

ACE VERDE

AT YAMUNA EXPRESSWAY

The Realm of Luxe Living



**WELCOME TO YAMUNA EXPRESSWAY'S
NEWEST ARCHITECTURAL MARVEL**



ACE VERDE

WELCOME TO THE REALM OF LUXE LIVING.



Neo-Classical
Grandeur



The Luxury of Two
Distinct Clubhouses



Lush Green
Spaces



Open Skyline Views
In A Low-Rise Locale

The image features a light beige background with a subtle, repeating pattern of thin, wavy lines. In the corners, there are illustrations of dark, gnarled branches with vibrant red plum blossoms and buds. The blossoms are in various stages of bloom, some fully open and others as small buds. The text is centered in the middle of the image.

**CENTRIC TO THE CITY.
POISED FOR THE FUTURE.**



NOIDA INTERNATIONAL AIRPORT TAKING OFF AS ASIA'S NEW AVIATION HUB

- ▶ Connects key cities like Agra, Mathura, and Gautam Buddh Nagar.
- ▶ Operational Jewar Airport is already one of the largest in the world.
- ▶ Two runways open, with plans to expand to six across 7,200 acres.
- ▶ A global gateway ensuring seamless connectivity and boundless opportunities.
- ▶ Located just ~24 km from Ace Verde.



THE BUDDH INTERNATIONAL CIRCUIT **INDIA'S F1 PULSE BEATS RIGHT NEXT DOOR**

- ▶ Located just walking Distance from Ace Verde.
- ▶ India's first major racing track.
- ▶ Spans 5.14 km with 16 challenging corners.
- ▶ Situated adjacent to the Yamuna Expressway.



PROPOSED FILM CITY

A CINEMATIC REVOLUTION, ROLLING NEAR YOU

- ▶ Proposed Film City in Sector 21, YEIDA.
- ▶ Located on the Yamuna Expressway.
- ▶ Spanning a vast 1,000-acre land parcel.
- ▶ Set to become a major entertainment hub in the region.



OLYMPIC PARK

A GLOBAL-SCALE PLAYGROUND, JUST NEARBY

- ▶ Upcoming Olympic Park in Sector 22, Yamuna Expressway.
 - ▶ Promises world-class sports facilities and a vibrant community.
 - ▶ Features 29 sporting arenas.
 - ▶ Includes 5,000 nearby flats.
 - ▶ Spans 1,100 acres
- 



SEAMLESSLY CONNECTED TO ICONS OF PROGRESS



A Walk Away From Buddh International Circuit



14 Mins. To Gargotias University



30 Mins. To Noida International Airport



40 Mins. To Delhi-Noida Direct Flyway (Dnd)



10 Mins. To Noida International University



15 Mins. To Gautam Buddha University



Moments Away From Olympic City And Film City



**GREEN BEYOND THE NAME.
GRANDEUR IN EVERY DETAIL.**

EXCLUSIVE OUTDOOR AMENITIES





MEDITATION ZONE



SCULPTURE GARDEN



AMPHITHEATRE



KIDS PLAY AREA



BASKETBALL COURT



BADMINTON COURT



CRICKET PITCH



SKATING RINK



PADDLE COURT



REFLEXOLOGY PARK





**A SANCTUARY OF STYLE,
SENSIBILITY, AND SELF-CARE.**

PREMIUM CLUB AMENITIES





SWIMMING POOL WITH DECK



GYMNASIUM



FINE-DINE RESTAURANT



BANQUET HALL



CABANA



EXECUTIVE LOUNGE / CARD ROOM / SENIOR CITIZEN ROOM



PILATES / ZUMBA / AEROBICS



CRÈCHE



POOL TABLE / TT ROOM



LIBRARY



**ONE RESIDENCE.
TWO EXPRESSIONS OF SPACIOUS LUXURY.**



3BHK + SERVANT AREA: 2445 SQ.FT. CARPET AREA: 1358.32 SQ.FT.	3BHK AREA: 1818 SQ.FT. CARPET AREA: 1005.207 SQ.FT.
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3BHK + SERVANT
AREA: 2445 SQ.FT.
CARPET AREA: 1358.32 SQ.FT.

3BHK
AREA: 1818 SQ.FT.
CARPET AREA: 1005.207 SQ.FT.

The image features a light beige background with a subtle, wavy, wood-grain-like pattern. In the top-left and bottom-right corners, there are illustrations of dark, gnarled branches with vibrant red plum blossoms and buds. The text is centered in the middle of the image.

ALL THIS LUXURY...
AND YOU STILL HAVEN'T SEEN THE
BIGGEST SURPRISE



LAUNCH RATE

₹10995 PER SQ.FT.

+ ADD. CHARGES + GST





PRE-LAUNCH RATE

₹8995 PER SQ.FT.

+ ADD. CHARGES + GST





**AND HERE COMES THE MOMENT
YOU'VE BEEN WAITING FOR...**



ALLOTMENT ON
6TH JULY, 2025