

**ACE**  
**parkway**  
— SEC.150, NOIDA —

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As per provisions of RERA 2016



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RERA NO: UPRERAPRJ4514

Website of UP RERA: www.up-rera.in



ARTISTIC IMPRESSION



## α 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 More than 11 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 **vaastu 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.



## A RETREAT IN URBAN SETTINGS

The homes at ACE Parkway are envisioned to bring quality and modernity together. As a part of the greenest sector of NCR, This project has been designed to bring nature in alliance with the modern lifestyle.

Situated in the sports city, sector 150 Noida. The project promises to present a blend of premium living ensconced not only by lush greenery but by all the ultramodern facilities.

The project is surrounded with a surfeit of conveniences and promises excellent road network to all the major landmarks of Noida and Greater Noida.

A night-time architectural rendering of the ACE Parkway residential complex in Noida. The image shows several tall, modern apartment buildings with a mix of light-colored facades and dark accents. The buildings are illuminated from within, and some balconies have glass railings. In the foreground, there is a landscaped area with palm trees, other greenery, and modern streetlights. A road with a few cars is visible. The background shows a cityscape with lights under a dark sky.

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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 awardee, Hafeez Contractor. Its elevations are in the harmony of art deco theme and the landscape is designed by renowned designer Ms. Sanju Bose.

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ARTISTIC IMPRESSION

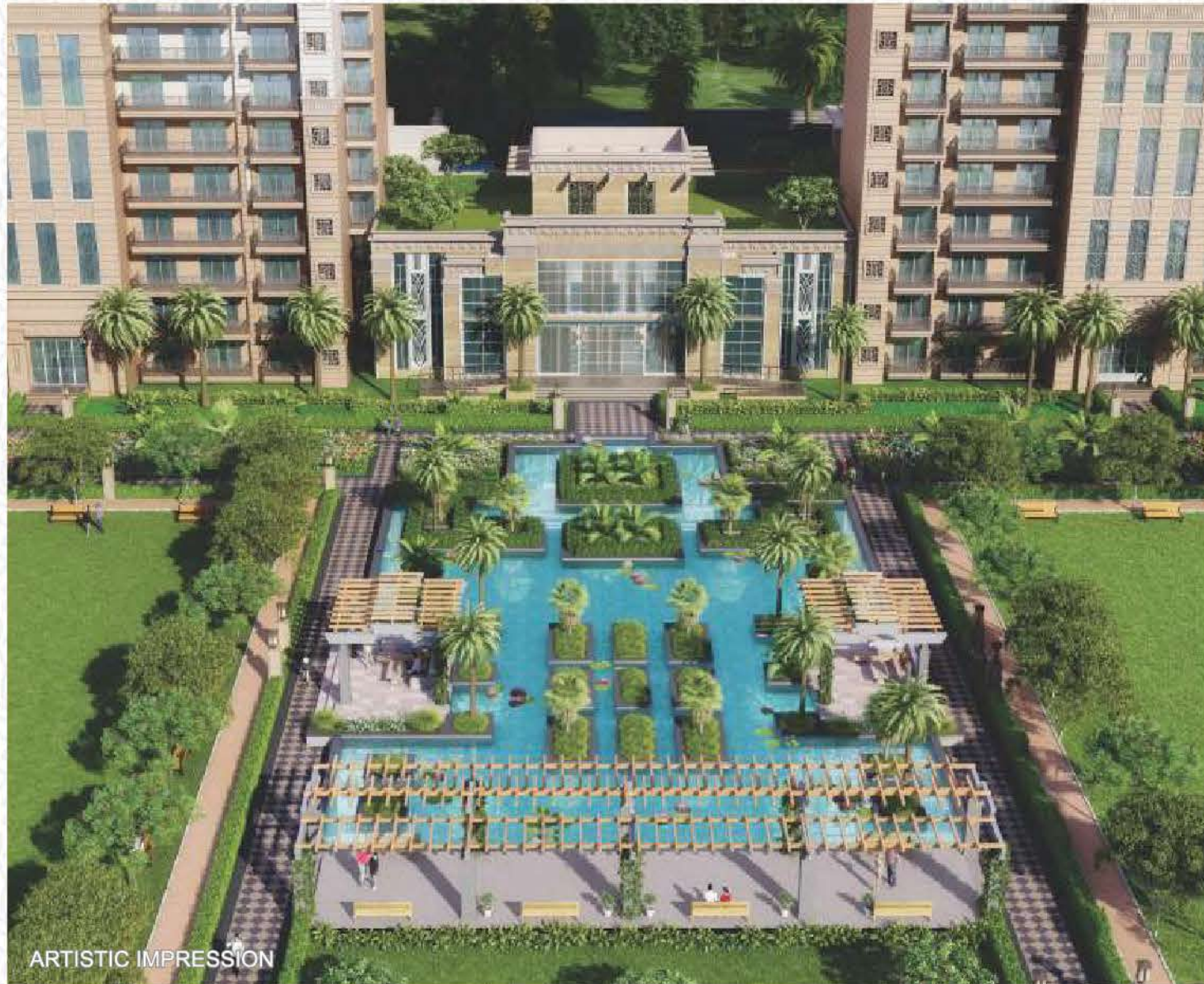
*"I am happy to associate with Ace.  
Ace is in the business of marketing luxurious  
properties, so it is important to create an essence  
of subtle opulence."*



## **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."





ARTISTIC IMPRESSION

The project is strategically and beautifully designed which offers an extravagant green environment and a soothing view. There are ample of amenities offered with lush green gardens and water bodies that surround this precious property and adds to the magnificence of ACE Parkway.

The lavishness of this majestically designed project would reflect by its enormous outdoor swimming pool. It offers you a subtle blend of luxury and modern pool that creates a magical merge of inspiration and space. This is an innovative masterpiece of architecture that guarantees a relaxing and soothing effect.



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ARTISTIC IMPRESSION



ARTISTIC IMPRESSION

#### A truly cosmopolitan club house

The cosmopolitan lifestyle crafted here would be reflected by its state of the art clubhouse that will give you an experience of a resort. Give your life a new definition with a cornucopia of facilities for you to relax, refresh and recharge yourself by spending quality time with your family and create some inedible memories for the upcoming years.

The excellent leisure hub at ACE Parkway would be equipped with an abundance of facilities for you to revive and rejuvenate. Enrich your lifestyle and experience the bliss of luxurious, ecstatic pool equipped with temperature control that would allow access to swimming at any time. Tranquilizing is the vital element here, along with luxury and comfort. Because we believe in redefining your life. Indoor pool for all residents would give them an opportunity to rejuvenate, making their life comfortable.



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ARTISTIC IMPRESSION



The architecture & design of the project is the guarantee of its quality and effort. The project promises to present a blend of opulence and comfort, with special attention to tiny details to bring you a beautiful and healthy green environment.

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ARTISTIC IMPRESSION

The beauty of flowing water amidst greens is always a mesmerizing view. ACE Parkway brings a serene view with a beautiful cascade.

The majestic essence would make the night look more charming. It is a sight of elegance. The graceful design and construction are one of a kind creation.



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ARTISTIC IMPRESSION

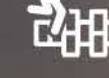
## The Greenery never leaves you

Have the rigors of a long, hard day got to you? Come, take a walk along the shades of tree-lined pathways, listen to the sweet mesmerizing gurgling of water, full of flowers 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 colors illuminates the water and the hedges nearby. Wherever you go, a calm nature-filled retreat is always close to you in ACE Parkway.

# SPORTS FOR YOUR everyday life



#051 SPORTFIT ZONE



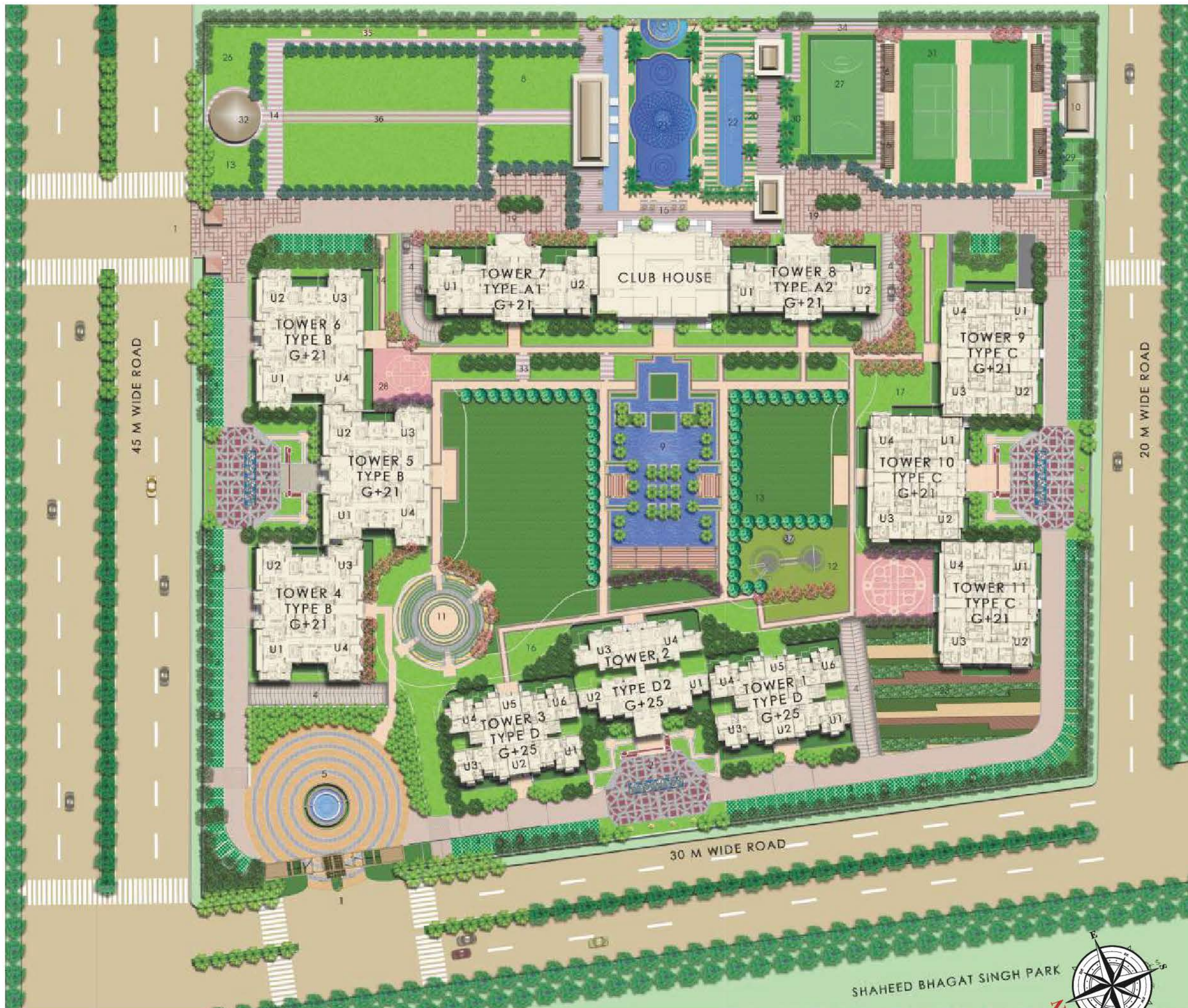
At Ace Parkway, sports become an integral part of the lifestyle. Situated in sector 150 Noida sports city, the project is being loaded with sports facilities for relaxation and recreation. All the sports facilities are exclusively offered for the residents to enjoy their leisure time. Physical and mental fitness is the vital objective at Ace Parkway which contributes you and your family an exhilarating life style. From squash to water aerobics, exploring new and unique sports facilities which will rekindle your soul to stay fit and strong. Health is the greatest gift to achieve the bliss of life at Ace Parkway.



**LEGEND**

1. ENTRY/EXIT
2. DROP OFF
3. PARKING
4. RAMP WITH GREEN TRELLIS
5. ENTRY PLAZA
6. FEATURE PERGOLA
7. FEATURE COLUMNS
8. CELEBRATION LAWN
9. CENTRAL WATER FEATURE
10. PAVILION
11. AMPHITHEATER
12. KID'S PLAY AREA
13. YOUTH GARDEN
14. PATHWAY JOGGING TRAIL
15. CLUB ENTRY PAVED PLAZA
16. FITNESS AREA
17. TOT-LOT
18. BAMBOO SIT OUT GARDEN
19. ROUND ABOUT
20. DECK
21. SWIMMING POOL
22. KID'S POOL
23. REFLEXOLOGY PARK
24. FEATURE PERGOLA WITH SEATING BELOW
25. LAWN
26. MEDITATION/YOGA GARDEN/ KUNG-FU/TAEKWONDO
27. BASKETBALL COURT/HANDBALL /VOLLEYBALL
28. SKATING RINK
29. BADMINTON COURT
30. CRICKET PRACTICE PITCH
31. TENNIS COURT
32. MANDIR
33. HOPSCOTCH
34. WALL CLIMBING
35. OUTDOOR GYM STATION
36. SOCCER GROUND
37. TRAMPOLINE

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



SHAHEED BHAGAT SINGH PARK



# 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

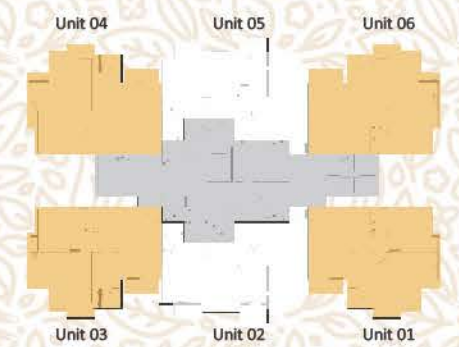
- Tiles up to-7'
- Standard Bath Fittings & Combination of Hot & cold water arrangement
- Anti-Skid Tiles Inside Wall Finish
- OBD

## External Facades

- Exterior walls in superior paint finish
- Structure-Earthquake resistant RCC Frame Structure
- High Speed Elevators



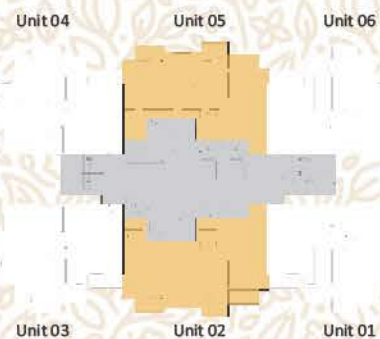
## FLOOR plans



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/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 = 12.00"

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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

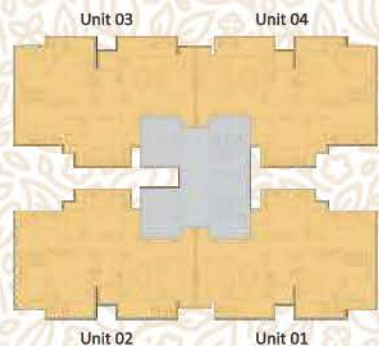
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TYPE-D2 (TOWER-2)

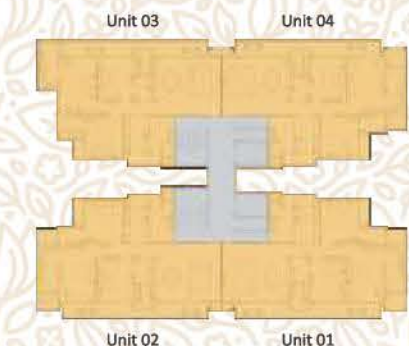
Tower-2  
Type-D2 (1395)  
(3BHK+2T)  
• Carpet Area = 81.96 Sq. Mtr. (882.26 Sq. Ft.) • Balcony Area = 13.21 Sq. Mtr. (142.16 Sq. Ft.)  
• Area Under Ext Wall & Shaft = 14.54 Sq. Mtr. (156.51 Sq. Ft.) • Common Area = 19.89 Sq. Mtr. (214.07 Sq. Ft.)  
3 Bedrooms • Living/Dining Room • Kitchen • 2 Toilets • 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 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 1/4\"/>



Unit 03 Unit 04  
Unit 02 Unit 01  
**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



Unit 03 Unit 04  
Unit 02 Unit 01  
**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 • 4Toilets • 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., 304.8 mm = 1'-0"

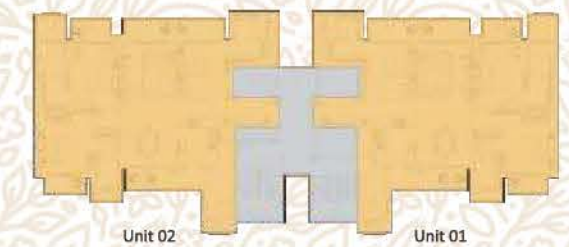
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TYPE-A1 (TOWER 7)

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/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., 304.8 mm = 1'-0"



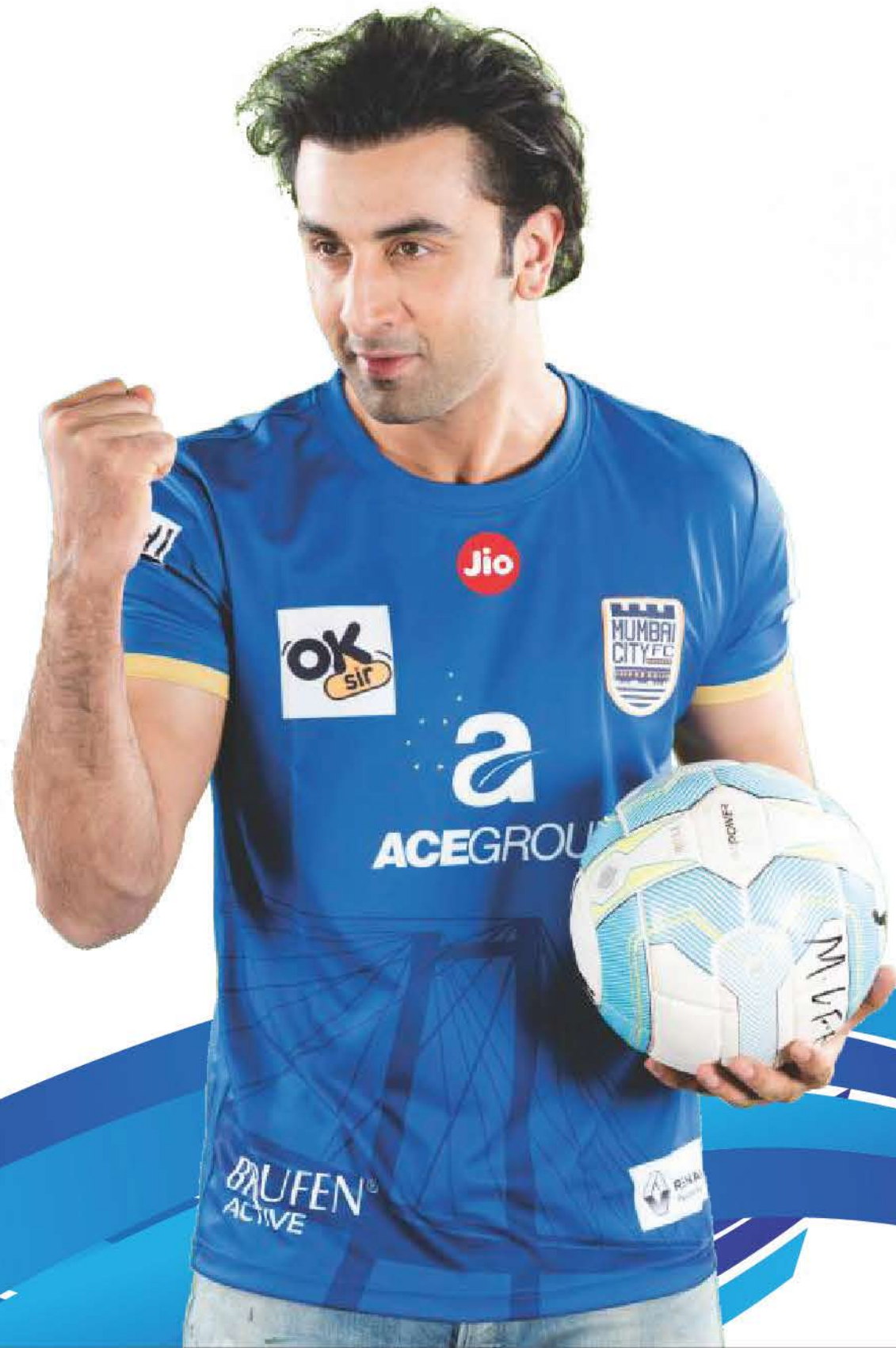
TYPE-A2 (TOWER 8)

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/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., 304.8 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.”



**a ACE**  
fulfilling ACEpirations



## 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



DELIVERED

**ACE**  
**platinum**  
SECTOR - ZETA1 • GREATER NOIDA



DELIVERED

**ACEASPIRE**  
2/3 BHK APARTMENTS  
GREATER NOIDA (WEST)



DELIVERED

**ACECITY**  
2/3 BHK APARTMENTS  
GREATER NOIDA (WEST)



DELIVERED

**ACE**  
**golfshire**  
SECTOR - 150, NOIDA



DELIVERED

**ace**  
**studio**  
ACE Corporate Office  
Sec-126, Noida



DELIVERED

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



ONGOING PROJECT

**ACE**  
**parkway**  
— SEC.150, NOIDA —



ONGOING PROJECT

**ACE**  
**DIVINO**  
— GR. NOIDA (WEST) —



NEW PROJECT LAUNCHED

**ACE**  
**medley**  
AVENUE  
— SECTOR 150, NOIDA —