



**ACE  
ACREVILLE**  
ATYAMUNAEXPRESSWAY

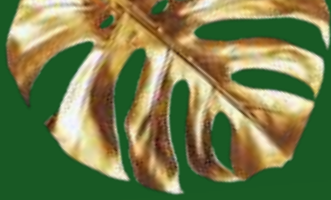
**A UNIVERSE WITHIN**





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





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





STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

# 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.







STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

# 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.





STOCK IMAGE FOR REPRESENTATION PURPOSE ONLY

# 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.





ARTIST'S IMPRESSION

# 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



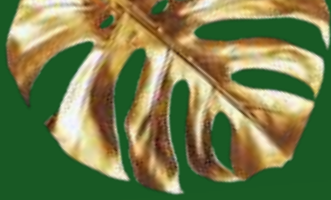


# A UNIVERSE OF **UNRIVALED PRIVILEGES**

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



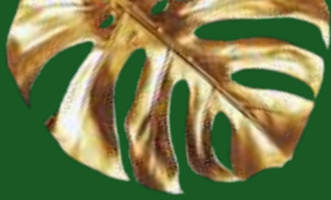




# THE GRAND SPECTACLE IS YET TO BE UNVEILED

HOLD YOUR BREATH FOR UNSTOPPABLE DEALS!





LAUNCH RATE

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₹150,000

PER SQ. YARD





PRE-LAUNCH DISCOUNT

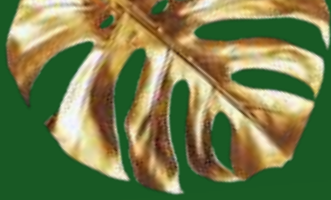
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₹20,000

PER SQ. YARD







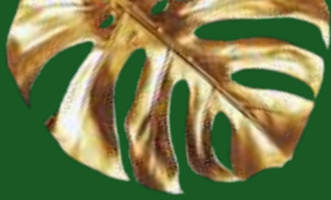
PRE - LAUNCH RATE

₹130,000

PER SQ. YARD

PLC & OTHER CHARGES EXTRA





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

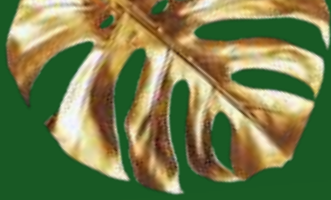




## **EXCLUSIVE PAYMENT PLAN**







**50 %**

IN 30 DAYS OF ALLOTMENT

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**25 %**

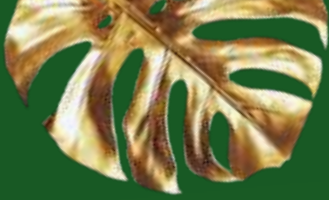
ON COMPLETION OF SERVICES

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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





# THANKS



The information, specifications, and amenities depicted in this advertisement are for representational and illustrative purposes only and do not constitute a legal offering. The details mentioned, including amenities, fixtures, decorative elements, false ceilings, sizes, colors, and other features shown in images, are purely indicative and may not reflect actual project specifications or final deliverables. All information provided is based on current approvals and is subject to change as per statutory requirements and developer discretion. The images, content, and materials used in advertisements, hoardings, and promotional activities are artistic impressions and do not represent the actual development or final product. Prospective buyers are advised to verify all details through official documentation and legal agreements before making any purchase decisions. For accurate, verified and up-to-date project information, please visit the official website [www.acegroupindia.com](http://www.acegroupindia.com) and the UP RERA website [www.upera.in](http://www.upera.in). The project land i.e., Plot No. TS-01, Sector 22A, Yamuna Expressway Industrial Development Area, Gautam Buddha Nagar has been allotted by Yamuna Expressway Industrial Development Authority (VEIDA) to M/s. Three C Homes Private Limited (Developer) through a lease deed dated 10.06.2011, registered at the Office of Sub-Registrar (Gautam Buddha Nagar) in Book No. 1, Volume No. 8637, Pages 1 to 30, as Document No. 10287 dated 10.06.2011, further supplemented by a Correction Deed dated 04.02.2013, registered in Book No. 1, Volume No. 12504, Pages 293 to 870, as Document No. 2553 dated 04.02.2013. Total Plot area admeasuring 404860.60 sq. mtrs. The project's Building Plan has been duly approved by VEIDA vide letter no. YEA/Planning/699/2024 dated 01.10.2024. The Project has been launched on 07.02.2025. Important Notice: The Developer is offering only plots in this project. Any visual representations of built structures are for reference only. The actual development may vary, and no express or implied warranties are provided regarding the project's final specifications or completion timeline. Project RERA Registration Number: UPRIERAPR248777/03/2025. Project Collection Account Name: THREE C HOMES PVT. LTD. COLLECTION ACCOUNT ACE ACSWILLIS. Project Collection Account Number: 99999999680565. One Acre = 4046.86 sq. mtrs. Please note that we disclaim any responsibility for information available on external websites, third-party links, emails, or social media platforms. Any reliance on such information is solely at the user's risk. Decisions should not be based solely on the images or illustrations in this advertisement. Under no circumstances shall we be liable for any loss or damages arising from reliance on promotional materials. The Developer reserves the right to modify, amend, or update project details, specifications, and information in compliance with prevailing statutory regulations, without prior notice.

Site Address: TS-01, Sector-22A, Yamuna Expressway, Gautam Buddha Nagar (U.P.) | RERA REG NO. UPRIERAPR248777/03/2025 | [www.up-rera.in](http://www.up-rera.in) | [www.acegroupindia.com](http://www.acegroupindia.com)