



A C E D I V I N O

RERA REG NO. UPRERAPRJ6734





]] Towers

1502 Apartments

29 Penthouses

4] Garden Floors

SPLENDID ALLURING TRANQUIL SERENE



SPLENDOUR. STYLE. SOLACE WHERE LUXURY AND CONVENIENCE CONVERGE

For the fragrance of a good life - Look no further. Everything you ever desired for a luxurious and satisfying lifestyle is right here. A masterpiece, a benchmark development by the experts of the field situated in the most sought-after location of the town. Let's explore as the first impression always count



PRESENTING ACE DIVINO:

An elegant and stylish blend of contemporary chic and country charm



SPACES THAT ARE SKILFULLY PLANNED AND BUILT WITH DEDICATION

Exclusive range of 2/3/4 BHK homes, garden floors and penthouses. These are beautifully designed unique and distinctive accommodations in which light and space are key features. With an exceptional attention to detail, outstanding specifications and stunning views, the homes at Ace Divino will mesmerize you in every sense.



WHY NOIDA?

There are a number of advantages of living in Noida and Greater Noida, whether you are working in the town or living in the locale. There are factors such as smoother connectivity, easy transportation, standard of living, convenience of schools and educational institutions, health care facilities, entertainment areas and shopping malls which make this city better and more liveable in comparison to other regions of NCR.

Artistic Impression

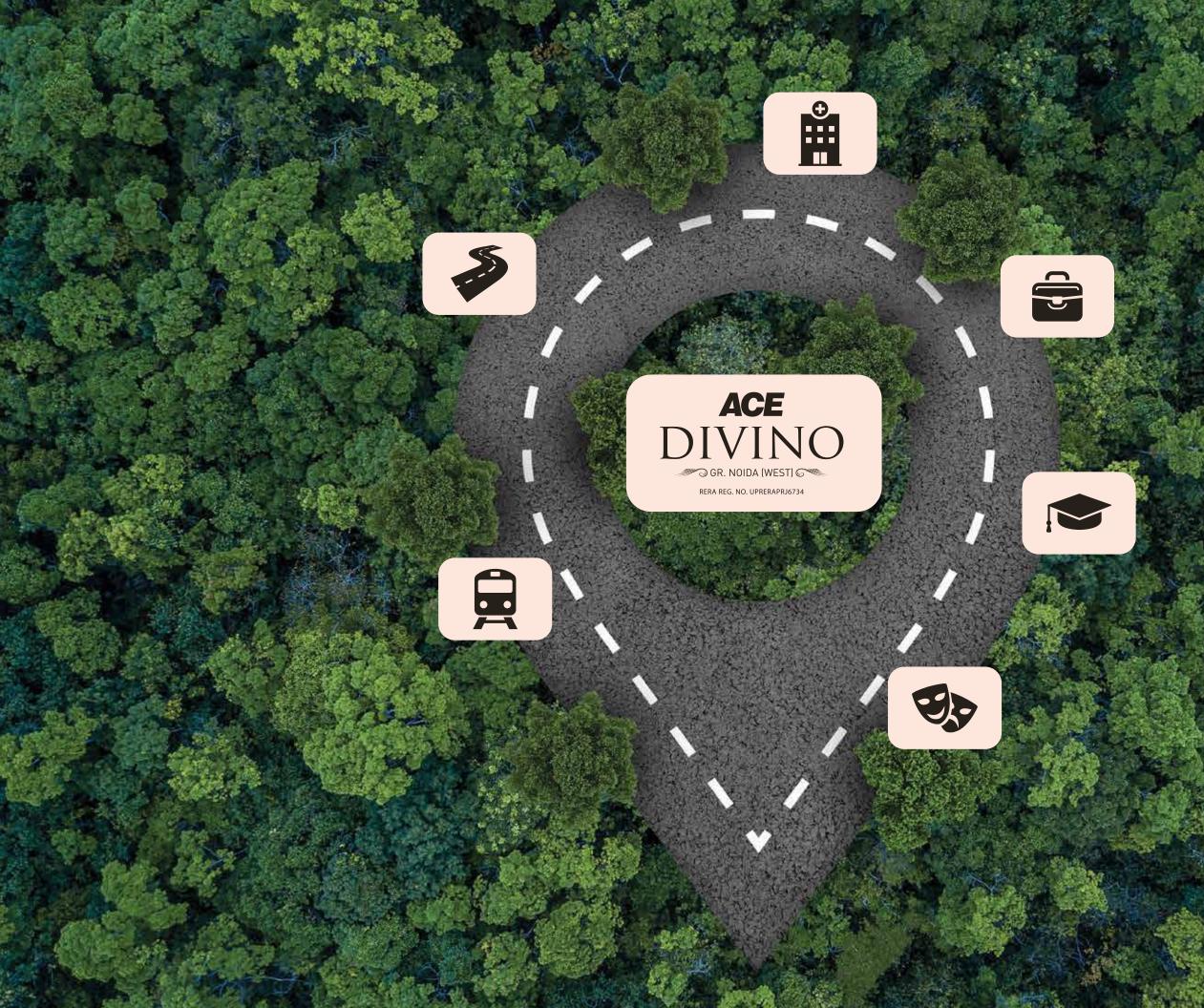
(1) 795 (E)





SECTOR 3 Towards Dadri, Gr. Noida

- SECTOR 4
- PRO ED METRO ROUTE



EASY CONNECTIVITY... REVEL IN THE LOCATION.

Excellent location along with superb connectivity bang in the heart of Greater Noida West's prestigious sector, Ace Divino has all the hallmarks of emerging as a sought after address. Close to both Delhi and Ghaziabad the project is within easy reach of reputed schools, state-of-the-art hospitals, multiplexes and malls. You sure would love the place and all the benefits of unmatched connectivity it offers.



Educational Hubs

Lotus Valley, Millenniur School, Ryan Intl DPWS, PWS JM Intl.& more



Corporates

HCL, IBM Cummins, New Holland MINDA India & more



Healthcare

Yatharth Hospital, Kailash Hospital and more.



Entertainment

Gaur City Mall, Galaxy Plaza, Spectrum by Metro, Logix City Center



Metro Stations

Sector 101, 76



Connecting Highways

FNG, NH-9(Previously known as NH-24), Noida- Gr.Noida Expressway, Yamuna Expressway, Noida-Gr.Noida Link road





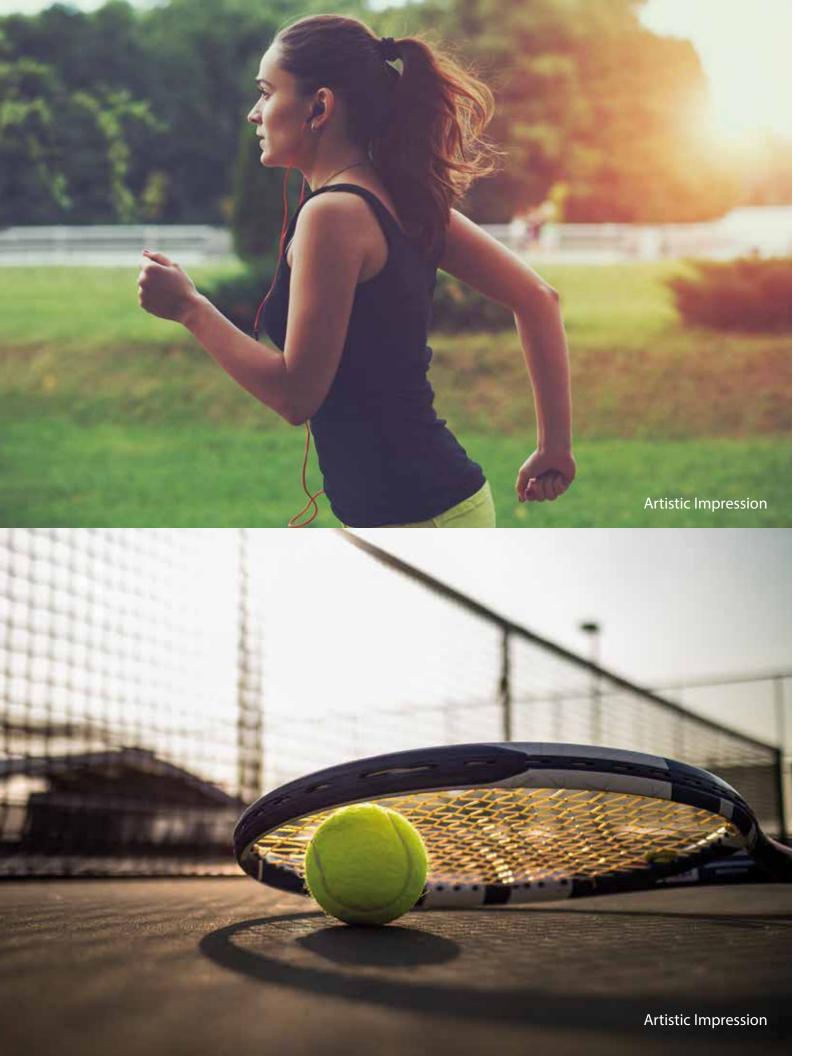
YOUR HOME SHOULD ALWAYS TELL YOUR STORY, AND BE A COLLECTION OF WHAT YOU LOVE.

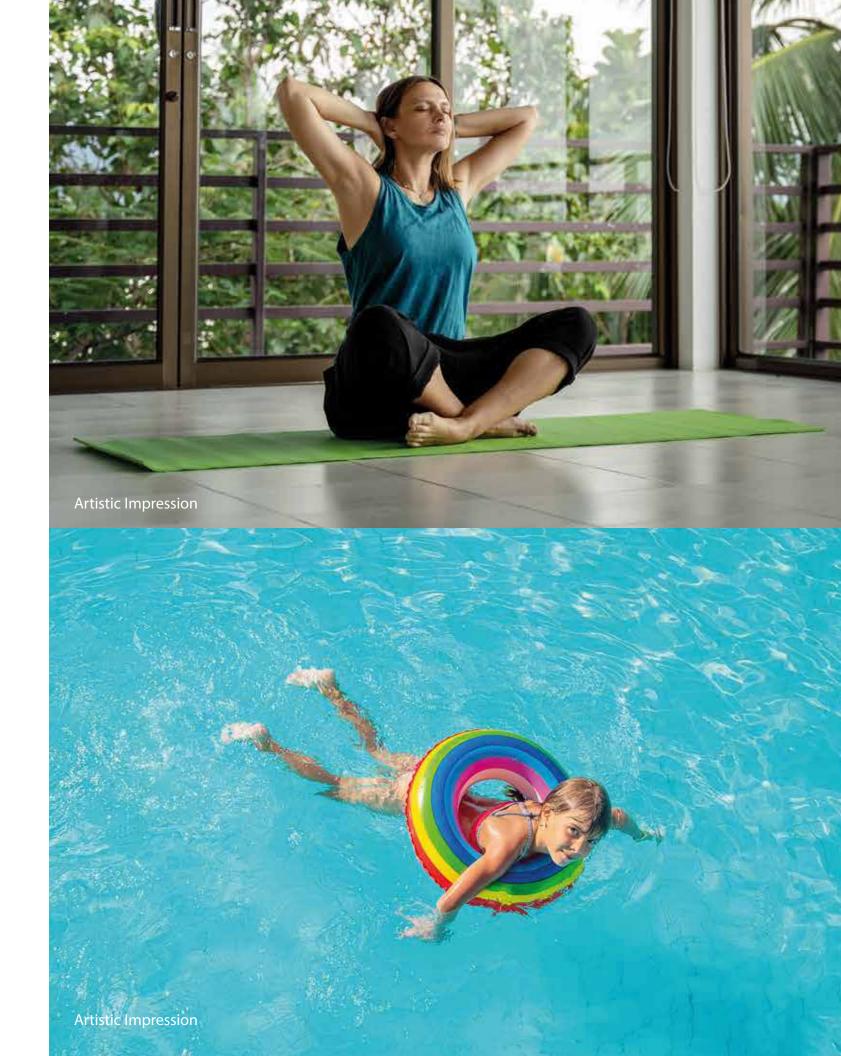


PICTURE PERFECT.

Spectacular views all around your home with a soothing experience inside. The thoughtfully done landscaping at Ace Divino provides mesmerizing views from every corner of the project. Some can say, exactly as they always wanted.







PROJECT AMENITIES



Swimming pool with separate pool for kids

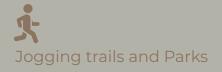


Health club and Spa

Pool and billiards table



Multi purpose hall and senior citizen hall





Yoga and meditation hall



Restaurants



Table tennis room



Temple





Fully equipped gymnasium



Club lounge



Indoor games



Badminton court



LIFE IN THE GOLDEN ERA

The divine ambience at Ace Divino will take you back to the golden era where chants and music used to charm the entire world, where the cultural activities and devotional souls used to purify the atmosphere. One will definitely experience the delightful homes at Ace Divino where sheer luxury is immersed in the divine theme.



EXPERIENCE THE SUBLIME-THE ZEN GARDENS

Where serenity pervades in every corner and the design seeking to fill your life with peace follows a global standard. Living here is experiencing a new facet of life. That's the beauty of Ace Divino, which blends the charm of modern lifestyle with contemporary aspirations. Presenting zen gardens in the middle of towers for the ease of relaxation with the scenic beauty of nature.



SOMETHINGS ARE LIMITED EDITION BUT ONLY FEW ARE PERFECT

An extraordinary offering developed by the best in business. Ace Divino offers you everything which is essential for an ideal lifestyle. There are plenty of spaces to enjoy, celebrate, relax and rejuvenate yourself.



DONT LOOK ANY FAR WHEN EVERYTHING IS SO NEAR

A commercial complex within the project premises provides you versatility and options of shopping, dining and more. Ace Divino has been built around the adage that home is where you unwind at the end of a hectic day.

SITE LAYOUT

1.	SITE ENTRY	10.	FLOATING TREE COURT
2.	COMMERCIAL AREA	11.	FLOATING PAVILIONS
3.	CLUB	12.	HIBISCUS COURT
4.	SWIMMING POOL	13.	WATER BODY
5.	TOWER DROP OFF	14.	MEDITATION LAWN
6.	KIDS PLAY AREA	15.	SCULPTURE PLATFORM
7.	AMPHITHEATRE	16.	CRICKET PITCH
8.	TEMPLE	17.	TENNIS COURT
9.	STEPPED SITTING	18.	HALF BASKETBALL COURT

- 19. BADMINTON COURT
- 20. CHESS BOARD
- 21. SNAKE AND LADDERS
- 22. CROQUET COURT
- 23. CLUB ENTRY
- 24. BASEMENT RAMPS

All specifications, design, 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 no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard. The Dimension are rounded of to nearest Inch. 1 sg. mtr. = 10.764 sg. ft., 304.8 mm = 1'-0".



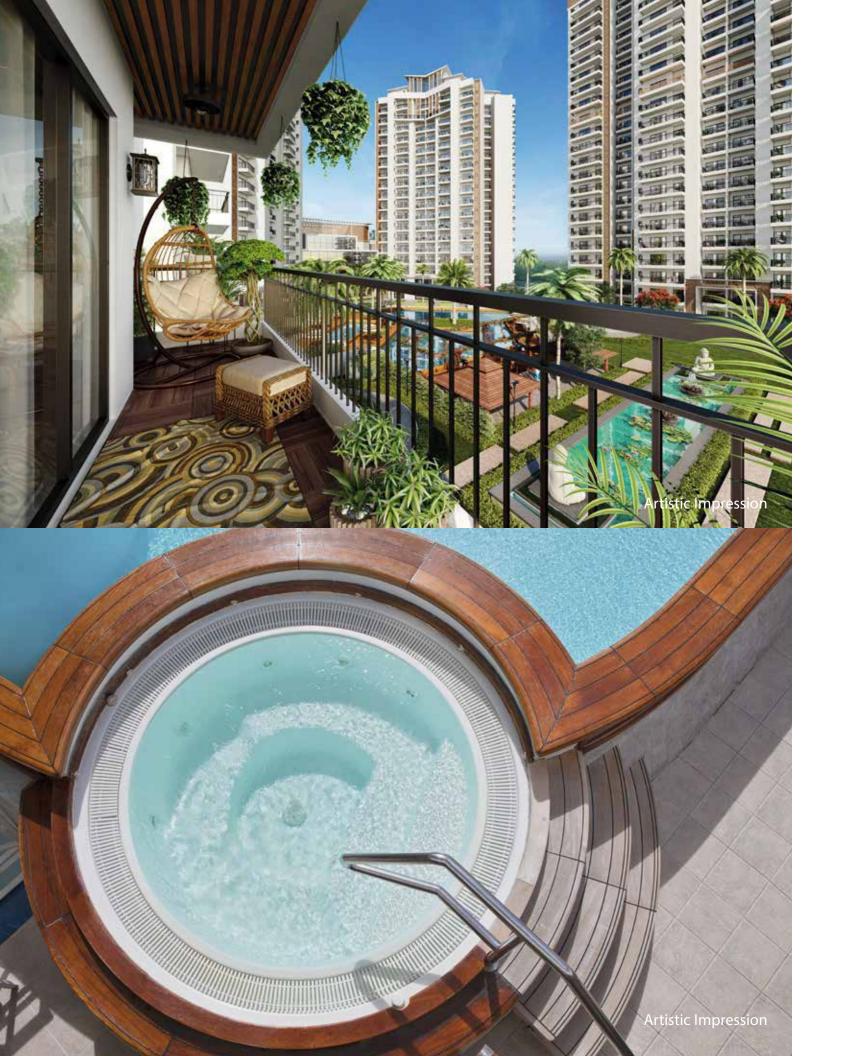


SPECIFICATIONS

FEEL THE HIGHEST LEVEL OF COMFORT

Carefully designed with handpicked material, the specifications of the project focus on each and every minute detail. From external facade to interiors, doors and windows every inch of the house at Ace Divino speaks its true finesse.





JUST HARMONIOUS INTERIORS WHERE SIMPLICITY **BEATS COMPLEXITY**

The units at Ace Divino give a rich and luxurious experience. The prime use of finest materials with best combinations are done in every corner. From the high entrance door to the wooden textured flooring in the master bedroom, from the fine granite slab in the kitchen to the glass cubicle in bathrooms, every design seems like a masterpiece.



- \cdot 8' High main door with a vancer front.
- Vitrified tiles on floors.
- Granite stone Kitchen slab.
- Travertino cladded tiles in common washrooms.

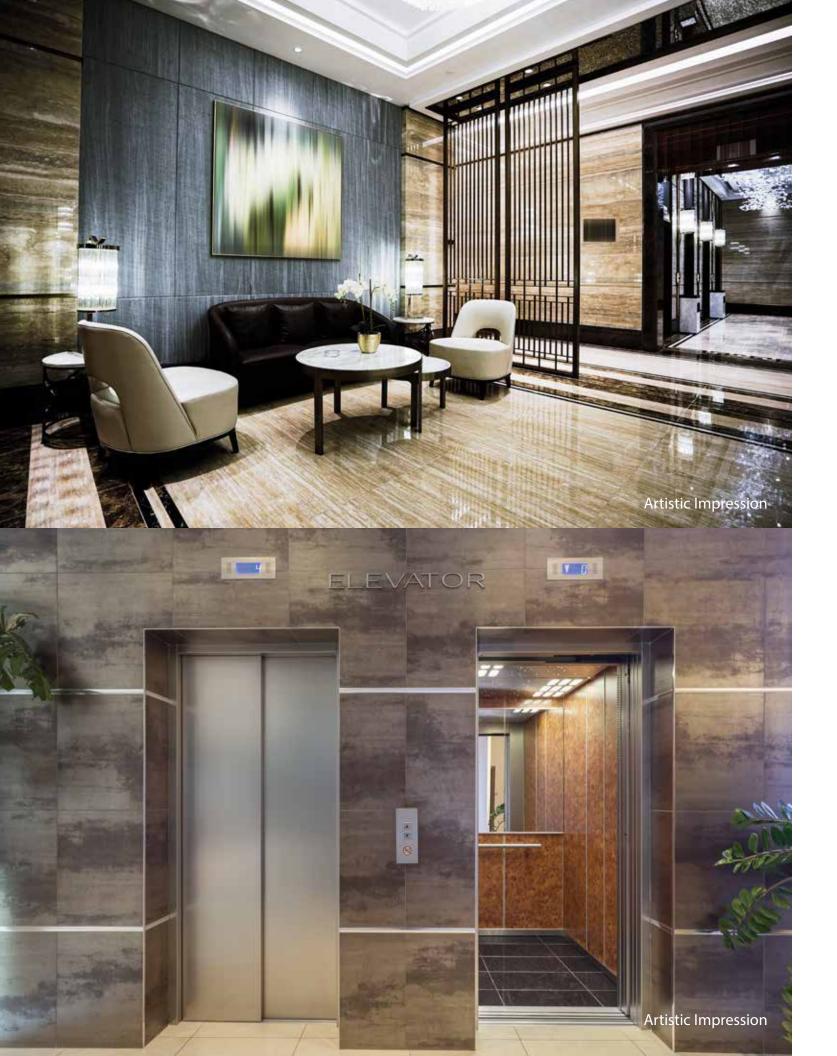
- Wooden textured tiles in Master Bedroom and in dressing area.
- Wall hanging WC's in washrooms.
- Glass cubical shower
- Tiles of upto 8' in washrooms.
- Balconies are embellished with wooden plank texture tiles.



PENTHOUSE

- Wooden textured tiles on terrace.
- FRC planters/RCC planters/Both.
- M.S. Pergola
- Jacuzzi and Deck around Jacuzzi with textured tiles/Granite Stone.





WHERE WAITING ITSELF IS AN INDULGENCE

The double height and grand entrance lobbies at Ace Divino gives an aristocrat ambience to anyone who is entering the zone. With optimum use of brass and glass the lobbies are fully air conditioned with flooring of Italian marble. The lift doors are embedded with bronze metal. For better security there is only one point entry access in each tower.



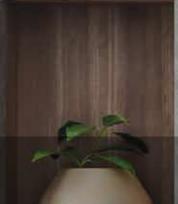
- Spacious double height lobby.
- Brass & glass on entrance.
- Facade with a double height door.
- All around wooden panelling with Italian marble on the walls and a brass lining in between the walkway.

- Fully air conditioned.
- Bronze lift doors
- Italian marble flooring.
- Restricted one-point entry to the tower.
- Cobbled drop off with featured wall.



- Mitsubishi lifts.
- \cdot GRC jaali on the facade with lighting.
- Granite flooring on all lift lobbies.
- M.S. railing in glossy finish.
- \cdot State of the art security.





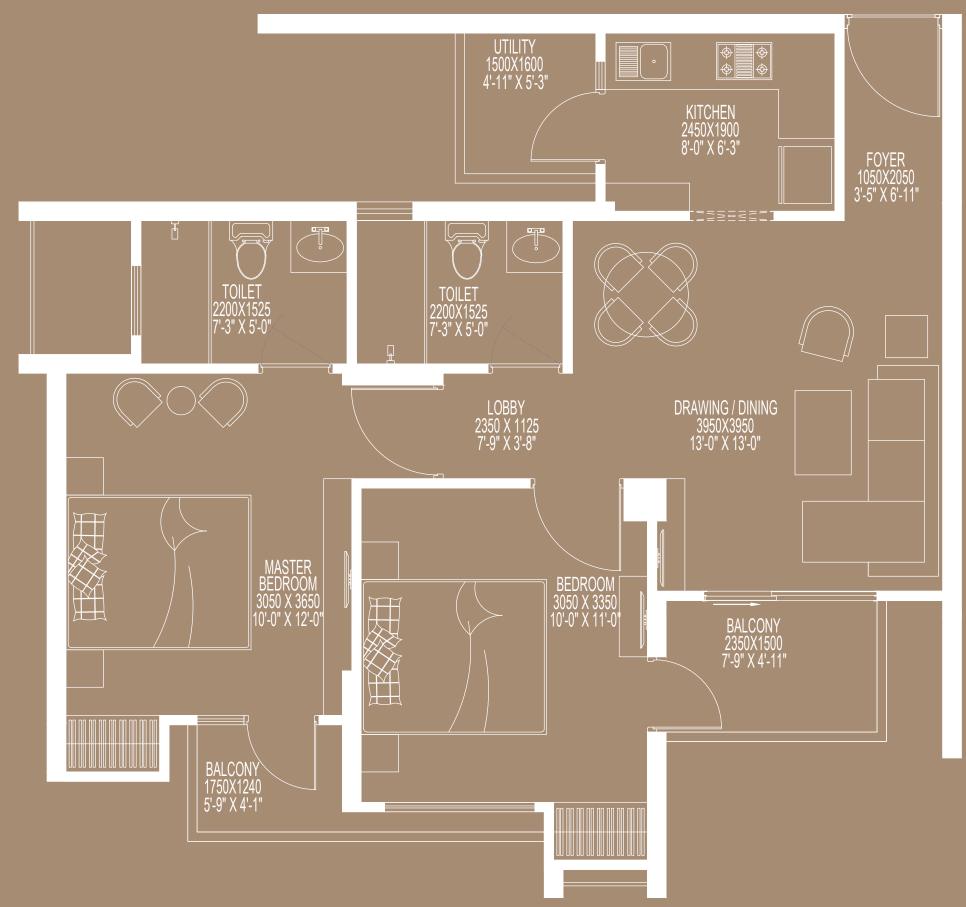


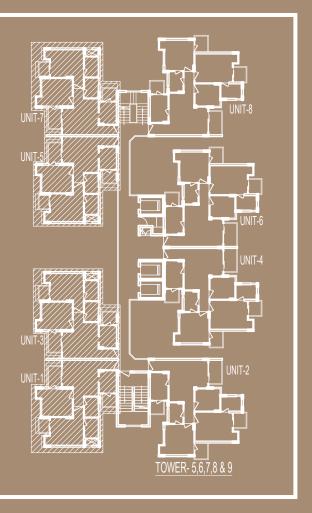
OPTIMUM USE OF SPACE AIRY INSIDE

Ace Divino is truly a refreshing abode and has ample space for all your day-to-day activities. Designed at par with international standards and keeping in mind all the considerations of a modern life it has ample scope to let in natural light and ample space for the circulation of natural air.

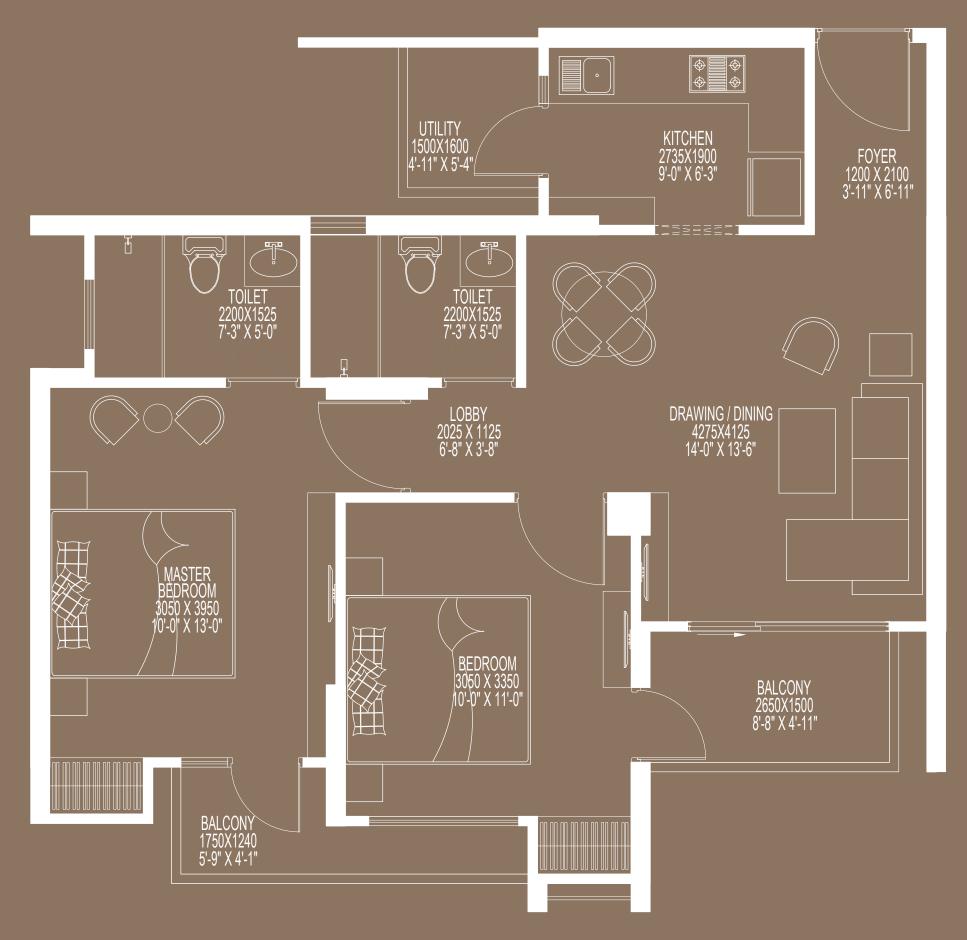


FLOOR PLANS

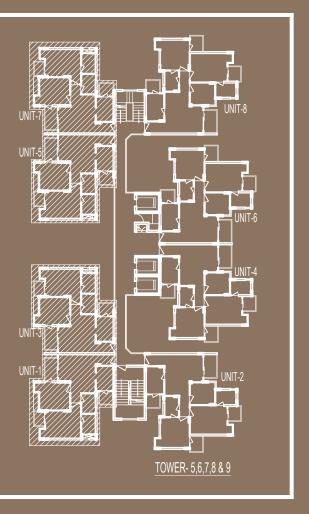




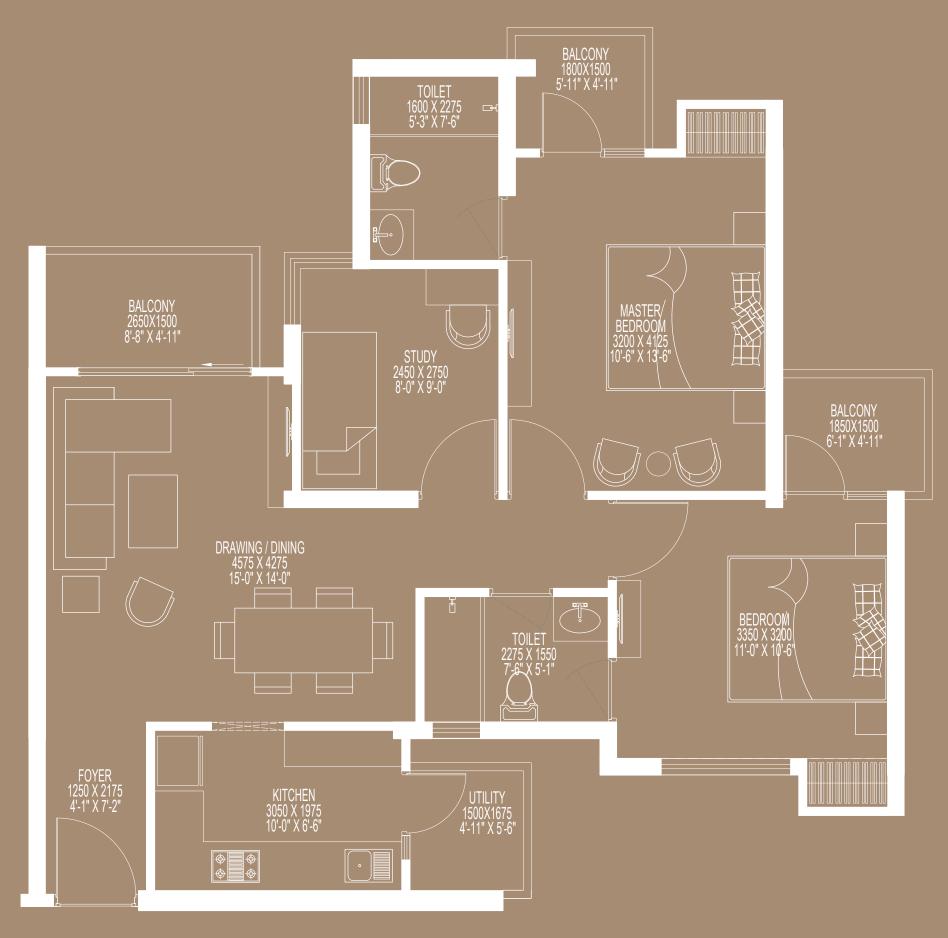
2 Bedrooms + 2 Toilets Carpet Area = 55.20 SQM. (594.17 SQFT.) Balcony Area = 8.14 SQM. (87.61 SQFT.) Area Under External Walls, Columns & Shafts = 7.28 SQM. (78.36 SQFT.) Common Area = 21.82 SQM. (234.86 SQFT.)

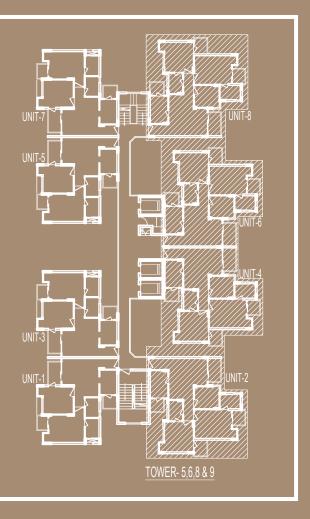


All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings.

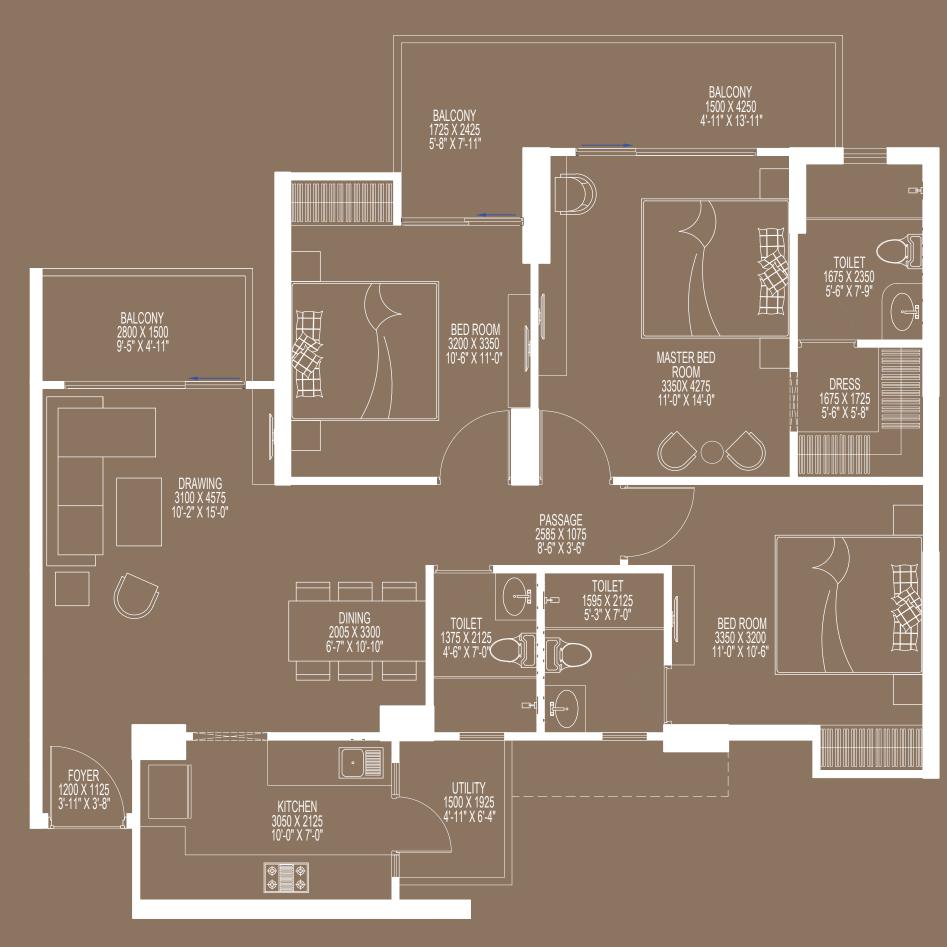


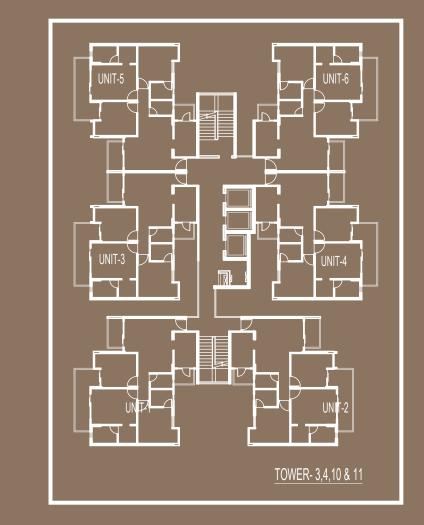
2 Bedrooms + 2 Toilets Carpet Area = 58.08 SQM. (625.17 SQFT.) Balcony Area = 8.62 SQM. (92.78 SQFT) Area Under External Walls, Columns & Shafts = 7.55 SQM. (81.26 SQFT.) Common Area = 23.30 SQM. (250.79 SQFT.)



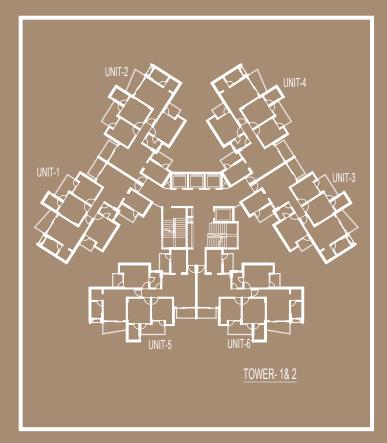


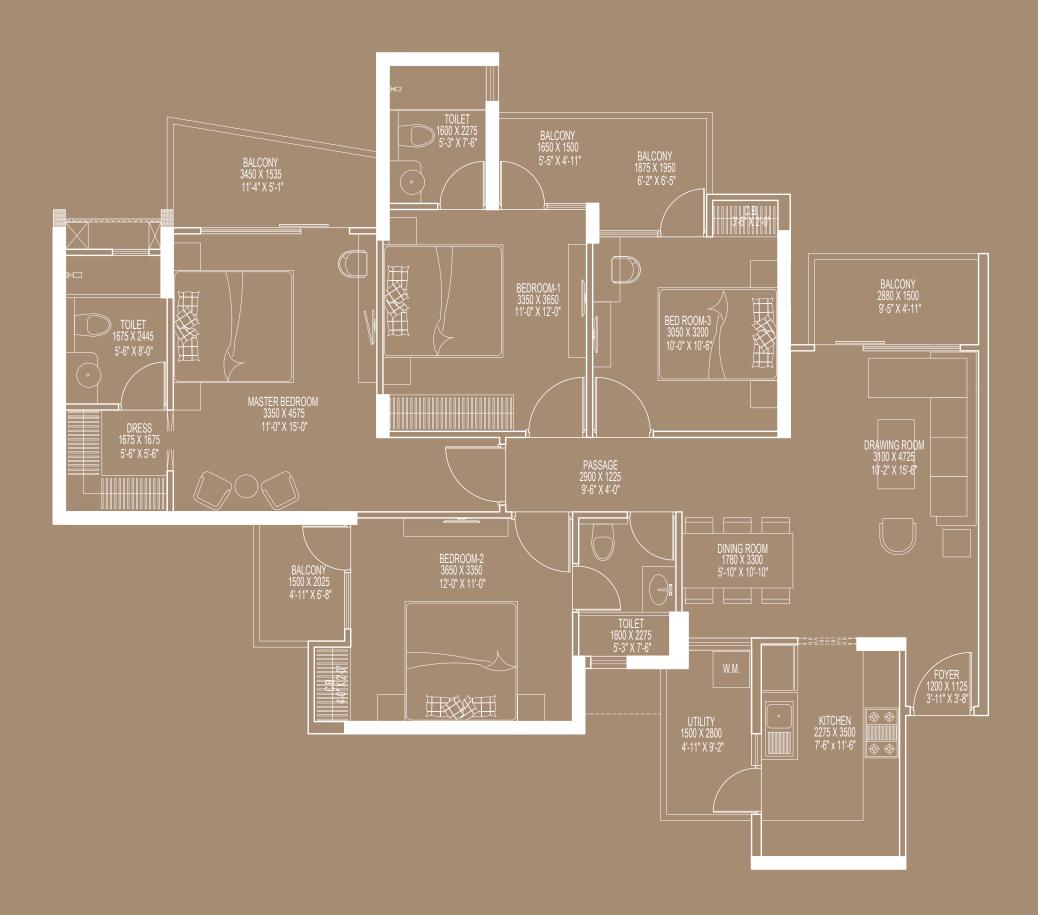
2 Bedrooms + 2 Toilets + Study Carpet Area = 70.09 SQM. (754.44 SQFT.) Balcony Area = 11.89 SQM. (127.98 SQFT.) Area Under External Walls, Columns & Shafts = 7.10 SQM. (76.42 SQFT.) Common Area = 26.59 SQM. (286.16 SQFT.)





3 Bedrooms + 3 Toilets Carpet Area = 86.75 SQM. (933.77 SQFT.) Balcony Area = 17.58 SQM. (189.23 SQFT.) Area Under External Walls, Columns & Shafts = 6.59 SQM. (70.93 SQFT.) Common Area = 34.55 SQM. (371.89 SQFT.)





4Bedrooms + 3Toilets Carpet Area = 104.66 SQM. (1126.56 SQFT.) Balcony Area = 22.58 SQM. (243.05 SQFT) Area Under External Walls, Columns & Shafts = 10.53 SQM. (113.34 SQFT.) Common Area = 36.50 SQM. (392.88 SQFT

Il 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 offering:



PENTHOUSES

LUXURY IS THE BALANCE OF DESIGN, IN THE SENSE OF BEAUTY AND HIGHEST QUALITY.

LUXURY LIVES IN THE FINER DETAILS.



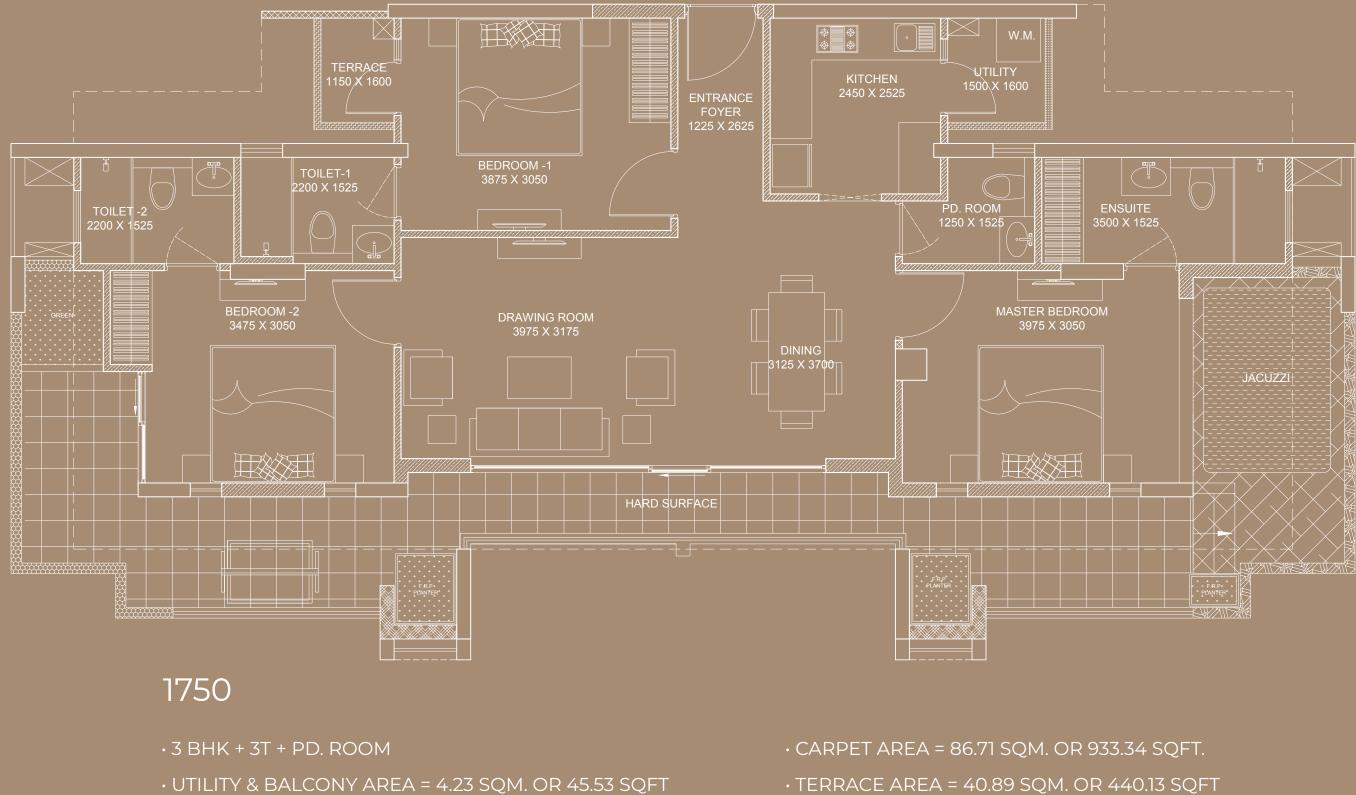
Artistic Impression

DISCOVER THE AWE-INSPIRING

The most popular among those who want to have their magnificence and luxury accommodations at the bird's flight high and feel themselves as the monarch of the high society. Experience the exclusive line of penthouses which have the best placements, designs and finishes to delight and excite the most scrupulous clients.

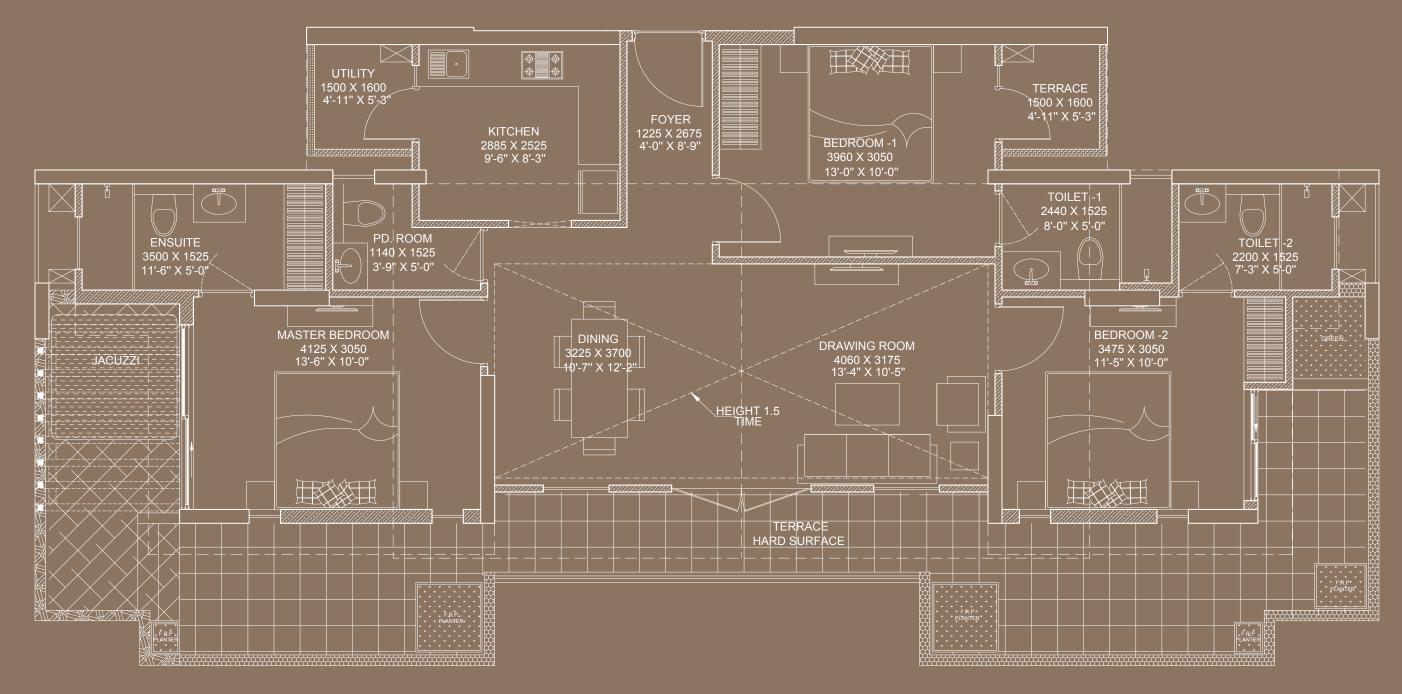


Type C Tower 5,6,7,8 & 9



NOTE : AREA UNDER EXTERNAL WALLS, COLUMNS & SHAFTS = 12.48 SQM. (134.33 SQFT.)

Type D Tower 7



1750

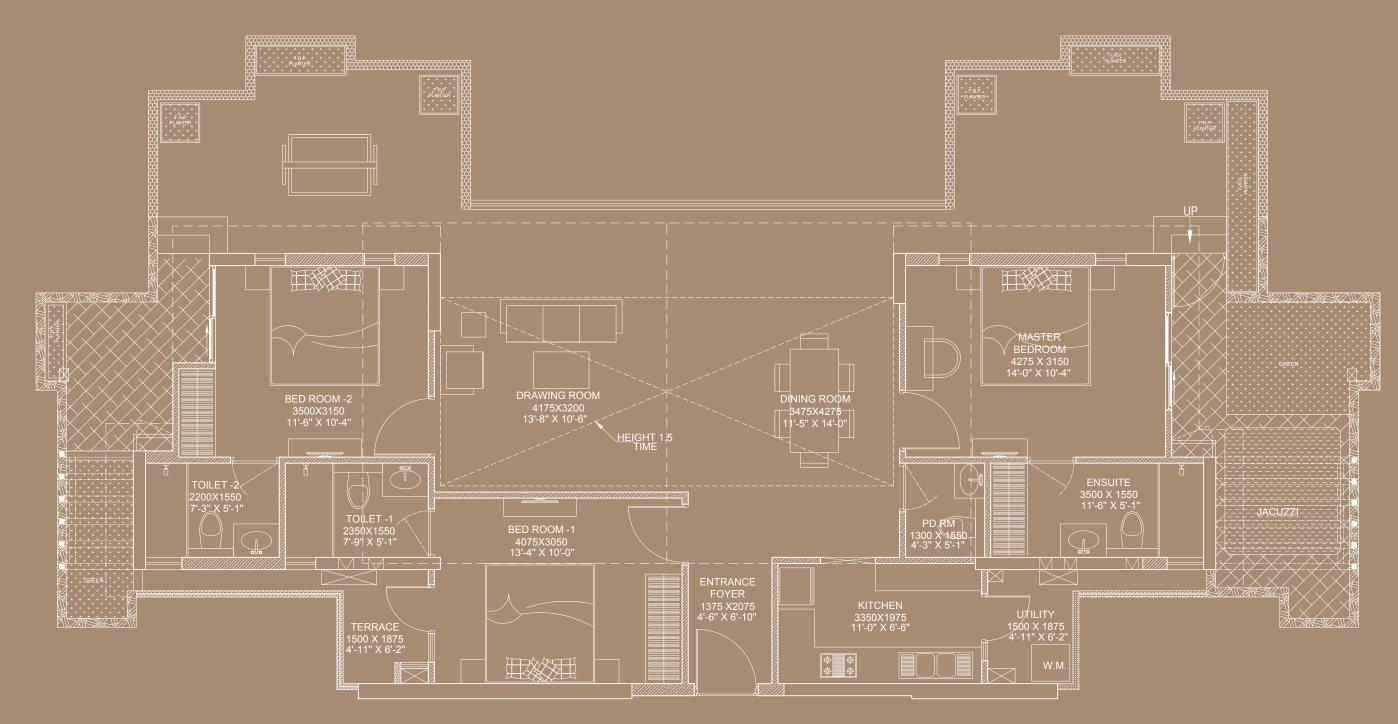
• 3 BHK + 3T + PD. ROOM

• UTILITY AREA = 4.80 SQM. OR 51.66 SQFT

• CARPET AREA = 89.74 SQM. OR 965.96 SQFT.

• TERRACE AREA = 44.20 SQM. OR 475.76 SQFT

Type B Tower 5,6,8 & 9

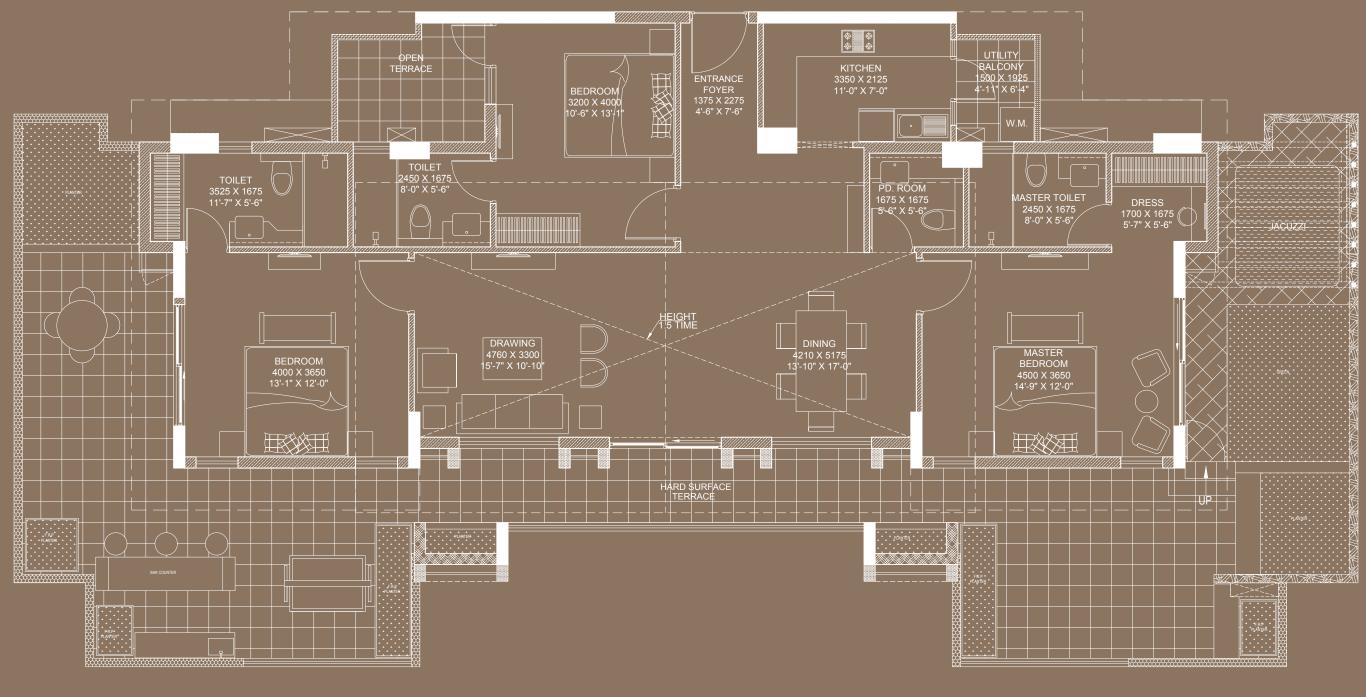


1850

- 3 BHK + 3T + PD. ROOM
- UTILITY AREA = 2.84 SQM. OR 30.56 SQFT

- CARPET AREA = 94.10 SQM. OR 1012.89 SQFT.
- TERRACE AREA = 76.02 SQM. OR 818.27 SQFT

Type E Tower 3,4,10&11



2315

• 3 BHK + 3T + PD. ROOM

• UTILITY AREA = 2.88 SQM. OR 31.00 SQFT

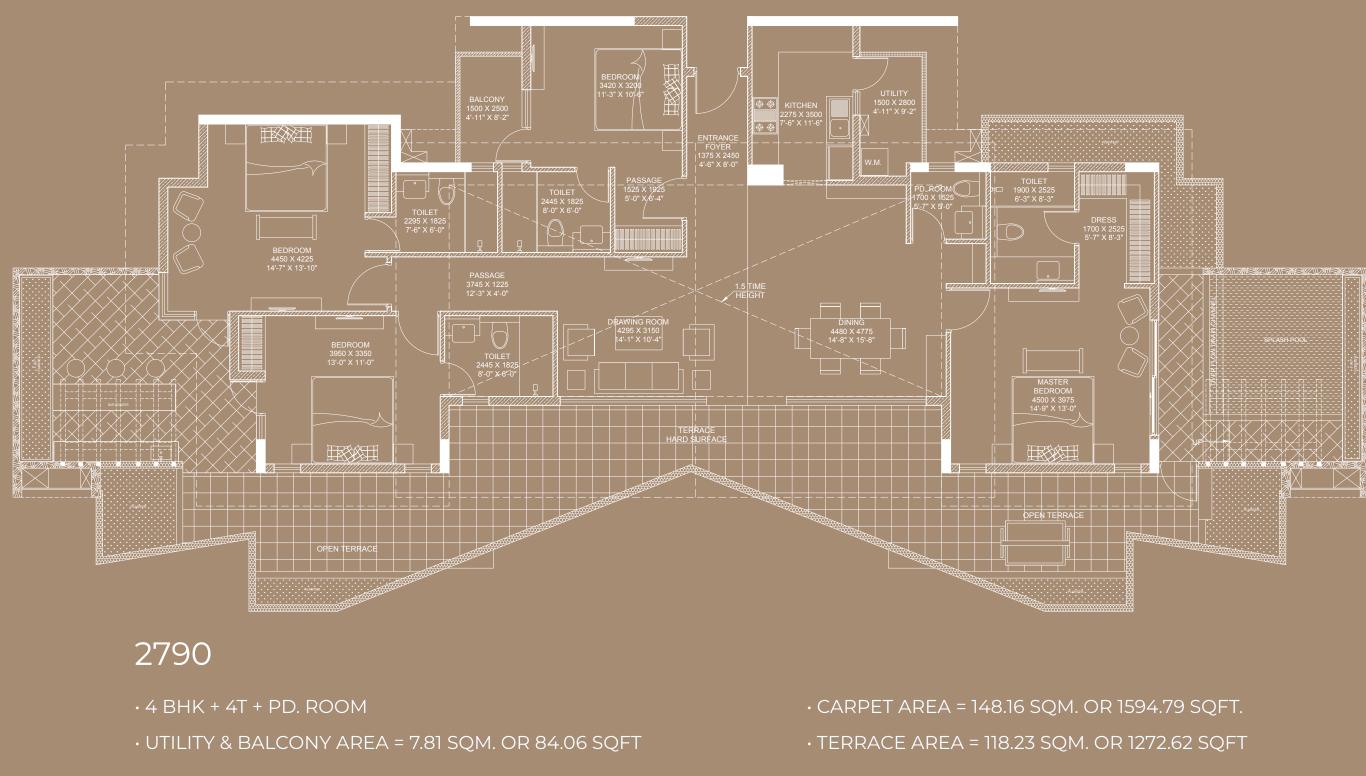
• CARPET AREA = 113.55 SQM. OR 1222.25 SQFT.

• TERRACE AREA = 102.60 SQM. OR 1104.38 SQFT

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 ourely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimensions are rounded off to the nearest inch. 1 sq. mtr. = 10.764 sq. ft, 304.8 =1'-0" NOTE : AREA UNDER EXTERNAL WALLS, COLUMNS & SHAFTS = 10.96 SQM. (117.97 SQFT.)

222.25 SQFT. 1104.38 SQF⁻

Type A Tower 1&2



ABOUT ACE

Regarded as one of the best developers of NCR, Ace has always been creative, innovative and imaginative in the front of real estate developments. Since its inception, the group is well known for its world class quality projects and timely deliveries. Ace has always been a firm believer of business ethics and customer satisfaction. The group has delivered numerous residential and commercial projects in Noida and Greater Noida region while another few projects are under development. Apart from excellent locations, Ace speaks for its excellent quality and best in class facilities.

COMPLETED PROJECTS-

• ACE Platinum	• ACE Aspire	• ACE City	\cdot ACE Golfshire
• ACE Studio	• City Square		
ONGOING PROJECT	TS-		
• ACE Divino	• ACE Parkway	• ACE Medley Avenue	• ACE Capitol
JV AND DMA-			
• Godrej Golf Links	• Godrej Palm Retreat	• ATS Destinaire	• County 107



Starcity Real Estate Pvt. Ltd. Site off.: Plot No GH-14A, Sector-1, Greater Noida (West), 201306

www.acegroupindia.com

Noida - 201303

Disclaimer: The images shown are artistic impressions* and no warranty is expressly or impliedly given that the completed development will comply in any degree with such artistic impression as depicted. The furniture, accessories, paintings, items, electronic goods, fittings/fixtures, decorative, false ceiling including finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative in nature, for illustrative purpose only & does not form a part of the standard specification. These are purely conceptual and constitute no legal offerings. Lease Deed for project Land executed with GNIDA dated 31st July 2014 registered in the office of sub-registrar Greater Noida Authority, in book no. 1, volume no.25056 as document no 16516, at pages no. 349 to 386 on 31/7/2014. All project related sanctions can be seen in person at our site office including revised map sanctioned vide letter no BP 3473/FTS-3055 Dated 30/04/2019. 1sq. mtr. = 10.764 sq. ft. and 1 acre = 4047 sq. mtr. (approx.). The Court fees & Stamp Duty as applicable shall be borne by the customer. #Other Charges like Lease Rent, Dual Meter and IFMS as applicable shall be charged in addition to basic price of a unit. The offer shall be exclusive of government levies and applicable taxes. 10% booking amount. * Terms & Conditions apply. The official website of Ace group is www.acegroupindia.com. Please do not rely on the information provided on any other website. PROJECT FINANCED BY TATA CAPITAL HOUSING FINANCE LIMITED. | RERA No: UPRERAPRJ6734 | www.up-rera.in

Corporate Office.: Ace Studio, Plot No - 01B, Sec-126

PROJECT IS FUNDED BY AND MORTGAGED WITH

TATA CAPITAL HOUSING FINANCE LIMITED