





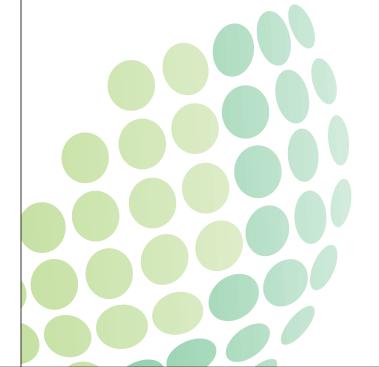
All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.



Nestled amidst the lush greenery of Noida Expressway in NCR, Ace Golfshire offers you a unique opportunity to enjoy the blissful facilities for lifelong. These 2 and 3 BHK low density luxurious apartments with only 75 dwelling units per acre, will rise as the pinnacle of elegance and sophistication.

Ace Golfshire, located within Sports City, Sec. 150 offers facilities of all international standards sports. The apartments offering green view from all balconies enjoy the exclusive theme development within premises. An Elite club house and a swimming pool will cater only to 455 residential units. Crowning all the towers in this property will be plush themed penthouses.

a destination dedicated to an ultra modern lifestyle

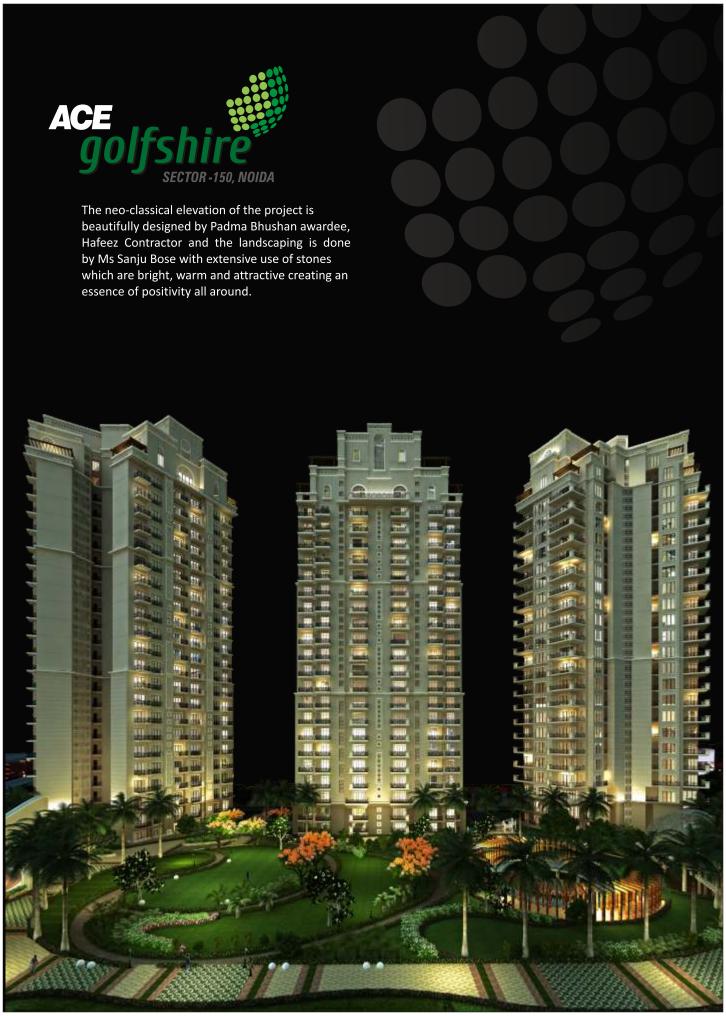






- LOCATED AT THE PRIME LOCATION OF SEC 150
- NEXT TO NOIDA GREATER NOIDA EXPRESSWAY
- HIGHLY ACCESSIBLE TO DELHI & NCR
- LOCATED ON PROPOSED EXPRESSWAY TO FARIDABAD
- QUICK ACCESS TO YAMUNA EXPRESSWAY
- PROPOSED METRO CONNECTIVITY

accessibility-the defining factor



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- MULTIPURPOSE BANQUET HALL
- SWIMMING POOL
- KIDS' POOL
- state-of-the-art club · GYMNASIUM
- OUTDOOR
- YOGA & AEROBICS
- SALON
- CARD ROOM
- BILLIARD



• TABLE TENNIS • DEPARTMENTAL STORE • MILK BOOTH



sports facilities for recreation & relaxation

- BASKETBALL PRACTICE COURT
- TENNIS AND BADMINTON MULTI COURT
- JOGGING & CYCLING TRAIL
- SPECIAL TOT LOTS
- SKATING RINK
- YOGA & MEDITATION AREA





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STRUCTURE & CONSTRUCTION:

CEMENT (A GRADE):

• Earthquake resistant RCC structure • Lafarge, Ultratech, Ambuja or Equivalent

EXTERNAL PAINT:

• Asian Paints or Equivalent

INTERNAL PAINT:

• Asian Paints or Equivalent

FLOORING:

LIFTS:

 Thyssen Krupp • Vitrified tiles in Drawing, / dining/bedrooms and kitchen.

Wooden laminated flooring in Master Bedroom

• Combination of ceramic/antiskid tiles in toilets and balcony

CORRIDORS & LIFT LOBBIES:

• Granite Stone

DOORS AND WINDOWS:

• External doors and windows in UPVC

• Internal Hardwood frames and Skin Doors

LOCKS:

• Harrison or Equivalent **UPVC DOORS / WINDOWS:**

KITCHEN:

• ENCRAFT with all toughened glass • Granite top in working platform

• Ceramic tiles 2' above working platform Kitchen Sink

• Stainless steel Sink 304 grade with GROHE fitting

fine dimensions of delight



TOILET:

BATHROOM SANITARY WARE:

BATHROOM FITTINGS:

ALL PLUMBING PIPE FITTINGS:

PVC CIRCUITS:

CABLES:

WIRES:

SWITCHES & SOCKETS:

M C B s:

Provision & Installation of IGL:

- Ceramic tile upto 8 feet, Hot and cold water arrangements
- European Standard or Equivalent
- Grohe or Equivalent
- Supreme or Equivalent
- AKG or Equivalent
- Polycab or Equivalent • R R Kabel or Equivalent
- M K Honeywell or Equivalent
- Hagar or Equivalent











View of Master Bedroom



12 METER WIDE ROAD



- 1. Entry/Exit
- 2. Guard Room
- 3. Entry Water Feature
- 4. Main Drop off
- 5. Feature Wall
- 6. Mound with viewing deck
- 7. Driveway
- 8. Tower Drop-off
- 9. Plantation
- 10. Golfshire Signage
- 11. Private Gardens
- 12. Pathway
- 13. Paved Plaza

- 14. Kids' Play Area
- 15. Play Area
- 16. Half Basketball Court
- 17. Flower Garden
- 18. Herb Garden
- 19. Main Lawn
- 20. Seating Alcoves
- 21. Tree Bosque
- 22. Reflexology Garden
- 23. Elderly Seating
- 24. Paved Area
- 25. Yoga Lawn + Deck
- 26. Plantation

- 27. Multipurpose Court (Tennis + Badminton)
- 28. Celebration Lawn
- 29. Party Lawn
- 30. Swimming Pool
- 31. Water Feature
- 32. Texture Garden
- 33. Forested Greens
- 34. Focal Sculpture
- 35. Feature Columns
- 36. Mounds
- 37. Parking





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Typical Floor Unit **Type-A 3BHK + Utility - Unit Area:** 2,095 Sq. Ft.

- 3 Bedrooms Living/Dining Room Kitchen Dress
 - Utility Room 4 Toilets 3 Balconies



Typical Floor Unit **Type-B 3BHK - Unit Area:** 1,675 Sq. Ft.

- 3 Bedrooms Living/Dining Room Kitchen 2 Toilets
 - Dress 4 Balconies



ENTRY



Typical Floor Unit **Type-C 2BHK - Unit Area:** 1,195 Sq. Ft.

- 2 Bedrooms Living/Dining Room Kitchen
 - 2 Toilets 3 Balconies



Airconditioned Entrance Lobby

Tower overlooking Lush Green Landscapes



fulfilling ACEpirations

ACE Group, 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.



























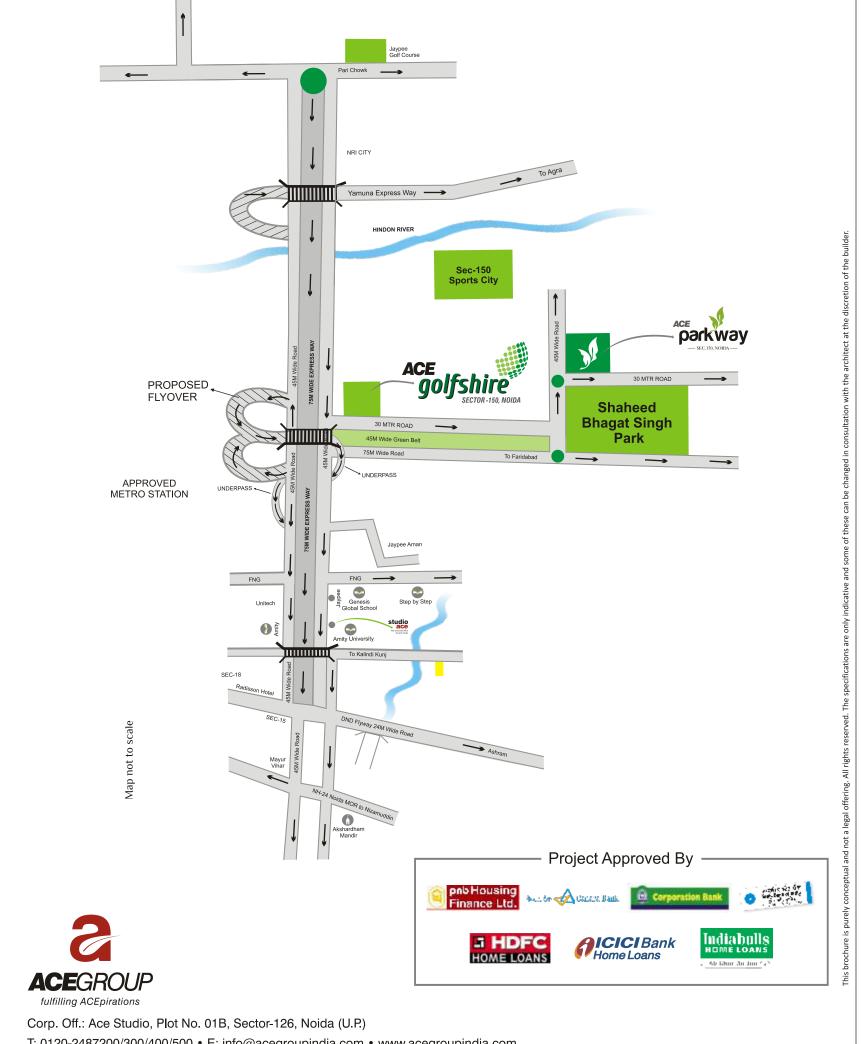












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