



LA BUILDTECH PVT LTD

SITE ADDRESS: PLOT NO. GH-5, SECTOR-12, GREATER NOIDA, GAUTAM BUDH NAGAR (U.P)

RERA REG NO. UPRERAPRJ677887 | www.up-rera.in | www.acegroupindia.com

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The project Land is allotted by Greater Noida Industrial Development Authority vide Lease Deed dated 06.02.2015 duly registered with the Sub Registrar, Gautam Budh Nagar bearing no. 2797 in Book No 1, 3ild No. 17588, Page No. 297 to 328. Further, the Building Plan has been duly approved by the Authority vide Ref. No. SM-26-Jun-2024-21815 dated 25.072024. All the project related information is exclusively available on the official website at www.acegroupindia.com. Project RERA Registration Number: UPRERAPRJ677887/10/2024, Project Collection Account Number: 157905004223. For more information on project details, please visit the UP RERA website at www.up-rera.in.

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Through open doors, where dreams take flight,

A world unfolds in pure delight.

Every step a journey, calm and free,

A life of abundance, all you need to be.

In quiet whispers, blessings grow,

A place where peace and joy will flow.

A gateway to a life untold,

A future bright with Han'ei's gold.



HAN'EI

A Japanese word, Han'ei, means "abundant, thriving, and prosperous." Inspired by this concept, Ace Han'ei is a meticulously designed project envisioned to bring prosperity and abundance into every aspect of life.

By harnessing the positive energy of Han'ei, Ace Han'ei aims to create a transformative space that nurtures growth and unlocks the full potential of those who experience it.

Through a holistic approach, we cultivate a balanced environment where individuals can thrive, unwind, and indulge daily, leading to a more fulfilling and purpose-driven life.



YOUR GATEWAY TO AN ABUNDANT LIFE



ACE HAN'EI

SECTOR 12, GREATER NOIDA (WEST)

PALATIAL 3 & 4 BHK RESIDENCES

Welcome to a 26,000 sq.m. masterpiece that elevates every aspect of urban living. From the moment you arrive, you're greeted by grand entrances that set the tone for the experience ahead. Thoughtfully designed towers boast neo-architectural elevations, blending modern sophistication with enduring elegance. Expansive homes offer unparalleled space and stunning city views, while a wealth of world-class amenities ensures a lifestyle of absolute comfort. With verdant green landscapes and serene open spaces woven into the design, this development creates an oasis amidst the city's hustle. Set on four-side open plots, it offers an uninterrupted flow of light and air. Strategically located for seamless connectivity and everyday convenience, it's not just a residence but a thriving community crafted for the discerning few.





ABUNDANCE IN DESIGN

Luxurious spaces crafted thoughtfully to inspire uplift, and exceed your expectations.



ABUNDANCE IN AMENITIES

Unparalleled amenities and features that enhance your lifestyle, providing endless possibilities for relaxation, entertainment, and growth.



ABUNDANCE IN SPACE

Spacious and expansive 3 and 4 BHK apartments that suit your taste and elevate your standard of living.



ABUNDANCE IN VERDURE

A haven of verdant beauty, where expansive landscapes, serene lawn parks, and the thriving Miyawaki garden come together to create an oasis of tranquility and abundance.

WHERE TIMELESS SPLENDOR MEETS NATURAL BEAUTY

Step into a world where timeless elegance meets modern luxury, beautifully framed by lush gardens and serene parks.

Every detail, from the towering columns to the perfectly manicured Hibiscus Garden and Zen Garden, reflects a sense of opulence and tranquility. Drawing inspiration from the tranquil beauty of Japanese-inspired landscapes, featuring elements like bamboo groves and koi ponds, this unique blend of classic style and modern joie de vivre creates a living experience that feels like a peaceful retreat, surrounded by nature's calming embrace.

Inviting you to experience nature and sophistication in perfect harmony.



A LIFE UNPARALLELED,
A LOCATION UNRIVALED



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WHERE EXCLUSIVITY MEETS ACCESSIBILITY

Sector 12, Greater Noida West, offers a strategic location with easy access to Delhi and other parts of NCR via the Noida-Greater Noida Expressway. It's close to industrial areas, business hubs, and has a well-connected transportation network, including a bus terminal and proximity to the Noida City Centre Metro Station. NH 24 connecting to Delhi.

Additionally, it is also home to government institutions, reputed educational institutions like Amity University, and quality healthcare services, including Fortis and Yatharth hospitals. With its growing infrastructure, parks, and green areas; the area offers a balanced blend of convenience, accessibility, and amenities, making it an attractive location for investors and residents alike.





CONNECTIVITY

- Noida City Centre: 18.5km
- Access to NH-24: ~13 km (~24 min)
- Faridabad-Noida-Ghaziabad) Expressway: ~11 km (~16 min)
- Upcoming Metro Station: ~5.4 km (~10 min)
- Sector 101 Noida: ~16km (~26 min)
- Noida - Gr Noida Expressway: ~16.8 km (~28 min)



HOSPITALS

- Yatharth Super Speciality Hospital- ~7.5 km (~13 min)
- Kailash Hospital: 14.9 km (~24mins)
- Nix MultiSpeciality Hospital: ~5.8 km (~10mins)
- Numed Super Speciality Hospital: ~4.6 Km (~10 min)
- Sarvodaya Hospital- ~11.4 km (~19 min)



EDUCATIONAL INSTITUTIONS

- GD Goenka International School: ~2.5 Km (~5 min)
- The Millennium School: ~3.5km (~7 min)
- Delhi Institute of Higher Education (DIHE): ~9.1 km (15 min)
- JIMS Engineering Management Technical Campus,
KCC Institute of Technology and Management: ~15.3 Km (~27 min)



MALLS

- Gaur City Mall: ~8.6km (~13min)
- DLF Mall of India: ~21km (~30 min)
- Boulevard Walk: ~8.9 km (~13min)
- Blue Sapphire Mall: ~8km (~12 min)

A woman with long dark hair, wearing a light pink, sleeveless, floor-length dress, stands in a modern, luxurious interior. She is looking towards the camera with a slight smile. The room features a large, curved wall with a detailed mural of a landscape with a tree. The ceiling has a complex, curved design with recessed lighting. In the background, there are white chairs and a table, and a large window looking out onto a cityscape.

DISCOVER
THE ULTIMATE
FEATURES FOR
A PROSPEROUS
LIVING

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SIGNATURE ARRIVAL



VERDANT GREEN SPACES DEDICATED
FOR REST AND RECREATION

SPACIOUS BALCONY

Generous decks that bring the cityscape closer, with ample room for serene moments and gatherings under the open sky.



THE BOULEVARD OF DELIGHTS

An exceptional retail space strategically designed to generate high footfall, hosting a myriad of premium shops in varied sizes.



High-Street Retail

SAVOUR THE OPULENT LIFESTYLE EVERYDAY

An grand ~3200 sq.m. sanctuary, curated for those who seek life's finest. Divided into realms of Social, Wellness, and Fitness — a symphony of spaces crafted to nourish the body, elevate the mind, and enrich the soul. A masterpiece of holistic living, where elegance and purpose meet.

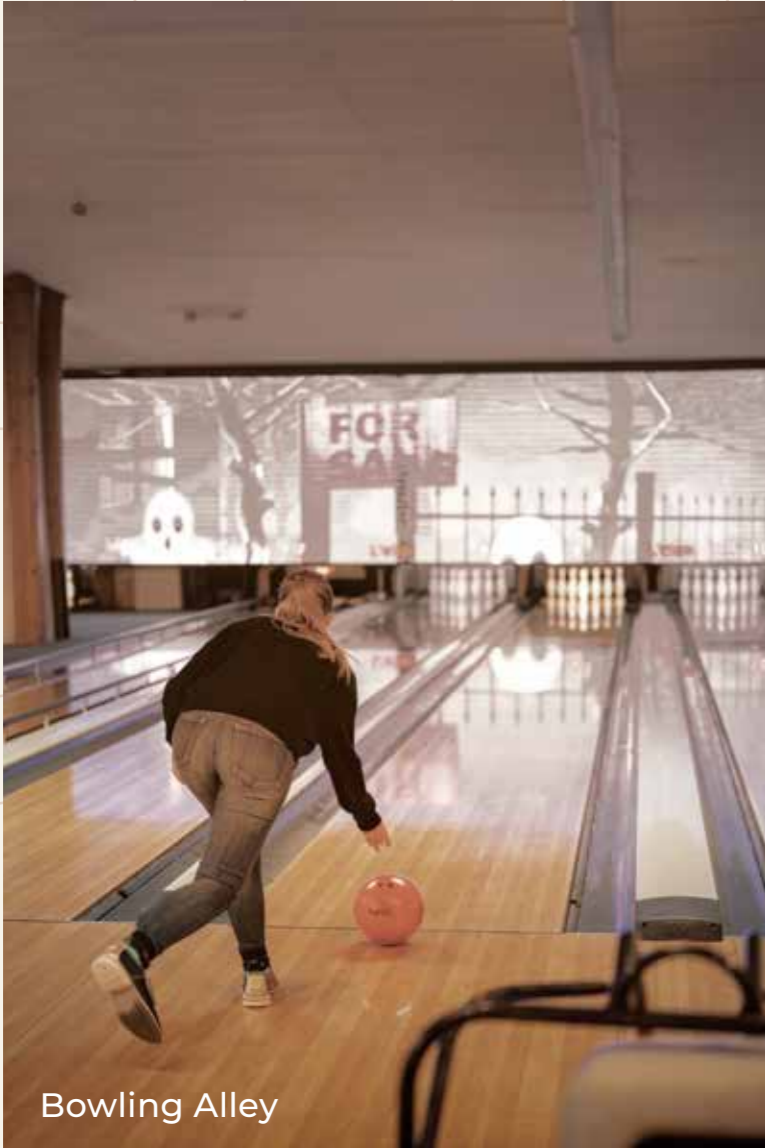


A GRAND
ARRIVAL AWAITS

Arrival Lobby

Artist's impression

ENJOY THE BLISS
OF COMMUNITY



Bowling Alley



Private Dining Rooms



Divine Temple



Luxury Lounges

Where Joy Is A Permanent Resident



Spacious Banquet Hall



Multi-Cuisine Restaurant



A LIFE
BRIMMING
WITH JOY

Expansive Swimming Pool

Artist's impression

UNLEASH YOUR
INNER CHAMPION



Multipurpose Court



Badminton Court



Table Tennis



Gymnasium

Rediscover What It Means To Live Passionately

CHERISH EACH MOMENT
SPENT IN TRANQUILITY



Cycling Track



Senior-Citizen Area



Yoga Terrace



Hibiscus Garden

Breathe, Relax And Rejuvenate



Meditation Area

A SPACE FOR
THE LITTLE ONES
TO PURSUE
THEIR CURIOSITY

Where Creativity Knows No Bounds



Zen Garden

DISCOVER THE PINNACLE OF LUXURY

Luxurious flat specifications that
set the standard of your life





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LIVING AND DINING AREA

- The flooring is Imported Marble/Italian Marble.
- Walls are finished with Putty/Oil Bound Distemper.
- The ceiling features Putty/Oil Bound Distemper.
- Internal doors are made of Wood Frames with Flush Doors/Skin Doors, while external doors have UPVC Frames with Clear Toughened Glass.

ALL BEDROOM

- Laminated Wooden Flooring is used for flooring.
- Walls and ceiling are finished with Putty/Oil Bound Distemper.
- External doors have UPVC Frames with Clear Toughened Glass, and internal doors feature Wood - Frames with Flush Doors/Skin Doors.

BALCONIES

- Flooring is Anti-skid Tiles.
- External walls are finished with External Weatherproof paint.
- Balcony railing is made of MS Railing.
- External doors have UPVC Frames with Clear Toughened Glass.

BATHROOMS

- Flooring consists of Anti-skid Tiles.
- The ceiling features Gypsum Tiles Grid False Ceiling.
- Wall tiles extend up to 7 feet.
- Doors feature Wood Frames with Flush Doors/Skin Doors.
- Fittings include Standard Bath Fittings and a combination of Hot and cold-water arrangements.

KITCHEN

- Imported Marble/ Italian Marble is used for flooring.
- Walls have a Dado 2 Feet above the Counter with a Putty/Oil Bound Distemper finish.
- Internal doors feature Wood Frames with Flush Doors/Skin Doors.
- The kitchen counter is crafted from Granite Stone Counter slab with an SS Sink.

A MASTERPIECE OF HOLISTIC LIVING
SPREAD ACROSS 26000 SQ.MTS.

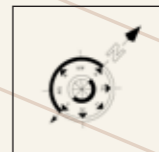


1. ENTRY / EXIT
2. ENTRY AREA
3. WATERBODY WITH FEATURE WALL
4. PET AREA
5. WATERBODY
6. CLUB DROP OFF
7. CLUB PORTAL

8. POOL
9. DECK AREA
10. KIDS POOL AREA
11. GAZEBO
12. TEMPLE
13. KIDS PLAY AREA
14. SENIOR CITIZEN AREA

15. PRETEEN PLAY AREA
16. RAMP COVERING
17. PATHWAY
18. JOGGING TRACK
19. BUTTERFLY GARDEN
20. HIBISCUS GARDEN
21. COMMERCIAL PLAZA

22. YOGA & MEDITATION AREA
23. TOWER DROP OFF
24. BADMINTON COURT
25. MULTIPURPOSE COURT
26. AMPHITHEATRE
27. GATE
28. CYCLING TRACK
29. COMMERCIAL AREA



TYPE A TYPICAL

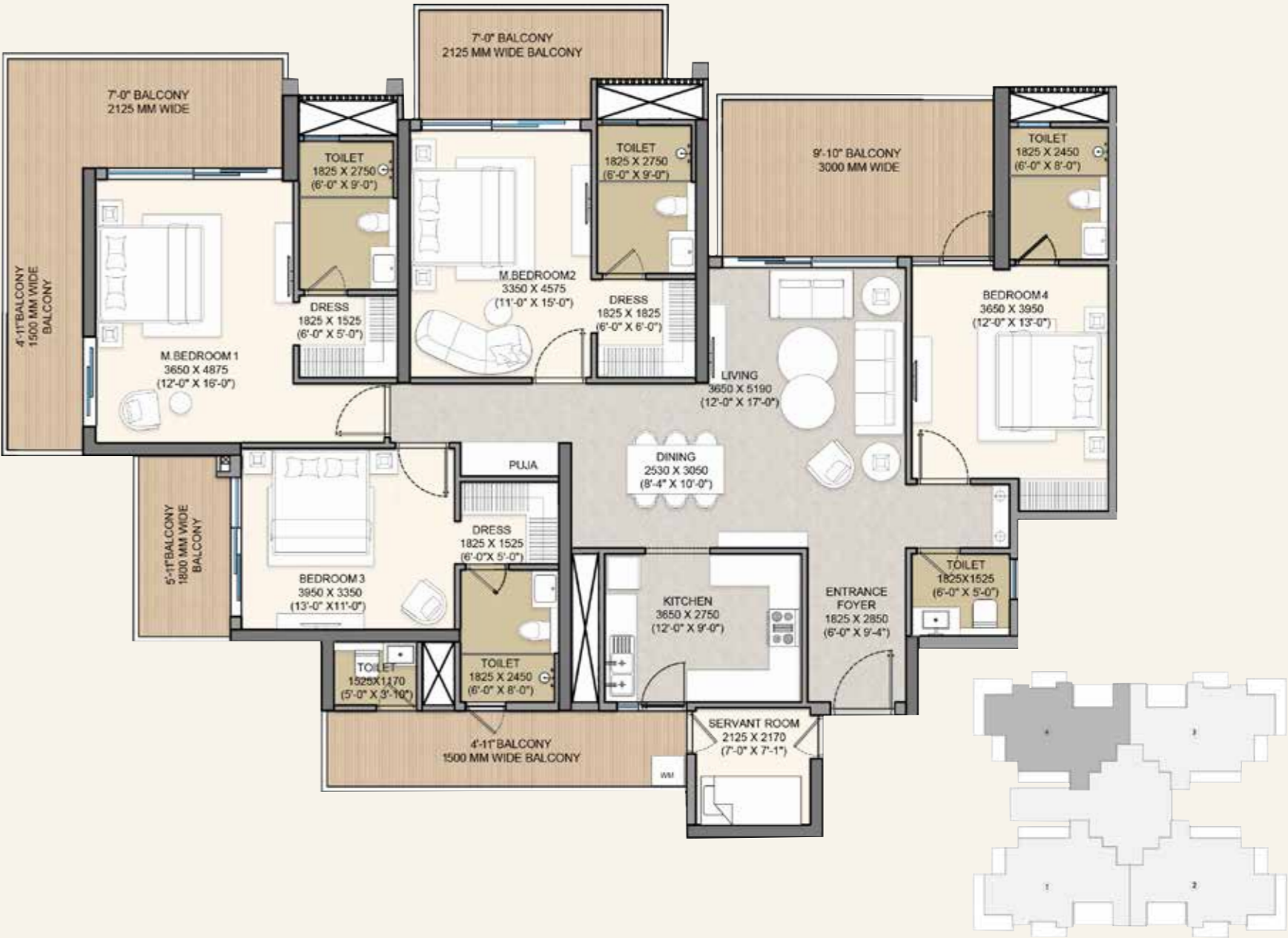
UNIT PLAN: 4190 SQ. FT.



Saleable Area = 389.26 Sq. Mtr. · Carpet Area = 204.779 Sq. Mtr. · Balcony Area = 84.063 Sq. Mtr.

TYPE B TYPICAL

UNIT PLAN: 3200 SQ. FT.



Saleable Area = 297.28 Sq. Mtr. · Carpet Area = 157.306 Sq. Mtr. · Balcony Area = 59.710 Sq. Mtr.

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so wanted by circumstances. All specifications, designs, layout images, and conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allottee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mtr. 10.764 sq. ft., 304.8mm =1'-0"

TYPE C TYPICAL

UNIT PLAN: 2290 SQ. FT.



Saleable Area = 212.74 Sq. Mtr. · Carpet Area = 118.004 Sq. Mtr. · Balcony Area = 32.843 Sq. Mtr.

Carpet Area of Flat/Unit: Carpet area means the net usable floor area of an apartment, excluding the area covered by the external walls, area under services shafts, exclusive balcony or verandah area and exclusive open terrace area but includes the area covered by the internal partition walls of the apartment. Note: Saleable area is tentative and is subject to change due to modifications asked for by approving authorities from time to time till occupancy certificate is obtained. Architect reserves the right to add/delete any detail/specification/elevation mentioned if so wanted by circumstances. All specifications, designs, layout images, and conditions are only indicative and some of these can be changed at the discretion of the builder/architect/authority. These are purely conceptual and constitute no legal offerings. Applicant/Allotee shall not have any right to raise objection in this regard. The Dimension are rounded off to nearest inch. 1 sq. mtr. 10.764 sq. ft., 304.8mm =1'-0"

THOUGHTFUL-FEATURES
FOR A BLISSFUL LIFE



Magnificent Drop-Off With
24x7 Security System



Plot Open from
all 4 sides



Dedicated
High-Speed Elevators



Uninterrupted views
from the balcony



EV Charging Bays



CCTV Surveillance



Car Parking Available
In aThe Basement

REDEFINING URBAN LANDSCAPES

Since its inception in 2010, ACE Group has rapidly emerged as a trailblazer in India's real estate sector. Driven by a vision to shape a better future, we have evolved from humble beginnings to become a prominent conglomerate, celebrated for our futuristic and high-end projects in both residential and commercial spaces.

THE 4 PILLARS OF ACE

Passion:

We set higher standards and, with each new initiative, scale new heights to fulfill our ambition to ace.

Commitment:

With a strong passion driving us and in line with our commitment to a better future, we have been setting benchmarks across the industry.

Diligence:

We are committed to providing a superior living experience and delivering sustainable returns on the back of our exceptional planning and execution.

Excellence:

We pay close attention to detail- from land procurement to the possession of the products-at every stage to deliver the best real estate projects.