

RERA NO - UPRERAPR3939595/03/2025
RERA WEBSITE - WWW.UP-RERA.IN/PROJECTS | PROJECT
LAUNCH DATE: 25.03.2025 | PROJECT COLLECTION BANK A/C DETAILS-
BANK NAME: HDFC BANK LTD., BRANCH: ANSALS FORTUNE ARCADE, K
BLOCK , SECTOR-18, NOIDA | A/C NAME: THREE C HOMES PVT. LTD.
RERA COLLECTION ACCOUNT ACE HIVE
PROJECT COLLECTION ACCOUNT NUMBER: 99999916111213



THE PULSE OF EVERYTHING

ACE HIVE



THREE C HOMES PRIVATE LIMITED
CIN No : U70101DL2011PTC212252

www.acegroupindia.com

Site Add: Plot No C1, In Plot No TS 1, Sector 22A, Yamuna Expressway, Gautam Buddha Nagar - 203201

The information, images, specifications and amenities mentioned in this advertisement are representational, informative and illustrative in nature and do not constitute any legal offering or binding commitment. The amenities, fixtures, fittings, decorative items, false ceilings, finishing materials, specifications, shades, sizes etc. shown in the pictures are only indicative and may differ from the actual deliverables, which shall be as per sanctioned plans, approvals and the Agreement for Sale to be executed with the Allottee. All commercial project information is subject to applicable approvals, changes in statutory norms and revisions at the discretion of the Promoter, in accordance with law. The visuals of buildings and development shown in advertisements, hoardings and promotional material are artistic impressions and not actual representations. No express or implied representation or warranty is being made regarding the final design, appearance, specifications or features of the project beyond what is specifically set out in the Agreement for Sale and on the RERA website. Users are advised not to base purchasing decisions solely on promotional content or visual depictions and should verify all details independently. For verified, updated and accurate project information, please visit the official websites: (i) www.acegroupindia.com, (ii) www.up-rera.in. [3] The project land located at Plot No. C-1 forming part of Plot No. TS-01, Sector-22A, Yamuna Expressway Industrial Development Area, was allotted by the Yamuna Expressway Industrial Development Authority (YEIDA) to M/s Three C Homes Private Limited, having land parcel admeasuring 20,243 square metres ("Project Land"), which forms part of a larger plot bearing No. TS-01 admeasuring 4,04,860.60 square metres, through a registered Lease Deed dated 10.06.2011, as further supplemented by a Correction Deed dated 04.02.2013, both registered at the office of the Sub-Registrar, Gautam Buddha Nagar. The building plan has been approved by the competent authority vide Ref. No. YEA/Planning/787/2024, dated 24.12.2024. Project RERA Registration Number: UPRERAPR3939595/03/2025. Project Collection Account Name: THREE C HOMES PVT LTD RERA COLLECTION A/C - ACE HIVE. Project Collection Account Number: 99999916111213. Project Launch Date: 25.03.2025. Sarovar hotels shall act only as the hospitality operator/manager for designated hospitality areas at ACE Hive. All development, construction and interiors of the units and common areas are solely undertaken by ACE Group and/or its contractors and not by Sarovar hotels. The Promoter disclaims responsibility for any information relating to the project that is available through third-party websites, emails, social media platforms or external links not controlled by the Promoter. Any reliance on such sources shall be at the user's sole risk and the Promoter shall not be liable for any loss or damage resulting from such reliance. Project details, specifications and features may be modified, amended or updated in accordance with applicable laws, regulations and directions of competent authorities, and such changes, where required, shall be reflected in the records of the RERA Authority. *1 square metre = 10.764 square feet. -Sign denotes that the distances mentioned are approximate.

THREE WORLDS. ONE TOWNSHIP. ENDLESS POSSIBILITIES.

Spread across 100 acre, Thoughtfully planned township that seamlessly brings together residential living, commercial vibrancy, and plotted development. Designed as a self-sufficient ecosystem, every zone complements the other—creating a place where convenience, comfort, and opportunity coexist effortlessly.

Ace Acreville - Plotted Development

Premium plotted development offering the freedom to design and build your own home within a planned township. Surrounded by green landscapes, wide avenues, and essential infrastructure, Ace Acreville provides seamless connectivity to residential and commercial zones while ensuring a peaceful, nature-led living experience.

Ace Verde - Residential Living

A contemporary residential enclave crafted for modern lifestyles. Ace Verde offers thoughtfully designed homes set amidst open spaces and everyday conveniences, creating a balanced environment for comfortable, community-centric living.

Ace Hive - Commercial & Lifestyle Hub

A dynamic commercial destination featuring curated retail spaces and professionally managed business suites by Sarovar Hotels. Ace Hive blends shopping, hospitality-led living, and seamless operations—making it a vibrant hub for business, leisure, and everyday experiences.

Designed for life. Crafted for generations — a township where homes, business, and aspirations coexist.





THE RETAIL BOULEVARD

Artist's Impression

Some destinations don't just exist on the map - they define movement, momentum, and meaning. This is where experiences are curated, where culture, commerce, and community thrive together. From early mornings that hum with potential to nights alive with celebration - everything here is in sync with the rhythm of modern life.

A place where every space breathes energy, every element is purposefully designed, and every day beats with something new. Because when you're at the pulse of everything, you're not just part of the city - you're its most vibrant expression.

THE PULSE
of
EVERYTHING



PRESENTING

ACE HIVE

Welcome to a place designed not just to be seen, but to be felt. A vibrant commercial destination where shopping streets come alive, global cuisines rise skyward, entertainment spans across levels, and elevated living redefines the skyline. This is where commerce meets culture, where every corner invites interaction, and every level is alive with energy. Crafted as a multi-dimensional experience, it's more than a space - it's a buzzing atmosphere built for those who live, create, and thrive at the centre of it all.



A vibrant commercial destination



375+ premium high-street outlets



Themed restaurants & lively food courts



Immersive multi-level entertainment zones



491 smartly designed Business Suites



Scenic rooftop deck with pool & seating

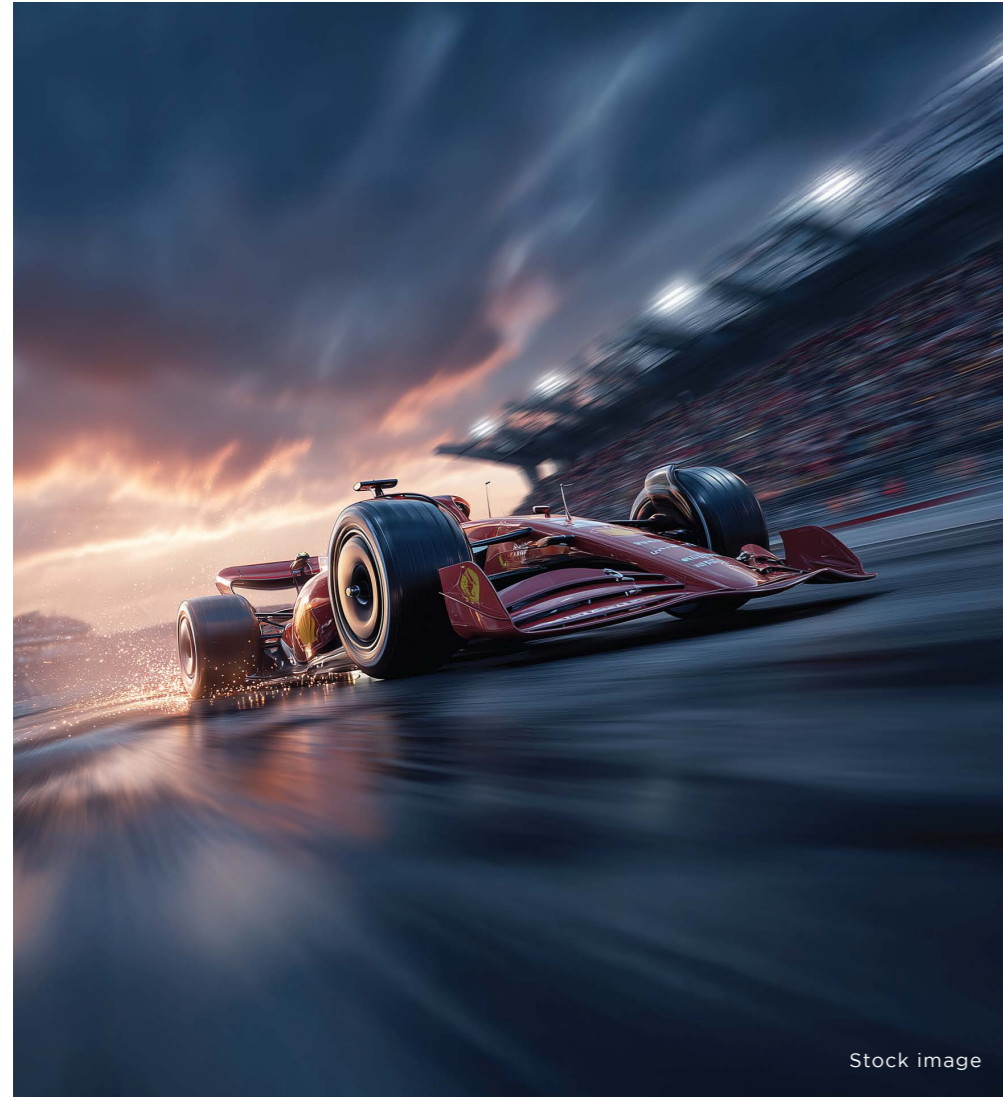


Seamless vertical blend of life and leisure



Artist's Impression

IN THE ORBIT OF ICONS.
AT THE CENTRE OF ENERGY.



BUDDH INTERNATIONAL CIRCUIT

India's ultimate racing arena, stretching 5.14 km with 16 high-speed corners. A world-class motorsport destination near the Yamuna Expressway.



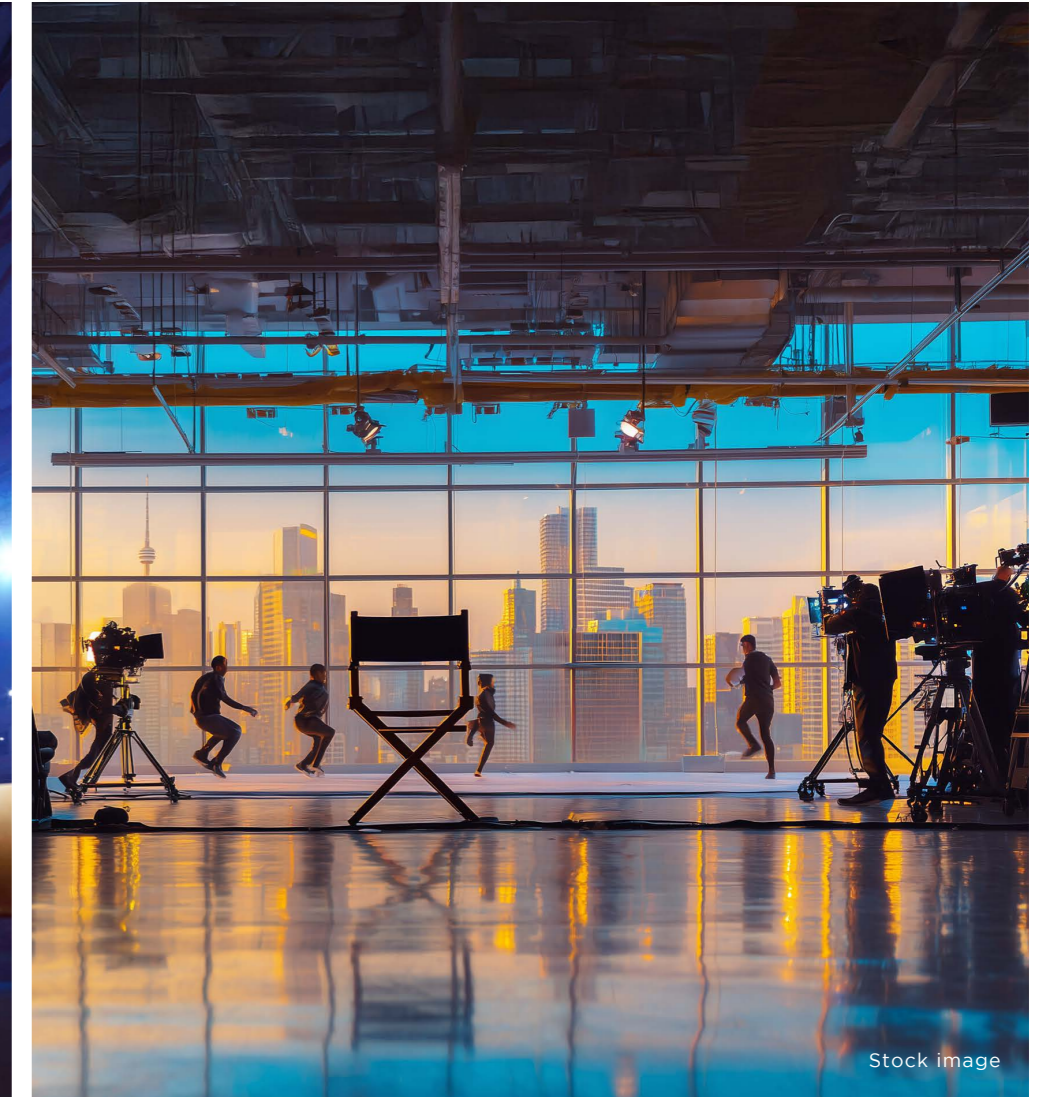
NOIDA INTERNATIONAL AIRPORT

Spanning 7,200 acres, this aviation giant is among the world's largest. With two runways operational and plans for six, it redefines global connectivity.



OLYMPIC PARK

A sprawling 1,100-acre sporting landmark in Sector 22, set to feature 179 acres and 5,000 residences, shaping the future of Indian athletics.



PROPOSED FILM CITY

A massive 1,000-acre cinematic powerhouse in Sector 21, YEIDA, poised to be North India's entertainment epicenter.

PLUGGED INTO PROGRESS. SYNCED WITH EVERY PULSE.



A Walk Away From Buddh International Circuit



~14 Mins. To Galgotias University



~30 Mins. To Noida International Airport



~10 Mins. To Noida International University



~40 Mins. To Delhi-Noida Direct Flyway (Dnd)



~15 Mins. To Gautam Buddha University



Moments Away From Olympic City And Film City

Towards Delhi

Noida - Gr. Noida Expy

Towards Gr. Noida

HCL

Amity University

ACE Studio

Infosys
ACE Capitol

TCS

ACE Starlit ACE Medley Avenue

ACE Golfshire
ACE Parkway

Sec. 150

Galgotias University

Gautam Buddha University



Shree Dronacharya College

ACE HIVE

Buddh International Circuit

ACE Acreville
ACE Verde

ACE YXP

ACE Terra
ACE Estate

Yamuna Expy

Medical Device Park

Saroj Engineering College

Film City

Noida International Airport

Heritage City

Logistics Park

Jewar Toll Plaza

Haryana
Uttar Pradesh

Towards Agra

Map Not To Scale

THE PULSE
of
CURATED
REFINEMENT





CENTRAL RETAIL ATRIUM

Artist's Impression

WHERE SHOPPING BECOMES A SOCIAL RITUAL - THE RETAIL REALM

With over 375+ high-street retail outlets thoughtfully laid out in a vertical, high-visibility format, this destination offers more than just a shopping experience - it's a thriving business ecosystem built for traction and scale. Flowing walkways, immersive storefronts, and a crowd-attracting layout come together to drive high footfall, longer dwell time, and stronger repeat value. This is where retail meets rhythm - and your brand meets its next chapter.

- Flagship-ready retail across two grand floors
- Soaring double-height storefronts for iconic brand stature
- Intuitive spatial design for seamless shopper flow
- Prime frontage with magnetic footfall and unmatched visibility

A PAUSE AMIDST THE PULSE - TREE PLAZA

A calming green pocket designed to offer a quiet retreat from the commercial buzz. Lined with lush hedges and shaded by a curated canopy of trees, the Tree Plaza is perfect for informal conversations, quick breaks, or mindful solitude. The warm blend of wood-finish tiles and natural stone paving adds a grounded yet modern aesthetic, inviting people to stay awhile.

- Green zone within the larger commercial space
- Shaded seating areas for moments of pause and reflection
- Ideal for casual catch-ups, coffee breaks, or mindful stillness



Artist's Impression

CAFÉ COURT



RETAIL WALKWAY

Artist's Impression

WHERE SHOPPING, LEISURE, AND LIFESTYLE MEET

Discover a vibrant retail promenade that blends global brands with boutique experiences. From everyday conveniences to indulgent shopping, this walkway creates a seamless world of choices right at your doorstep.

EVERY RETAIL NEED. ONE CUTTING-EDGE ADDRESS.

Step into a retail ecosystem designed for success. This shopfronts have seamless connectivity with high daily footfalls drawn by a vibrant mix of shopping, dining, and leisure experiences. Backed by future-ready infrastructure, premium design, and a thriving catchment, it offers every advantage a modern business needs - from operational efficiency to customer appeal - making it the ultimate stage for retail growth and long-term prosperity.



GREEN COURTYARD PLAZA

Artist's Impression



OPEN-AIR ROOFTOP LOUNGE

Artist's Impression

SIP, SAVOUR, AND SOAK IN THE VIEWS

Enjoy leisurely conversations and scenic vistas at the rooftop café lounge. Designed for socializing, relaxing, and unwinding, it's the perfect setting to escape the everyday and embrace the extraordinary.

YOUR SOCIAL HAVEN - BEAUTIFULLY CURATED

Experience vibrant open-air spaces designed for leisure, conversations, and community. From chic café seating to rooftop lounges under a canopy of lights, every corner invites you to connect, unwind, and celebrate life in style.



COMMUNITY SKY COURT

Artist's Impression

WHERE THE PLAY MODE IS ONE – DYNAMIC ENTERTAINMENT ZONE

From immersive games to interactive experiences, this is where the energy never drops. Designed for all age groups, the entertainment zone isn't just about fun—it's about creating memories, drawing crowds, and becoming the go-to spot for thrill, laughter, and everything in between.

- High-tech gaming arenas and digital play zones
- Multi-sensory activities for kids, teens, and adults
- Spaces built to attract families, groups, and repeat footfall
- A buzzing environment where fun fuels engagement



THE PULSE
of
ELEVATED
LIVING





LIVING ABOVE THE ENERGY - BUSINESS SUITES

Spanning 11 floors above the commercial base, 491 thoughtfully designed business suites offer a smart, seamless way to live. Ideal for business travellers, weekend explorers, and global citizens who want to stay in the thick of it - without missing a beat.

- Thoughtfully designed layouts that maximise space and comfort
- 11 floors of elevated lifestyle with 45 apartments on each floor
- Grand entrance lobby for a refined arrival experience
- Double-height common lounge designed exclusively for business suites
- Dedicated Club featuring a Cafeteria, Gym, and Yoga Spaces
- Perfect for jetsetters, entrepreneurs, and long-stay professionals
- Panoramic views overlooking a vibrant, modern district

WHERE HOSPITALITY MEETS OWNERSHIP

Some places are meant to be lived in. Others are meant to be cared for. Created in collaboration with Sarovar Hotels, these Business Suites bring together professional hospitality and the warmth of a private home. Life unfolds at a considered pace, supported by seamless operations, intuitive services, and thoughtfully managed spaces. Interiors are purposeful, service is discreet, and standards are globally recognised yet never intrusive. The result is a harmonious way of living, personal in ownership, refined in care. This is not about arrival or departure. It is about coming home to a place that is always looked after.

- Day-to-day operations and upkeep handled by experienced hospitality experts.
- Globally benchmarked standards to ensure comfort and convenience.
- Residents enjoy hassle-free living with operational and service support.
- The privacy of home meets the reliability of a trusted hotel brand.
- Spaces and services designed to make everyday living effortless and refined





GRAND DOUBLE-HEIGHT ENTRANCE LOBBY

Artist's Impression

WHERE FIRST IMPRESSIONS LAST FOREVER

Step into a grand double-height entrance lobby designed to impress at first glance. Expansive proportions, refined finishes, and ambient lighting come together to create a welcoming space that reflects timeless luxury.



GRAND CORRIDOR

Artist's Impression

LUXURY THAT LEADS YOU HOME

Every corridor is thoughtfully designed to reflect elegance and calm. From refined finishes to subtle lighting, this passageway isn't just a walk-it's a seamless transition into luxury living.

YOUR PRIVATE SPACE, PERFECTLY DESIGNED

Step into an inviting double-height lounge where style meets comfort in every detail. From the grand entrance to the plush seating and serene ambience, the space is designed to inspire relaxation, conversations, and moments of quiet reflection. Whether it's unwinding after a busy day or hosting meaningful interactions, the lounge becomes your personal haven amidst the city's vibrant energy.



EXPANSIVE DOUBLE-HEIGHT LOUNGE

Artist's Impression



ROOFTOP SWIMMING POOL

Artist's Impression

A ROOFTOP ESCAPE ABOVE THE ORDINARY

Unwind in the beautifully designed rooftop pool, surrounded by panoramic views and open skies. Whether it's a refreshing morning swim or a relaxed evening dip, the rooftop pool turns every moment into a serene retreat.

WELLNESS WOVEN INTO EVERYDAY LIVING

Reconnect with yourself at the thoughtfully designed yoga deck—a serene space created for mindfulness, balance, and inner calm. Begin your mornings with quiet focus and end your day feeling refreshed and centered.



YOGA DECK

Artist's Impression



Culture-rich pillars

For a world-class tomorrow



PASSION

We pursue greatness with purpose. Every new initiative is a step towards shaping extraordinary experiences and reaching new heights.



COMMITMENT

Driven by a clear vision, we remain steadfast in building a future defined by trust, progress, and lasting impact.



DILIGENCE

Precision defines our process. Through thoughtful planning and consistent execution, we deliver value that stands the test of time.



EXCELLENCE

From land to landmark, we honour every detail. At every stage, our focus is on creating real estate that reflects the finest standards of design and delivery.