



COMING SOON AT NOIDA EXPRESSWAY, SECTOR 152



RISE &
SHINE

WHERE LIVING AMIDST
STARS IS A ROUTINE

WHERE YOU ARE IN THE
LIMELIGHT OF THE LEGENDARY



A couple is seen from behind, standing in a modern, brightly lit apartment. The apartment features a light-colored sofa, a wooden dining table with chairs, and a large potted plant. The apartment is situated in a high-rise building with a glass facade, which reflects the city lights at night. The overall scene is set against a dark blue, moody background of the city skyline.

WHERE THE CITY
LOOKS UP TO YOU












An aerial night view of a city, likely Noida, India, featuring a prominent skyscraper in the center. The city is illuminated with various lights, and the sky is dark with some stars visible. A large, stylized diamond shape is overlaid on the top half of the image, containing the text.

THE LOCATION FAVOURED BY THE CITY'S ELITE
SECTOR 152, NOIDA

The Ace Starlit's residents enjoy seamless access to the city and suburbs while remaining ensconced in a private world of absolute luxury. Strategically located on Noida expressway & within walking distance from aqua metro station.

• Corner plot with access from 45m wide road on two sides • Directly connected to Upcoming International Airport

LOCATION MAP

-  School/College/Institutes
-  Landmark
-  Commercial Complex
-  Metro
-  Hospital
-  F1 International Circuit
-  Mall
-  Temple
-  Metro Line
-  Park
-  Expressway



WELL CONNECTED SOCIAL INFRASTRUCTURE



CITY NODES & TRANSIT

- Noida-Greater Noida Expressway
- Aqua Metro Line
- FNG Expressway*
- DND Flyover
- Jewar International Airport*



SCHOOLS/UNIVERSITIES

- The Sriram Millennium School
- Shiv Nadar School
- Delhi Public School
- Bennett University
- Amity University



HOSPITALS

- Jaypee Hospital
- Kailash Hospital
- Yatharth Super Speciality Hospital
- Felix Hospital
- Sharda Hospital



SHOPPING/ENTERTAINMENT

- In House Retail*
- Ace Medley Avenue*
- Kinghood Drive*
- Starling Mall
- Grand Venice Mall



*Upcoming

Stock image for representative purpose only.

THE GLITTERING STRETCH COMPRISING OF PRIME VENUES

SIGNIFICANT LANDMARKS

- International Cricket Stadium*
- Advant Navis
- Shaheed Bhagat Singh Park
- IT Hubs TCS & Wipro*

IN CLOSE PROXIMITY TO AN UPCOMING 18 HOLE
GOLF-COURSE SPREAD ACROSS 90 ACRES TO BE
DEVELOPED BY NOIDA AUTHORITY*

(1 ACRE= ~4047 SQ. M)

*Upcoming





WELCOME TO ACE STARLIT WHERE YOUR RESIDENCE TRANSFORMS THE SKYLINE FOREVER.

Ace Starlit adorns the finest glass facade residences letting you rise and shine to a stellar lifestyle. The exclusive 2 & 3 bed residences come with rare luxuries that are beyond one's imagination. Discover the starry lifestyle, admired by all and possessed by few.



UNIQUE GLASS
FAÇADE TOWERS



EXPANSIVE 3 SIDE
OPEN HOMES



ULTRA-MODERN DOUBLE-HEIGHT
ENTRANCE LOBBIES



SPACIOUS
2 & 3 BED RESIDENCES



GRAND RETAIL
HUB



LOW-DENSITY DEVELOPMENT
WITH ONLY 5 TOWERS SPREAD ACROSS
~7 ACRES OF PLOT AREA (1 ACRE= ~4047 SQ. M)

Stock image for representative purpose only.



ONE-OF-ITS-KIND FAÇADE
FOR EXCEPTIONAL VIEWS

Unique Glass Façade Residencies with Glass Railings



GRAND WELCOME
THAT ANNOUNCES
YOUR ARRIVAL

Marble Clad Double-height Entrance Lobby

A man with a beard, wearing a white long-sleeved shirt, dark suspenders, and blue trousers, stands in a modern, well-lit wardrobe. The wardrobe features dark wood paneling, hanging clothes, and shelves with folded items. The lighting is warm and focused on the man and the wardrobe's interior.

WORLD-CLASS LUXURY
ENHANCED WITH CHIC WARDROBES

Wardrobes in all Bedrooms

A modern kitchen with dark cabinetry, a wooden backsplash, and a couple standing together. The man is wearing a white polo shirt and jeans, holding a glass of orange juice. The woman is wearing a light-colored sweater and jeans. The kitchen features a wooden countertop, a sink with a faucet, and open shelving with various items like bottles and plants. The lighting is warm and focused on the couple.

AESTHETIC KITCHEN
OFFERING CONVENIENCE
BEYOND IMAGINATION

Well-planned Modular Kitchen



TAKING PERFECTION
TO NEW LENGTHS

Italian Marble in Living & Dining



REMARKABLE OPULENCE
WITH ALLURING DÉCOR

False Ceiling with
Lighting in all the Rooms



LIMITED EDITION LIVING
WITH UNLIMITED PANORAMIC VIEWS

- Privacy with no unit facing each other
- 3 side open views of the city skyline

EVERYDAY CONVENIENCES
AT YOUR DOORSTEP

Grand Retail Hub with 34 Unique
Experiences to Indulge in





Kid's Pool



Manicured Lawn

AN ELITE EMPIRE FOR
YOUR HEIRS
AND HEIRESESSES



Tot-Lot



Kid's Play Area

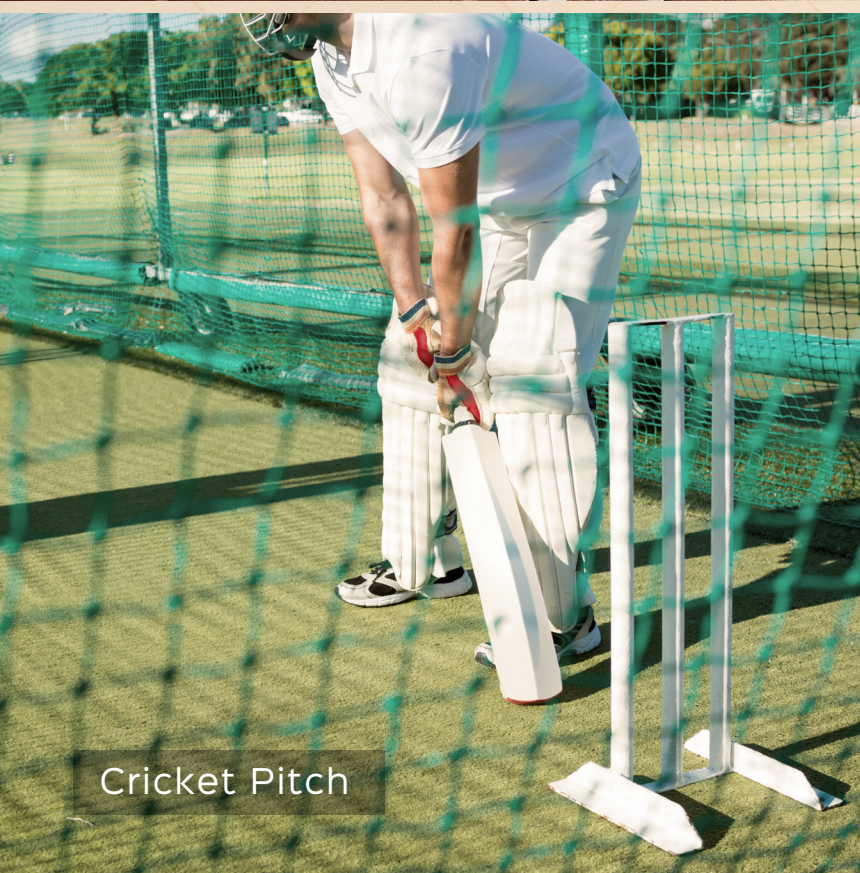
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Basketball Court



Badminton Court



Cricket Pitch



Skating Rink



Open Gym



Swimming Pool

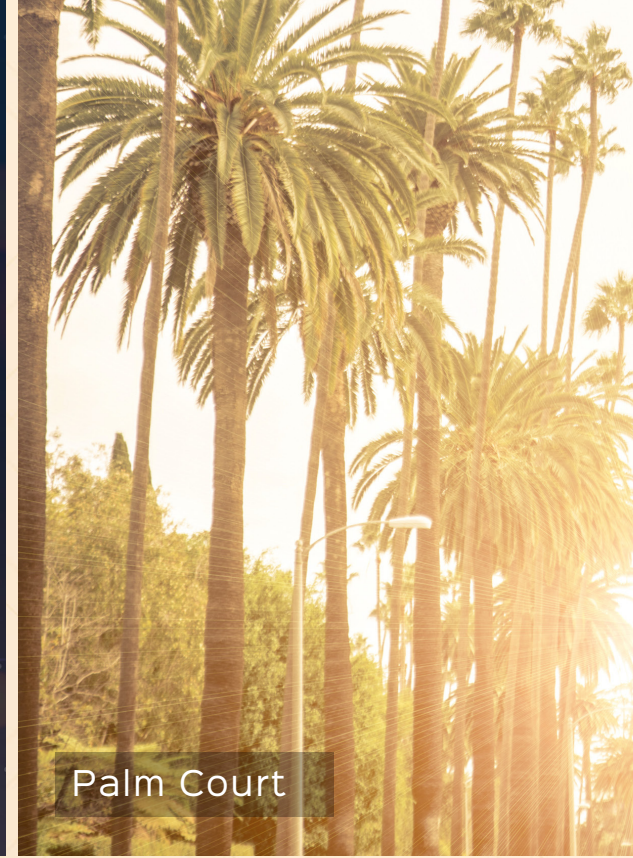
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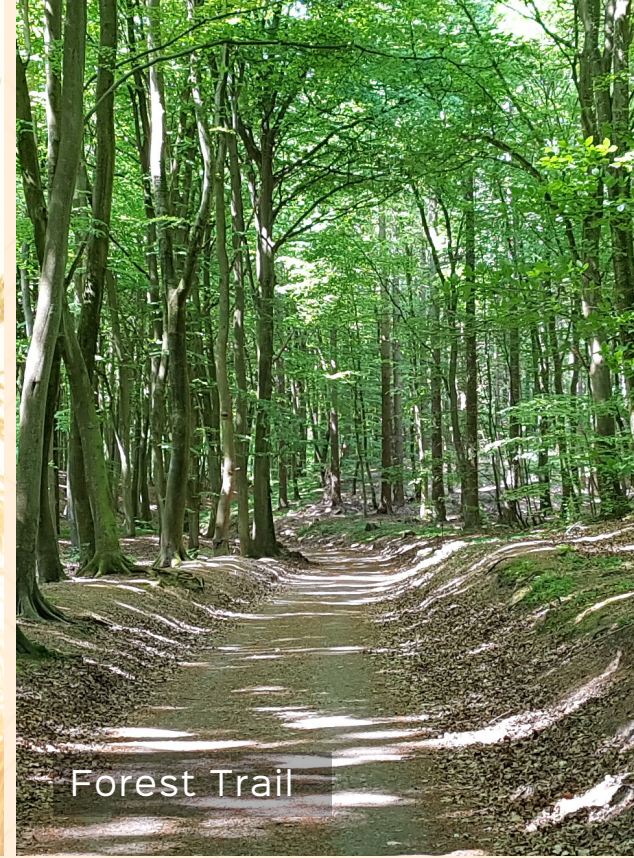
Jacuzzi



LEISURE AVENUES
TO UNPLUG & UNWIND



Palm Court



Forest Trail



Reflexology Park



Hibiscus Garden



Senior Citizen Garden



Sculpture Garden

Stock images
for representative purpose only.

MARQUEE CLUBHOUSE FOR AN ESCAPADE LIKE NONE OTHER

The Marquee Clubhouse is the perfect venue for you to alleviate your stress into fun-filled activities at the fitness and recreation zone, games room, yoga room, swimming pool and so on. The elegant and unforgettable setting is ideal for both ceremonies and receptions. Truly a clubhouse to make life ecstatic.



Large Multipurpose hall with pre-function area

Stock images for representative purpose only.



State-of-the-art Gymnasium



Yoga and Meditation Area

DEDICATED
RECREATIONAL ZONE
FOR EACH TOWER



Kids Zone



Library



Indoor and Arcade games

Stock images for representative purpose only.



SWIM IN PEACE
JUST LIKE YOU WISH

Indoor temperature-controlled pool

PRICING

DESCRIPTION	2BHK	3BHK
AREA(SFT)	1350	1775
PRE LAUNCH BSP – 8TH FLOOR & ABOVE (RS/SFT)	6100 – OFFER CODE	6400 – OFFER CODE
LOADED SPECIFICATION COST(RS/SFT)	500	500
TOTAL PRE-LAUNCH BSP	~6600	~6900
CAR PARK	3 LAKH (ONE)	5.75LAKH (TWO)

ADDITIONAL PLC, AS APPLICABLE. GST & POSSESSION CHARGES ON ACTUALS

BASIS OVERWHELMING RESPONSE,
**FREE LOADED SPECIFICATION OFFER EXTENDED
FOR NEXT 50 UNITS**

BSP(2 BHK) – ₹6100/SFT – **OFFER CODE**

BSP(3 BHK) – ₹6400/SFT – **OFFER CODE**

PAYMENT PLAN

20

30

**BEFORE
STRUCTURE**

20

30

**POST
STRUCTURE**



2 BHK TYPE 1



2 BHK TYPE 2





3 BHK TYPE 1



3 BHK TYPE 2



THANK YOU



ACE
STARLIT

Site Address: Ace Starlit, SC-01/09, Sec 152, Noida, 201310 | Website of UPRERA: www.up-rera.in | RERA NO: UPRERAPRJ677294 | All project related sanctions can be seen in person at our site office. Building plan of project have been sanctioned vide letter no.: "IV-1495/941 dated 8/11/16". Lease Deed of project land admeasuring 27496.49 Sq. mtrs., was executed on 30th Dec 2015 with Noida Authority and registered vide registration no.7049, Book no 1, Jild no. 5008. | 1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 sq. mtr. (approx.) | All images, perspective, specifications, features, figures are only indicative and not a legal offering. The company reserves the right to modify/amend these without prior notice.