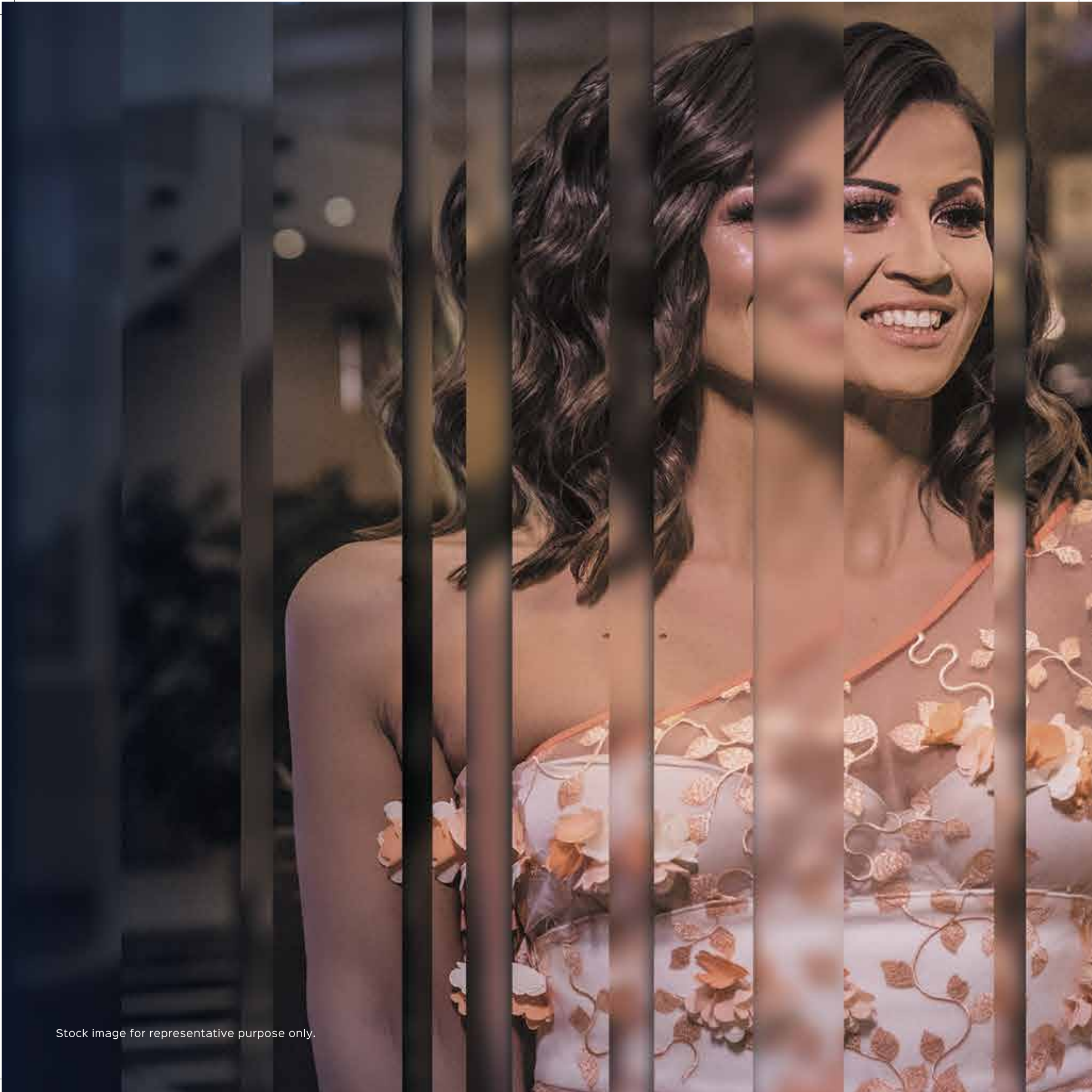


CHANGING NOIDA'S
SKYLINE FOREVER



ACE
STARLIT
SECTOR 152, NOIDA



Stock image for representative purpose only.



**STEP INTO A WORLD
WHERE YOU BELONG.**



**A RESIDENTIAL EXPERIENCE
THAT'S ONE-OF-A-KIND.
JUST LIKE YOU.**

THE INSPIRATION

Inspired by the charm that encapsulates everyone around you, these residences likewise captivate with their glory. It is indeed going to be a home that is part of you, crafted for you.

THE CHOSEN

For the ones who author their destiny and are yet graceful in their essence. Those who have proved their mantle & are rightfully the connoisseurs of perfection.

THE CRAFT

The iconic architecture, replete with unparalleled amenities, lush green spaces, and unmatched conveniences, is the pinnacle of luxury at the most sought-after location of Noida Expressway.



Artist's impression not an actual site photograph



Stock image for representative purpose only.

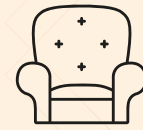
**PRESENTING A
STATEMENT RESIDENCE,
AS RARE AS YOU.**



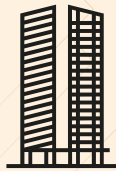
LUXURY
SPECIFICATIONS



EXPANSIVE 3 SIDE
OPEN HOMES



ULTRA-MODERN DOUBLE-HEIGHT
ENTRANCE LOBBIES



UNIQUE GLASS
FAÇADE* TOWERS

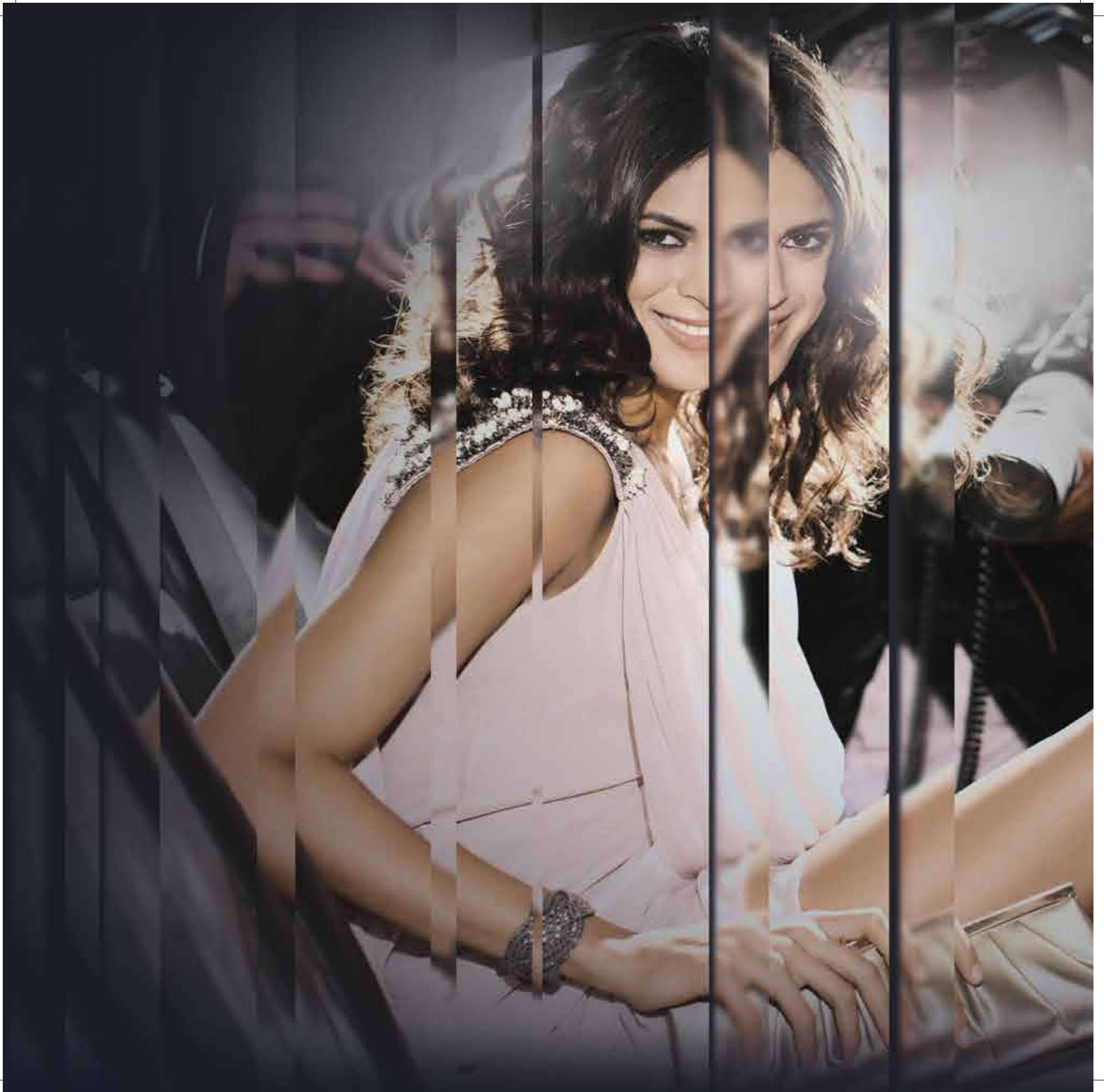


GRAND RETAIL
HUB



LOW DENSITY
DEVELOPMENT

*Glass façade represents partial glass work on railings, walls, doors & windows





**A STATUS-POINT ADDRESS
CHANGING THE WAY THE
NEIGHBOURHOOD GIVES DIRECTIONS.**

Stock image for representative purpose only.



-  School / College / Institutes
-  Landmark
-  Commercial Complex
-  Metro
-  Hospital
-  F1 International Circuit
-  Mall
-  Metro Line
-  Park
-  Expressway



**ACE
STARLIT**
Sector 152

LOCATION MAP

MAP NOT TO SCALE

Golf se

sway

3
5

Shaheed Bhagat
Singh Park

SECTOR 150

World Trade
Center Noida

Stellar
Business Park

Yamuna River

F1 International
Circuit

Gautam Buddha
University

Upcoming
Airport and Film City

International Standard
Cricket Stadium

Kailash
Hospital

18-Hole
Golf Course

Advant Navis
Business Park

Knowledge
Park

India
Exposition Mart

Pari Chowk

DPS
School

Radisson
Blu

Max

Grand Venice Mall

Aqua
Metro Line

Ace Starlit's residents have seamless access to the city and suburbs while remaining nestled in a private world of absolute luxury. This landmark is a corner plot strategically located on the Noida expressway & within walking distance from the Aqua metro station. It offers access from a 45m wide road on dual sides and enjoys direct connectivity to the upcoming International Airport.



CITY NODES & TRANSIT

- Noida-Greater Noida Expressway
- Aqua Metro Line
- FNG Expressway*
- DND Flyover
- Jewar International Airport*



HOSPITALS

- Jaypee Hospital
- Kailash Hospital
- Yatharth Super Speciality Hospital
- Felix Hospital
- Sharda Hospital



SCHOOLS/UNIVERSITIES

- The Sriram Millennium School
- Shiv Nadar School
- Delhi Public School
- Bennett University
- Amity University



SHOPPING/ENTERTAINMENT

- In House Retail*
- Ace Medley Avenue*
- Kinghood Drive*
- Starling Mall
- Grand Venice Mall

*Upcoming

**A GLEAMING LOCATION
WITH PRIME VENUES
FAVoured BY THE CITY'S ELITE.**



**A GLITTERING STRETCH
COMPRISING OF
SIGNIFICANT LANDMARKS.**



Stock images for representative purpose only.



Actual Image

PROMINENT DESTINATIONS

- International Cricket Stadium*
- Advant Navis
- Shaheed Bhagat Singh Park
- IT Hubs TCS & Wipro*

IN CLOSE PROXIMITY TO AN UPCOMING 18 HOLE GOLF-COURSE SPREAD ACROSS 90 ACRES TO BE DEVELOPED BY NOIDA AUTHORITY*

*Upcoming (1 ACRE= ~4047 SQ. M)



Actual Image



Stock images for representative purpose only.



*Glass façade represents partial glass work on railings, walls, doors & windows

An aerial night view of a city skyline, likely Dubai, with numerous skyscrapers and illuminated buildings. A large, light-colored diamond shape is overlaid on the center of the image, containing the text 'RISE & SHINE'.

RISE & SHINE

TO UNIQUE GLASS FACADE* RESIDENCES
REFLECTING YOUR PANACHE.

Stock image for representative purpose only.



Stock image for representative purpose only.

A photograph of a modern, double-height entrance lobby. The space is characterized by a dark, metallic, illuminated structure with glowing orange and yellow lights. In the foreground, there is a long, rectangular reception desk with a light-colored, veined marble top. The floor is dark and reflective. The background shows a large window or glass wall with a view of a cityscape.

AN ARRIVAL SO MAJESTIC,
IT USHERS YOU IN STYLE.

Marble Clad Double-Height Entrance Lobby



A STATEMENT RESIDENCE
EXUDING THE RAREST LUXURY.

Italian Marble Flooring In Living & Dining | Modular Kitchen
Wardrobes In All Bedrooms | Modern False Ceiling in Bedroom and Living Room

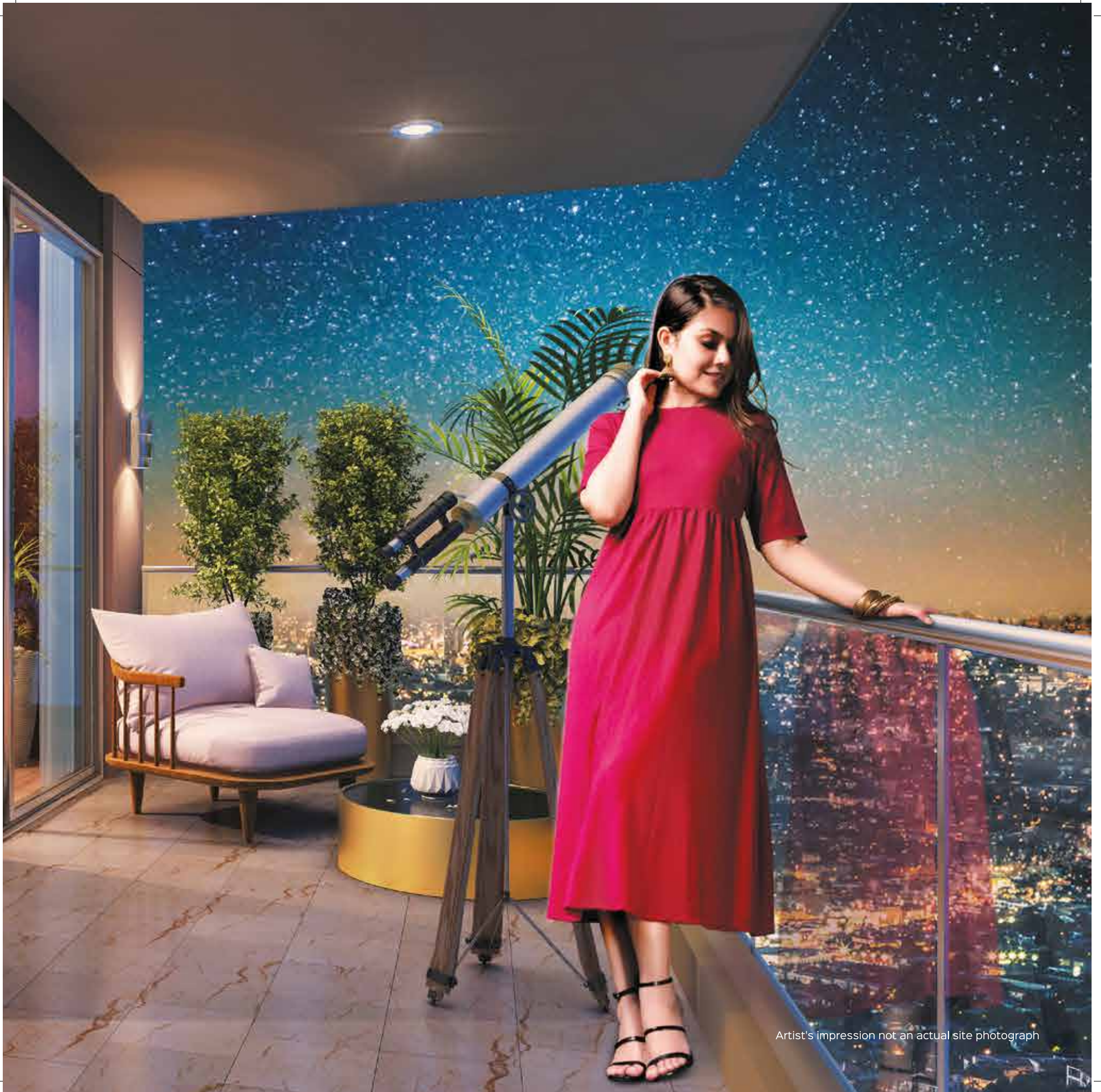


Stock image for representative purpose only.

A photograph of a modern interior space, likely a bedroom or living area, featuring large glass windows and doors. The room is illuminated by warm, ambient lighting, including a wall sconce and a tripod lamp. The view through the glass shows a city skyline at night. The text "EXPANSIVE SCENIC VIEWS IMPRESSING YOU EVERY SECOND." is overlaid on the image.

**EXPANSIVE SCENIC VIEWS
IMPRESSING YOU EVERY SECOND.**

3-side Open Views Of The City Skyline | Privacy With No Units Facing Each Other



Artist's impression not an actual site photograph



SELECT EVERYDAY
CONVENIENCES
AT YOUR DOORSTEP.

STEVE IVY

REEBO

LVEI

DIESEL

RAYBO

STARR RAW

Grand Retail Hub with More Than 30 Unique Experiences



Artist's impression not an actual site photograph



A woman in a shimmering, sequined dress is looking through vertical bars, possibly a window or a door. The scene is dimly lit, with the woman's face and dress catching some light. The background is dark and out of focus.

**A PLUSH CLUB LIFE,
AS NOTEWORTHY AS
YOUR STATURE.**

Stock image for representative purpose only.

**A MARQUEE CLUBHOUSE
TO CELEBRATE LIFE'S
EVERY MOMENT.**

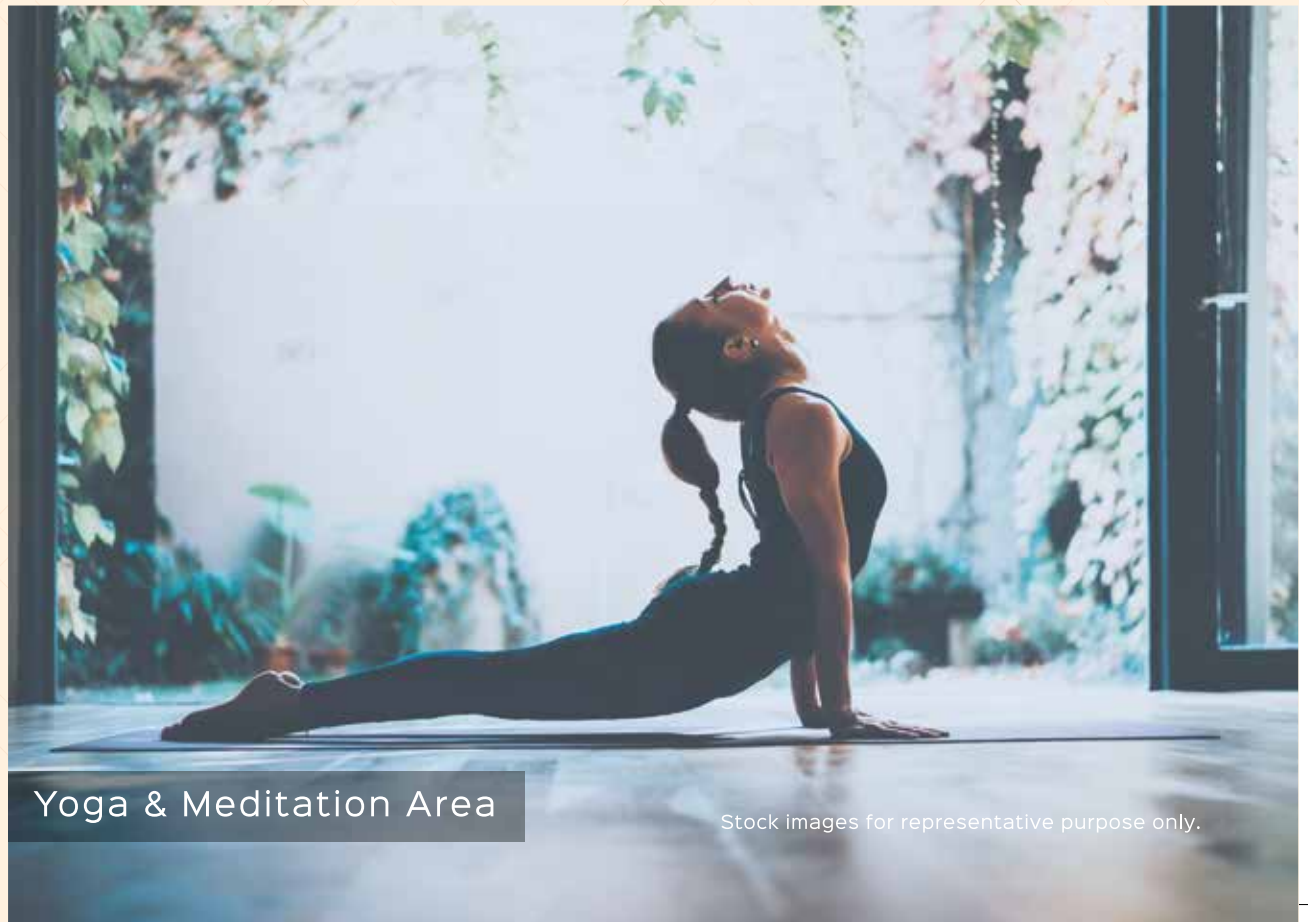


Large Multipurpose Hall With Pre-Function Area



State-Of-The-Art Gymnasium

Ace Starlit offers a signature collection at its Marquee Clubhouse, the perfect venue for you to alleviate your stress into fun-filled activities at the fitness and recreation zone, games room, yoga room, swimming pool and so on. The elegant and unforgettable setting is ideal for both ceremonies and receptions. Truly a clubhouse to make life ecstatic.



Yoga & Meditation Area

Stock images for representative purpose only.



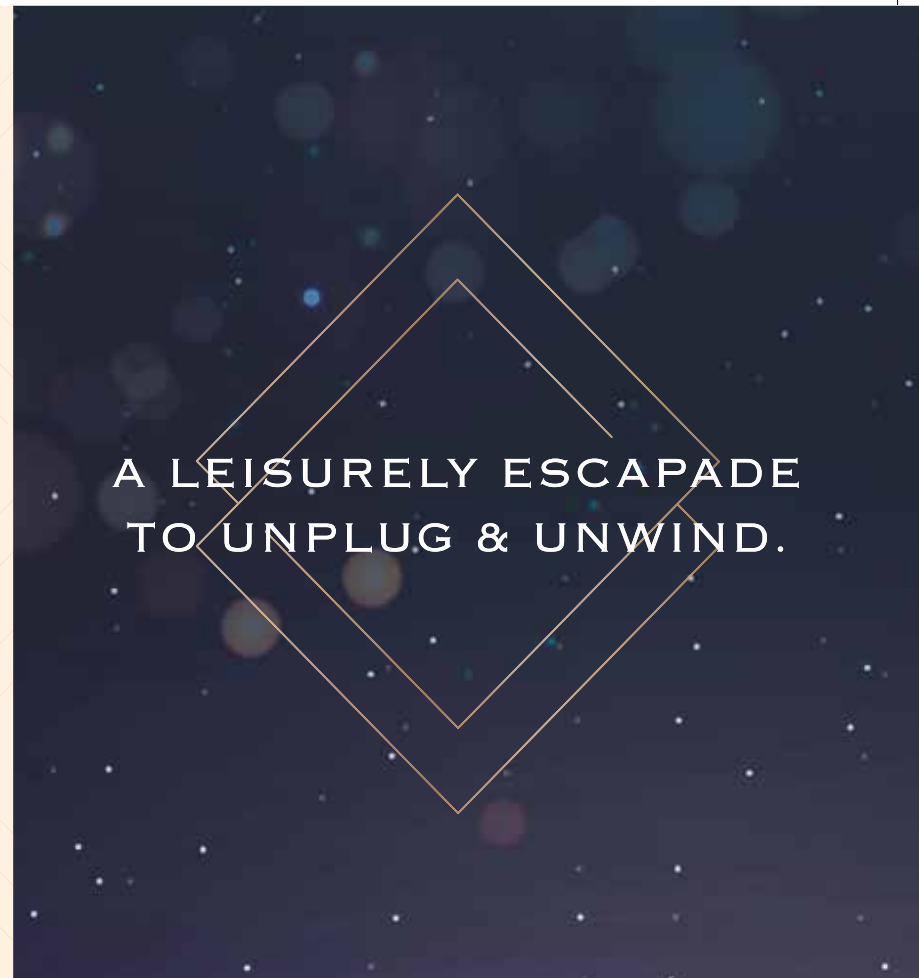
**A RELAXED STATE OF BEING
JUST LIKE YOU DESIRE.**



Stock image for representative purpose only.



Jacuzzi



A LEISURELY ESCAPADE
TO UNPLUG & UNWIND.



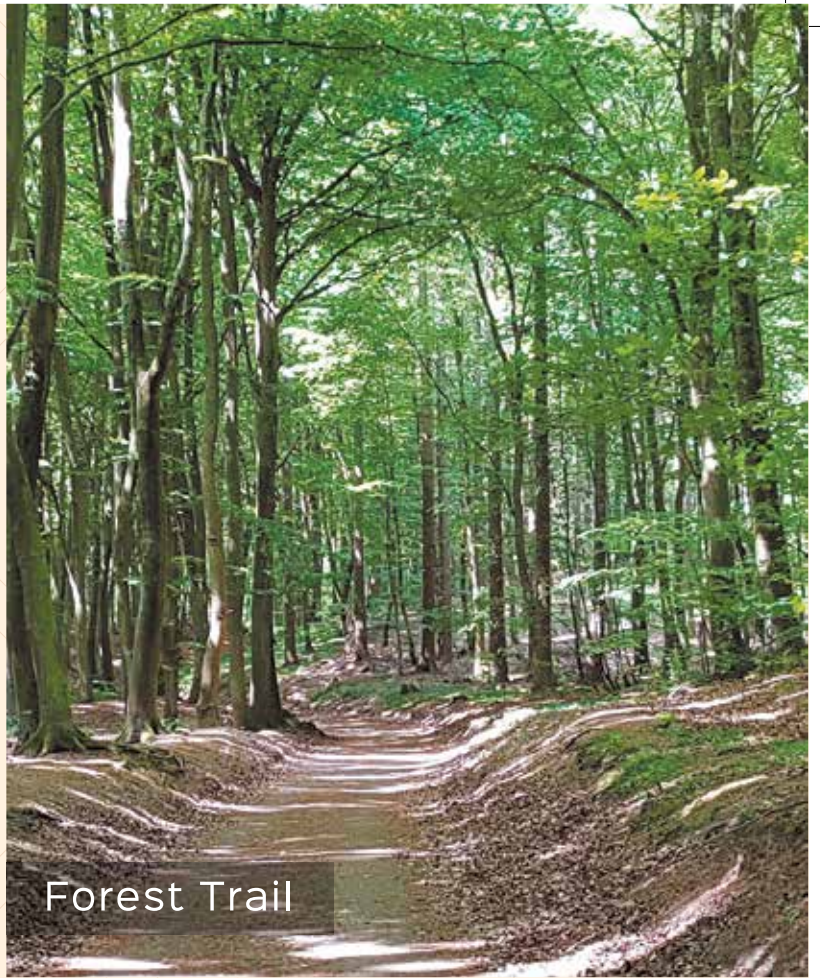
Reflexology Park



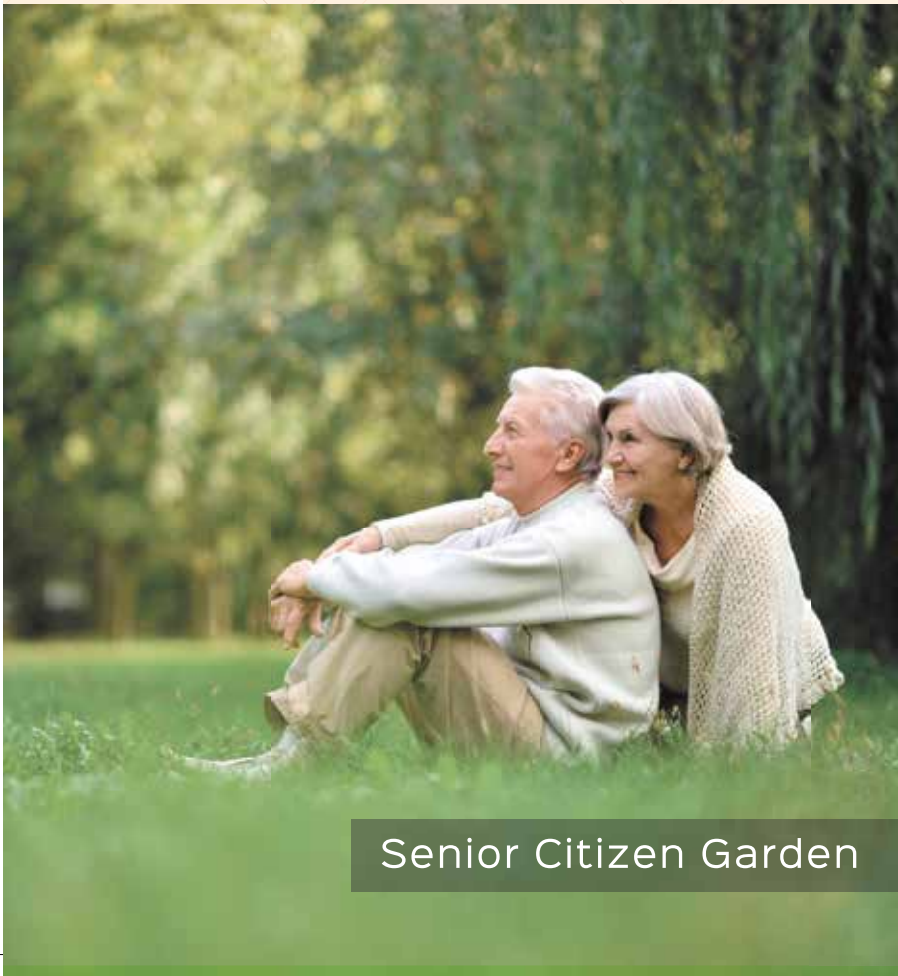
Hibiscus Garden



Palm Court



Forest Trail



Senior Citizen Garden



Sculpture Garden

Stock images for representative purpose only.



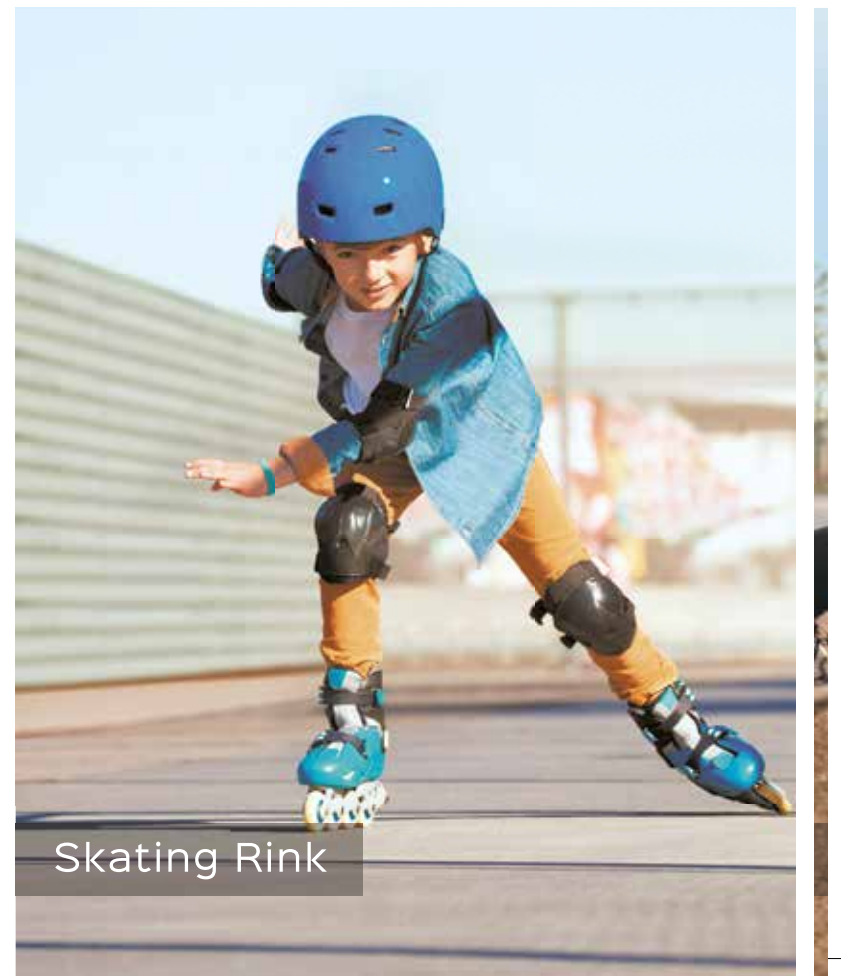
Basketball Court



Badminton Court



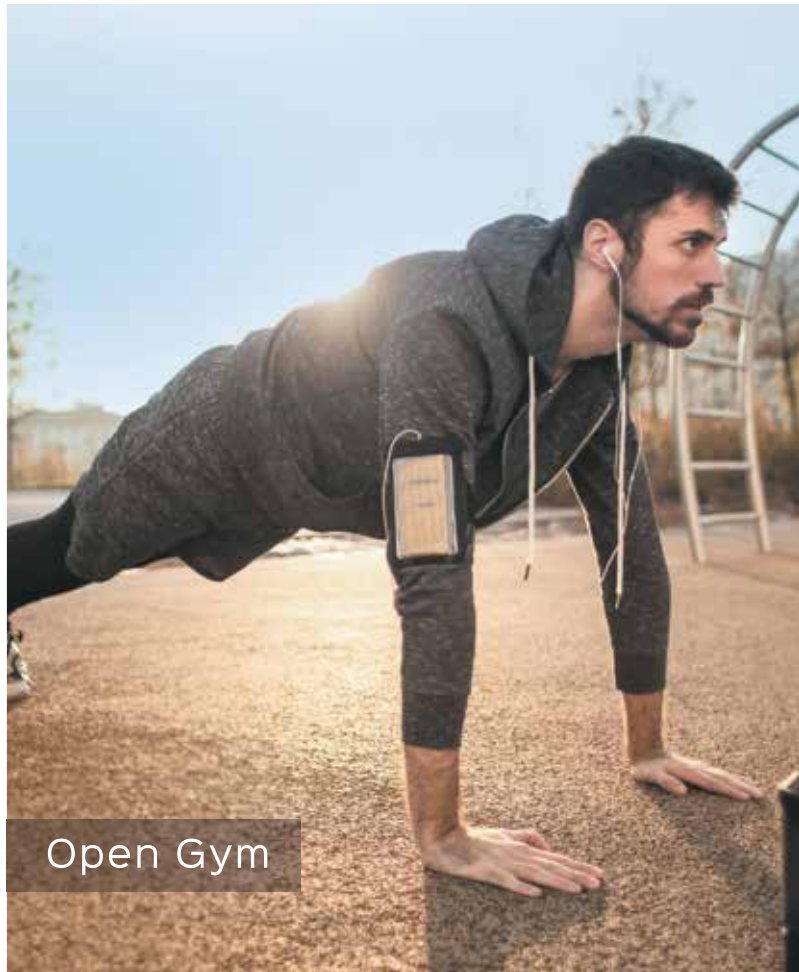
Cricket Pitch



Skating Rink



SPORTS FACILITIES
TO MAKE YOUR FITNESS
LEVELS SOAR.



Open Gym



Swimming Pool

Stock images for representative purpose only.



Kids Pool

A WORLD OF HAPPINESS
FOR YOUR HEIRS
AND HEIRESESSES.



Tot-Lot



Manicured Lawn



Kids Play Area

Stock images for representative purpose only.

A RECREATIONAL ZONE
PAINTED WITH JOY
FOR EACH TOWER.



Library



Kids Zone



Indoor & Arcade Games

Stock images for representative purpose only.





MASTER PLAN

1. ENTRY/ EXIT
2. COMMERCIAL AREA
3. CLUB
4. SWIMMING POOL
5. KIDS POOL
6. JACUZZI
7. DECK
8. TOWER DROP- OFF
9. KIDS PLAY AREA
10. PRETEEN AREA
11. MULTI-PURPOSE COURT (BASKETBALL / TENNIS)
12. BADMINTON COURT
13. AMPHITHEATRE
14. PALM COURT
15. SKATING RINK
16. REFLEXOLOGY PARK
17. HIBISCUS GARDEN
18. OPEN GYM
19. SCULPTURE GARDEN
20. SENIOR CITIZENS GARDEN
21. FEATURE WATER BODY
22. FOREST TRAILS



TOWER A1 & A2

S.NO	DESCRIPTION	AREA (SQ. FT.)	AREA (SQM.)
A	BALCONY AREA	203	19
B	CARPET AREA	804	75
C	AREA UNDER EXT. WALL & SHAFT	128	12
D	COMMON AREA	215	20



TOWER A1 & A2

S.NO	DESCRIPTION	AREA (SQ. FT.)	AREA (SQM.)
A	BALCONY AREA	204	19
B	CARPET AREA	815	76
C	AREA UNDER EXT. WALL & SHAFT	125	12
D	COMMON AREA	206	19

2 BHK TYPE 2



3 BHK TYPE 1

TOWER B1, B2 & B3

S.NO	DESCRIPTION	AREA (SQ. FT.)	AREA (SQM.)
A	BALCONY AREA	188	19
B	CARPET AREA	1185	110
C	AREA UNDER EXT. WALL & SHAFT	161	15
D	COMMON AREA	241	22



TOWER B1, B2 & B3

S.NO	DESCRIPTION	AREA (SQ. FT.)	AREA (SQM.)
A	BALCONY AREA	191	18
B	CARPET AREA	1181	110
C	AREA UNDER EXT. WALL & SHAFT	165	15
D	COMMON AREA	238	22

3 BHK TYPE 2



A NEXT-GEN REAL ESTATE GROUP
BUILT ON DEEP-ROOTED VALUES.

Stock image for representative purpose only.

ACE is a magnanimous real estate name synonymous with quality, style, luxury, comfort, space & innovation. With its sharp foresight, the group has bagged prestigious awards for its luxury projects.

Renowned for creating one-of-its-kind landmarks that elevating lives, they have come a long way in just ten years and established their footprint of goodwill by setting benchmarks & creating spaces for all walks of life in Delhi-NCR.

ACE steadily acquired the milestones of success by winning 2 CNBC Awaaz awards in consecutive years for ACE Platinum in 2013 and for ACE City in 2014.

Continuing the legacy, ACE won Times business awards for Best Developer – On-time delivery in 2018.

For the second year in a row, Ace won Times business awards 2019 for best luxury/ premium developer of the year for Ace Golfshire.

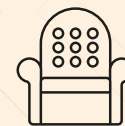
ACE has reinforced its stance by developing the next mega project, Ace Starlit, touted to manifest innovation and supreme craftsmanship at every level.



10 YEARS OF EXCELLENCE IN
THE REAL ESTATE INDUSTRY



8.5 MILLION SQ. FT.
OF DEVELOPMENT



IMPECCABLE ON-TIME
DELIVERY RECORD



**TIMES BUSINESS
AWARDS - 2018**

ON-TIME DELIVERY



**TIMES BUSINESS
AWARDS - 2019**

BEST LUXURY/ PREMIUM
DEVELOPER OF THE YEAR

(1 SQ.FT.= 00000 SQ. M)



ACE
STARLIT

Site Address: Ace Starlit, SC-01/09, Sec 152, Noida, 201310



0120-2487200/300/400/500

Website of UPRERA: www.up-rera.in | RERA NO: UPRERAPRJ677294 | All project related sanctions can be seen in person at our site office. Building plan of project have been sanctioned vide letter no.: "IV-1495/941 dated 8/11/16". Lease Deed of project land admeasuring 27496.49 Sq. mtrs., was executed on 30th Dec 2015 with Noida Authority and registered vide registration no.7049, Book no 1, Jild no. 5008. | 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 sq. mtr. (approx.) All Images, perspective, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify /amend these without prior notice.'

PROJECT IS FUNDED BY AND
MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED