

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.

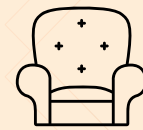
# PRESENTING A STATEMENT RESIDENCE, AS RARE AS YOU.



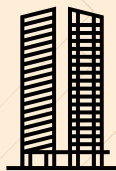
LUXURY  
SPECIFICATIONS



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



Golf se

FNG Expressway

Hindon River

International Standard Cricket Stadium

Kailash Hospital

18-Hole Golf Course

Advant Navis Business Park

Knowledge Park

Pari Chowk

DPS School

Radisson Blu

India Exposition Mart

Max

Grand Venice Mall

Aqua Metro Line

ACE STARLIT  
Sector 152

Shaheed Bhagat Singh Park

SECTOR 150

World Trade Center Noida

Gautam Buddha University

Stellar Business Park

Upcoming Airport and Film City

F1 International Circuit

Yamuna River

Yamuna Expressway

LOCATION MAP

MAP NOT TO SCALE

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



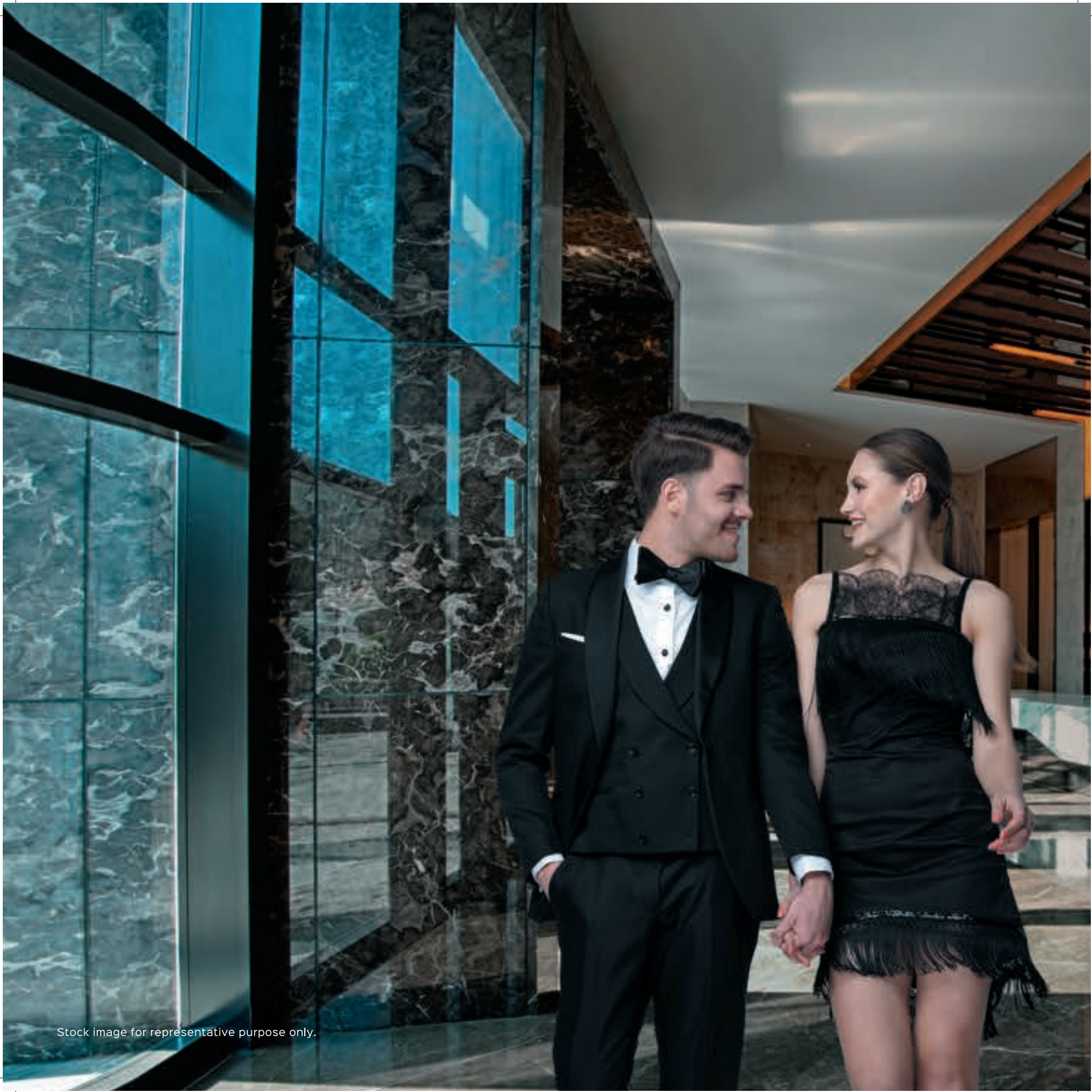
An aerial night view of a city skyline, featuring numerous illuminated skyscrapers and buildings. A large, semi-transparent diamond shape is centered over the image, containing the text "RISE & SHINE".

RISE &  
SHINE

TO UNIQUE GLASS FACADE\* RESIDENCES  
REFLECTING YOUR PANACHE.

Stock image for representative purpose only.





Stock image for representative purpose only.



The image shows a sophisticated interior space, likely a hotel lobby. In the foreground, a long, rectangular reception desk is clad in light-colored, veined marble. The desk is set on a dark, polished floor that reflects the surrounding architecture. Behind the desk, a large window with a dark frame looks out onto a body of water and distant hills. The window is flanked by dark, vertical architectural elements. The overall atmosphere is one of elegance and modern design.

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.



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.

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 seen from the chest up, looking through a series of vertical, metallic bars. 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 photograph of a person splashing in a swimming pool. The water is a vibrant blue, and white foam from the splash is visible on the right side. In the background, a blurred outdoor setting with greenery and a building is visible. A geometric graphic consisting of two concentric, slightly offset diamond shapes is centered over the text. The text is in a bold, black, sans-serif font.

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



Stock image for representative purpose only.





Jacuzzi



A LEISURELY ESCAPADE  
TO UNPLUG & UNWIND.

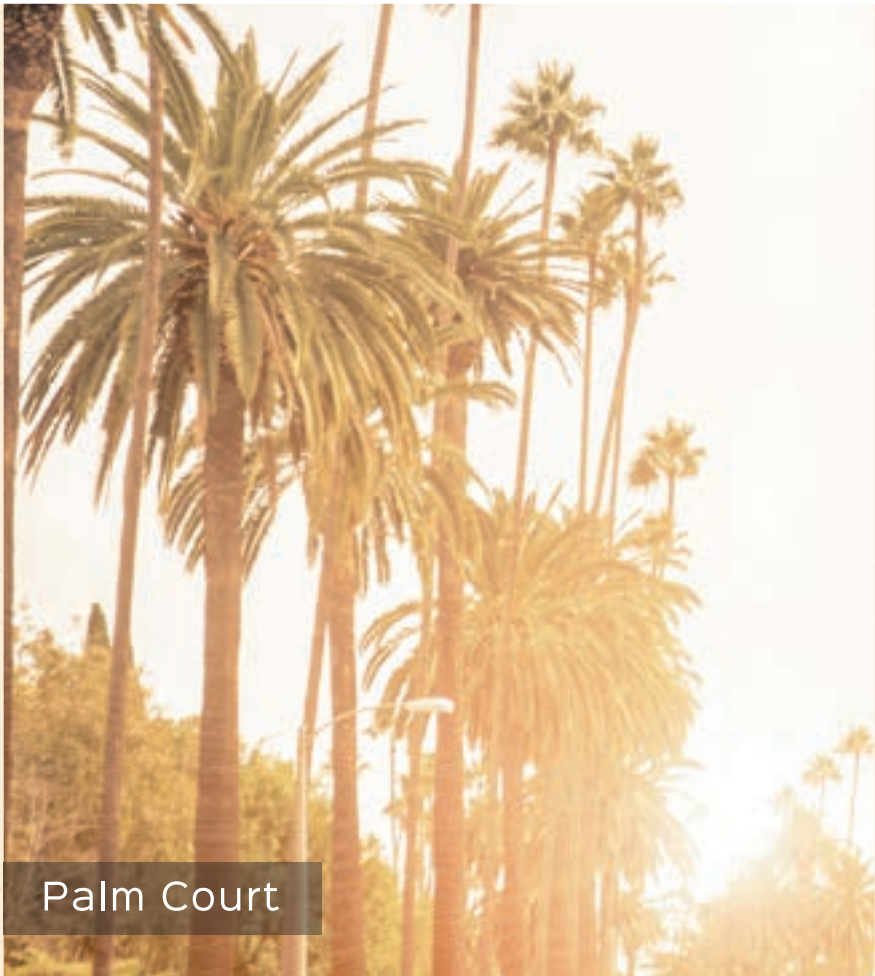


Reflexology Park



Hibiscus Garden





Palm Court



Forest Trail



Senior Citizen Garden



Sculpture Garden

Stock images for representative purpose only.





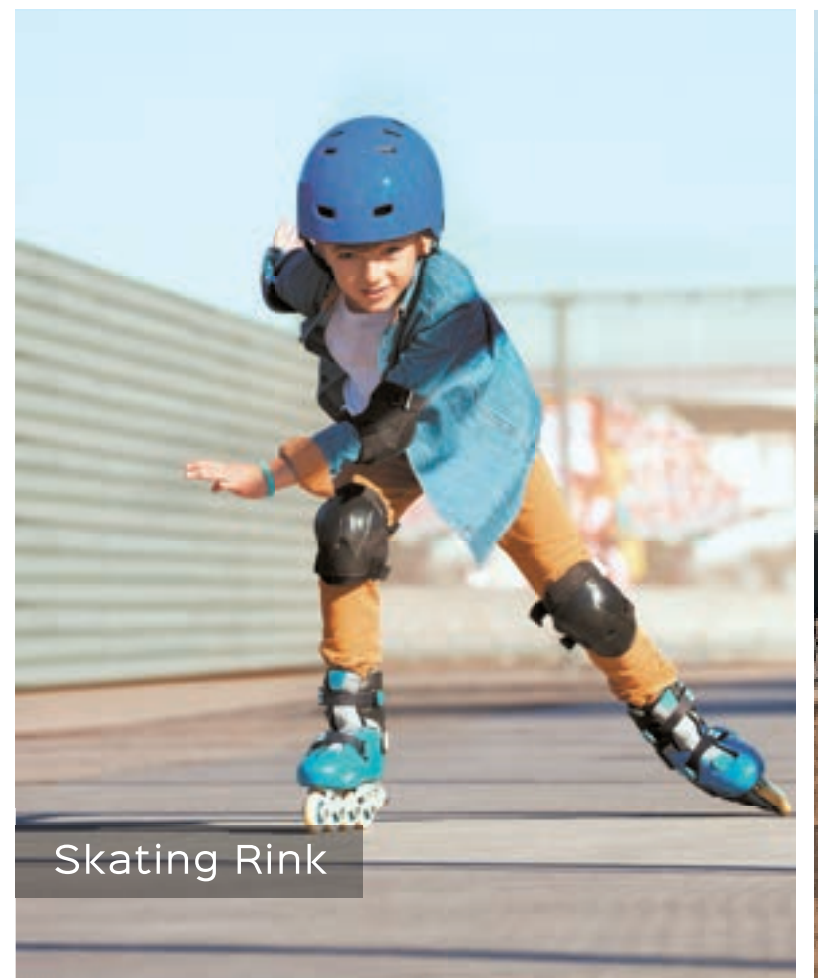
Basketball Court



Badminton Court

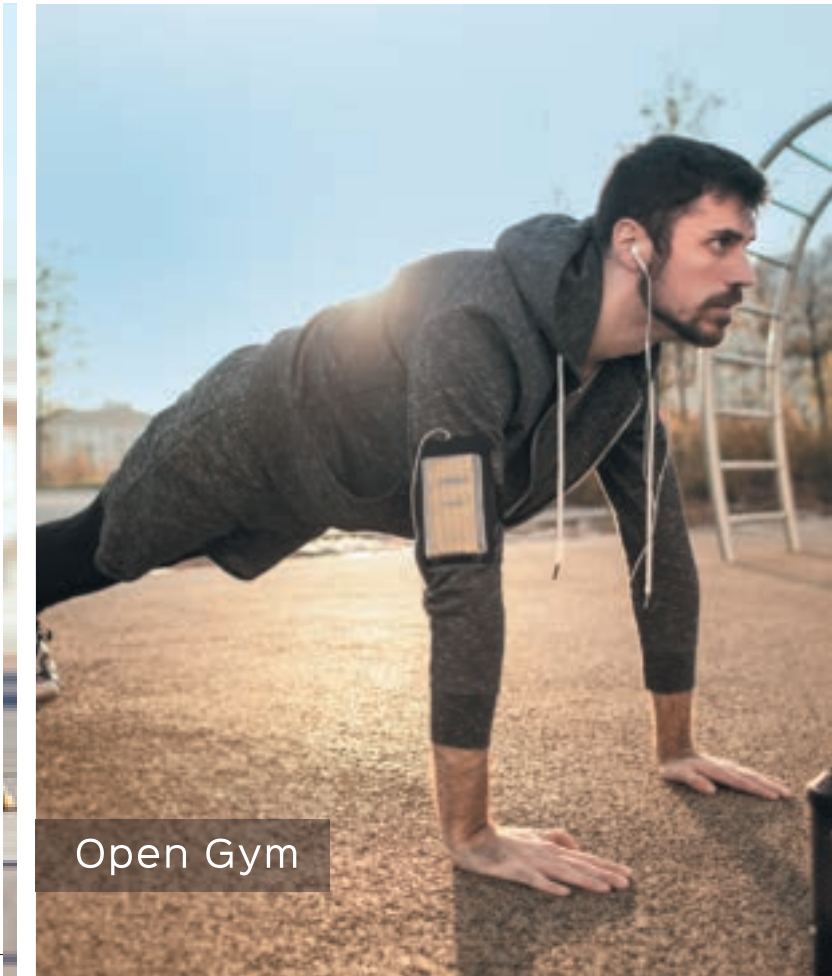


Cricket Pitch



Skating Rink





Open Gym



Swimming Pool

Stock images for representative purpose only.





Kids Pool



Tot-Lot






Manicured Lawn



Kids Play Area

Stock images for representative purpose only.





A RECREATIONAL ZONE  
PAINTED WITH JOY  
FOR EACH TOWER.







Kids Zone



Stock images for representative purpose only.

Indoor & Arcade Games









# 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





2 BHK TYPE 1

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 B 1, 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.

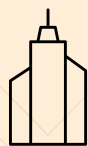
Renowned for creating one-of-its-kind landmarks that elevating lives, they have come a long way in just ten years and established their footprint of goodwill by setting benchmarks & creating spaces for all walks of life in Delhi-NCR.

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.

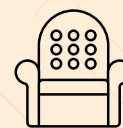
ACE has reinforced its stance by developing the next mega project, Ace Starlit, touted to manifest innovation and supreme craftsmanship at every level.



10 YEARS OF EXCELLENCE IN  
THE REAL ESTATE INDUSTRY



8.5 MILLION SQ. FT.  
OF DEVELOPMENT



IMPECCABLE ON-TIME  
DELIVERY RECORD



(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](http://www.up-rera.in) | IRERA 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.'