

**S&**





RERA REG NO. UPRERAPRJ6734



11  
Towers

1502  
Apartments

29  
Penthouses

41  
Garden Floors

SPLENDID

ALLURING

TRANQUIL

SERENE









## PRESENTING ACE DIVINO:

An elegant and stylish blend of contemporary chic  
and country charm



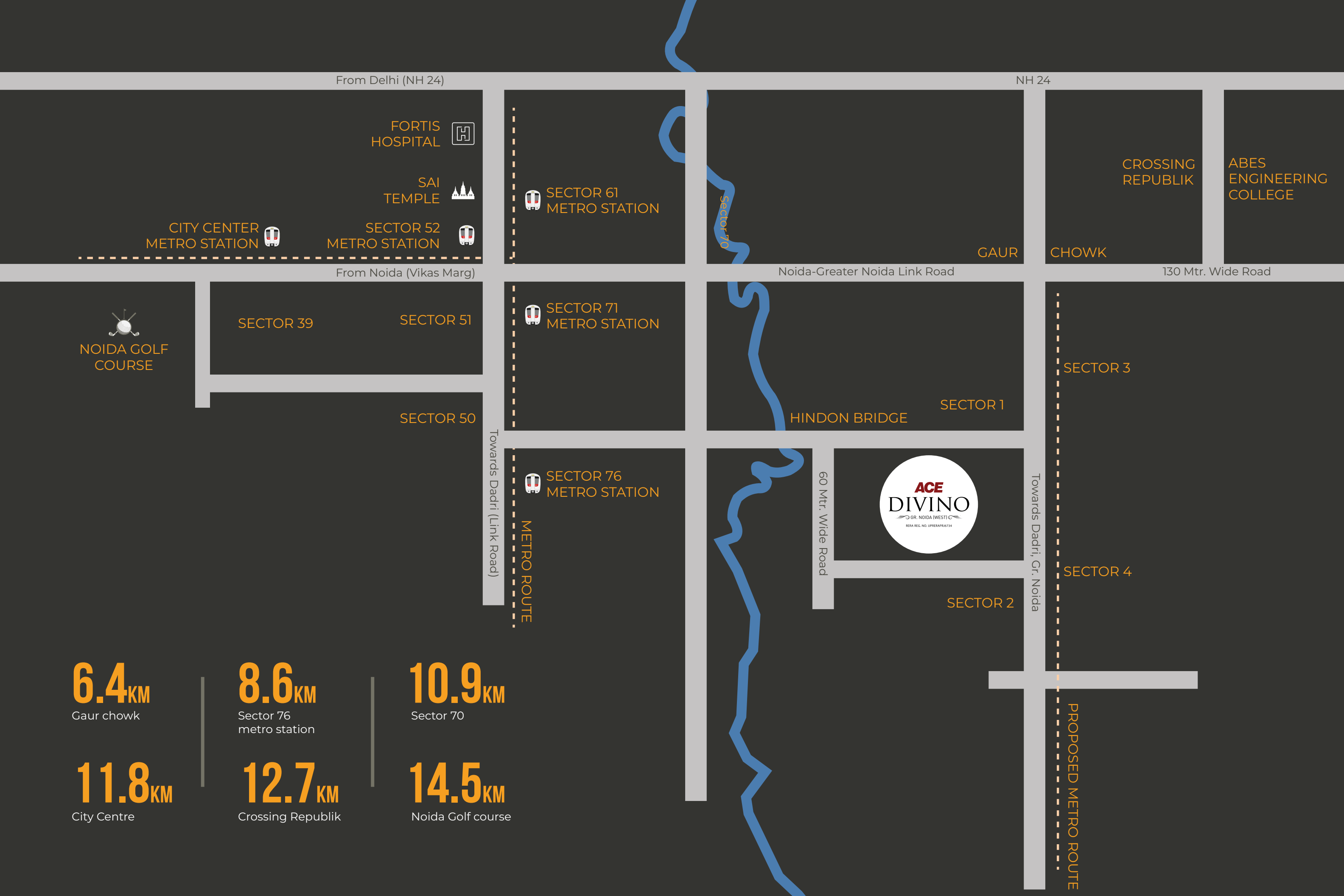
SPACES THAT ARE SKILFULLY  
PLANNED AND BUILT  
WITH DEDICATION

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.





From Delhi (NH 24)

NH 24

FORTIS HOSPITAL

SAI TEMPLE

CITY CENTER METRO STATION

SECTOR 52 METRO STATION

SECTOR 61 METRO STATION

GAUR

CHOWK

ABES ENGINEERING COLLEGE

CROSSING REPUBLIK

From Noida (Vikas Marg)

Noida-Greater Noida Link Road

130 Mtr. Wide Road

NOIDA GOLF COURSE

SECTOR 39

SECTOR 51

SECTOR 71 METRO STATION

HINDON BRIDGE

SECTOR 1

SECTOR 3

SECTOR 50

Towards Dadri (Link Road)

SECTOR 76 METRO STATION

METRO ROUTE

60 Mtr. Wide Road



Towards Dadri, Gr. Noida

SECTOR 4

SECTOR 2

PROPOSED METRO ROUTE

6.4 KM

Gaur chowk

8.6 KM

Sector 76 metro station

10.9 KM

Sector 70

11.8 KM

City Centre

12.7 KM

Crossing Republik

14.5 KM

Noida Golf course



**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



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



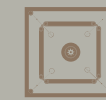
Club lounge



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**

SOMETHINGS ARE LIMITED  
EDITION BUT ONLY FEW  
ARE PERFECT

An extraordinary offering developed by the best in business. Ace Divino offers you everything which is essential for an ideal lifestyle. There are plenty of spaces to enjoy, celebrate, relax and rejuvenate yourself.



ACE  
DIVINO

Autumn  
Autumn  
Autumn

Book World

Acacia Hotel

Wine & Tapas

Bar





## SITE LAYOUT

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

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# SPECIFICATIONS





Artistic Impression



Artistic Impression



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.









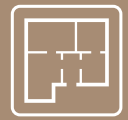
Artistic Impression



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

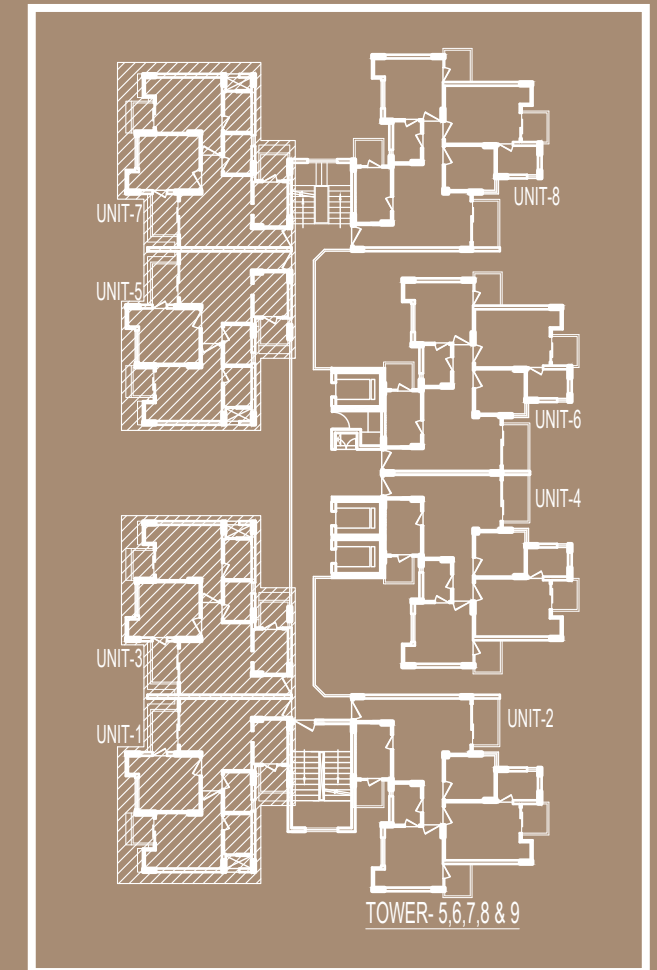
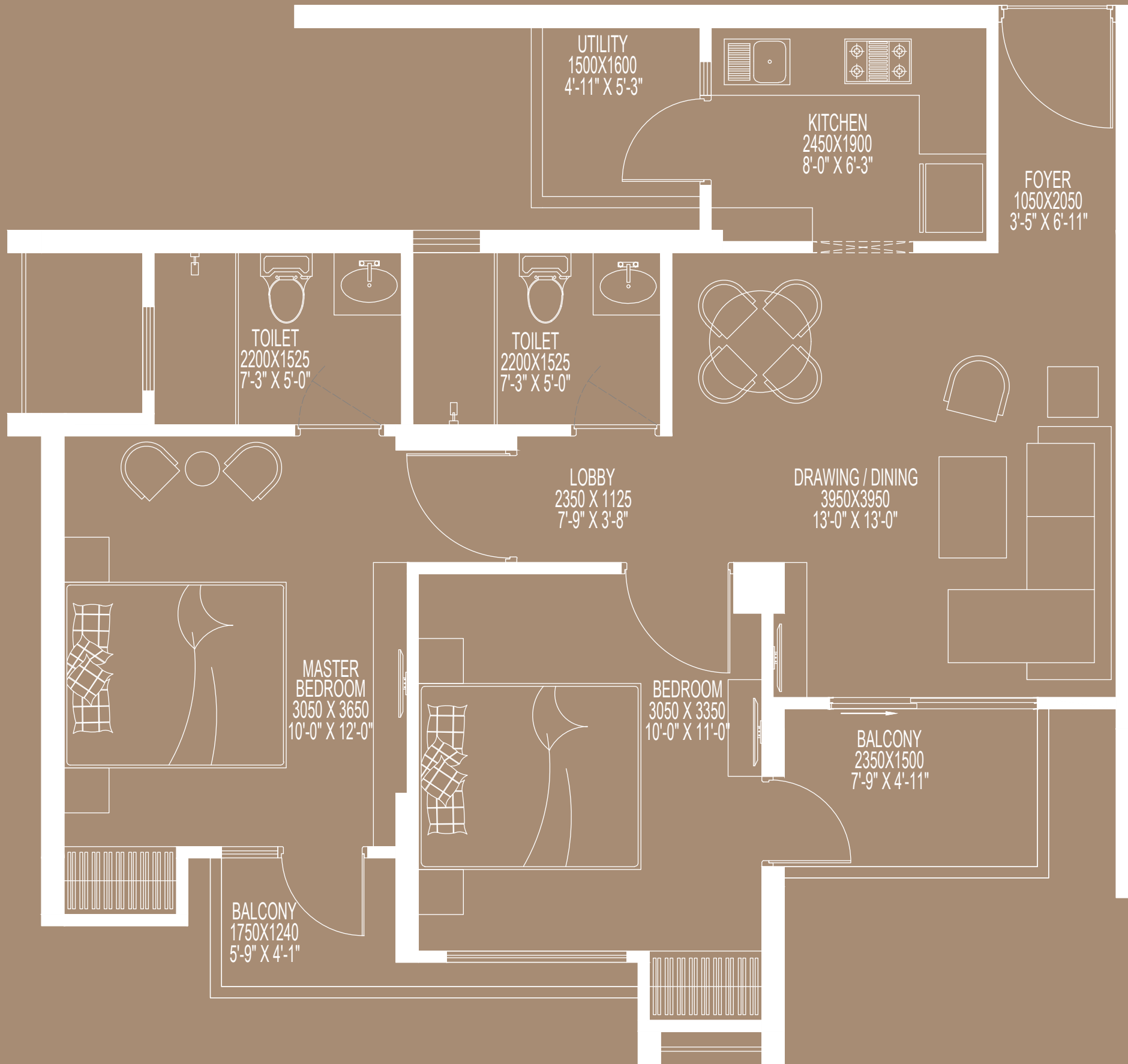
- Mitsubishi lifts.
- GRC jaali on the facade with lighting.
- Granite flooring on all lift lobbies.
- M.S. railing in glossy finish.
- State of the art security.



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.

FLOOR PLANS



995

2 Bedrooms + 2 Toilets

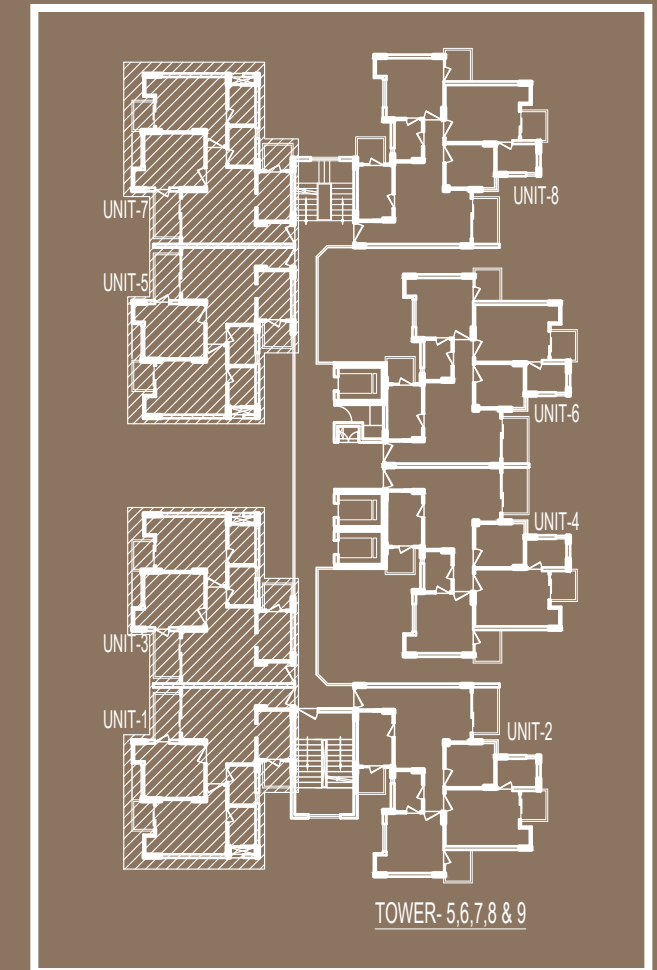
Carpet Area = 55.20 SQM. (594.17 SQFT.)

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

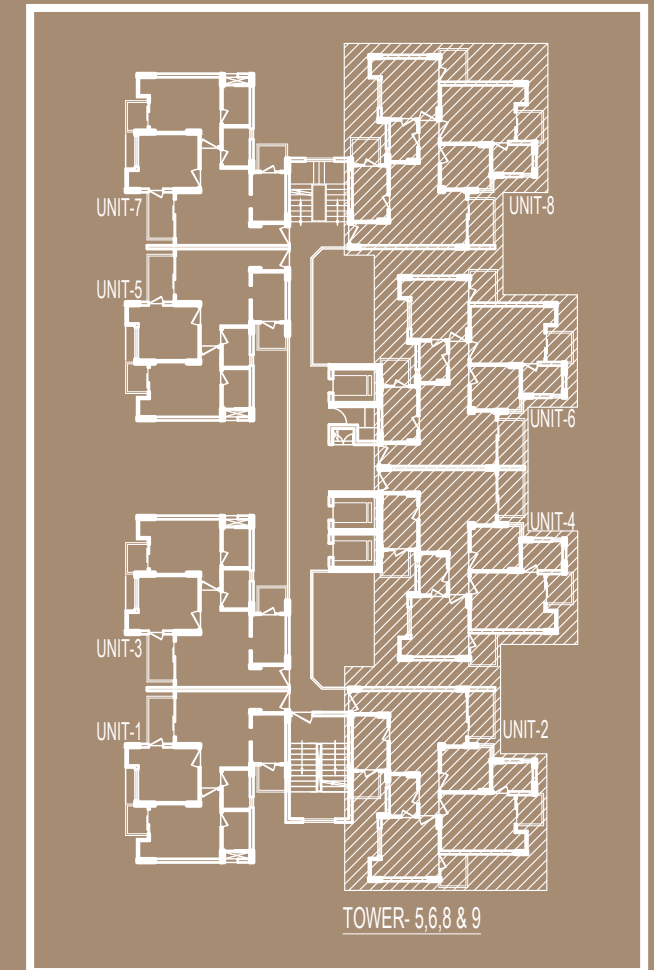
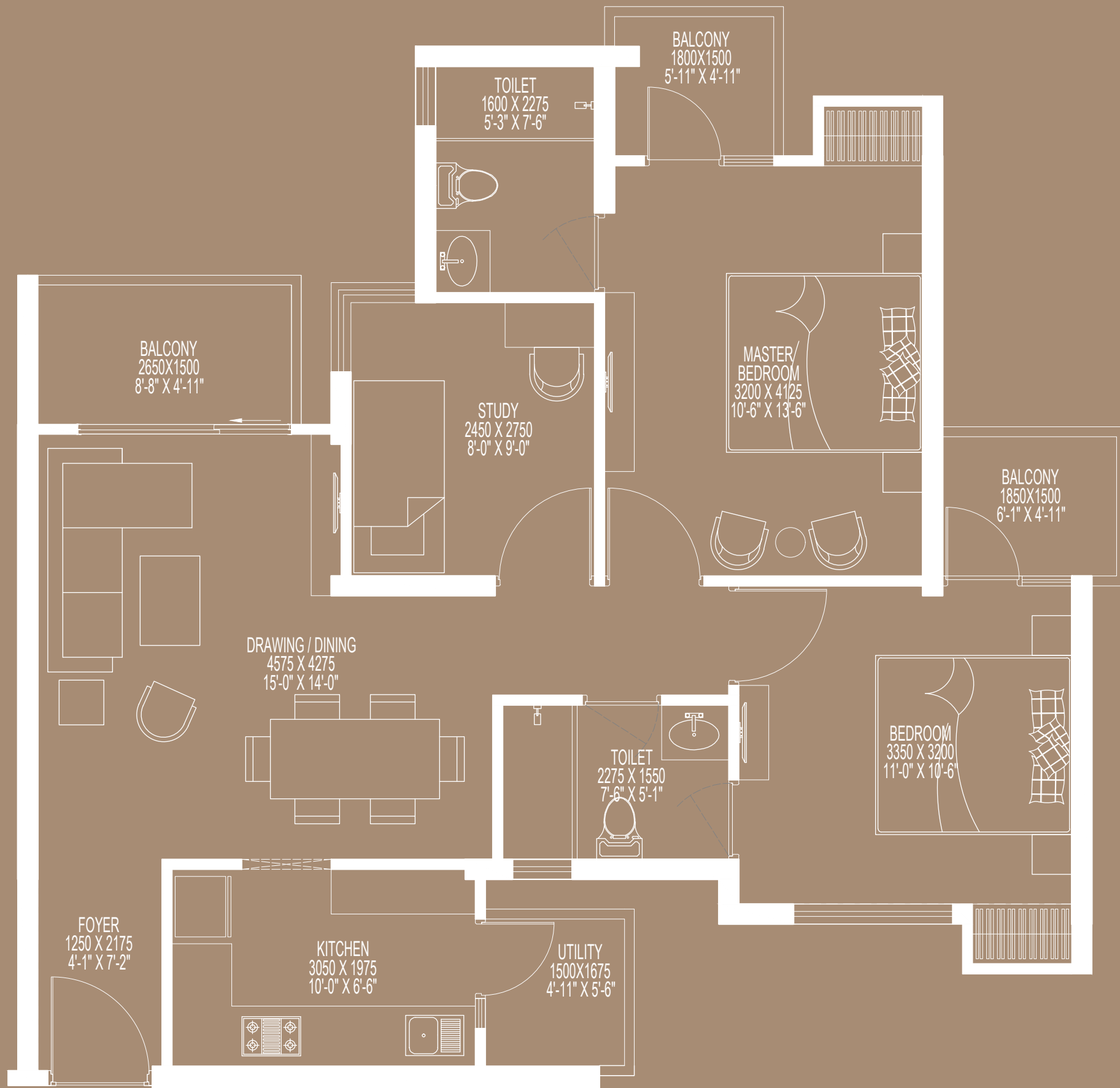
2 Bedrooms + 2 Toilets

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

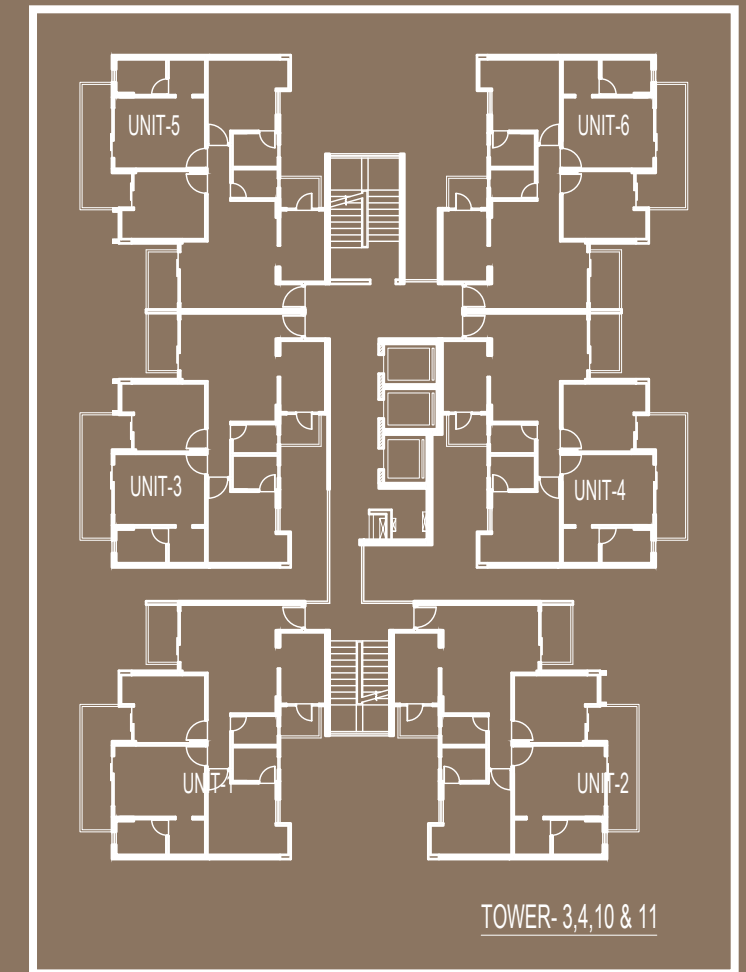
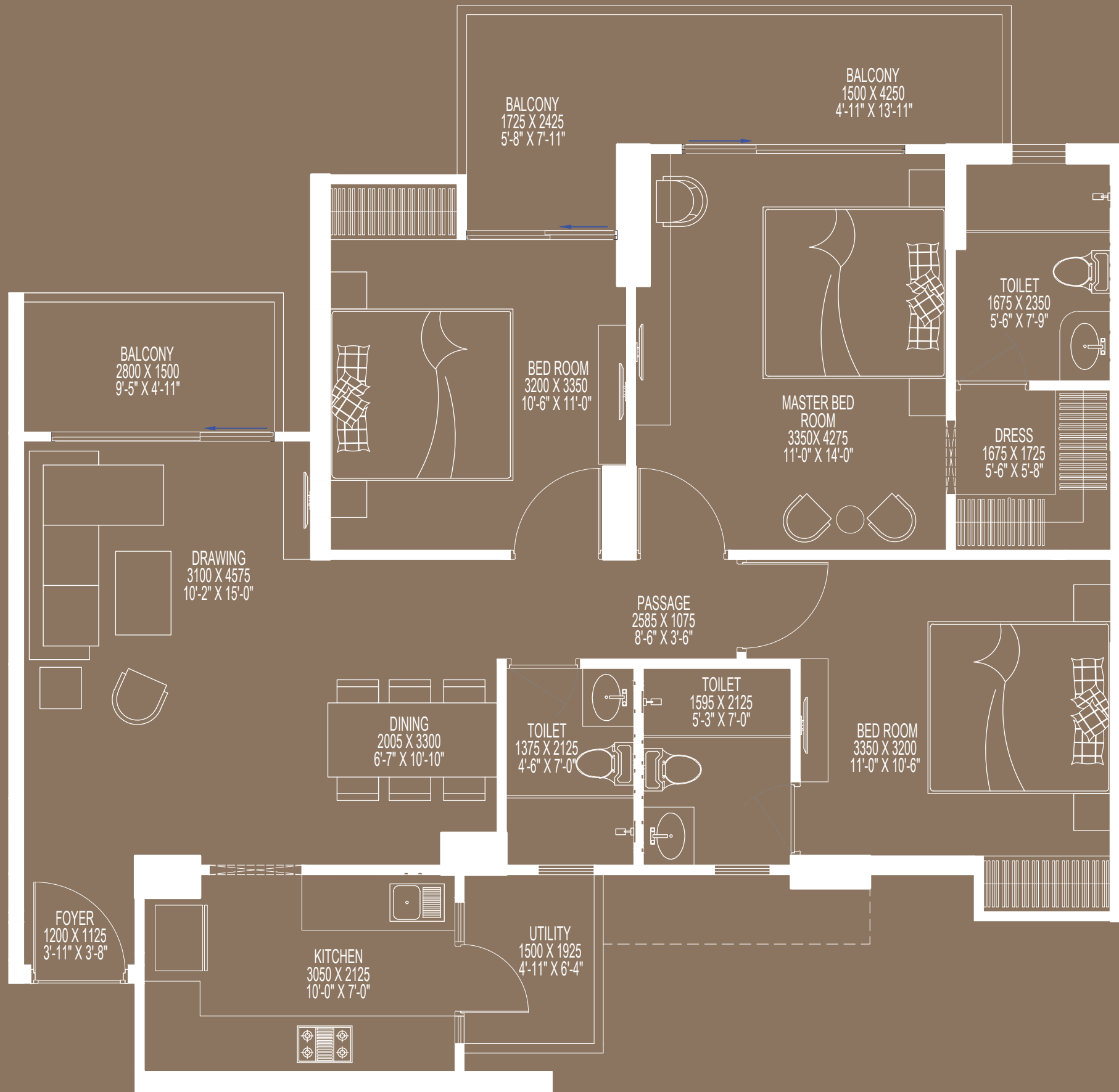
2 Bedrooms + 2 Toilets + Study

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

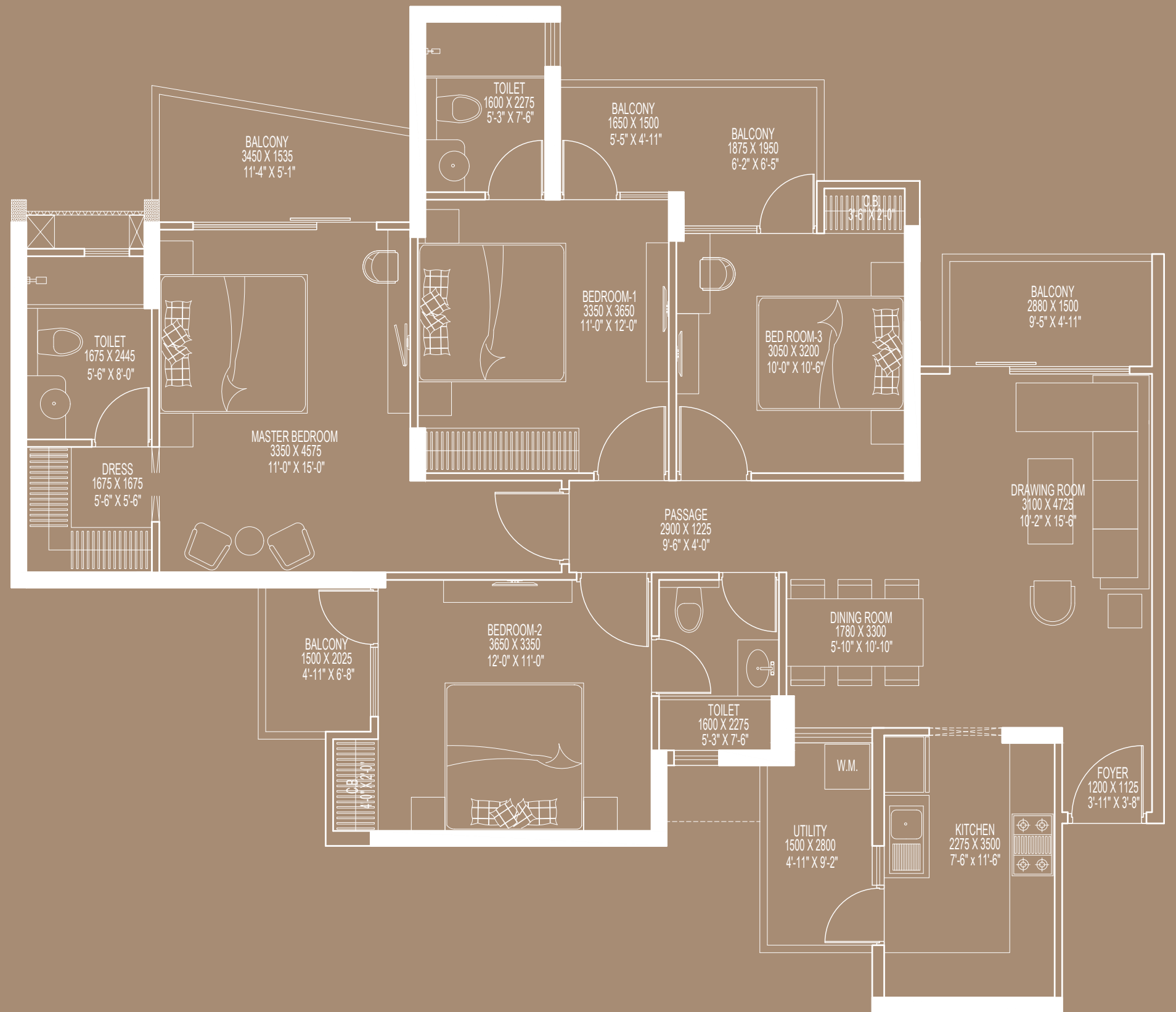
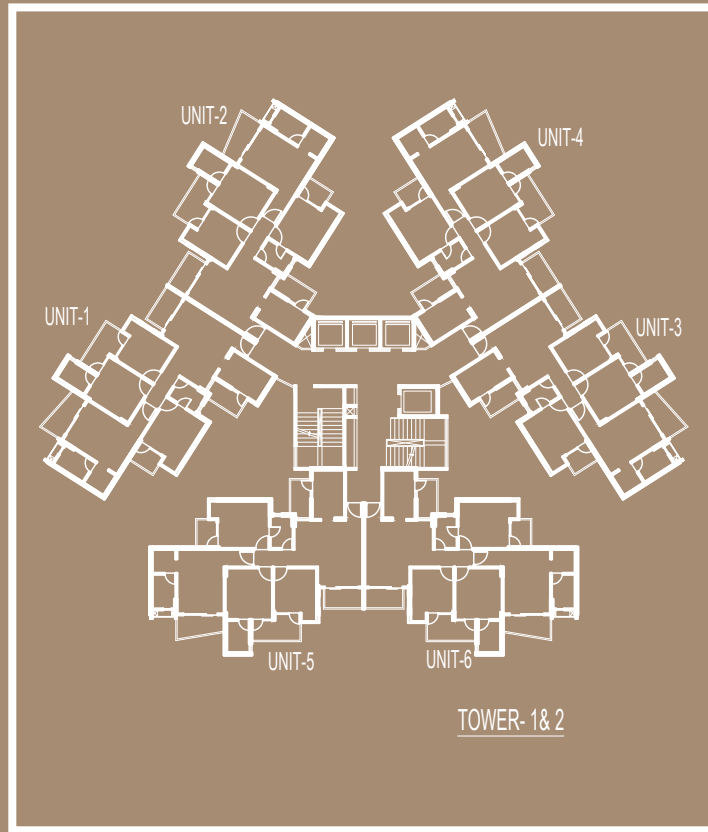
3 Bedrooms + 3 Toilets

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)



PENTHOUSES

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

LUXURY LIVES IN THE FINER DETAILS.



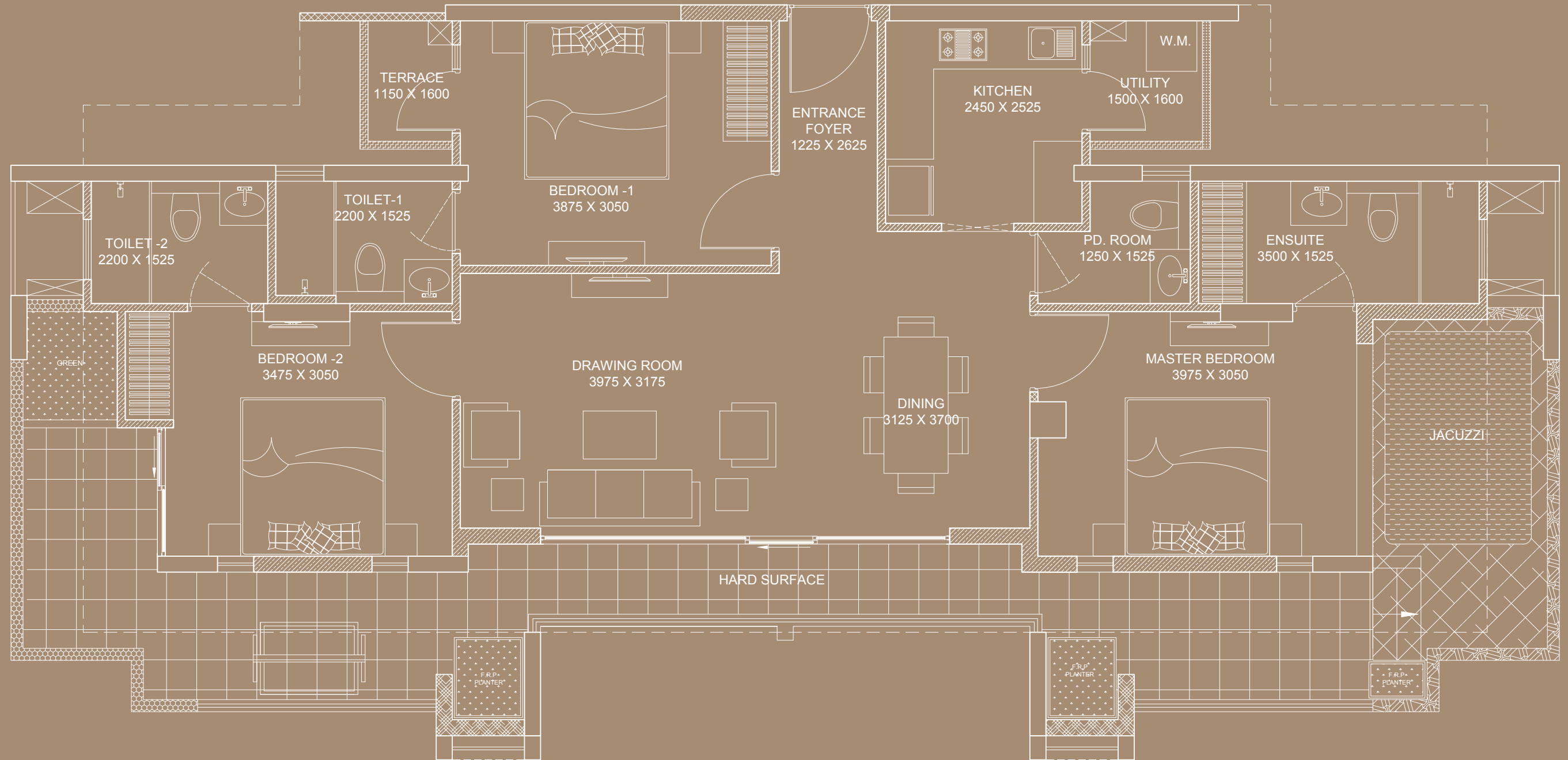


## DISCOVER THE AWE-INSPIRING

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 C Tower 5,6,7,8 & 9



1750

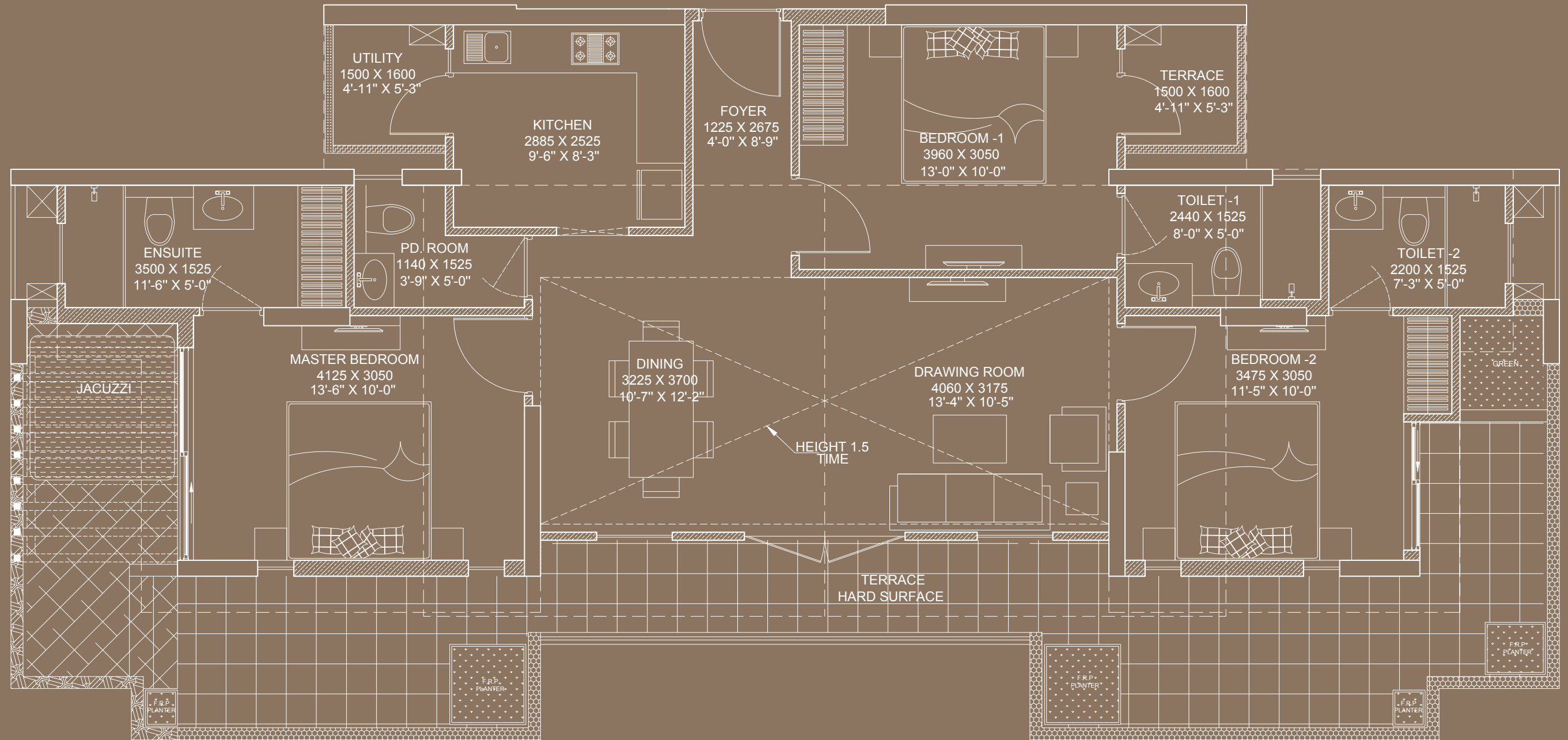
- 3 BHK + 3T + PD. ROOM
- UTILITY & BALCONY AREA = 4.23 SQM. OR 45.53 SQFT

- CARPET AREA = 86.71 SQM. OR 933.34 SQFT.
- TERRACE AREA = 40.89 SQM. OR 440.13 SQFT

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NOTE : AREA UNDER EXTERNAL WALLS, COLUMNS & SHAFTS = 12.48 SQM. (134.33 SQFT.)

# Type D Tower 7

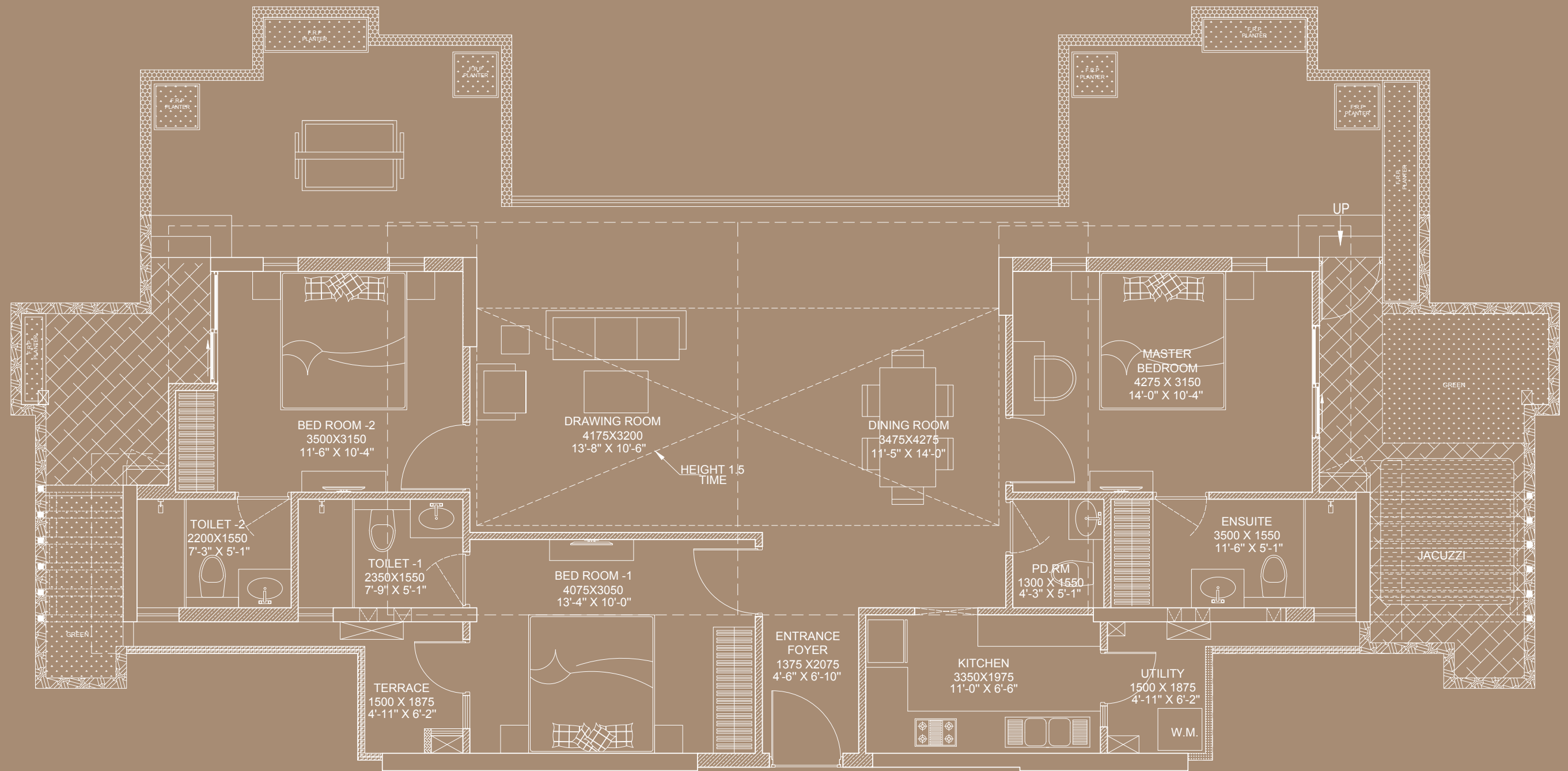


1750

- 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

# Type B Tower 5,6,8 & 9

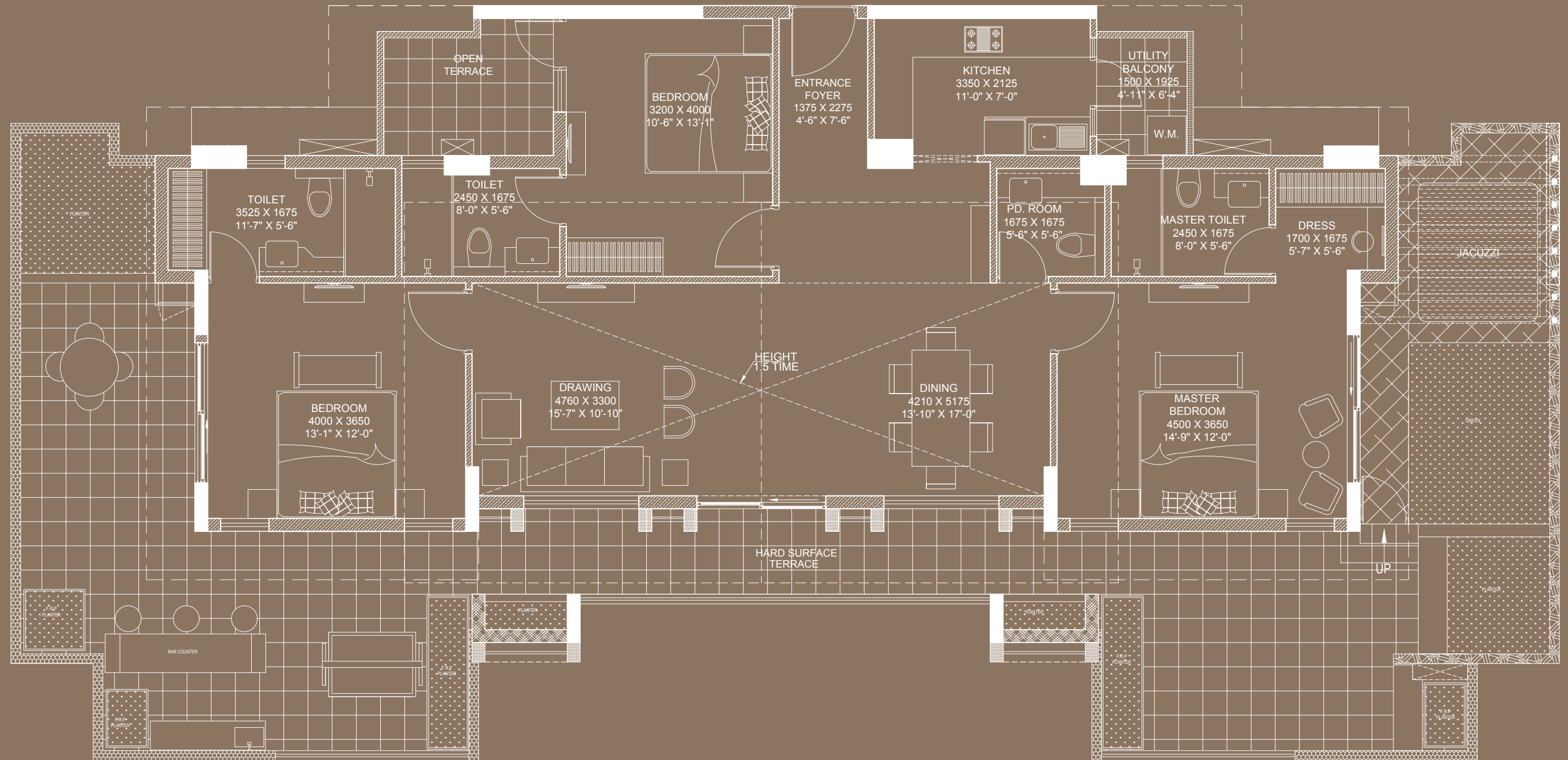


1850

- 3 BHK + 3T + PD. ROOM
- UTILITY AREA = 2.84 SQM. OR 30.56 SQFT

- CARPET AREA = 94.10 SQM. OR 1012.89 SQFT.
- TERRACE AREA = 76.02 SQM. OR 818.27 SQFT

# Type E Tower 3,4,10&11



**2315**

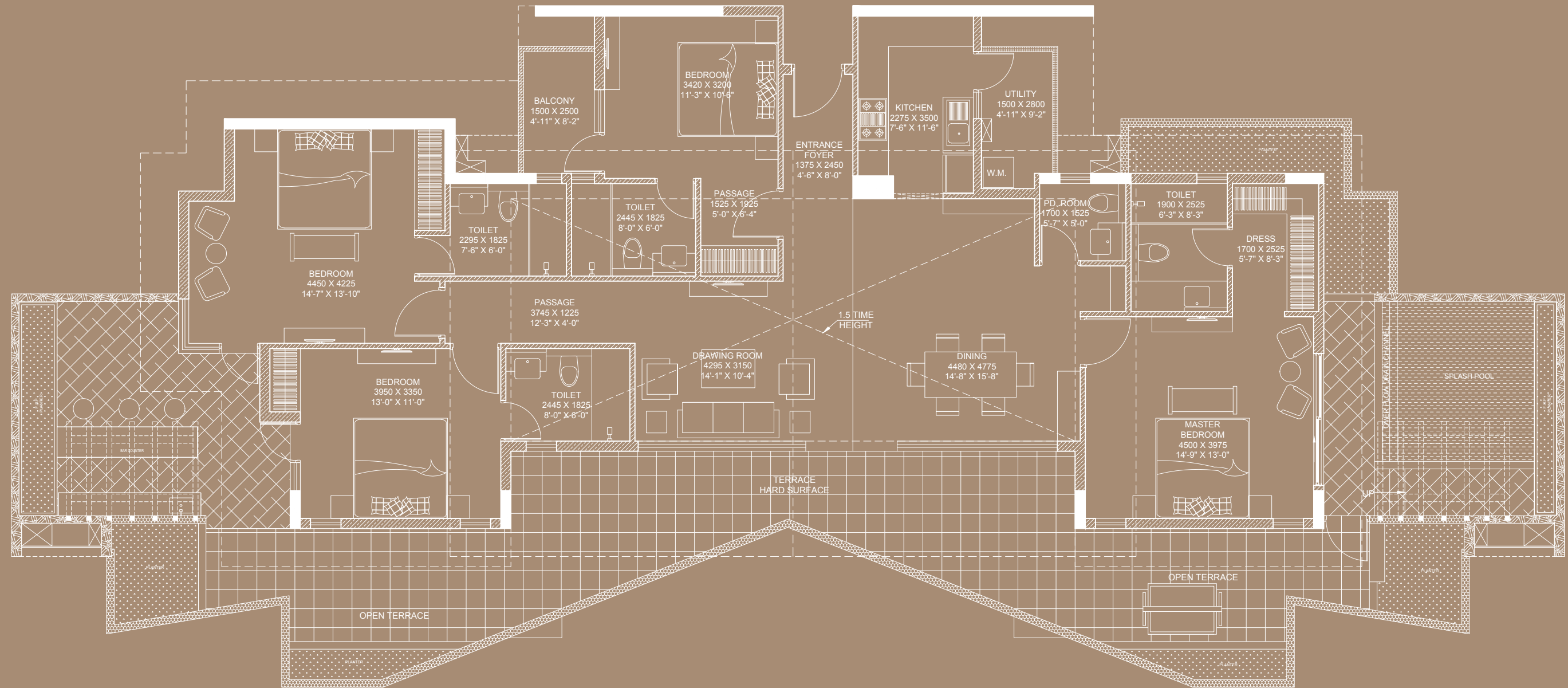
- 3 BHK + 3T + PD. ROOM
- UTILITY AREA = 2.88 SQM. OR 31.00 SQFT

- CARPET AREA = 113.55 SQM. OR 1222.25 SQFT.
- TERRACE AREA = 102.60 SQM. OR 1104.38 SQFT

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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







**Starcity Real Estate Pvt. Ltd.**

**Site off.:** Plot No GH-14A, Sector-1, Greater Noida (West), 201306

**[www.acegroupindia.com](http://www.acegroupindia.com)**

**Corporate Office.:** Ace Studio, Plot No - 01B, Sec-126  
Noida - 201303

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PROJECT IS FUNDED BY  
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**TATA CAPITAL**  
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