



**ACE**  
**STARLIT**  
SECTOR 152, NOIDA

**ACE**  
fulfilling ACEpirations

# STARDOM'S FINEST HOUR

Reserved for the last select few.

LIMITED EDITION 2 & 3 BED RESIDENCES. BOOK WITH JUST 30%\* NOW!

RERA REG NO. UPRERAPRJ677294 | [www.up-rera.in](http://www.up-rera.in) | [www.acegroupindia.com](http://www.acegroupindia.com)

# 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.

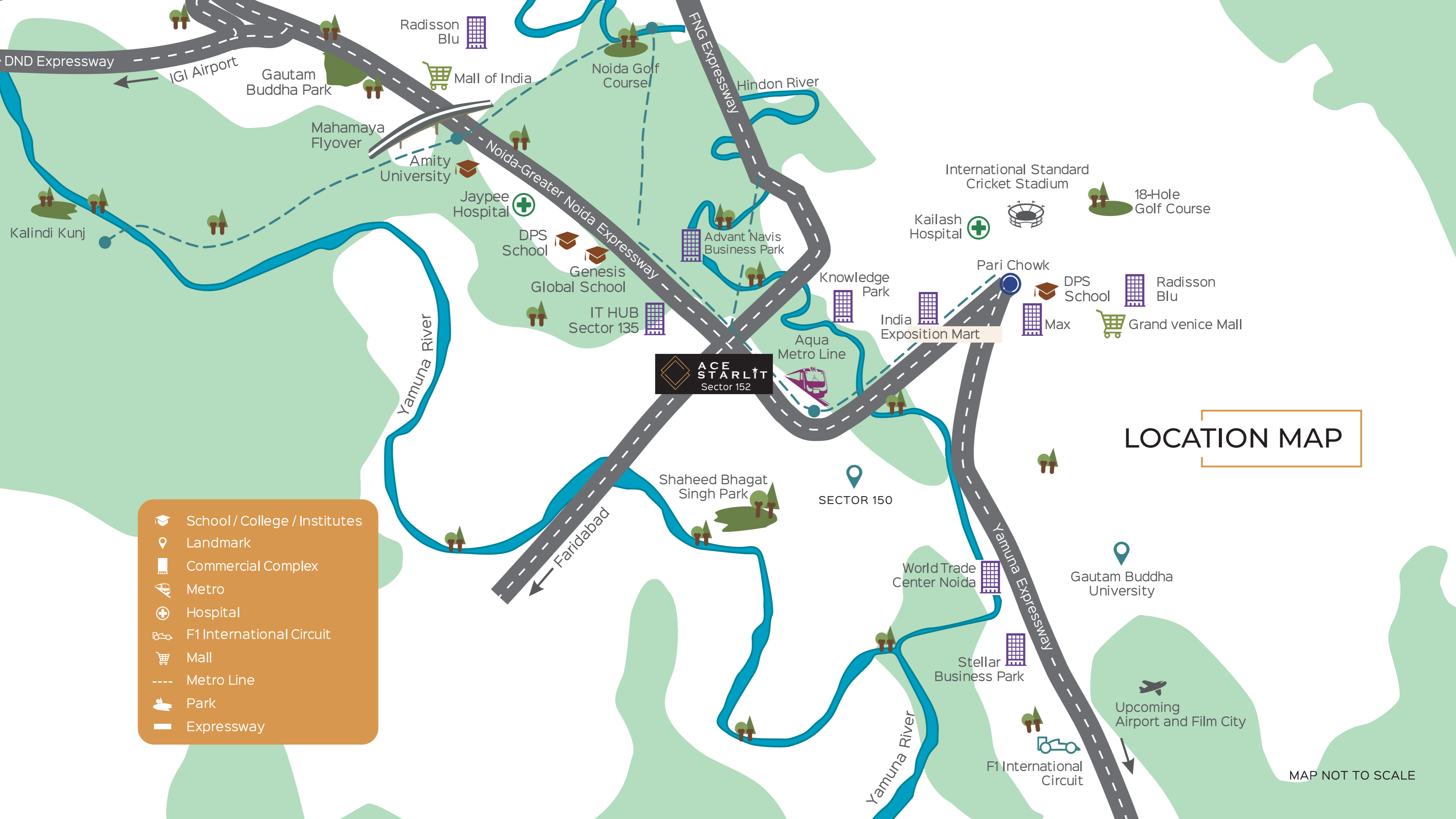
## THE CHOSEN

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.





**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

# A GLEAMING LOCATION WITH PRIME VENUES FAVOURLED BY THE CITY'S ELITE.

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\*



## SCHOOLS/UNIVERSITIES

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

\*Upcoming



## HOSPITALS

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



## SHOPPING/ENTERTAINMENT

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



Stock image for representative purpose only.



PRESENTING A  
STATEMENT RESIDENCE,  
AS RARE AS YOU.



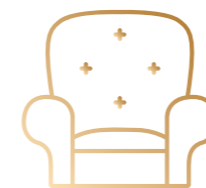
ULTRA LUXURY  
SPECIFICATIONS



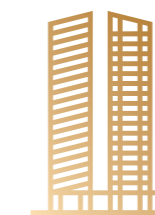
HOME  
AUTOMATION\*



CLUB  
SPADE



ULTRA-MODERN  
DOUBLE-HEIGHT  
ENTRANCE LOBBIES



UNIQUE GLASS  
FAÇADE^ TOWERS



EXPANSIVE 3 SIDE  
OPEN HOMES

\*For Tower A2 & B3 Only | ^Glass façade represents partial glass work on railings, walls, doors & windows

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

# EXPERIENCE CONNECTED LIVING\* WITH AUTOMATED PRIVATE SPACES



\*For Tower A2 & B3 Only

Stock image for representative purpose only.



SECURE  
HOMES WITH  
BIOMETRIC  
ACCESS  
CONTROL\*

\*For Tower A2 & B3 Only



# CLUB SPADE

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.



Lounge Area



Library



Cafe



Spa



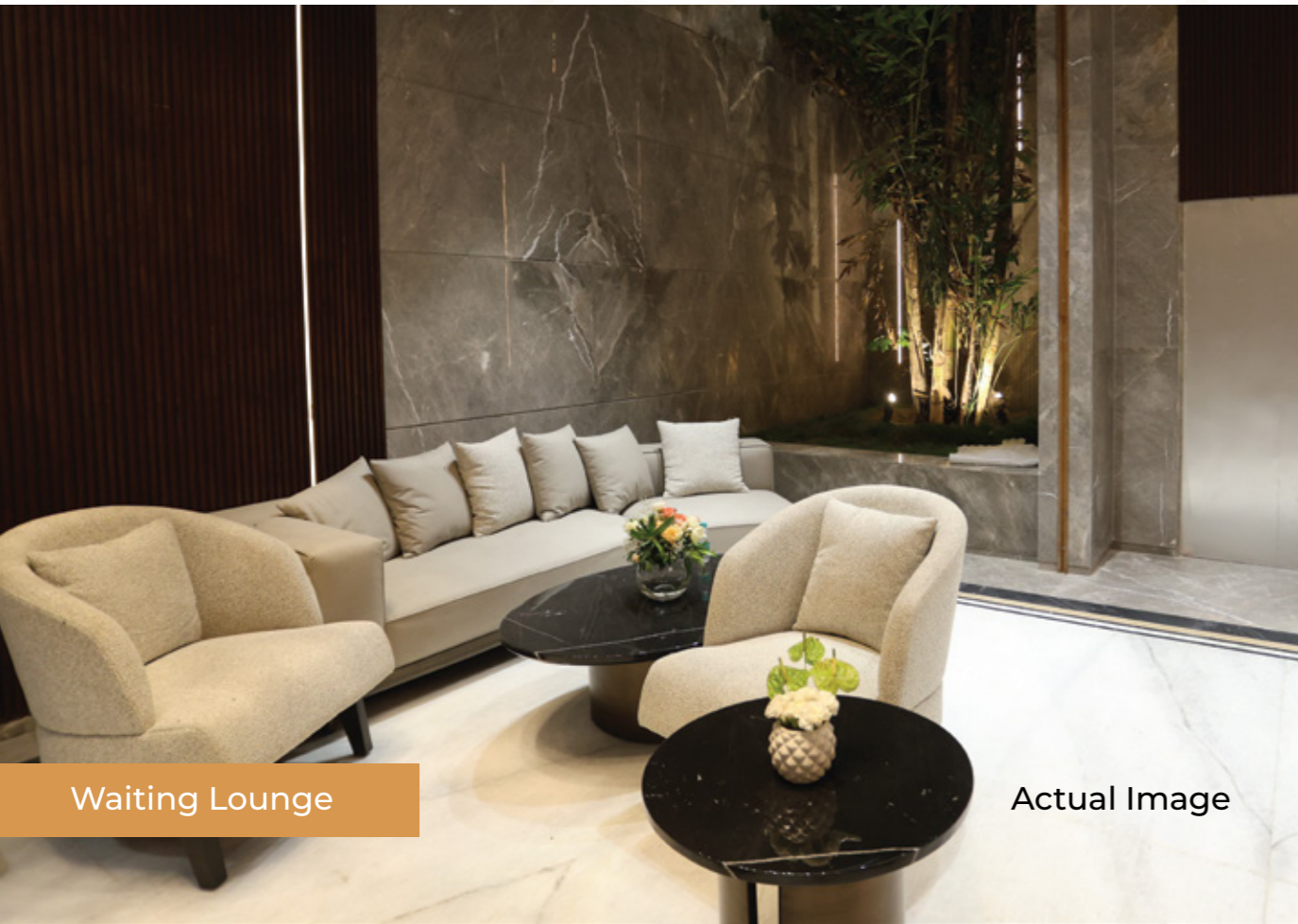
State-Of-The-Art Gymnasium



Yoga & Meditation Area

A woman with long dark hair, wearing a red one-piece swimsuit and white sunglasses, is sitting at the edge of a swimming pool. She is looking off to the side with a relaxed expression. The pool water is clear blue. In the background, there are palm trees, a thatched-roof gazebo, and a person in a blue shirt. The scene is set in a tropical resort environment under a clear blue sky.

A RELAXED STATE OF BEING  
JUST LIKE YOU DESIRE.



Waiting Lounge

Actual Image



Multi Purpose Hall

Actual Image



Suite Room

Stock images for representative purpose only.



Changing Room With Locker

Stock images for representative purpose only.



Pantry And Storage

Stock images for representative purpose only.



Common Toilets For Men And Women

Stock images for representative purpose only.



AN ARRIVAL SO MAJESTIC,  
IT USHERS YOU IN STYLE.

Marble Clad Double-Height Entrance Lobby

A RECREATIONAL  
ZONE PAINTED  
WITH JOY FOR  
EACH TOWER.



Waiting Lounge Area

Actual Image



Kids Zone

Stock images for representative purpose only.



Pool Table

Actual Image



Indoor & Arcade Games

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EXPANSIVE SCENIC VIEWS  
IMPRESSING YOU EVERY SECOND.

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

# 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 A2

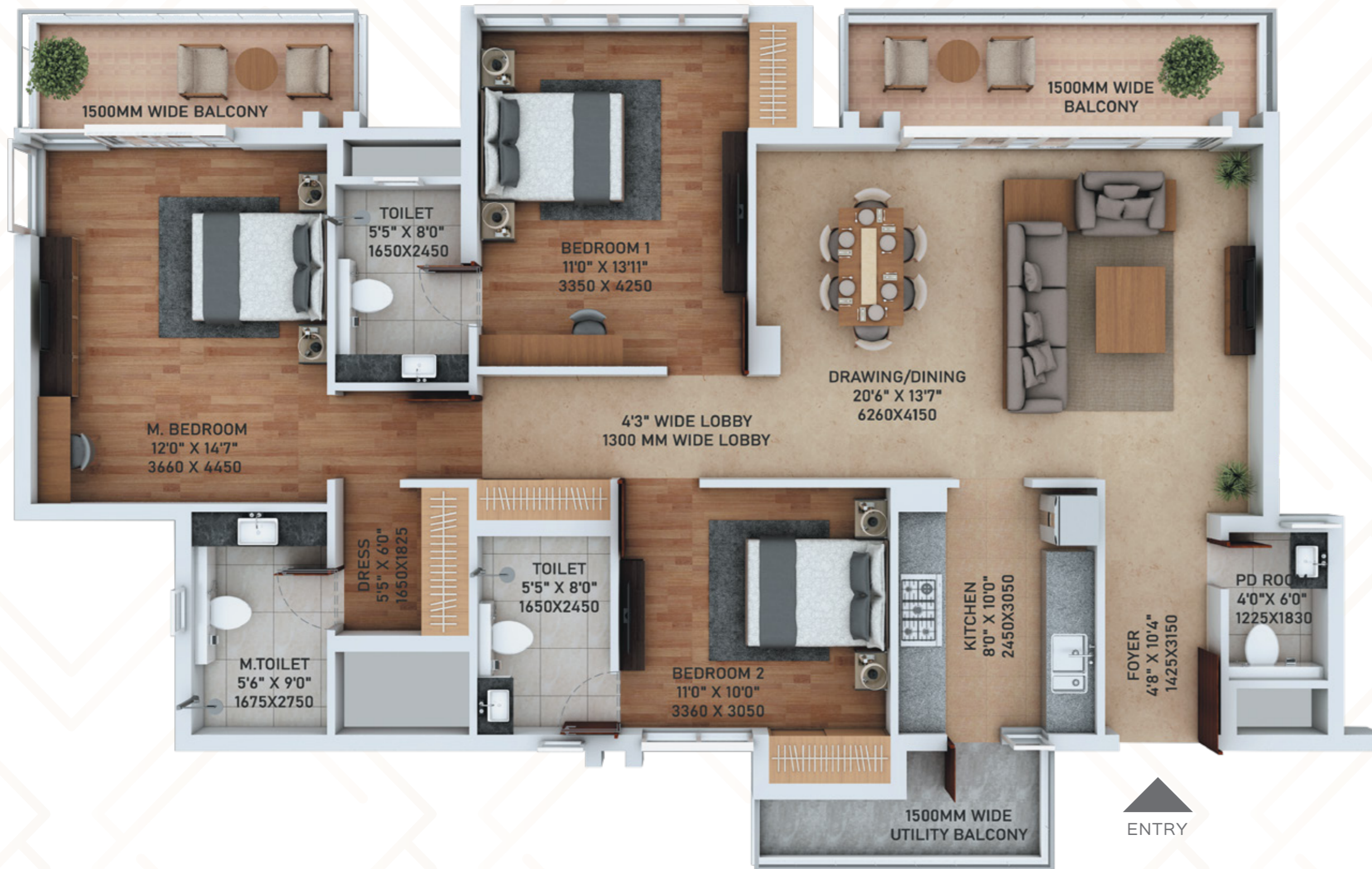
S.NO	DESCRIPTION	AREA (SQ. FT.)	AREA (SQM.)
A	BALCONY AREA	203	19
B	CARPET AREA	804	75
C	AREA UNDER EXT. WALL & SHAFT	128	12
D	COMMON AREA	215	20



# 2 BHK TYPE 2

## TOWER 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



# 3 BHK TYPE 1

## TOWER 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 2

## TOWER 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

THANK YOU!



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

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 registra- tion no.7049, Book no 1, Jild no. 5008. | 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 sq. mtr. (approx.) | \*Payment Plan- 30% on booking, 40% on structure completion or 150 days from booking (whichever is later), 30% on offer of possession. | All images, perspective, specifications, features, figures and/or any offers are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice.