



**ACE**  
**ACREVILLE**  
ATYAMUNAEXPRESSWAY

**A UNIVERSE WITHIN**





WELCOME TO  
**A 100 - ACRE TOWNSHIP**  
OF GRANDEUR & GRACE





**AT THE HEART OF A NEW ERA  
LOCATION UNPARALLELED**





# **JEWAR AIRPORT**

## **A GLOBAL GATEWAY, JUST MOMENTS AWAY**

- ▶ 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 Acreville.





# THE BUDDH INTERNATIONAL CIRCUIT INDIA'S PREMIER RACING DESTINATION, RIGHT NEXT DOOR

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





## FILM CITY

### AN EMERGING CINEMATIC POWERHOUSE ON THE YAMUNA EXPRESSWAY

- ▶ 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 GRAND ARENA FOR CHAMPIONS AND COMMUNITIES

- ▶ 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





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# A UNIVERSE OF NEO-CLASSICAL SPLENDOUR

A 100-acre expanse adorned with Neo-Classical elegance - grand archways, fluted columns, stately facades, and symmetrical landscapes come together to create a timeless masterpiece. From majestic piazzas to sculpted promenades, every detail reflects the grandeur of classical artistry, reimagined for modern living.





# A UNIVERSE OF REGAL ARRIVALS

- ▶ Grand Entryway
- ▶ The Guard's Watchtower
- ▶ Club Drop-Off
- ▶ Waterbody





# A UNIVERSE OF EMERALD GRANDEUR

- ▶ Shrub Garden with Seatings
- ▶ Medicinal Garden
- ▶ Hibiscus Garden
- ▶ Yoga & Meditation Area
- ▶ Lush Lawn
- ▶ Orchard Garden
- ▶ Roundabout
- ▶ Triangular Park
- ▶ Sculpture Court
- ▶ Planting on Mounding





# A UNIVERSE OF CELESTIAL LAGOONS

- ▶ Machan / Treehouse
- ▶ Swimming Pool
- ▶ Amphitheater
- ▶ Picnic Area
- ▶ Celebration Garden
- ▶ Barbeque Stations
- ▶ Cafe
- ▶ Temple
- ▶ Promenade
- ▶ Plaza
- ▶ Senior Citizen Area
- ▶ Pet Area





# A UNIVERSE OF SPORTING GLORY

- ▶ Kids Play Area
- ▶ Basketball Court
- ▶ Cricket Pitch
- ▶ Tennis Court
- ▶ Multi-Purpose Court
- ▶ Golf Cart Stations
- ▶ Gymnasium
- ▶ Yoga, Zumba & Aerobics Arena
- ▶ Indoor Badminton Court
- ▶ Squash Court





# A UNIVERSE OF **UNRIVALED PRIVILEGES**

- ▶ Rooftop Multi-Cuisine Restaurant
- ▶ Banquet Hall
- ▶ Party Lawn
- ▶ Swimming Pool
- ▶ Café





# THE GRAND SPECTACLE IS YET TO BE UNVEILED

HOLD YOUR BREATH FOR UNSTOPPABLE DEALS!





LAUNCH RATE

₹150,000

PER SQ. YARD





**PRE-LAUNCH DISCOUNT**

**₹20,000**

**PER SQ. YARD**





**PRE - LAUNCH RATE**

**₹130,000**

**PER SQ. YARD**

**PLC & OTHER CHARGES EXTRA**





**OFFER CODE WILL ANNOUNCE  
AT THE DAY OF ALLOTMENT**





## **EXCLUSIVE PAYMENT PLAN**





**50 %**

IN 30 DAYS OF ALLOTMENT

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**25 %**

ON COMPLETION OF SERVICES

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**25 %**

ON OFFER OF POSSESSION





## **PREMIER EOI AMOUNT**





**500**

SQUARE YARDS

**CHEQUE OF 30 LAKH**

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**300**

SQUARE YARDS

**CHEQUE OF 20 LAKH**

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**200**

SQUARE YARDS

**CHEQUE OF 15 LAKH**



