





#### **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 comers.
- ▶ 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

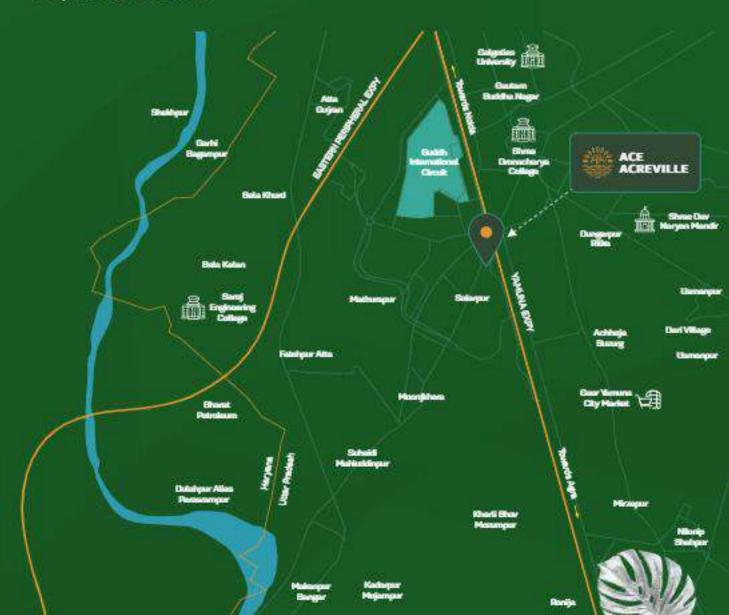
- Upcoming Olympic Park in Sector 22, Yamuna Expressway
- ▶ Promises world-class sports facilities and a vibrant community
- ▶ Features 29 sporting arenas
- ▶ Includes 5,000 nearby flats
- ▶ Spans 1,100 acres

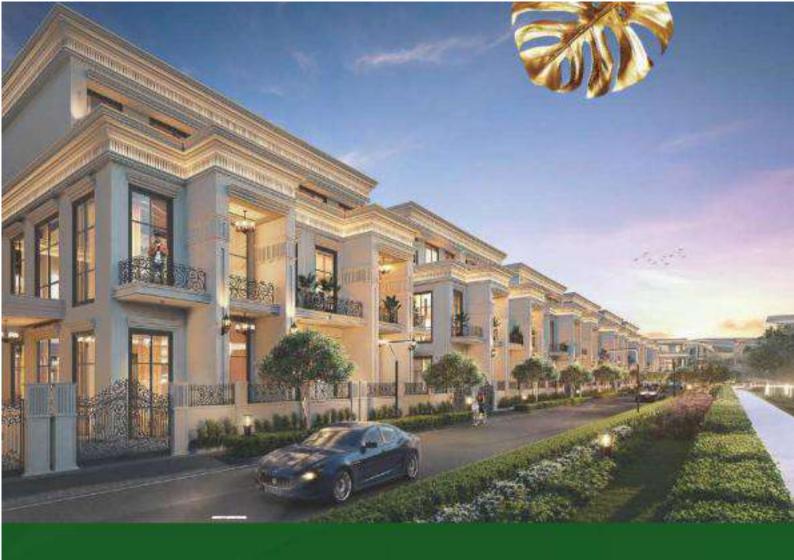




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# A UNIVERSE OF NEO-CLASSICAL SPLENDOUR

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-O ff
- 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

25 % ON COMPLETION OF SERVICES

25 % ON OFFER OF POSSESSION





#### PREMIER EOI AMOUNT





500 SQUARE YARDS CHEQUE OF 30 LAKH

300 SQUARE YARDS CHEQUE OF 20 LAKH

200 SQUARE YARDS CHEQUE OF 15 LAKH





### **THANKS**



