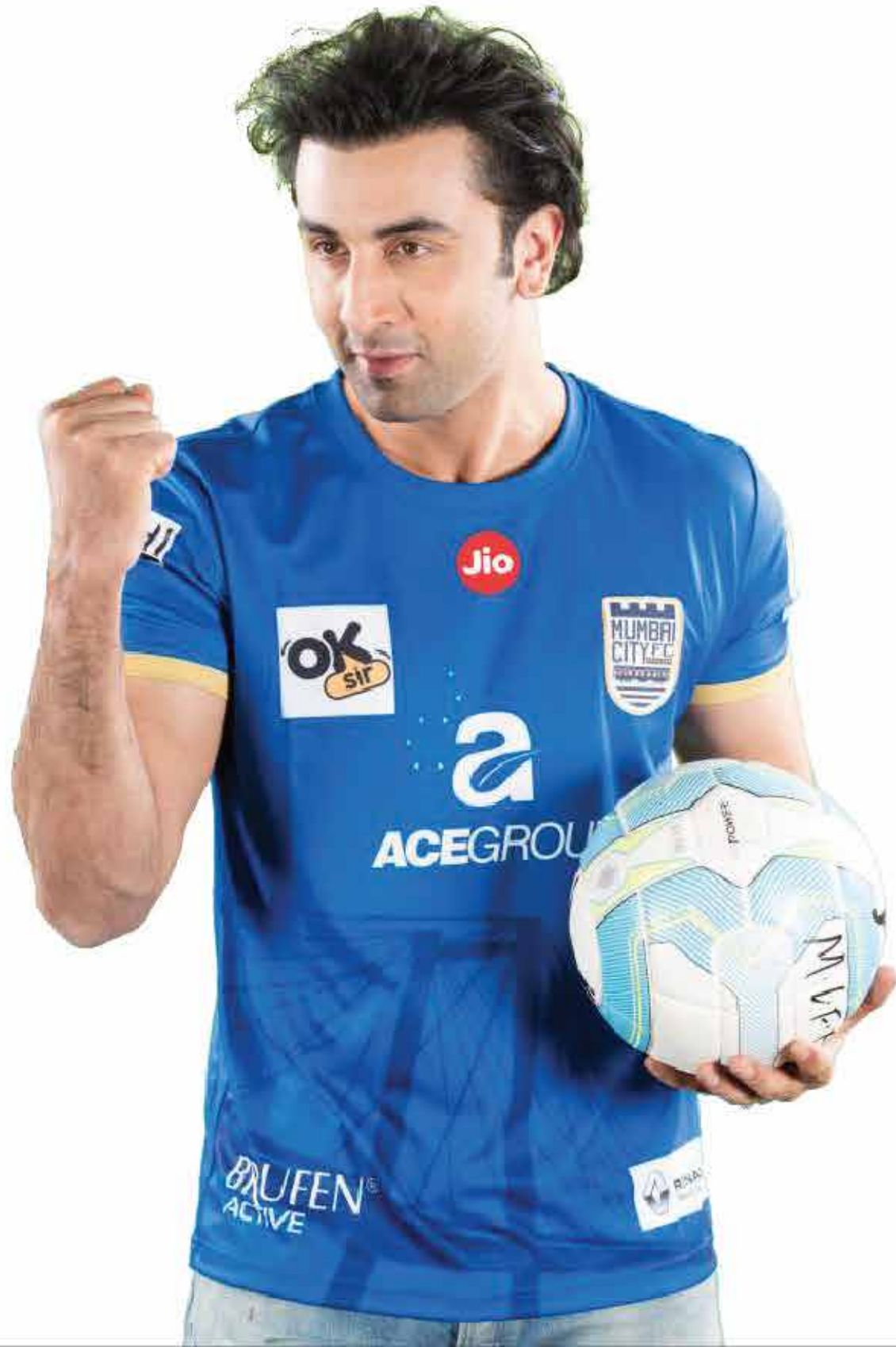


TYPE-A2 (TOWER 8)

Tower-8
Type-A2 (2460)
 (3BHK+UTILITY)
 • 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 • Utility Room • Dress • Balconies

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/elevation mentioned if so wanted 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/Client 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



ACE
platinum
SECTOR - ZETA1 • GREATER NOIDA



ACEASPIRE
2/3 BHK APARTMENTS
GREATER NOIDA (WEST)



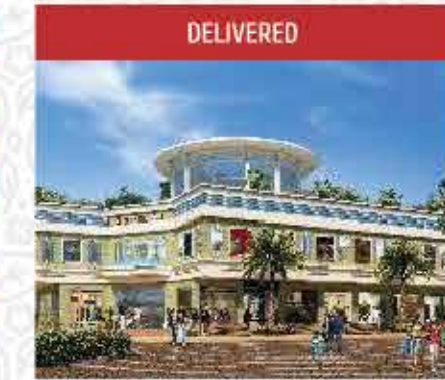
ACECITY
2/3 BHK APARTMENTS
GREATER NOIDA (WEST)



ACE
golfshire
SECTOR - 150, NOIDA



ace
studio
ACE Corporate Office
Sec-126, Noida



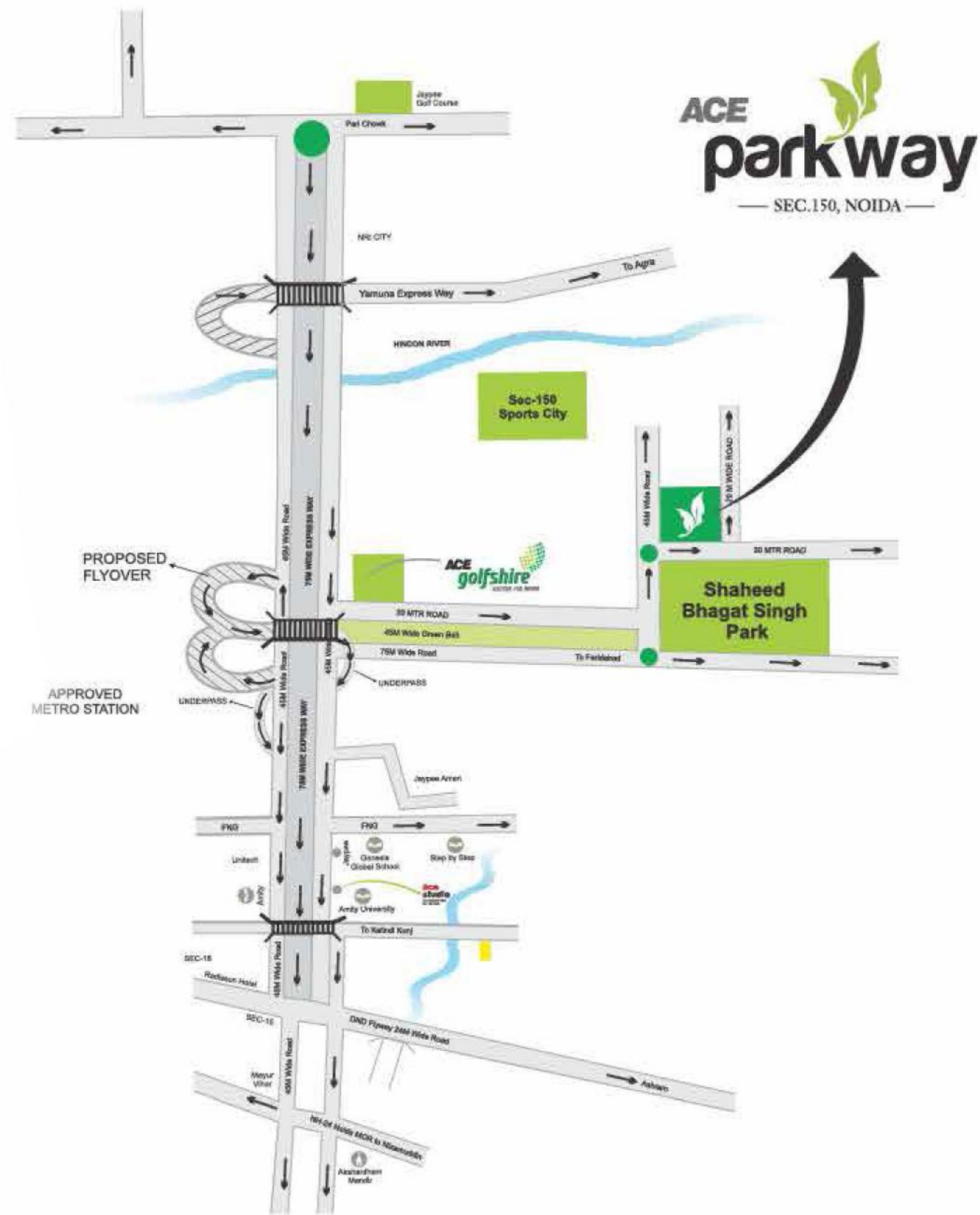
CITY
SQUARE
Commercial Complex of ACE City
Sec-01, Gr. Noida (West)



ACE
parkway
— SEC.150, NOIDA —



ACE
DIVINO
— GR. NOIDA (WEST) —



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