



As per provisions of RERA 2016





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.



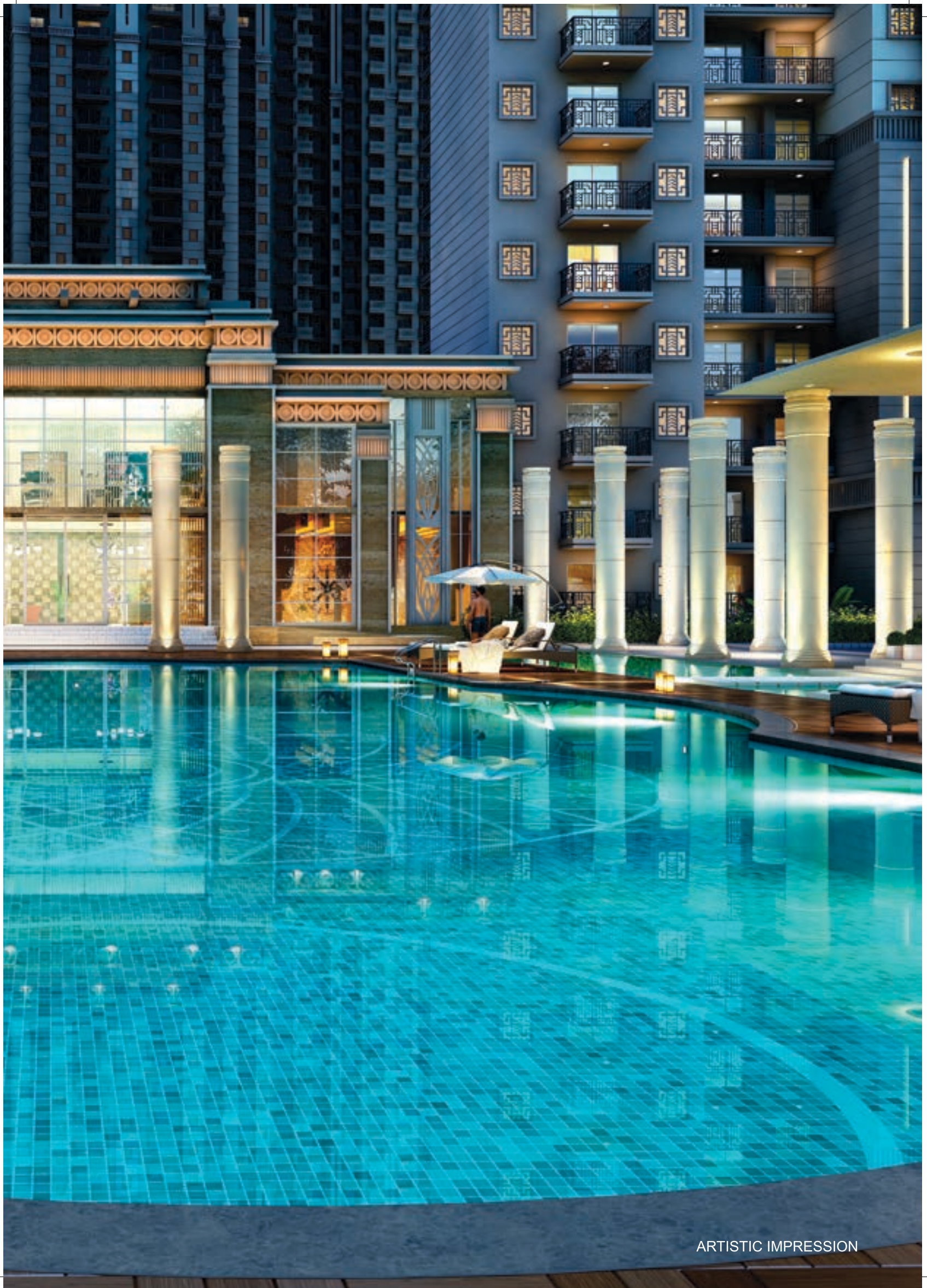


## a retreat in urban settings

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.



ARTISTIC IMPRESSION



A high-angle, artistic rendering of the ACE Parkway residential complex at dusk. The image shows two tall, modern apartment buildings with a mix of light and dark facade panels and numerous balconies. In the foreground, there are palm trees and a landscaped area with streetlights. The background shows a city skyline with lights from other buildings.

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

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.

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*The Ace Group believes in making luxury properties and their current project Ace Parkway gives luxury a new destination.*

*I am delighted and proud of this extensive association with the Ace Group over the last 5 years. This new project the Ace Parkway has given me a new canvas to showcase design, comfort and opulence. To create an elegant and ambient interior i have chosen rich details and calculated usage of shades to create grandeur.*

*My designs for this apartment are underpinned by clean lines, neutral tones, blended with warmth to give each flat an address for luxury. It has been an exceptional experience designing for Ace Parkway.*

*So let's live luxury The Ace way with Ace Parkway.*

”

# New address for luxury

Ace Parkway is an ideal destination where luxury and style unite to create magnificently beautiful homes. This gem of a property does not hold back when it comes to exhibiting premium architecture, contemporary design and remarkable craftsmanship.



Actual Image



Actual Image



Actual Image



Actual Image



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



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



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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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## 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.



ARTISTIC IMPRESSION

# Sports for your everyday life



#051 SPORT



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.



## RTFIT ZONE







# ACE parkway

— SEC.150, NOIDA —

## 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"



# 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

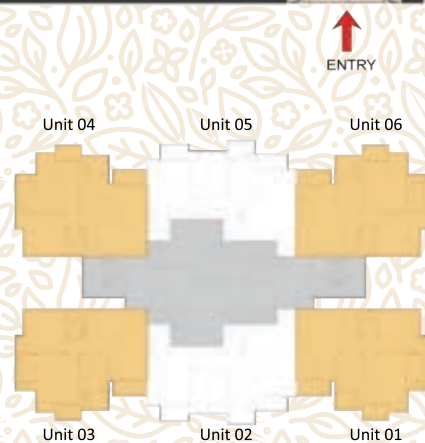
- Tiles up to-7'
- Standard Bath Fittings & Combination of Hot & cold water arrangement
- Anti-Skid Tiles Inside Wall Finish
- OBD

## External Facades

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



## FLOOR PLANS



TYPE-D (TOWER 1 & 3)

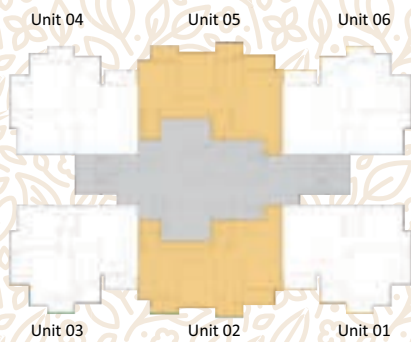
Tower-1, 3  
Type-D (1085)

(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

# ACE parkway

— SEC.150, NOIDA —



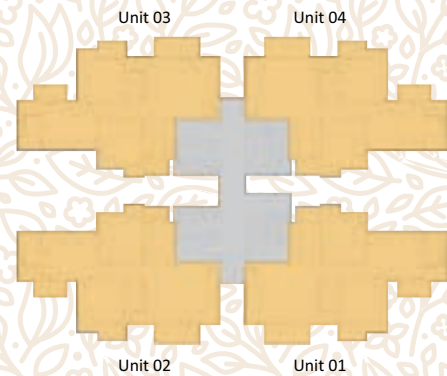
TYPE-D (TOWER 1 & 3)

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

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/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-D2 (TOWER-2)

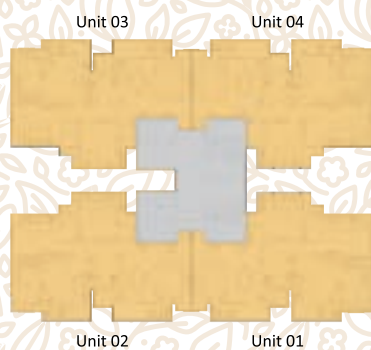
Tower-2  
Type-D2 (1395)

(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

# ACE parkway

— SEC.150, NOIDA —



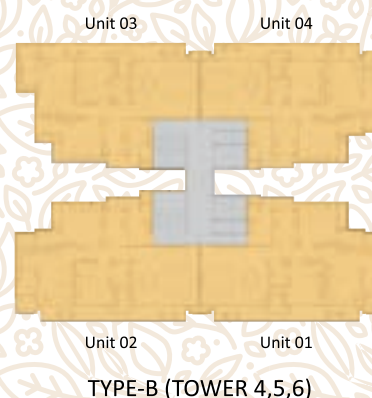
TYPE-C (TOWERS 9,10,11)

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/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"



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

# ACE parkway

— SEC.150, NOIDA —



Unit 02

Unit 01

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/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"



Unit 02

Unit 01

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



Ace is one of the most trusted real estate developers in North India. A group that believes that residential spaces should be a reflection of the aspirations and lifestyle of those who choose to live in them. For this, the group has been creating a world-class living experience for over a decade now with a vision of building homes where people aspire to live. Since its inception in 2010, Ace continues to excel in conceptualization to execution with passion, commitment, and diligence.

Fulfilling  
acepirations

## COMPLETED PROJECTS

ACE Platinum

ACE Aspire

ACE City

ACE Golfshire

ACE Studio

City Square

## ONGOING PROJECTS

ACE Divino

ACE Parkway

ACE Medley Avenue

ACE Capitol

ACE Palm Floors

ACE Starlit

## JV AND DMA

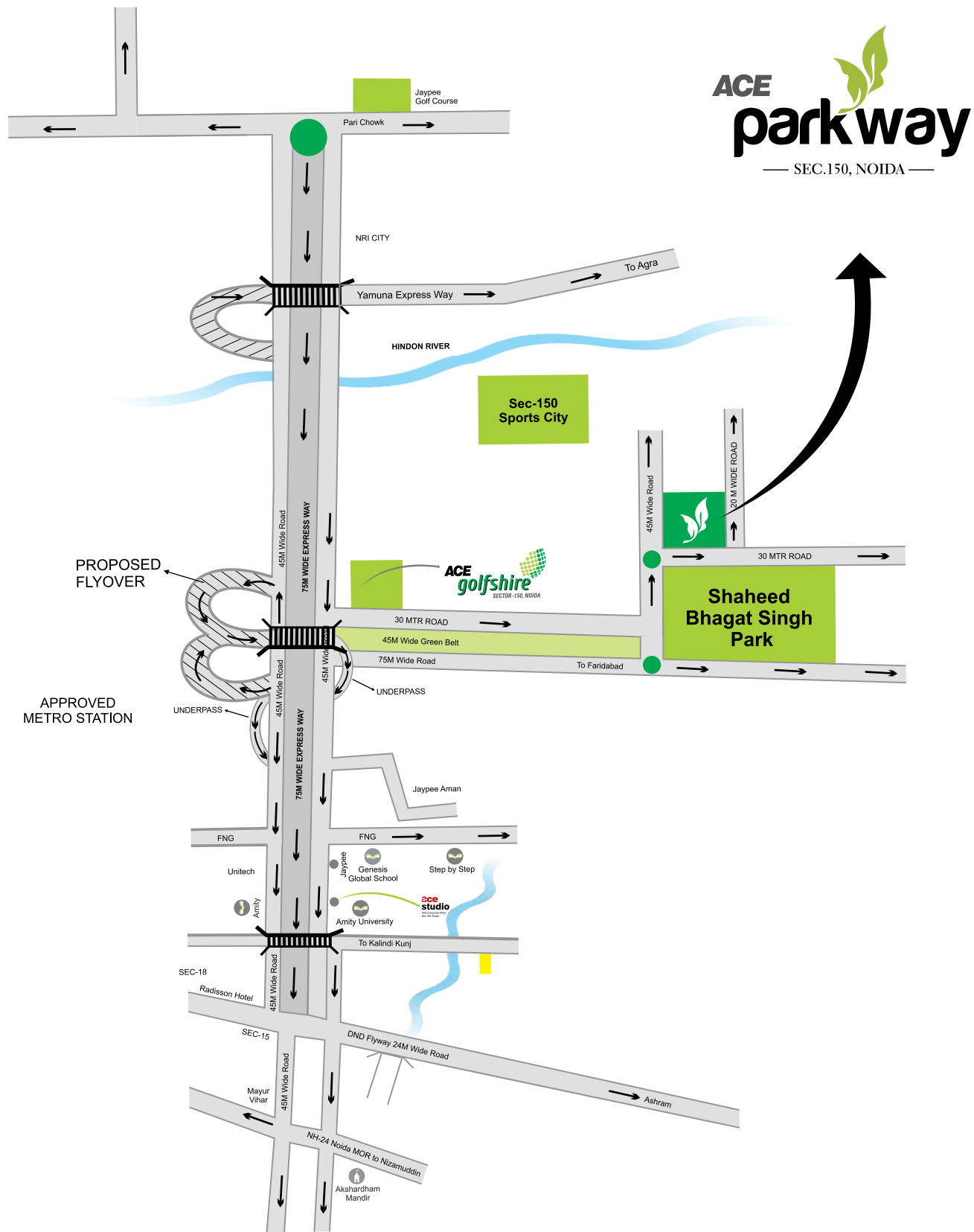
Godrej Golf Links

Godrej Palm Retreat

ATS Destinaire

County 107

ACE Medley Avenue



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