





RERA REG NO. UPRERAPRJ6734



11

Towers

1502

Apartments

29

Penthouses

41

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



ACE
DIVINO



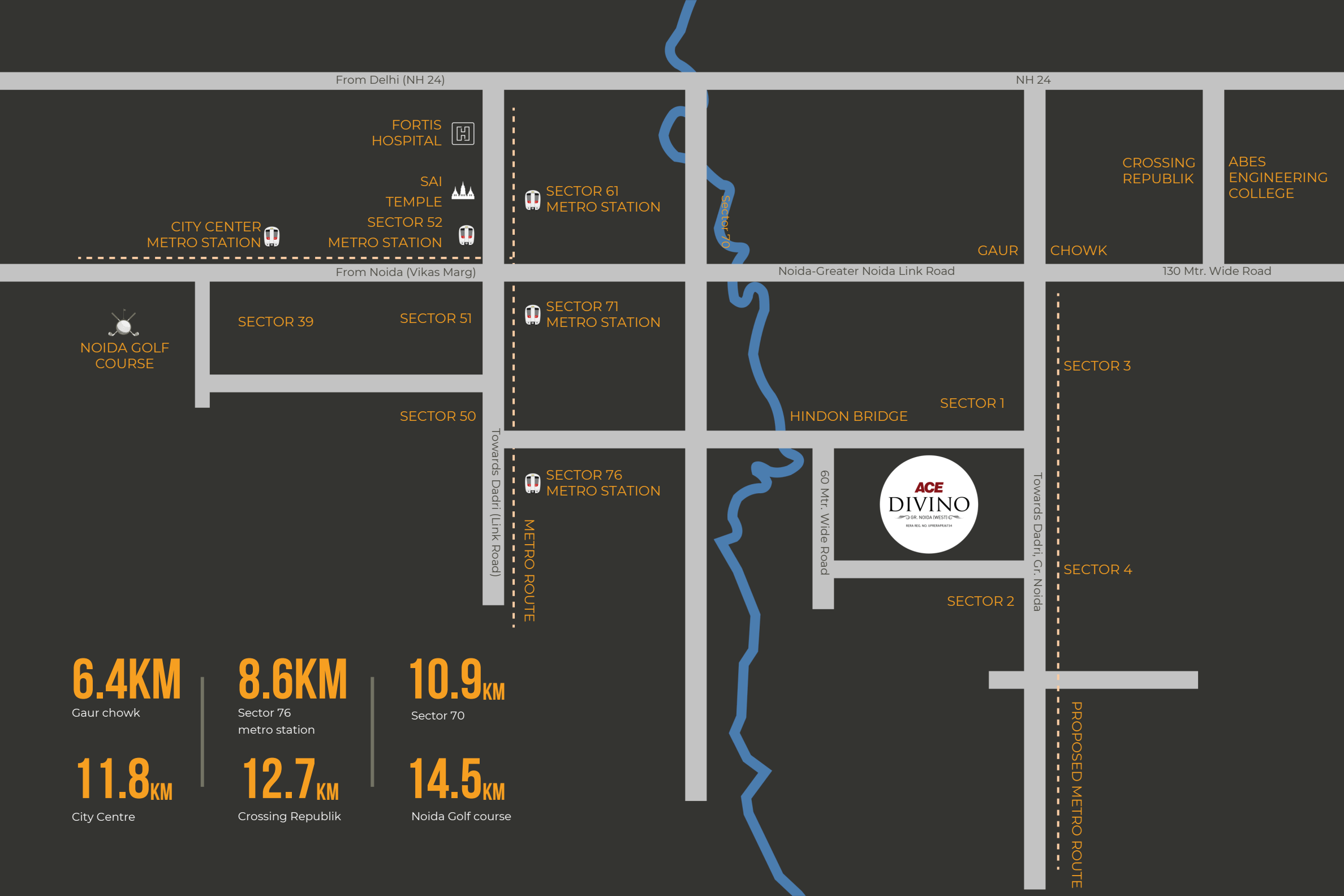
SPACES THAT ARE SKILFULLY PLANNED AND BUILT WITH DEDICATION

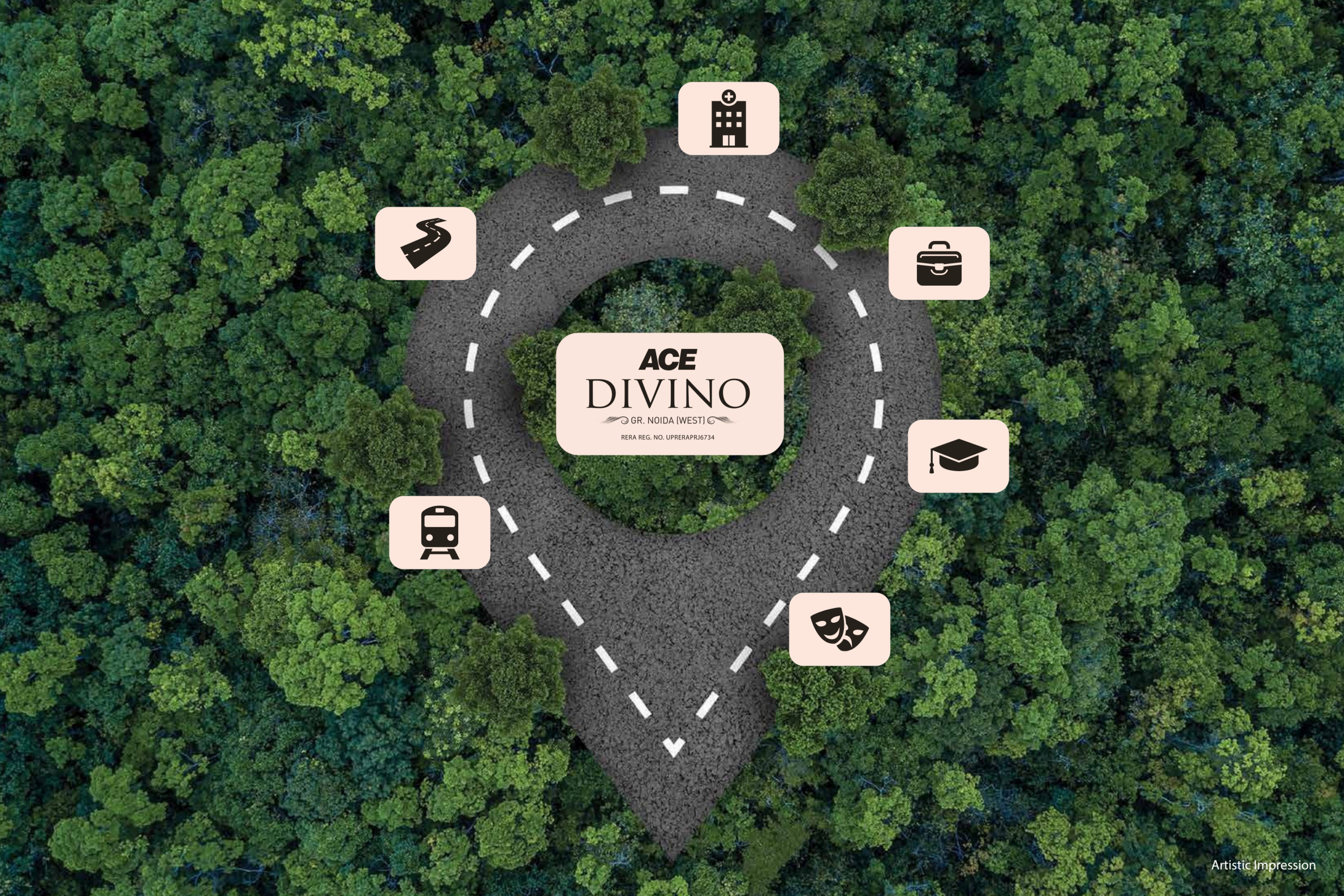
Exclusive range of 2/3/4 BHK homes, garden floors and penthouses. These are beautifully designed unique and distinctive accommodations in which light and space are key features. With an exceptional attention to detail, outstanding specifications and stunning views, the homes at Ace Divino will mesmerize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







ACE
DIVINO

GR. NOIDA (WEST)

RERA REG. NO. UPRERAPRJ6734





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



PICTURE PERFECT.

INSIDE OUT

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.





Artistic Impression



Artistic Impression



PROJECT AMENITIES



Swimming pool with separate pool for kids



Yoga and meditation hall



Fully equipped gymnasium



Health club and Spa



Restaurants



Club lounge



Pool and billiards table



Table tennis room



Indoor games



Multi purpose hall and senior citizen hall



Temple



Badminton court



Jogging trails and Parks



Amphitheatre and skating rink





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.



PRIMUS



SITE LAYOUT

| | | |
|--------------------|---------------------------|-----------------------|
| 1. SITE ENTRY | 10. FLOATING TREE COURT | 19. BADMINTON COURT |
| 2. COMMERCIAL AREA | 11. FLOATING PAVILIONS | 20. CHESS BOARD |
| 3. CLUB | 12. HIBISCUS COURT | 21. SNAKE AND LADDERS |
| 4. SWIMMING POOL | 13. WATER BODY | 22. CROQUET COURT |
| 5. TOWER DROP OFF | 14. MEDITATION LAWN | 23. CLUB ENTRY |
| 6. KIDS PLAY AREA | 15. SCULPTURE PLATFORM | 24. BASEMENT RAMPS |
| 7. AMPHITHEATRE | 16. CRICKET PITCH | |
| 8. TEMPLE | 17. TENNIS COURT | |
| 9. STEPPED SITTING | 18. HALF BASKETBALL COURT | |

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 sq. mtr. = 10.764 sq. ft., 304.8 mm = 1'-0".









Artistic Impression



Artistic Impression



Artistic Impression



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.



UNIT

- 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.





Artistic Impression



Artistic Impression

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.



LOBBY

- 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.



TOWER

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

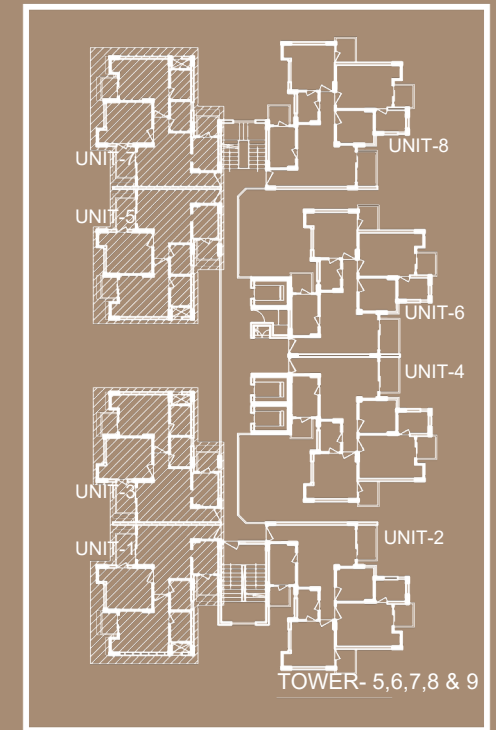
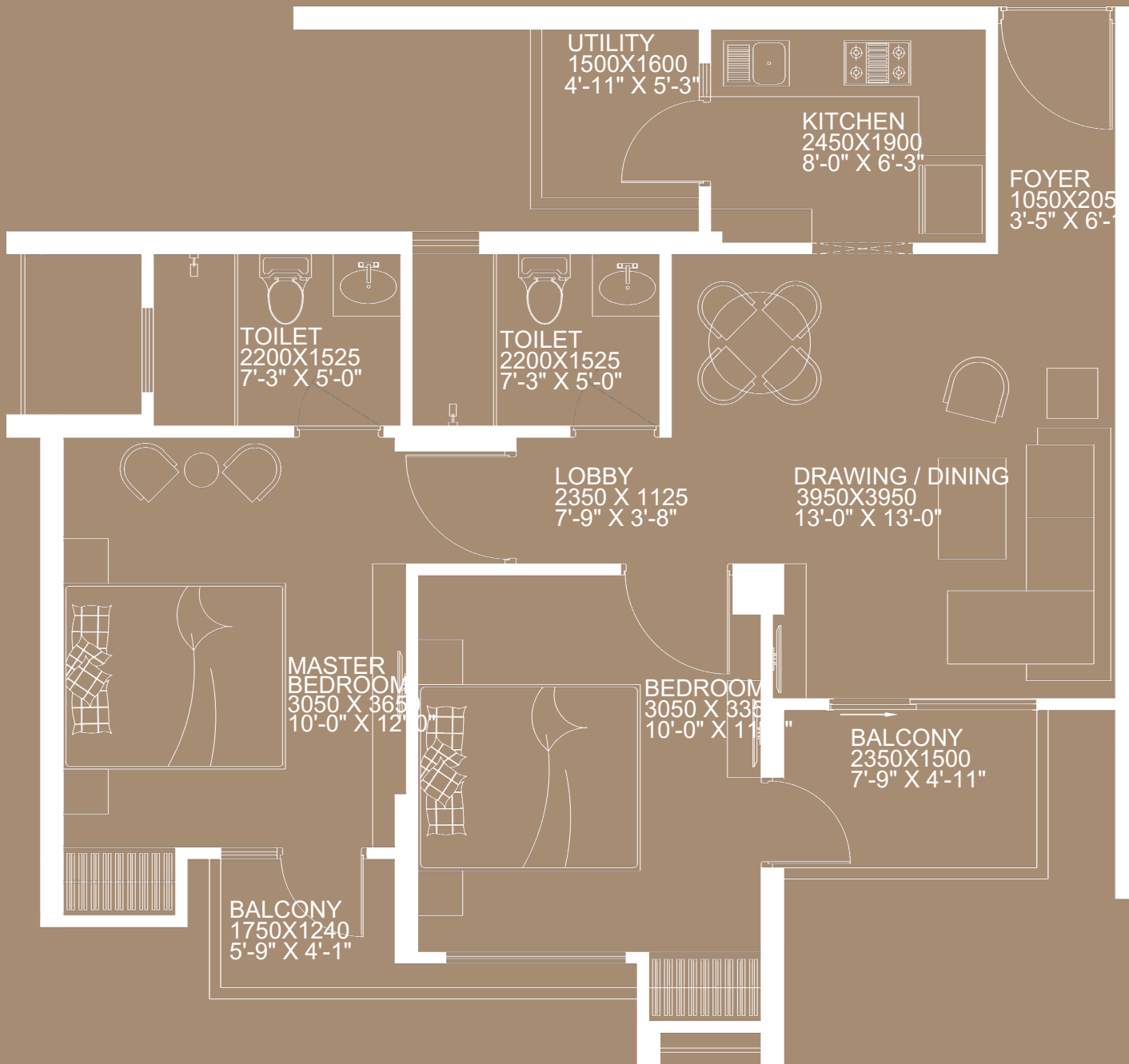


OPTIMUM USE OF SPACE AIRY INSIDE

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.







995

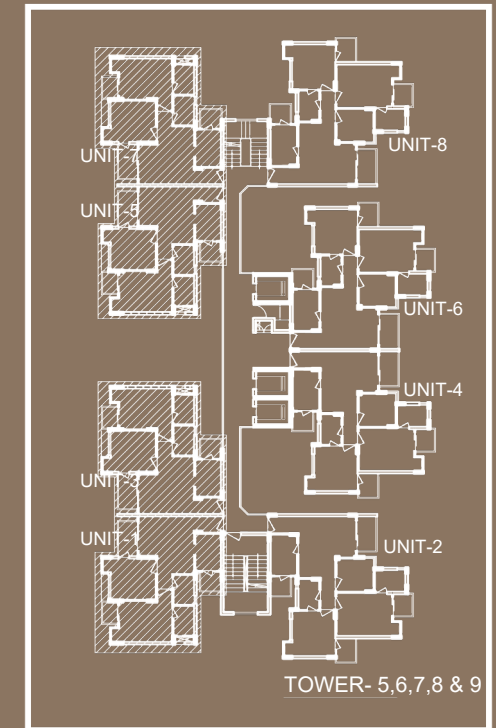
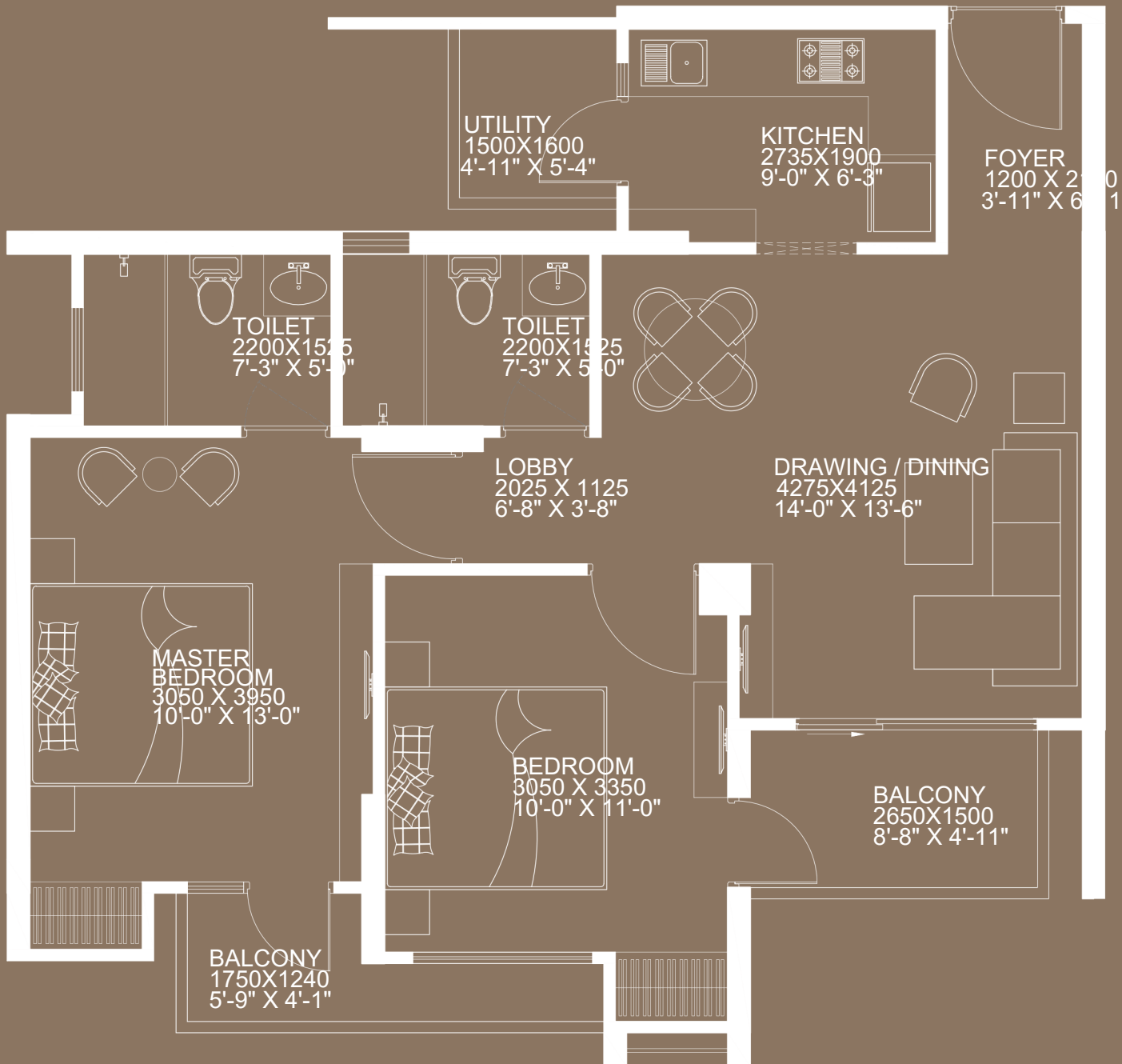
2 Bedrooms + 2 Toilets

Carpet Area = 55.20 SQM. (594.17 SQFT.)

Balcony Area = 8.14 SQM. (87.61 SQFT.)

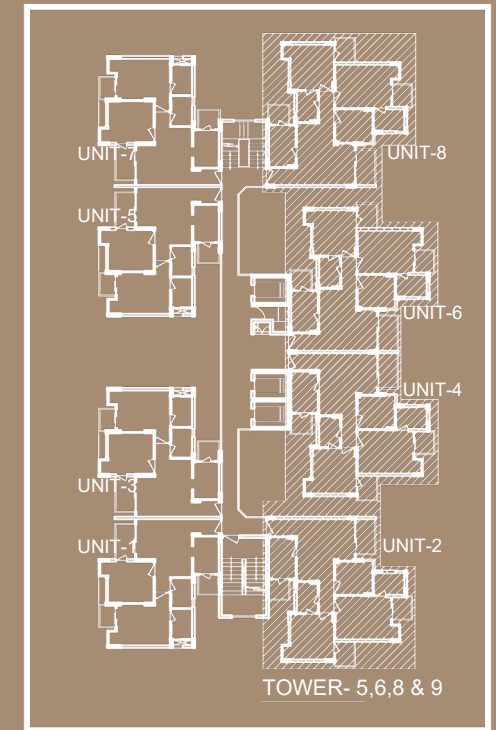
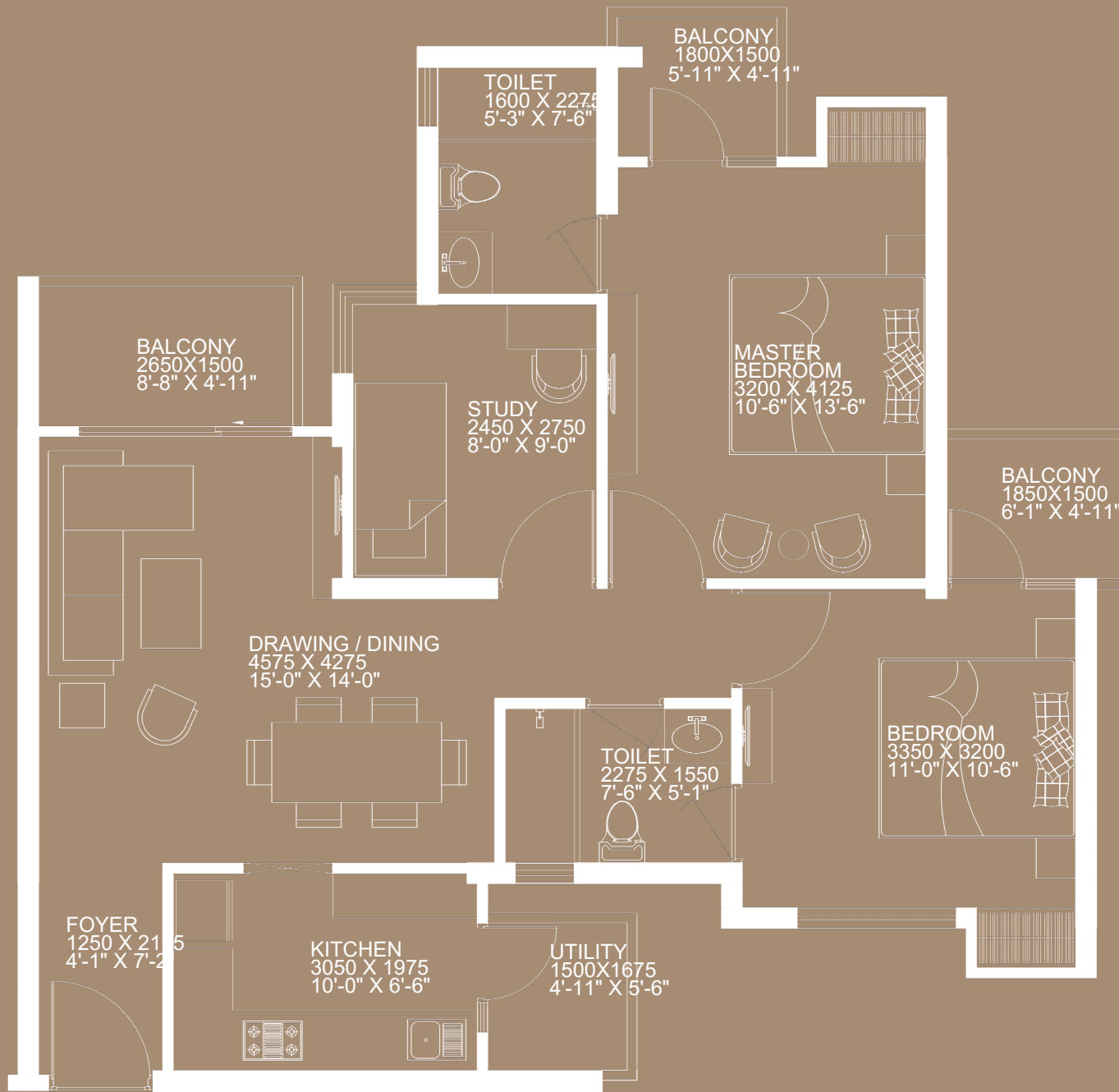
Area Under External Walls, Columns & Shafts = 7.28 SQM. (78.36 SQFT.)

Common Area = 21.82 SQM. (234.86 SQFT.)



1050

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.)



1245

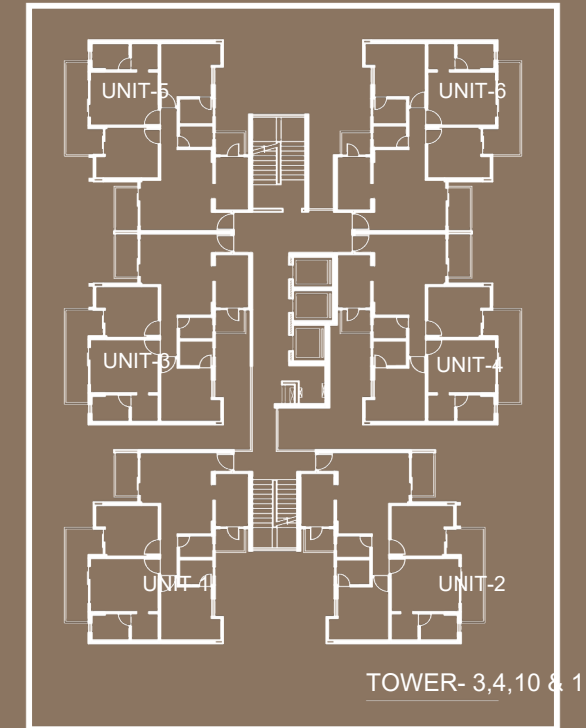
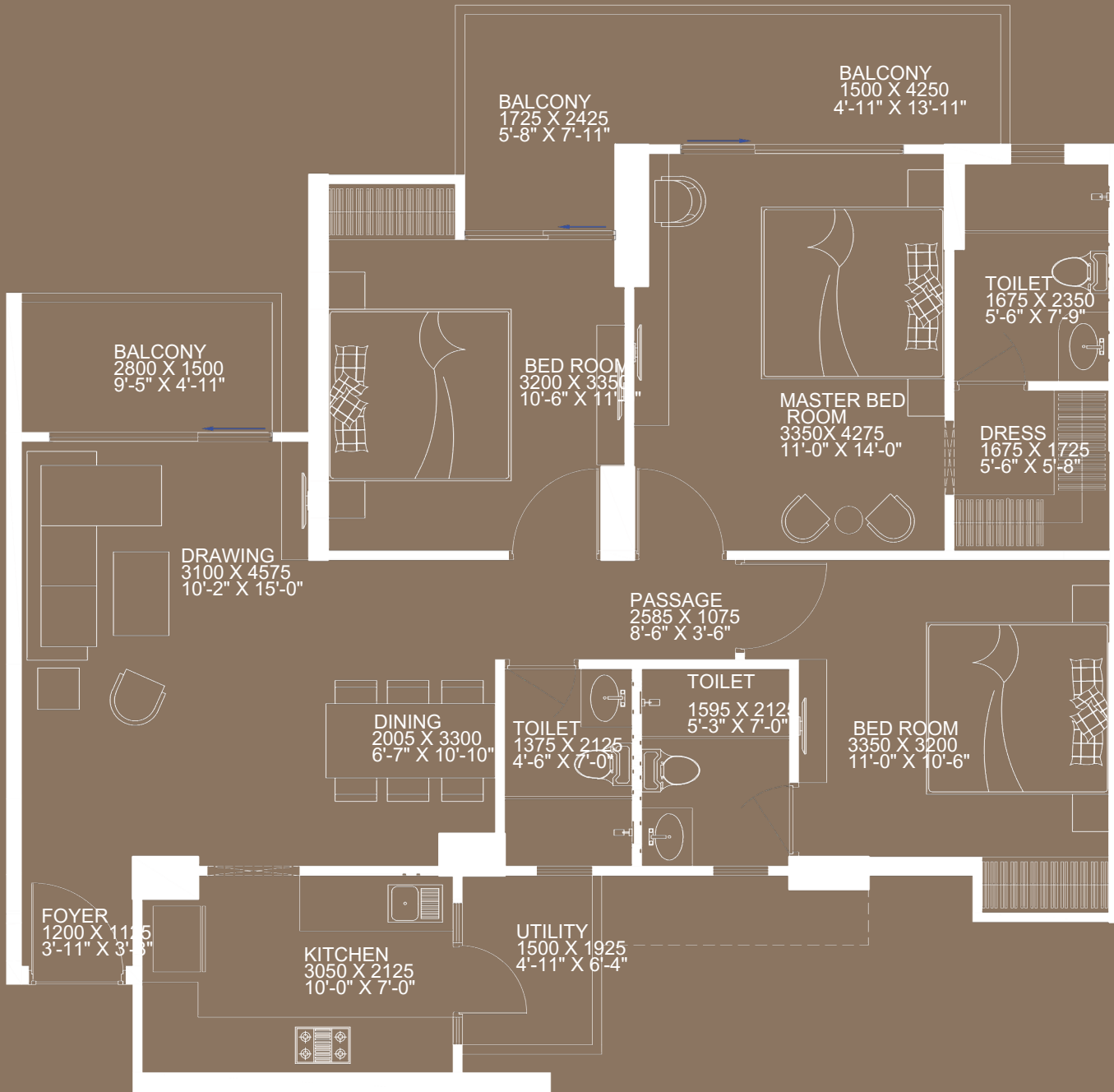
2 Bedrooms + 2 Toilets + Study

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.)



1565

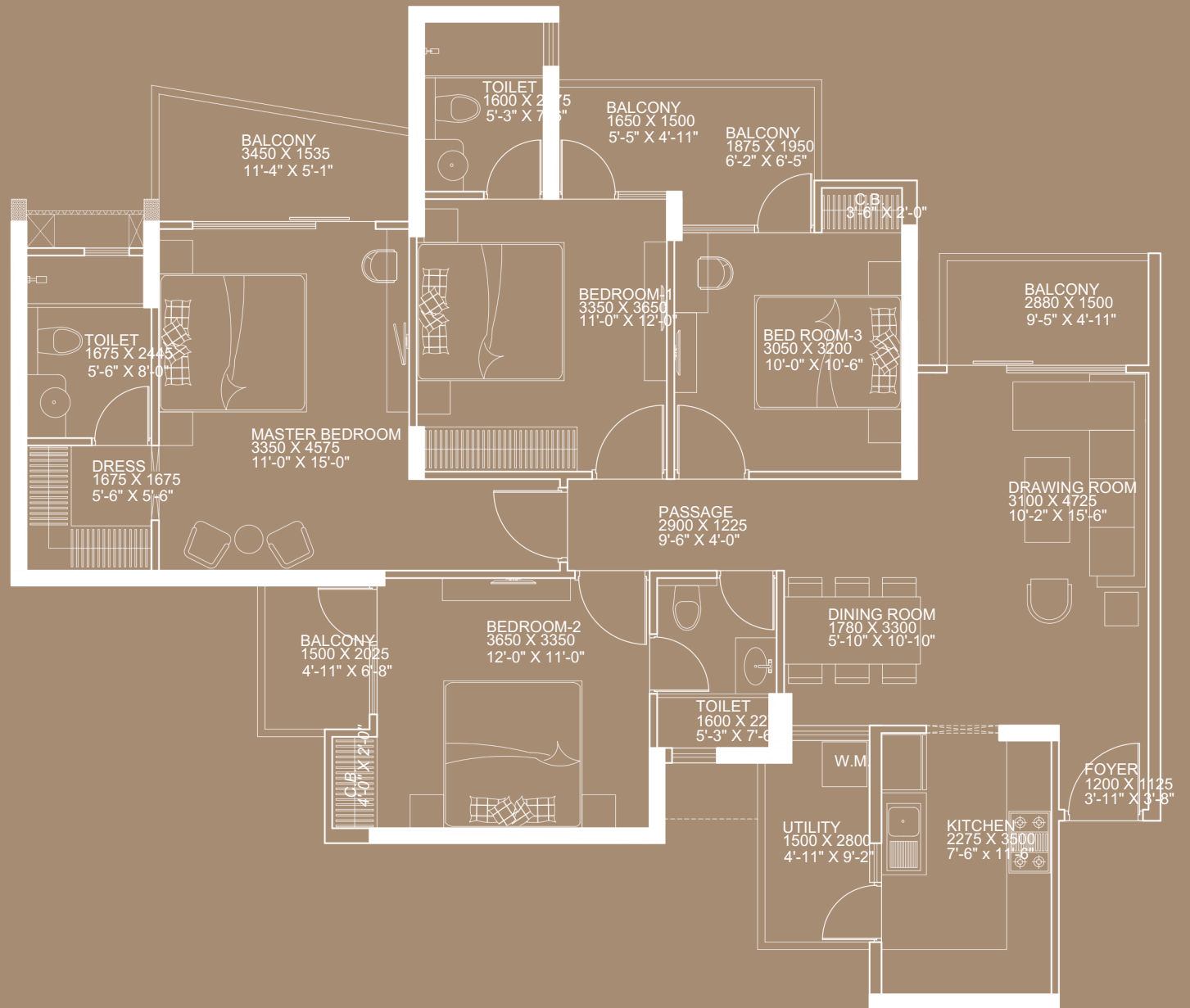
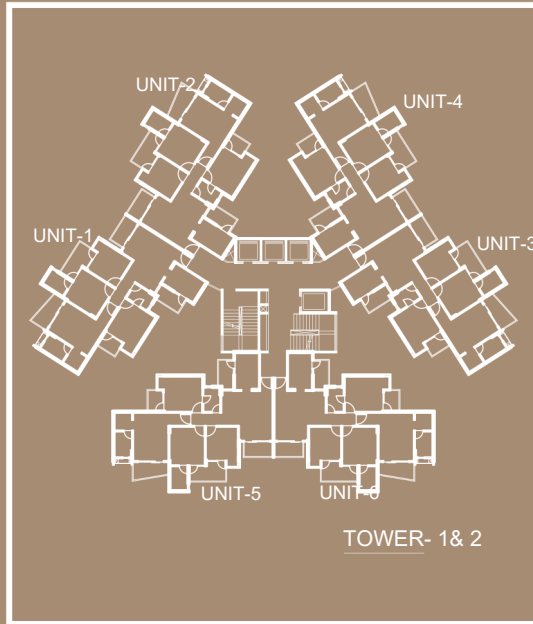
3 Bedrooms + 3 Toilets

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.)



1875

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)





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

LUXURY LIVES IN THE FINER DETAILS.

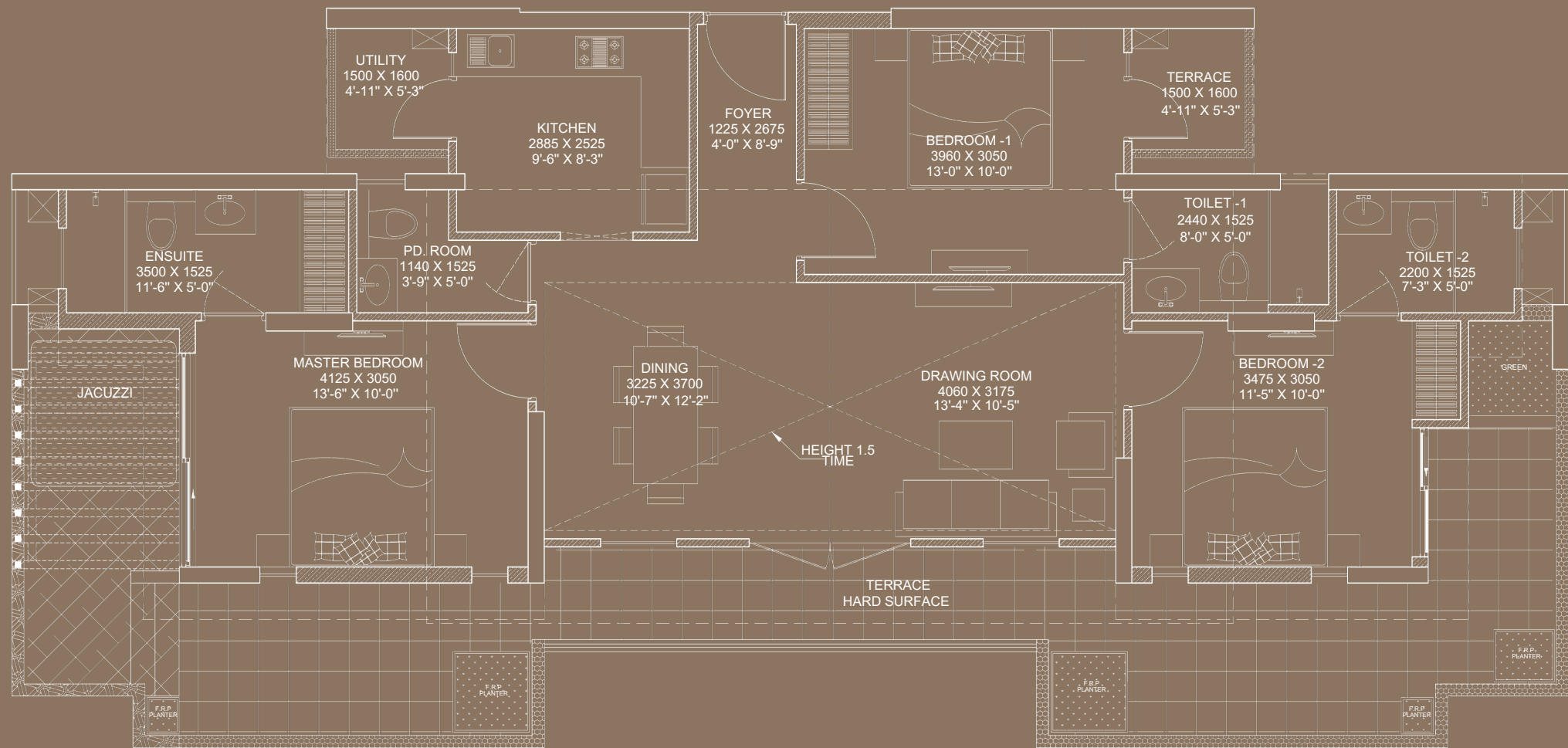


DISCOVER THE AWE-INSPIRING

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 D Tower 7



1750

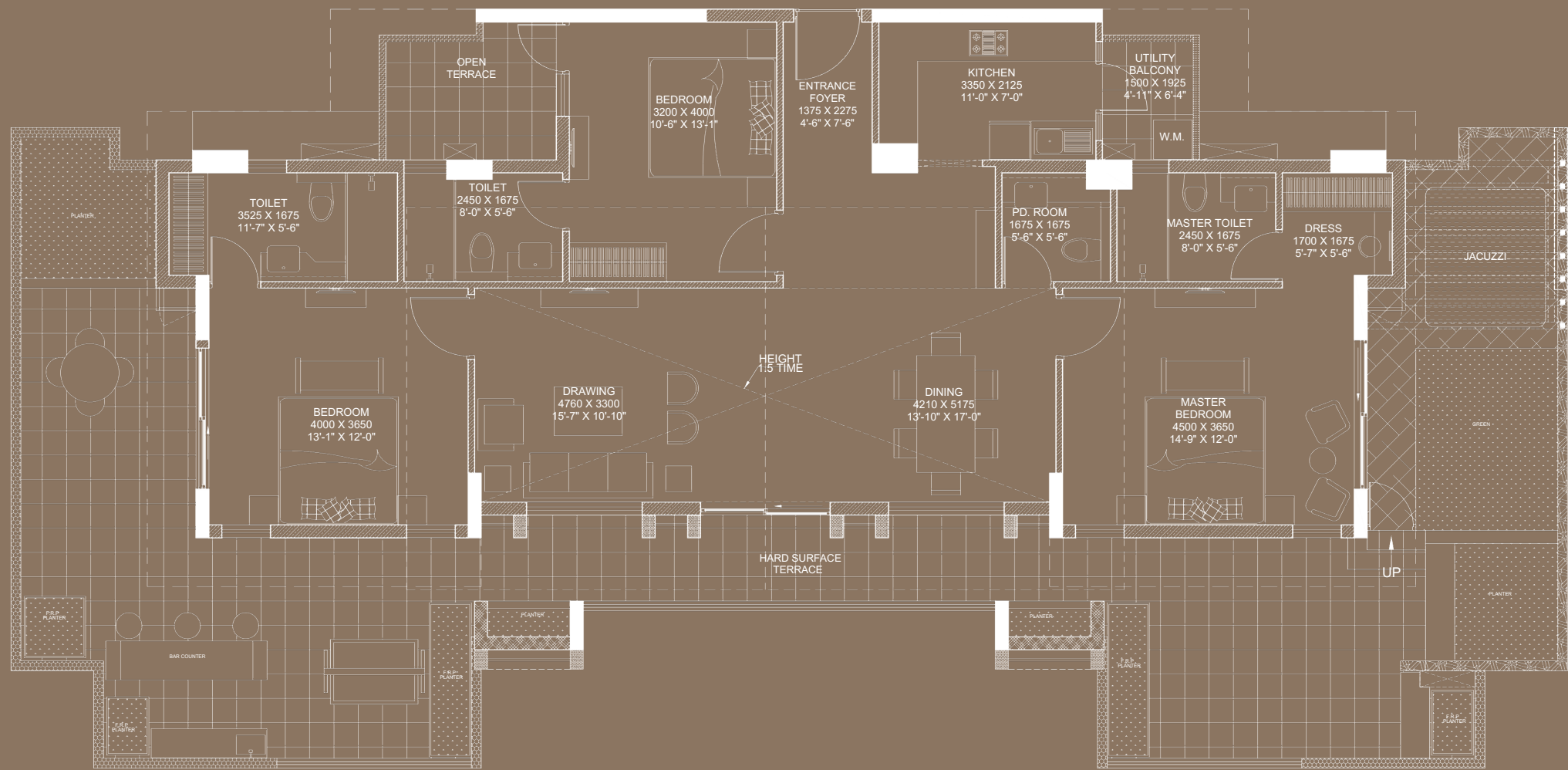
- 3 BHK + 3T + PD. ROOM
- UTILITY AREA = 4.80 SQM. OR 51.66 SQFT

- CARPET AREA = 89.74 SQM. OR 965.96 SQFT.
- TERRACE AREA = 44.20 SQM. OR 475.76 SQFT

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. 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 = 11.81 SQM. (127.12 SQFT.)

Type E Tower 3,4,10&11



2315

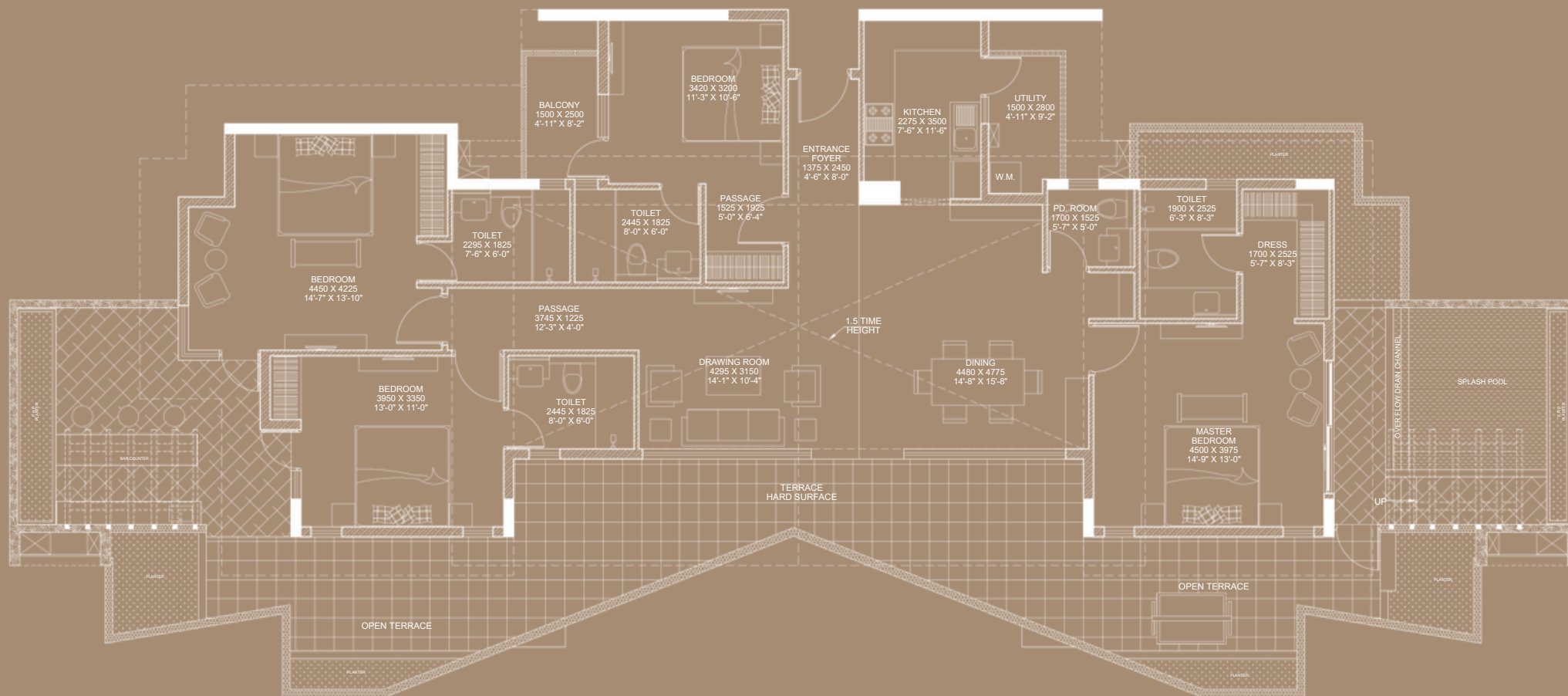
- 3 BHK + 3T + PD. ROOM
- UTILITY AREA = 2.88 SQM. OR 31.00 SQFT

- 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 purely 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.)

Type A Tower 1&2



2790

- 4 BHK + 4T + PD. ROOM
- UTILITY & BALCONY AREA = 7.81 SQM. OR 84.06 SQFT

- CARPET AREA = 148.16 SQM. OR 1594.79 SQFT.
- TERRACE AREA = 118.23 SQM. OR 1272.62 SQFT



Sales Office: Noida Extension Sector 1

Phone No : +91 9718148747

www.acegroupindia.com

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

PROJECT IS FUNDED BY
AND MORTGAGED WITH

TATA CAPITAL
HOUSING FINANCE LIMITED