





ACE PALM FLOORS



“ A treat for the eyes and retreat for  
your mind ”



**LOW RISE FLOORS AND  
RESIDENTIAL PLOTS IN AN  
INTEGRATED ~50 ACRES  
TOWNSHIP**



## AMIDST NATURE'S SPLENDOUR

Ace Palm Floors has been strategically planned to bring life closer to nature. Located in Sector 89-90, Gurugram, the project is in close vicinity to social infrastructure and major landmarks of the city. Ace Palm Floors offers exclusive low-rise residential floors as well as developed residential plots. The project is sprawled over a total of ~50 acres and is a mix of residential developments. The project offers best in class amenities and facilities along with a resident club house.





An aerial view of a modern residential complex. The central focus is a large, landscaped park area. In the foreground, there is a circular tiered seating area with a central fountain. To the left, a colorful playground with slides and climbing equipment is visible. The park is surrounded by numerous palm trees and other greenery. In the background, modern multi-story apartment buildings with balconies are visible. The overall scene is bright and sunny, suggesting a high-quality living environment.

## IT'S YOUR VIEW

Homes at Ace Palm Floors are a design revelation crafted masterfully, which not only look pleasant but also provide a delightful living experience. You will find an environment that gives you more avenues to live a happier, healthier life. The views from your homes are always mesmerising.



## GREENABILITY

Great design & planning is just the beginning of a better life at Ace Palm Floors. Here you'll find the perfect balance of green living with an active, urban lifestyle. The premium township comes fitted with not just the privileges you need, but even those you still haven't thought about.

- Eco-friendly Communities
- Rain Water Harvesting
- Solid Waste Management
- Themed Aroma Gardens
- Timer Operated Streetlights
- Alternative Energy, Solar Heaters and Solar Lighting
- Seamless Greens





# CLUB

Life here at Ace Palm Floors is a no less than a celebration every day. The Social Club is the perfect place for our dwellers to enjoy life to the fullest. Whether it is sports, fitness or party, our high-end club house is definitely the center of celebrations and leisure living.

- Spa
- Theatre
- Swimming Pool
- Pool-side Cafe
- Gymnasium
- Aqua Gym
- Basketball
- Food joint
- Library
- Lawn/Table Tennis Squash
- Badminton
- Billiards/Snooker
- Multi-Cuisine Restaurant





## EXCLUSIVE AMENITIES

Enjoy the pleasure of leisure living, where life has a lot more to offer than your expectations. At Ace Palm Floors, amenities are not just a formality but a reflection of our dynamic vision to craft and curate a world according to new India's newer standards of comfort, luxury and fun.

- Kids Play Area
- Reflexology
- Walking Track
- Yoga Lawn
- Gazebo
- Soft Soil Running Track
- Cycling Track
- Tot Lot
- Amphitheater
- Fountain Park
- Food Joint
- Car Wash



## PROJECT SPECIFICATIONS

The luxuries of yesteryears are the necessities of today. Palm floors brings you the best of fixtures and fittings to add convenience, style and comfort to your home.

### BALCONY

- Flooring Matt finished Anti Skid Ceramic Tiles
- Wall Weather Proof External Texture paint
- Ceiling OBD
- Railing SS with Glass on front side  
MS Railing on the rear side

### BASEMENT

- Flooring Matt finished Ceramic / Vitrified Tiles
- Wall OBD
- Ceiling OBD

### STILT

- Flooring Heavy duty antiskid tiles / Cobble stone in parking area  
Hardscape / Softscape as per design
- Wall External Texture paint
- Ceiling OBD



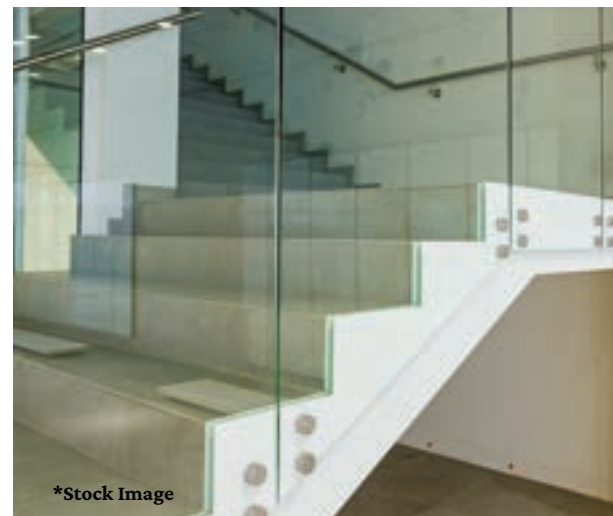


## STAIRCASE

- Flooring  
Granite Flooring
- Wall  
External Texture paint
- MS Handrail with hardwood tops

## GENERAL

- HVAC  
VRV/VRF AC Units
- DG  
24 x 7 Power Backup
- Electrical Fixtures  
Light Fittings in common areas & balconies only
- Elevator  
Copper wiring in PVC Conduits
- Door  
Branded MRL type
- Windows / Glazings  
Veneer Finish flush door / Skin moulded panel door
- Terrace Treatment  
UPVC glazing with toughened Glass
- Entrance Lobby door  
Landscaped terraces with ornamental elevational elements
- Door with Video phone





## DRAWING / DINING

- Flooring Imported Marble
- Wall POP Punning with healthy Acrylic Emulsion Paint
- Ceiling OBD with Designer Cornice



## BEDROOMS

- Flooring Engineered Wood for Master Bedroom/ Laminated Wooden Flooring in other Bedrooms
- Wall POP Punning with healthy Acrylic Emulsion Paint
- Ceiling OBD with Designer Cornice
- Wardrobe Modular Wardrobes with imported Hardwares





## KITCHEN

- Flooring Imported Marble
- Inclusions Style Modular Kitchen with Exhaust, Hob and Chimney, Granite counter top, Stainless Steel sink and CP Fittings
- Wall Dado/Tiles upto 2 feet above the counter and rest Healthy Acrylic Emulsion Paint
- Ceiling OBD with Designer Cornice



## TOILETS

- Flooring Matt Finish Homogeneous Ceramic Tiles / Vitrified Tiles
- Wall Digital Ceramic Tiles
- Fittings & Fixtures Jaguar / Grohe / Duravit / Kohler / Equivalent
- Ceiling OBD with Designer Cornice





# LOCATION DELIGHT

Ace Palm Floors is the luxurious home that is never too far away from your comfort zone. It is strategically located in Sector 89-90, Gurugram in close proximity to the buzzing Dwarka Expressway and strategically placed between Sector-88 (Commercial) and Sector-94 (Open Spaces) - one of the low density sectors. ACE Palm Floors is nestled in Delhi NCR's prime residential estate facilitated by dual connectivity to NH-8, and flanked by the 135M multi-utility corridor on one side and the 75M Pataudi road on the other. The complex is very close to several educational institutes, Multi-Specialist hospitals, shopping centers, medical centers, and other social making it a space where your health and wellbeing comes first.

## LOCATION PLAN





## ABOUT ACE

Regarded as one of the best developers of NCR, Ace has always been creative, innovative and imaginative in the front of real estate developments. Since its inception, the group is well known for its world class quality projects and timely deliveries. Ace has always been a firm believer of business ethics and customer satisfaction. The group has delivered numerous residential and commercial projects in Noida and Greater Noida region while another few projects are under development. Apart from excellent locations, Ace speaks for its excellent quality and best in class facilities.

### COMPLETED PROJECTS-

- ACE Platinum
- ACE Aspire
- ACE City
- ACE Studio
- City Square
- ACE Golfshire

### ONGOING PROJECTS-

- ACE Divino
- ACE Parkway
- ACE Starlit
- ACE Medley Avenue
- ACE Capitol
- ACE Palm Floors

### JV AND DMA-

- Godrej Golf Links
- Godrej Palm Retreat
- ATS Destinaire
- County 107







