

RARER.
BIGGER.
BETTER.



THINK LEGACY

With 15 million sq ft* delivered and another 17 million sq ft* in the making

- 10,000+ happy customers
- 13 year legacy with 19 landmark projects
- Trust and commitment of delivery
- ~3X to 4X returns across projects

THINK LOCATION



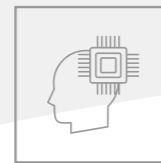
500 m from Expressway



Walking distance from the Metro



One of the first institutional sector in Noida



One of the largest IT/ITES plots in Sector 153



Part of huge office cluster across Sector 153 & 154



Massive residential catchment

LEGENDS

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

MAP NOT TO SCALE





THINK DEMAND

With office spaces that will consistently stay desirable

- One of the largest IT/ITES plots (~5 acres*) in a huge institutional sector (~150 acres*)
- Upcoming developments such as TCS (~75 acres*), Paytm (~10 acres*) and Kent (~5 acres*) in close vicinity
- High demand for ancillary offices



ACE 153 HALLMARKS

- High-Street Retail, Office and F&B Pavilion
- Architectural Masterpiece of over 88,000 sq. m.
- Attractive Water Plaza

IGBC GOLD CERTIFICATION

A STEP TOWARDS GREEN CITIES

ACE 153 has proved its commitment to energy efficiency, water conservation, and indoor environmental quality by achieving IGBC gold rating.





AN ASSET WITH A POTENTIAL OF

EXPONENTIAL RETURNS

SALIENT FEATURES

- **Modern architecture redefining office space**
- **Lavish entrance lobbies**
- **Glass curtain walls**
- **Standard floor patterns customisable for efficiency**

SHOPPERS DELIGHT IN A

PREMIER RETAIL DESTINATION

SALIENT FEATURES

- G+2 retail area at the entrance
- Open-edge corridor circulation
- Al fresco dining options
- Event arena
- Retail boulevard for maximum visibility
- More than about 12,000 employees to drive retail



AN EXCLUSIVE MEMBERS-ONLY CLUB MARTINI BY ACE

SPREAD ACROSS ~20,000 SQFT (~1800 SQM)*



SALIENT FEATURES



EXCLUSIVE CLUBHOUSE FOR LEISUR NETWORKING AND GROWTH



SPREAD ACROSS ABOUT 1800 SQ. M.



MODERN AND LIVELY ENVIRONMENT



UNIVERSAL ACCESS MEMBERSHIP CARD

SALIENT FEATURES



TOP-OF-THE-LINE CONCIERGE SERVICES



GRAND LOUNGE AREA



BOOK READING



WINE TASTING



WELL-STOCKED BAR



EXCLUSIVE PRIVATE LOUNGES



STATE-OF-THE-ART GYMNASIUM, YOGA AND PILATES STUDIO





Unveiling
Premier Tower* With
Semi-Furnished Offices

**RARER.
BIGGER.
BETTER.**

Artist's impression

*Premier Tower represents Tower 2 at Ace 153



RARER OFFICES

RARER.
BIGGER.
BETTER.

ONE OF ITS KIND SEMI FURNISHED SPACES

that save you the hassle of interior work.
Just lease and enjoy the benefits.





EXCLUSIVE SPACES WITH

ONLY 12 OFFICES PER FLOOR WITH 6 LIFTS

**that result in Premium Clientage and
easy access to the common facilities.**



BIGGER SPACES

RARER.
BIGGER.
BETTER.

LAVISH OFFICE SIZES

that allow brands to provide more space per employee and create healthier work-spaces.





INVITING TRIPLE-HEIGHT LOBBIES

AND 8 FEET* WIDE CORRIDORS
for a grand entrance experience
enjoyed everyday.



BETTER RETURNS

RARER.
BIGGER.
BETTER.

**AN IRRESISTIBLE
PAYMENT PLAN**

40:30:30



AN EASY EXIT PLAN

1ST TRANSFER

FREE

(FOR FIRST 75 EOIs)

THANK YOU!

Site Address: Plot No. A-107, Sector 153, Noida, Gautam Buddha Nagar, Uttar Pradesh, 201301

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