



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



**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.
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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



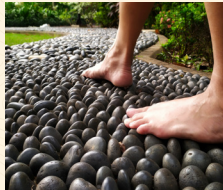
CRICKET PITCH



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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CARPET AREA: 1358.32 SQ.FT.

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



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





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



ALLOTMENT ON
6TH JULY, 2025

