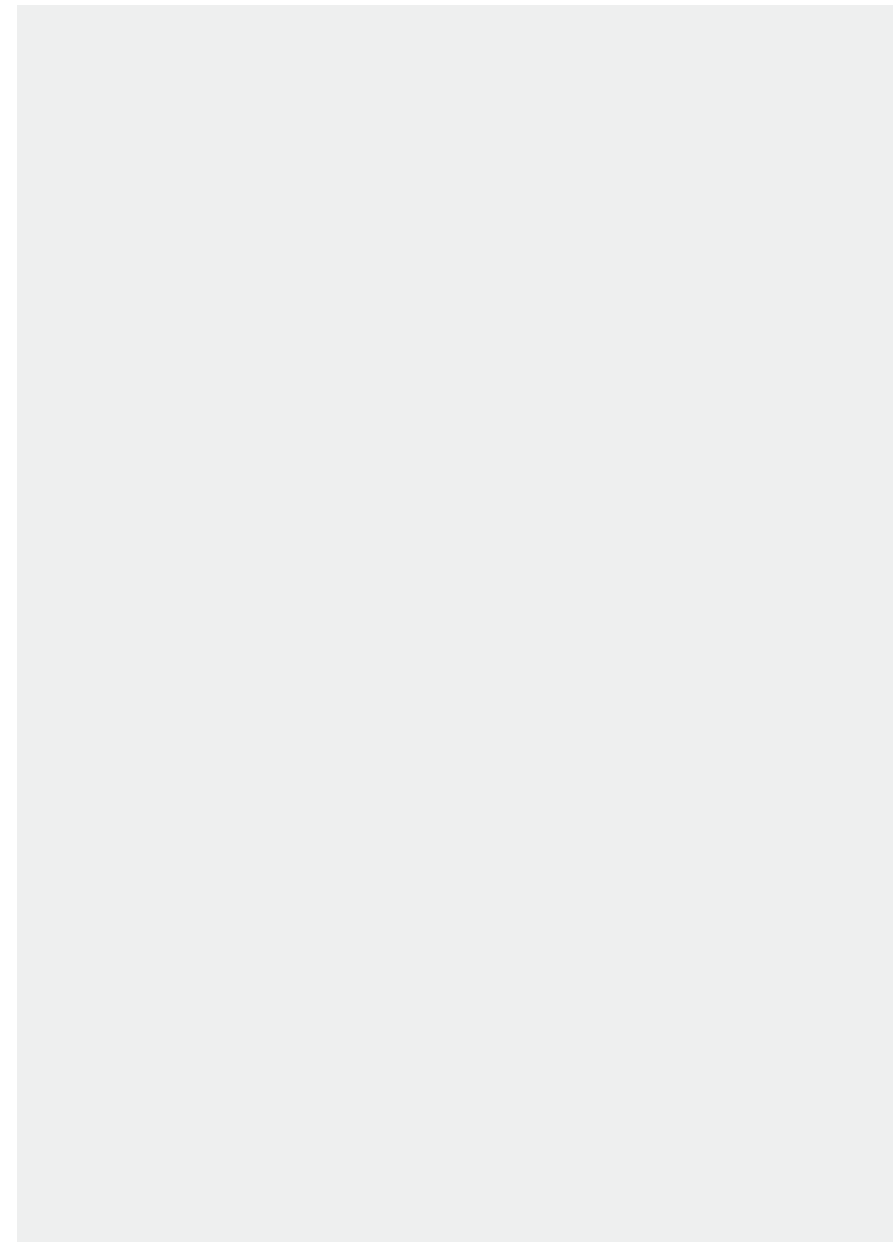




CALL 044 4068 4068

Sales Office : GF, Moti Towers, Kandanchavadi, OMR, Chennai-600096

Website: [theacechennai.com](http://theacechennai.com) / TN/01/BUILDING/0111/2019 / Details available at: <http://www.tnrera.in>  
 All the views that constitute this brochure are artistic impressions and the interiors shall not constitute the final product.



# RISLAND GLOBAL PRESENCE



Residence  
Development



Business Property  
Operation



Community  
Management & services



Infrastrure  
Construction



Risland is a major global real estate group headquartered in Hong Kong, aiming for global real estate development. Our business includes residential real estate development, commercial real estate operation, community management, and a full range of products and services that support an entire urban environment. As of 2019, we have developed projects globally in countries such as Hong Kong, India, Thailand, New Zealand, and the United States. We contribute directly to cities by bringing forth our innovative construction practices and provide direct value-added to community

development projects, in the process establishing ourselves as a true partner in urban growth and development in cities around the world. Risland focuses on globally sustained development and industry innovation by focusing on individual growth and development. As a truly global real estate conglomerate, we encourage innovation and non-linear developments. We value social responsibility, societal welfare, environment, and sustainable development. We hope that through our efforts we can bring value to individuals, communities, and societies. "Risland exists to create better living for all"

# A FAST GROWING METROPOLITIAN AREA

## Chennai

A city where history is imbibed with shades of modernity of the Dravidian culture has fused well with the tints of globalization. All the modern amenities needed in today's lifestyle, flyovers, shopping malls, highways, multiplexes and the city has become a centre of attraction of many tourists all around the world.

*"It is good people who make good places."*

— Anna Sewell





# EXPERIENCE AN EXCLUSIVE LIFESTYLE IN AN EXCITING LOCATION

## Chennai

Popularly called the “Gateway to the South India” Chennai culture is distinctly different from any other city in India. Though culturally strong the urbanization accounted for the city’s cosmopolitan growth reflects its unique blend. The city continues to be tradition and conventional in many ways like music, Dance, Art forms and lifestyle. It is also proven to be the best choice for many across the country.





# THE ACE IS THE PLACE THE ACE LIFESTYLE

The exquisiteness, you expected, is now delivered  
The intelligence, you expected, is now emerging  
The enhancement, you expected, is now raising  
The beautiful future, you expected, now is unfolding  
The Ace, customizing elegant & deluxe lifestyles for the urban elites fulfils the exclusive ACE lifestyle.





# REAP THE MULTITUDE OF BENEFITS FROM AN EXITING LOCATION

The IT Gateway of Chennai Perungudi is incredibly galvanized by the surroundings: 6 lane state highway, 200 feet-PT road, ECR in 10 mins. The location offers a distinct mix of exclusive residential, commercial, financial, and leisure components to complement life.

Perungudi is a business realm with rapid urbanization and development



- Metro lines
- Main roads
- Hospital
- Schools/ Universities
- IT companies
- Malls
- Electronic companies
- Toll Plaza

# ETYMOLOGY FOR AMBIENCE

Be a part of rapidly growing future of Perungudi by investing in an extraordinary and one of the kind development that is “THE ACE”



## SCHOOL

- SRI CHAITANYA
- SCHOOL,AMERICAN INTERNATIONAL SCHOOL



## BANK

- ICICI BANK
- HDFC BANK
- STATE BANK OF INDIA



## RECREATION

- PALAVAKKAM BEACH
- VGP THEME PARK
- AKDR GOLF CLUB



## HOSPITAL

- APOLLO HOSPITALDR.
- KAMAKSHI MEMORIAL HOSPITAL



## IT PARK

- WTC (Upcoming)
- CHENNAI ONE
- GLOBAL INFOCITY



## MALL

- PHEONIX MARKET CITY
- PVR GRAND MALL
- MARINA MALL



*“Study nature, love nature, stay close to nature.  
It will never fail you.”*

*— Frank Lloyd Wright*



## NATURE IS NOT A PLACE TO VISIT NATURE IS HOME

Escape to your own  
sanctuary nestled in a  
beautiful environment

Realize the beauty around just opening the eyes is  
enough to witness the sheer majesty and magic of  
nature.





# ENCHANTING LANDSCAPE GARDEN NOURISHING ENVIRONMENT FOR WALK & TALK

Skillfull hands behind every inch of greenery, to discover nature with your loved ones right at your doorstep. Awake to each new day with the fresh air wafting through your window from the enchanting garden in the podium and symphony of the flow of water trickling through the various water features. A spectacle you have never experienced.





A Tower A 150 Units    B Tower B 147 Units    C Tower C 149 Units    D Tower D 111 Units



Guest Suite



Jamming Room



Yoga Room



Kids Gym



Dance Studio



Adult Gym



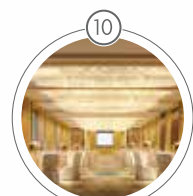
Adult Swimming Pool



Toddlers Pool



Indoor Games Room



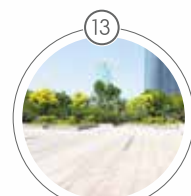
Multi-Purpose Hall



Hall



Sand Pit



Multi-Purpose Court



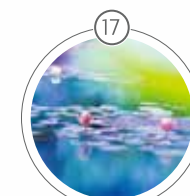
Children's play Area A



Children's play Area B



Sit Out & Gazebo



Water Features

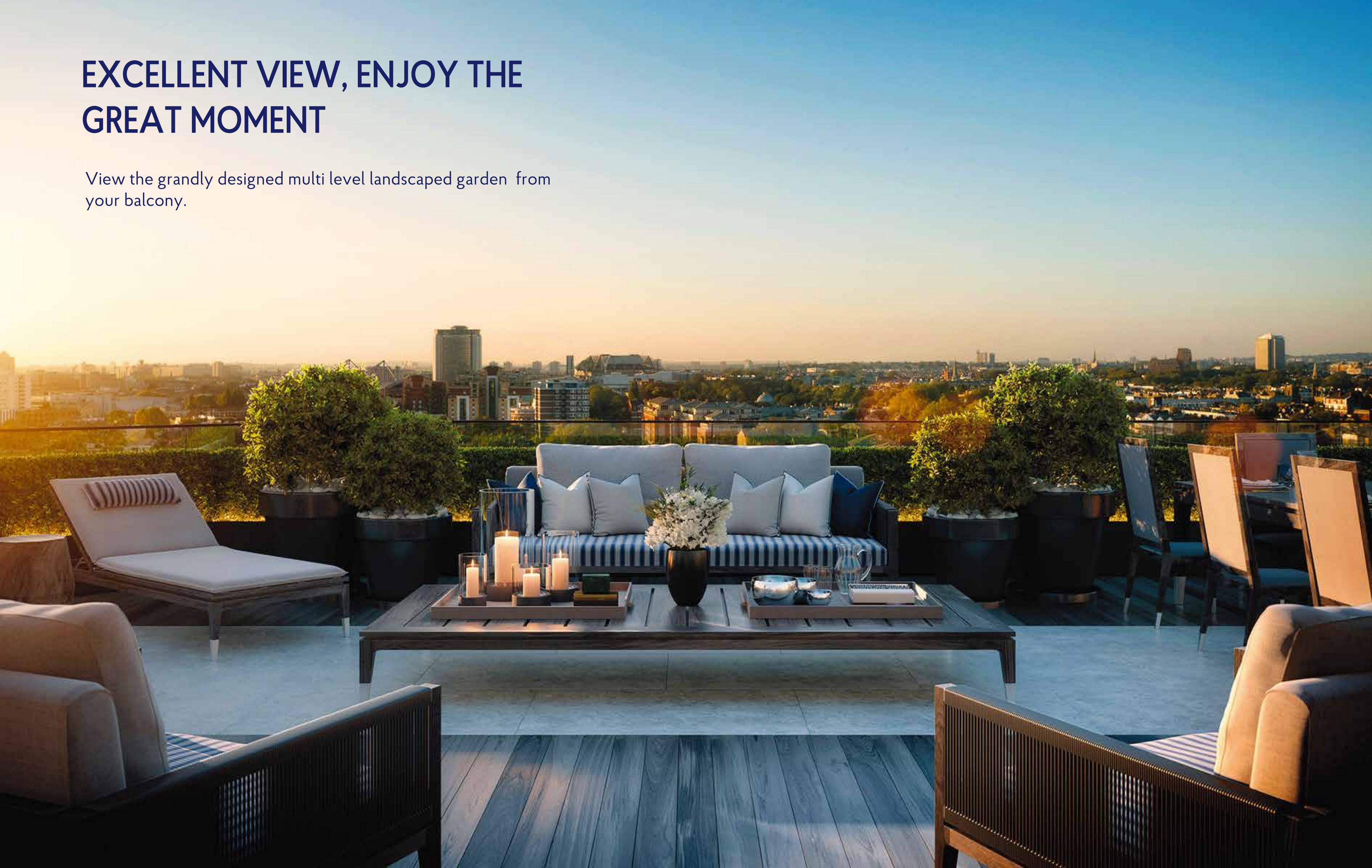


Jogging Track



# EXCELLENT VIEW, ENJOY THE GREAT MOMENT

View the grandly designed multi level landscaped garden from your balcony.





*“Play is the highest form of research . ”*

— *Albert Einstein*



## REFRESH THE SENSES IN A WORLD OF DISNEY

Happiness is a state of  
activity

Time has changed so the lifestyle of the people. In the 90s, kids used to play outside when they are back home from school, nowadays kids are glued to watching cartoons or play video games or even surf on the Internet. The biggest change “The Ace” provides is traditional amenities, open-air gym to keep you and your kids healthy with an array of leisure amenities nestled amidst lush greenery, the perfect gateway is right at home. The Ace is taking you into the age of intelligence at a pace ahead of others. Let you and your family take the lead in experiencing the beautiful changes of life brought by technology.



# COME HOME TO PLAY AT OUR MINI DISNEY .

12 plus children amenities for a joyful  
childhood.





# BODY DOES WHAT MIND PREFERS

3500 Sq.ft. swimming pool to  
keep your body relaxed.





# KIDS' GYM





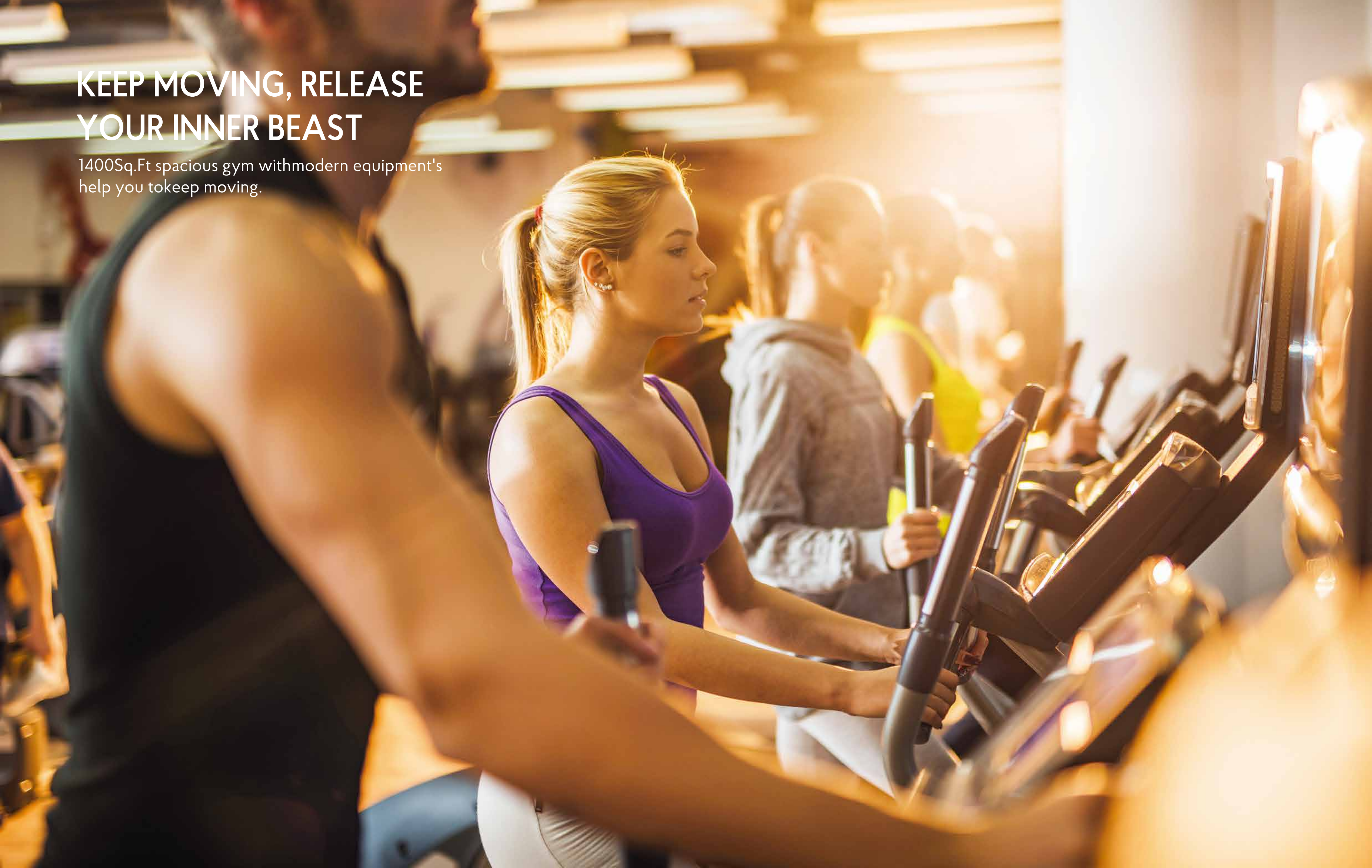
HOPSCOTCH





# KEEP MOVING, RELEASE YOUR INNER BEAST

1400Sq.Ft spacious gym with modern equipment's  
help you to keep moving.





# YOGA TIME HEALS YOUR MIND & SOUL

1616 Sq.ft. yoga hall to Relax and recharge your  
mind and body.





# DON'T EVER THINK TWICE TO INVITE YOUR GUESTS

3 luxury guest suites can accommodate  
guests at your place.







**WHERE WORDS FAIL,  
MUSIC SPEAKS.**

Jamming room will restrict you in forgetting your music talent.



# ONE DESTINATION FOR MULTIPLE PURPOSES.

Explore multiple activities at our spaciouly designed and well-equipped multi purpose hall.



*“It is not the beauty of a building you should look at; it is  
the construction of the  
foundation that will stand the test of time.”*

— David Allan Coe



## YOU HAVE ARRIVED

We shape our homes  
thereafter they shape us

Come home to the allure of a contemporary lifestyle, a nature inspired masterpiece of urban residential planning where lovely experiences beckon. Welcome home.



# KEEP YOUR FEET ON THE GROUND AND YOUR THOUGHTS AT HEIGHTS

Be a pride resident of 19 floors tower in The Ace.





# THE SPACE WHICH HEALS THE STRESS & MAKES YOU ACTIVE EVERY MORNING.

Spaciously designed bedrooms to provide  
cross ventilation.





# PERFECT SPACE FOR A HAPPY FAMILY.

Give your children a perfect study  
space in their bedroom.





# LIVE YOUR LIFE AT ITS BEST.

We provide the combination of spacious Living & Dining to accelerate your family bonding.





*“Good, better, best. Never let it rest.  
Till your good is better and your better is best.”*

— St. Jerome



## SMART HOME WITH 10 INTELLIGENT SYSTEMS

### Smart home for smart people

Taking control of your home like never before. You can customize your system to suit your needs and be reassured that your home is protected. Intelligent living system introducing three level door lock system, AJB smart home system.

# SMART HOMES

Let your dreams AND imagination  
run wild in the world of highly  
advanced smart homes







## YOUR SAFETY IS OUR PRIORITY

To keep a grip on your neighbourhood security,  
ensuring safety for you and your loved ones.





3 in 1 Smart Door Lock



Video Intercom



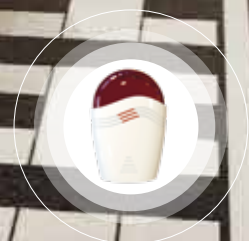
Pipe Gas



Gas Detector



Door and Window Wireless Alarm Kit



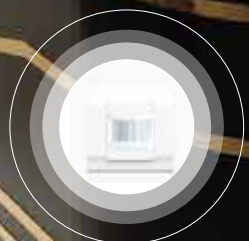
Smart Siren



Smart Lighting Control



Night Lights



Infrared Detectors



Smart Camera

*“It is not the beauty of a building you should look at; it is  
the construction of the  
foundation that will stand the test of time.”*

— David Allan Coe



## SUPER ENGINEERING TECHNOLOGY

It ensures safe homes  
which are inspired from  
Japanese earthquake  
proof technology.

Super Engineering Technology is the international construction technology which has combination of various individual & advanced construction techniques used as a packaged methodology for 2 times speedy construction. faster & stronger than average construction speed.



# INTERNATIONAL CONSTRUCTION TECHNOLOGY

8 International Construction techniques to achieve high degree of quality, durability, safety, sustainability, and faster construction.







## LEAKAGE PREVENTION

- By providing integrated crystalline waterproofing system
- External walls with reinforced cement concrete
- Other fine detailed preventive measures

## SAFETY MEASURES

- Earthquake resistance design
- Bored Cast in-situ pile foundation anchored in to solid rock base
- Rigid handrails for you kids safety and many more



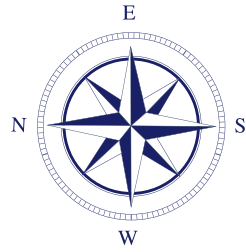
## HIGHLY DURABLE WALLS

- Aluminium framework
- Monolithic casting of walls and slabs provide high rigidity
- Walls cast with high accuracy

## CRAFTED INTERIOR SPACE

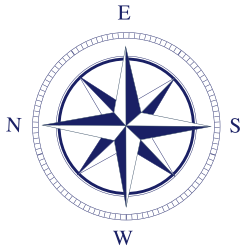
- Thin plaster technology
- Wall squareness





# 2 BHK

# 3 BHK



Tower A/B/C  
2 BHK-2T, SBA 1193 Sq. Ft. // CA 826 Sq. Ft



1

Tower A/B/C  
2 BHK-2T, SBA 1227 Sq. Ft. // CA 860 Sq. Ft



2

Tower A/B/C  
3 BHK-3T, SBA 1634 Sq. Ft. // CA 1113 Sq. Ft



1

Tower A/B/C  
3 BHK-3T, SBA 1732 Sq. Ft. // CA 1189 Sq. Ft



2

Tower A/B/C  
2 BHK-2T, SBA 1185 Sq. Ft. // CA 826 Sq. Ft



3

Tower A/B/C  
2 BHK-2T, SBA 1189 Sq. Ft. // CA 822 Sq. Ft



4

Tower A/B/C  
3 BHK-3T, SBA 1733 Sq. Ft. // CA 1191 Sq. Ft



3

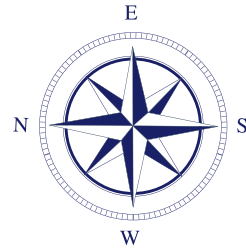
Tower A/B/C  
3 BHK-3T, SBA 1632 Sq. Ft. // CA 1111 Sq. Ft



4



# CONDO UNITS



Tower D

3 BHK- Compact, SBA **1006** Sq. Ft. // CA **703** Sq. Ft



1

2

Tower D

2 BHK- Compact, SBA **867** Sq. Ft. // CA **597** Sq. Ft



3

Tower D

1 BHK- 1 Toilet, SBA **600** Sq. Ft. // CA **392** Sq. Ft



## COMMON AREAS

Vitrified tile / Granite flooring  
Plastic emulsion paint for ceiling

## JOINERY

Main Door: Wooden door / Pre hung door - 2100x1200mm  
Bedroom Door: Wooden door / Pre hung door - 2100x900mm  
Bathroom Door: Wooden door / Pre hung door - 2100x750mm

## LIFTS

Total of 3 lift for 8 units / floor in Tower A,B & C, and 2 lifts for 6 units / floor in Tower D.(Total- 12 lifts), Make: Mistubishi/Kone

## PLUMPING & SANITARY

CP Fixtures: Kohler / Equivalent  
Sanitary Fittings: Kohler / Equivalent  
WC: Kohler / Equivalent

## ELECTRICAL WORKS

Concealed wiring: Legrand / Equivalent  
Switches: Legrand / Equivalent  
Generator Power Back-Up: Exhaust fans in kitchen & Toilets  
Split Ac provision in living & all bedroom  
Television & Telephone points in all bedrooms & Living rooms

## SMART HOME

Entrance smart Lock : Babai/AJB Smart lock with 3 different locking system  
Gas leak detector, centralised Gas system in Kitchen  
Windows sensor & Alarm to prevent un-authorized entry  
Entrance Lobby Video door phone connecting Foyer & Apartments

## PROJECT CONSULTANT

Project Architect: W. Anand architects  
Electrical Consultant: Madras electrical  
Quantity Surveyor: Gleeds Hooloomann consultants  
Plumbing Consultant: Prism consultants

## ARCHITECTURAL/CIVIL DESIGN

557 number of exclusively designed 1, 2 & 3 BHK apartments

## STRUCTURE

1 basement+ground+19 storied RCC structure

## CAR PARKING

Covered car parking in basement level

## FOYER / LIVING / DINING

Vitrified Tiles / Somany or Equivalent flooring and skirting  
Plastic emulsion paint for walls and Gypsum ceiling

## BEDROOMS

Vitrified Tiles / Somany or Equivalent flooring and skirting  
Plastic emulsion paint for walls and Gypsum ceiling

## TOILETS

Antiskid vitrified tiles for flooring and wall tiles (Till ceiling)  
false ceiling-Aluminium  
Shower partition provision

## KITCHEN

Sink : SS Sink, Nirali / Diamond  
Flooring : Antiskid tiles  
Wall : tiles (till ceiling)

## BALCONIES/ UTILITIES

Ceramic Tiles / Somany or Equivalent for flooring and skirting  
SS Railing  
Plastic emulsion Paint

## UTILITY ROOM

Antiskid vitrified tiles for flooring  
Ceramic tiles (Till Ceiling)

## STAIRCASE

Fire exit staircase  
Plastic emulsion paint for walls & ceiling  
SS Railing