



Map not to scale

Project Approved By



This brochure is purely conceptual and not a legal offering. All rights reserved. The specifications are only indicative and some of these can be changed in consultation with the architect at the discretion of the builder.




ACE
golfshire
SECTOR-150, NOIDA



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard.

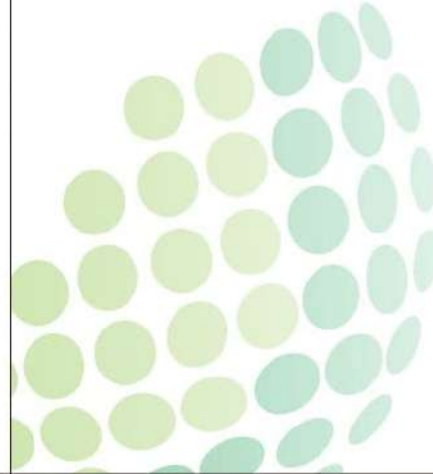
ACE golfshire

SECTOR - 150, NOIDA

Nestled amidst the lush greenery of Noida Expressway in NCR, Ace Golfshire offers you a unique opportunity to enjoy blissful facilities for lifelong. These 2 and 3 BHK low density luxurious apartments with only 75 dwelling units per acre, will rise as the pinnacle of elegance and sophistication.

Ace Golfshire, located within 200 acre Sports City, offers facilities of all international standards sports. The apartments offering green view from all balconies enjoy the exclusive theme development within premises. An Elite club house and a swimming pool will cater only to 455 residential units. Crowning all the towers in this property will be plush themepenthouses.

a destination
dedicated to an
ultra modern
lifestyle





- LOCATED AT THE PRIME LOCATION OF SEC - 150
- NEXT TO NOIDA - GREATER NOIDA EXPRESSWAY
- HIGHLY ACCESSIBLE TO DELHI & NCR
- LOCATED ON PROPOSED EXPRESSWAY TO FARIDABAD
- QUICK ACCESS TO YAMUNA EXPRESSWAY
- PROPOSED METRO CONNECTIVITY

accessibility the
defining factor

All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.

state-of-the-art club

- MULTIPURPOSE BANQUET HALL
- SWIMMING POOL
- KIDS' POOL
- GYMNASIUM
- YOGA & AEROBICS
- SALON
- LIBRARY
- CARD ROOM
- BILLIARD



- TABLE TENNIS
- DEPARTMENTAL STORE
- MILK BOOTH



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard.

sports facilities for recreation & relaxation

- BASKETBALL COURT
- TENNIS COURT
- BADMINTON COURT
- JOGGING & CYCLING TRAILS
- SPECIAL TOT LOTS
- SKATING RINK
- YOGA & MEDITATION AREA



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard.

ACE
golfshire
SECTOR - 150, NOIDA



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.

- STRUCTURE & CONSTRUCTION:**
- Earthquake resistant RCC structure
- CEMENT (A GRADE):**
- Lafarge, Ultratech, Ambuja
- EXTERNAL PAINT:**
- Asian Paints
- INTERNAL PAINT:**
- Asian Paints
- LIFTS:**
- Thyssen Krupp
- FLOORING:**
- Vitrified tiles in Drawing, / dining/bedrooms and kitchen.
 - Wooden laminated flooring in Master Bedroom
 - Combination of ceramic/antiskid tiles in toilets and balcony
- CORRIDORS & LIFT LOBBIES:**
- Granite Stone
- DOORS AND WINDOWS:**
- External doors and windows in UPVC
 - Internal Hardwood frames and Skin Doors
- LOCKS:**
- Harrison or Equivalent
- UPVC DOORS / WINDOWS:**
- ENCRAFT with all toughened glass
- KITCHEN:**
- Granite top in working platform
 - Ceramic tiles 2' above working platform Kitchen Sink
 - Stainless steel Sink 304 grade with GROHE fittings

fine
dimensions
of delight



- TOILET:**
- Ceramic tile upto 8 feet, Hot and cold water arrangements
- BATHROOM SANITARY WARE:**
- European Standard
- BATHROOM FITTINGS:**
- Grohe
- ALL PLUMBING PIPE FITTINGS:**
- Supreme or Equivalent
- PVC CIRCUITS:**
- AKG
- CABLES:**
- Polycab or Equivalent
- WIRES:**
- R R kabel or Equivalent
- SWITCHES & SOCKETS:**
- Anchor or Phillips
- M C B s:**
- Hagar or Equivalent
- Provision & Installation of IGL:**



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.

View of Dining Area



View of Master Bedroom



All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard.



- | | | |
|----------------------------|----------------------------|---------------------------------|
| 1. Entry/Exit | 13. Paved Plaza | 25. Yoga Lawn |
| 2. Guard Room | 14. Kid's Play Area | 26. Fitness Alcoves |
| 3. Entry Water Feature | 15. Skating Rink | 27. Badminton Corn Tennis Court |
| 4. Main Drop off | 16. Half Basket Ball Court | 28. Celebration Court |
| 5. Feature Wall | 17. Flower Garden | 29. Party Lawn |
| 6. Mound with viewing deck | 18. Herb Garden | 30. Swimming Pool |
| 7. Driveway | 19. Main Lawn | 31. Water Feature |
| 8. Tower Drop-off | 20. Seating Alcoves | 32. Texture Garden |
| 9. Parking | 21. Tree Basque | 33. Focal Sculpture |
| 10. Golfshire Signage | 22. Reflexology Garden | 34. Sculptural urns |
| 11. Private Garden | 23. Elderly Seating | |
| 12. Pathway | 24. Arbor | |



ACE
golfshire
 SECTOR-150, NOIDA

All specifications, designs, layout images, conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard.



Typical Floor Unit Type-A

3BHK + Servant - Unit Area: 2,095 Sq. Ft.

- 3 Bedrooms • Living/Dining Room • Kitchen • Dress
- Servant Room • 4 Toilets • 3 Balconies



Typical Floor Unit Type-B

3BHK - Unit Area: 1,675 Sq. Ft.

- 3 Bedrooms • Living/Dining Room • Kitchen • 2 Toilets
- Utility • Dress • 4 Balconies



Typical Floor Unit **Type-C**

2BHK - Unit Area: 1,195 Sq. Ft.

- 2 Bedrooms • Living/Dining Room • Kitchen
- 2 Toilets • 3 Balconies



Airconditioned Entrance Lobby

Tower overlooking Lush Green Landscapes



fulfilling ACEpirations

ACE Group, a renowned name in the field of real estate in Delhi NCR. Utmost professionalism and great honesty are the two watch words at Ace. Its fervor for innovation has propelled ACE to set new trends and benchmarks of architectural excellence in the real estate industry. Having been the name behind more than five thousand luxurious apartments, the emphasis of ACE on quality has paid the company rich returns, the most important of them being the trust of its customers.



