

CHANGING NOIDA'S  
SKYLINE FOREVER



ACE  
STARLIT  
SECTOR 152, NOIDA



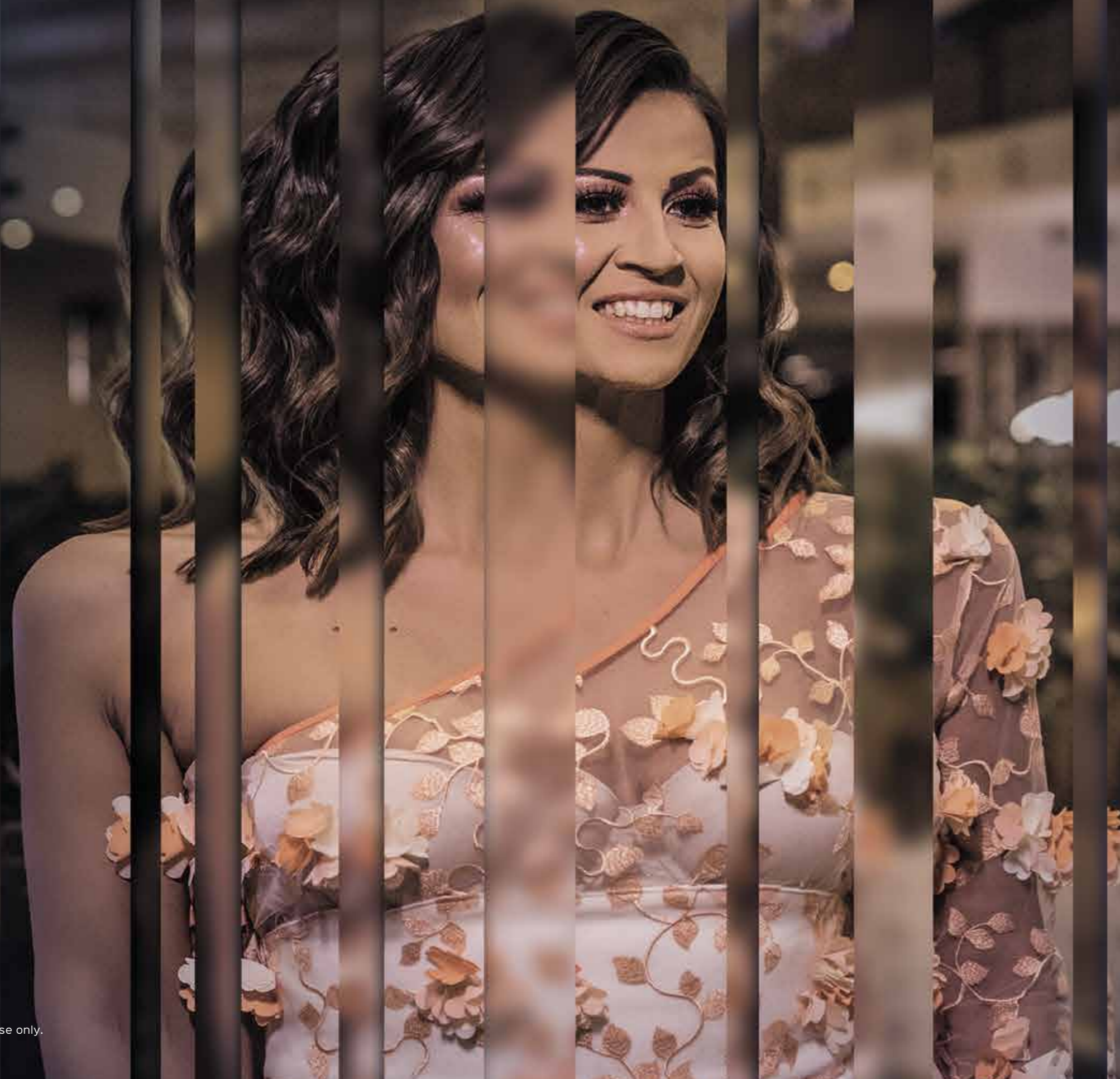
ACE  
STARLIT

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

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 8/1/16". 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



**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**

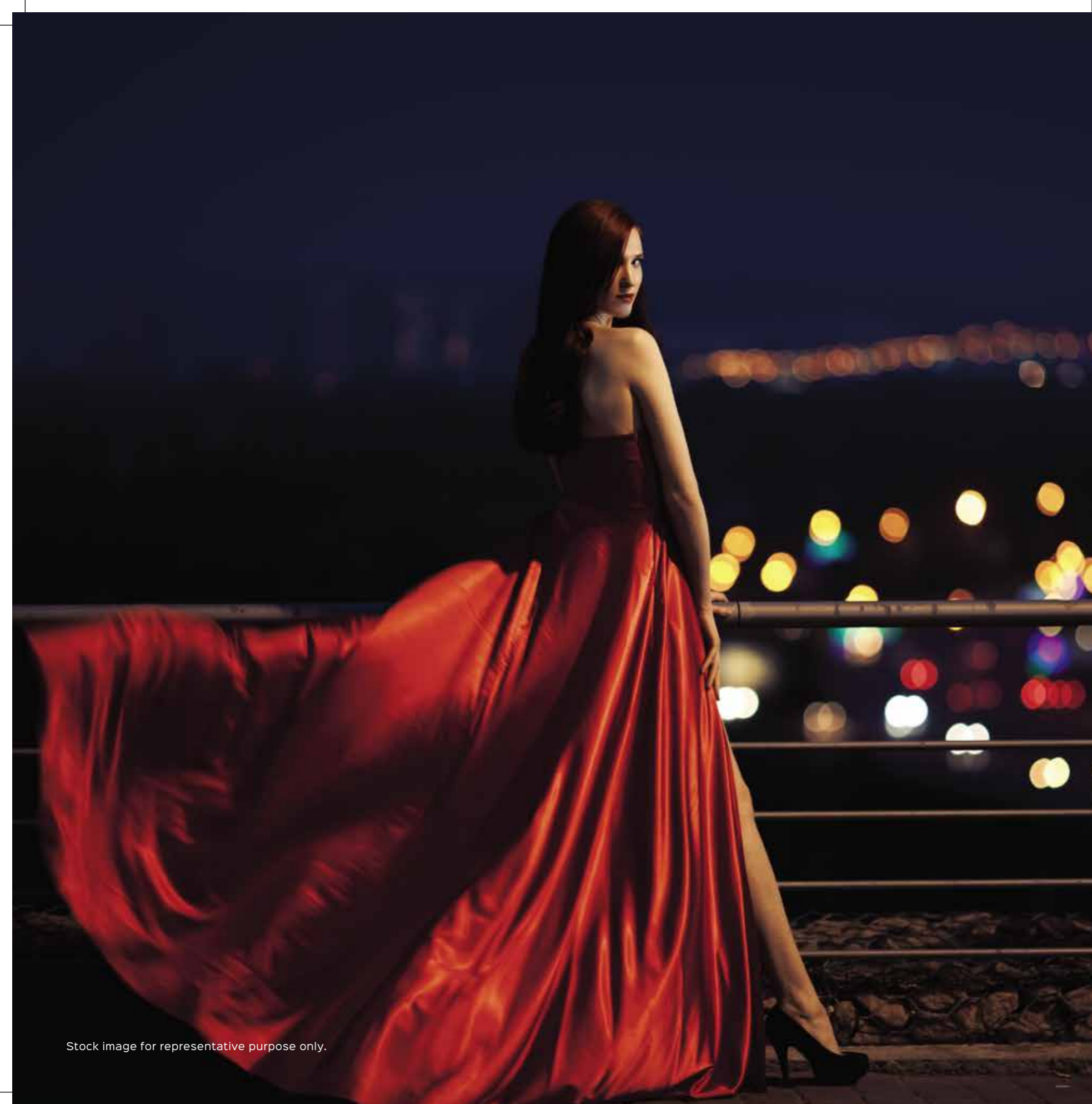
For the ones who author their destiny and are yet graceful in their essence. Those who have proved their mantle & are rightfully the connoisseurs of perfection.

**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

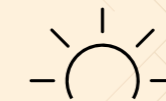


Stock image for representative purpose only.

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



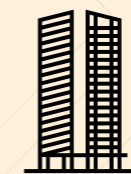
LUXURY  
SPECIFICATIONS



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 woman with long dark hair, wearing a light pink sleeveless dress with a sequined neckline and a matching bracelet, is seated in the back of a car. She is smiling and looking towards the camera. The car's interior is visible, including the seat and door panel. In the background, a camera operator is partially visible, holding a professional video camera. The scene is lit with warm, golden light, suggesting an evening or indoor setting with stage lighting. The image is presented as a collage of vertical panels.

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



**ACE  
STARLIT**  
Sector 152

# LOCATION MAP

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

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.**

**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)



Stock images for representative purpose only.



Actual Image



Actual Image



Stock images for representative purpose only.



RISE &  
SHINE

TO UNIQUE GLASS FACADE\* RESIDENCES  
REFLECTING YOUR PANACHE.

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

Stock image for representative purpose only.

A man in a black tuxedo and a woman in a black lace dress with fringe are standing in a modern, marble-clad lobby. They are holding hands and looking at each other. The lobby features large glass windows on the left, a long marble reception desk in the center, and a dark, wood-paneled ceiling with recessed lighting. The overall atmosphere is elegant and sophisticated.

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.

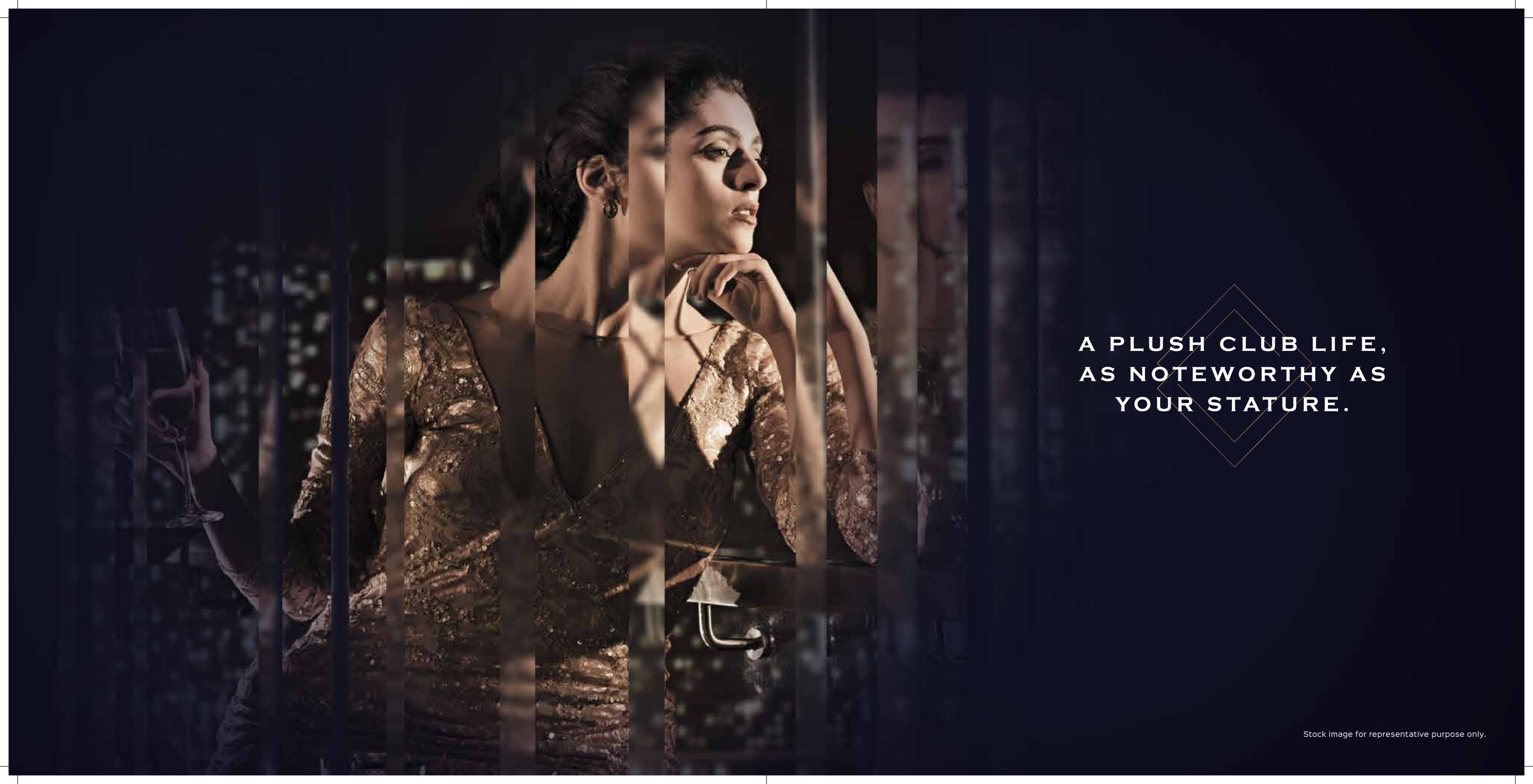
3-side Open Views Of The City Skyline | Privacy With No Units Facing Each Other

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 PLUSH CLUB LIFE,  
AS NOTEWORTHY AS  
YOUR STATURE.

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

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.



Large Multipurpose Hall With Pre-Function Area



State-Of-The-Art Gymnasium



Yoga & Meditation Area

Stock images for representative purpose only.

A woman with dark hair tied back is sitting in a blue hot tub. A thick waterfall of water is cascading over her from the right. She has her eyes closed and a peaceful expression. The background is a blurred outdoor setting with a brick wall and greenery. The water in the tub is bubbling and splashing.

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



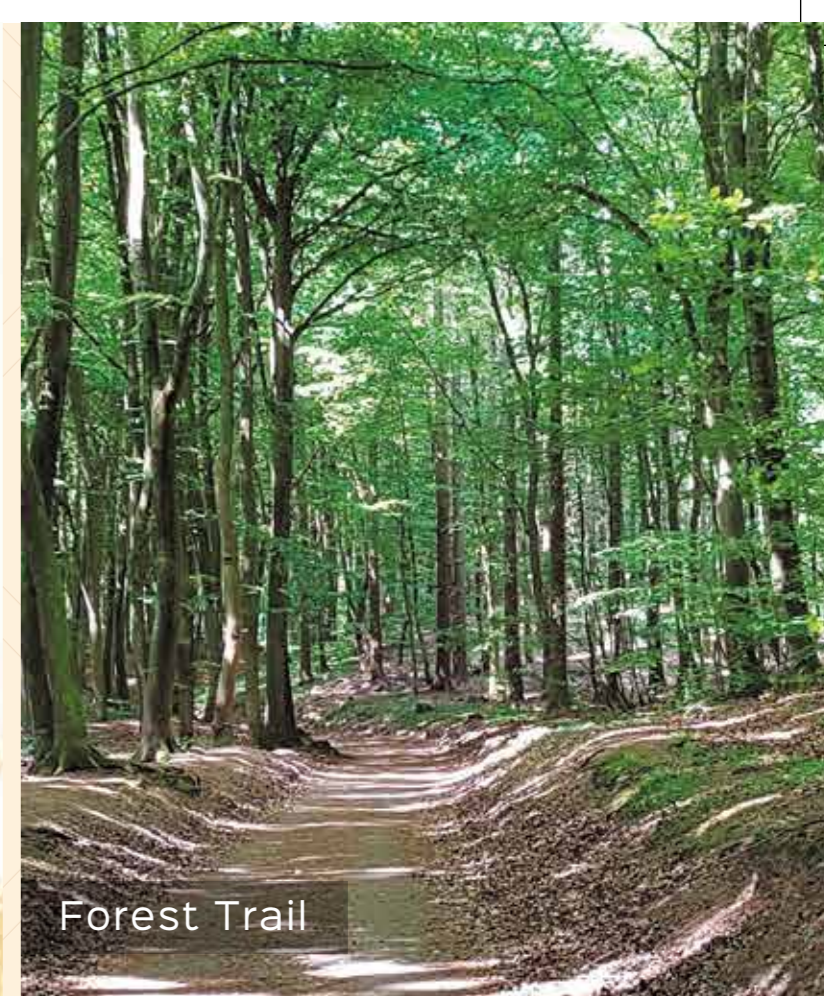
Jacuzzi



A LEISURELY ESCAPE  
TO UNPLUG & UNWIND.



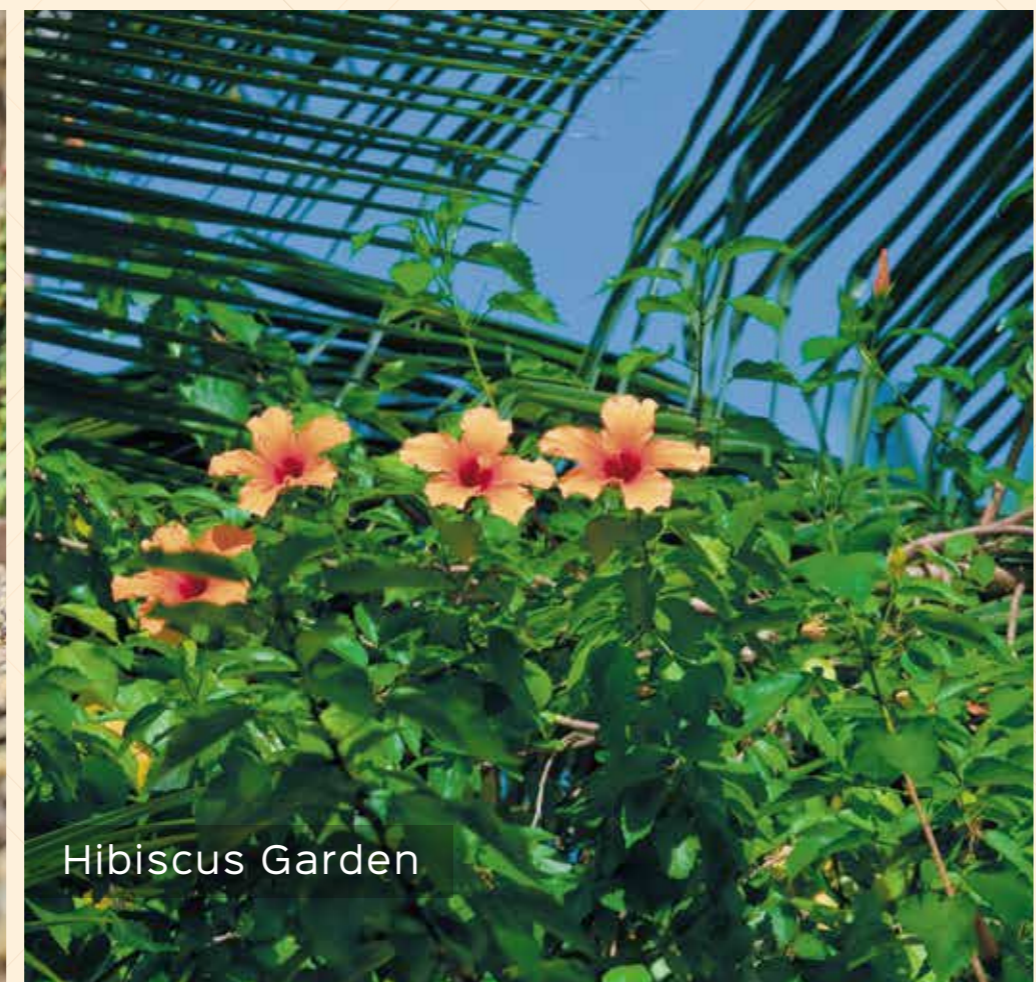
Palm Court



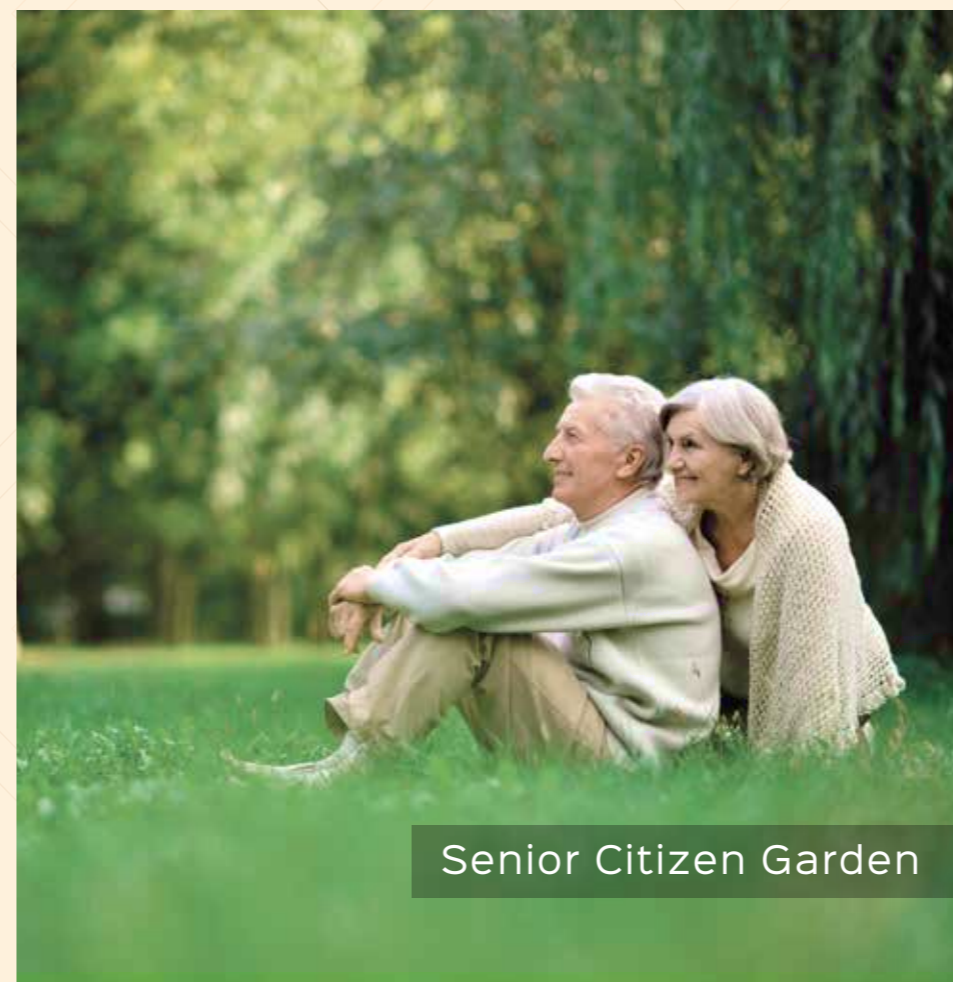
Forest Trail



Reflexology Park



Hibiscus Garden



Senior Citizen Garden



Sculpture Garden

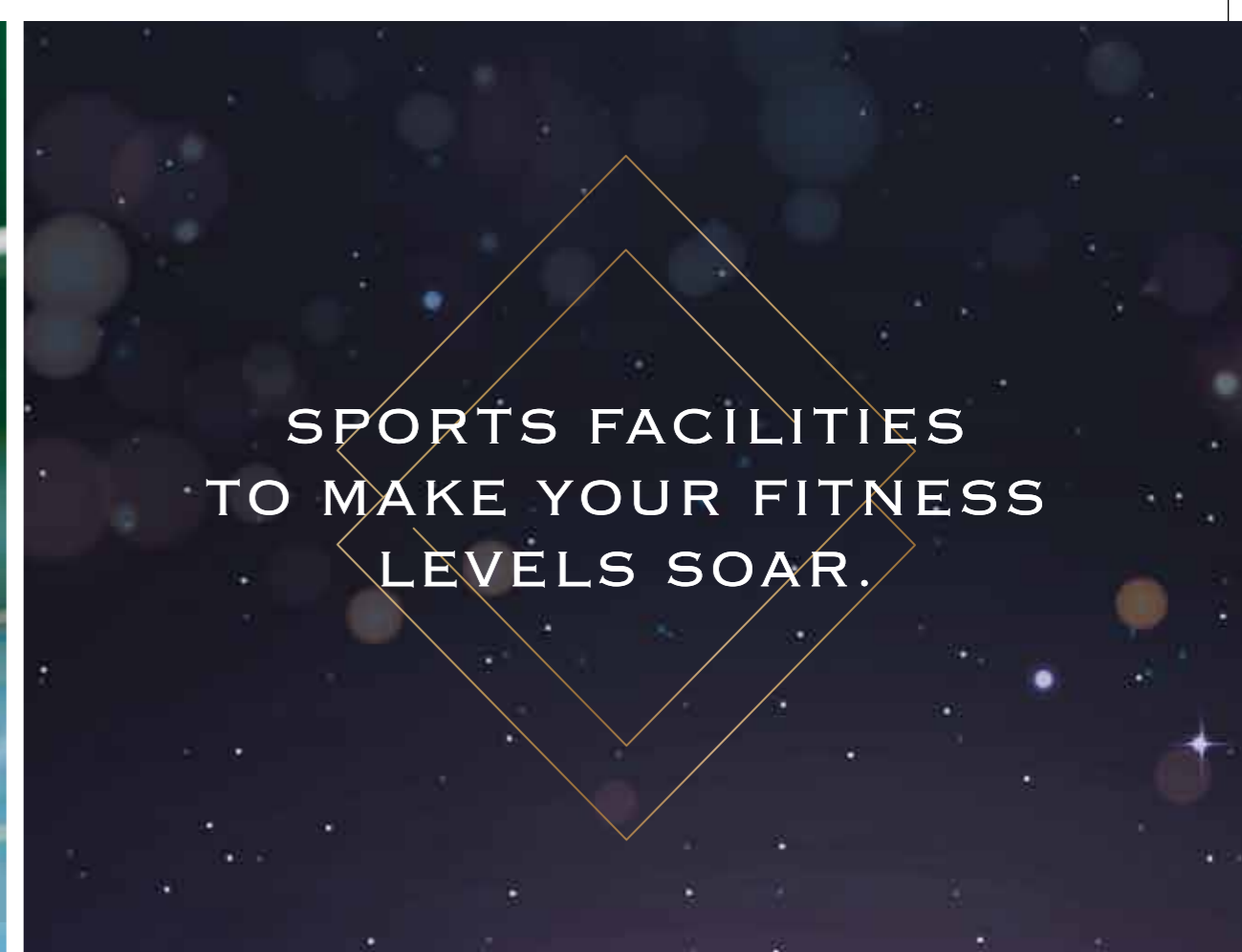
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Basketball Court



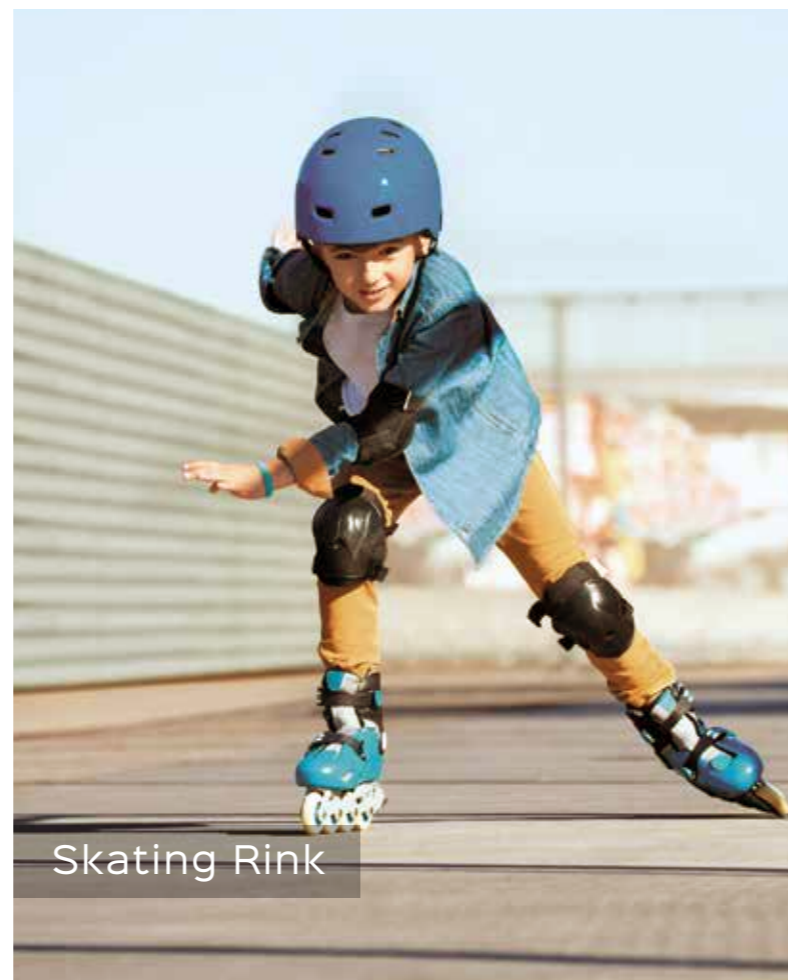
Badminton Court



SPORTS FACILITIES  
TO MAKE YOUR FITNESS  
LEVELS SOAR.



Cricket Pitch



Skating Rink



Open Gym



Swimming Pool

Stock images for representative purpose only.



Kids Pool



Manicured Lawn

A WORLD OF HAPPINESS  
FOR YOUR HEIRS  
AND HEIRESESSES.



Tot-Lot



Kids Play Area

Stock images for representative purpose only.

A RECREATIONAL ZONE  
PAINTED WITH JOY  
FOR EACH TOWER.



Kids Zone



Library



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





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

2 BHK TYPE 1



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



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

3 BHK TYPE 1

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.**

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