



ACE
SIGNATURE
IT PARK

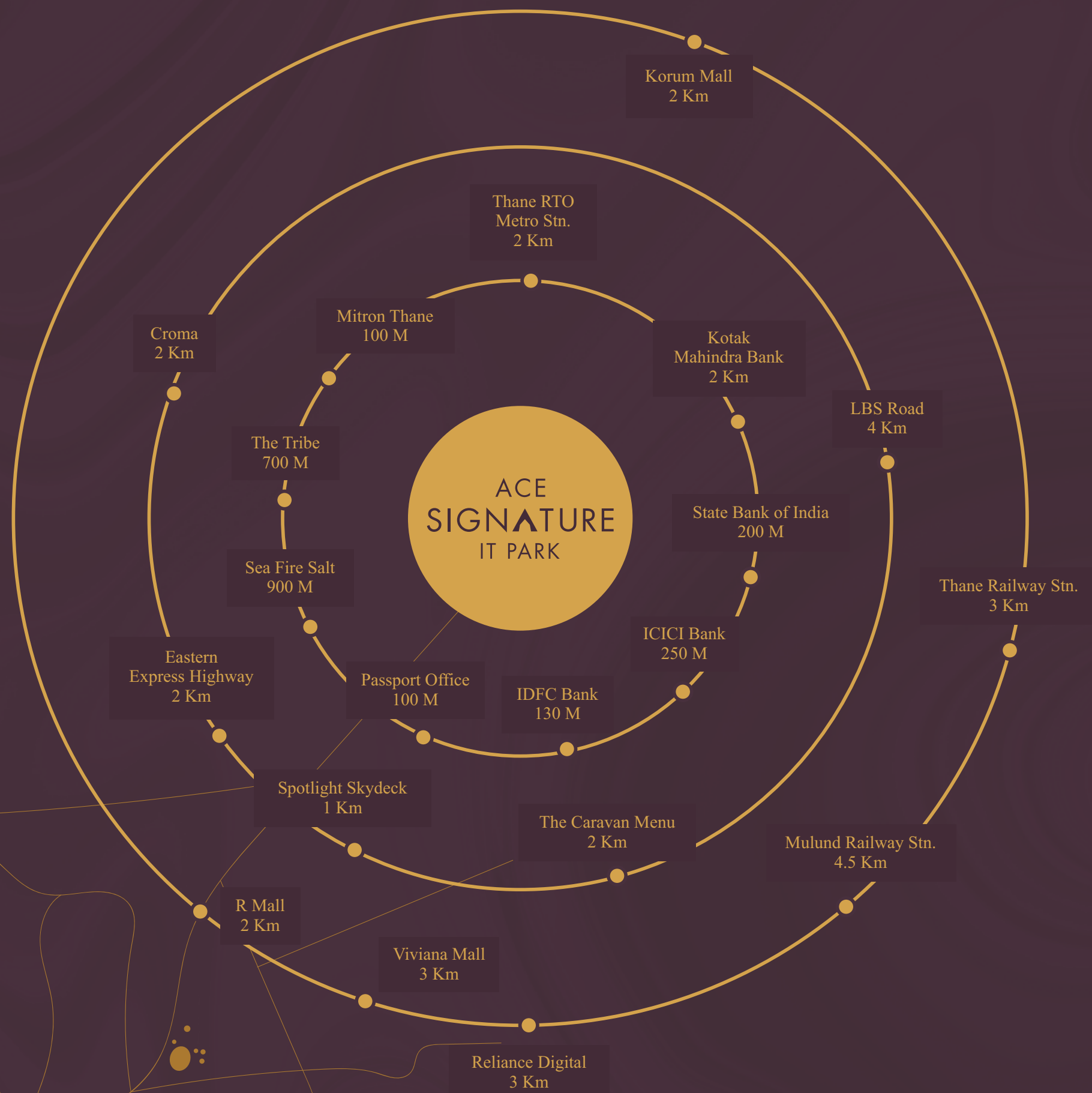


*In the midst of the city of lakes
Stands a corporate edifice new
With the technology & magnificence
That lies only with a few
Connected to everywhere
With profits attractive
Leisure avenues all around
That keeps your social life active!*



The Signature Essence

Where Business Thrives Amidst
Architectural Brilliance.

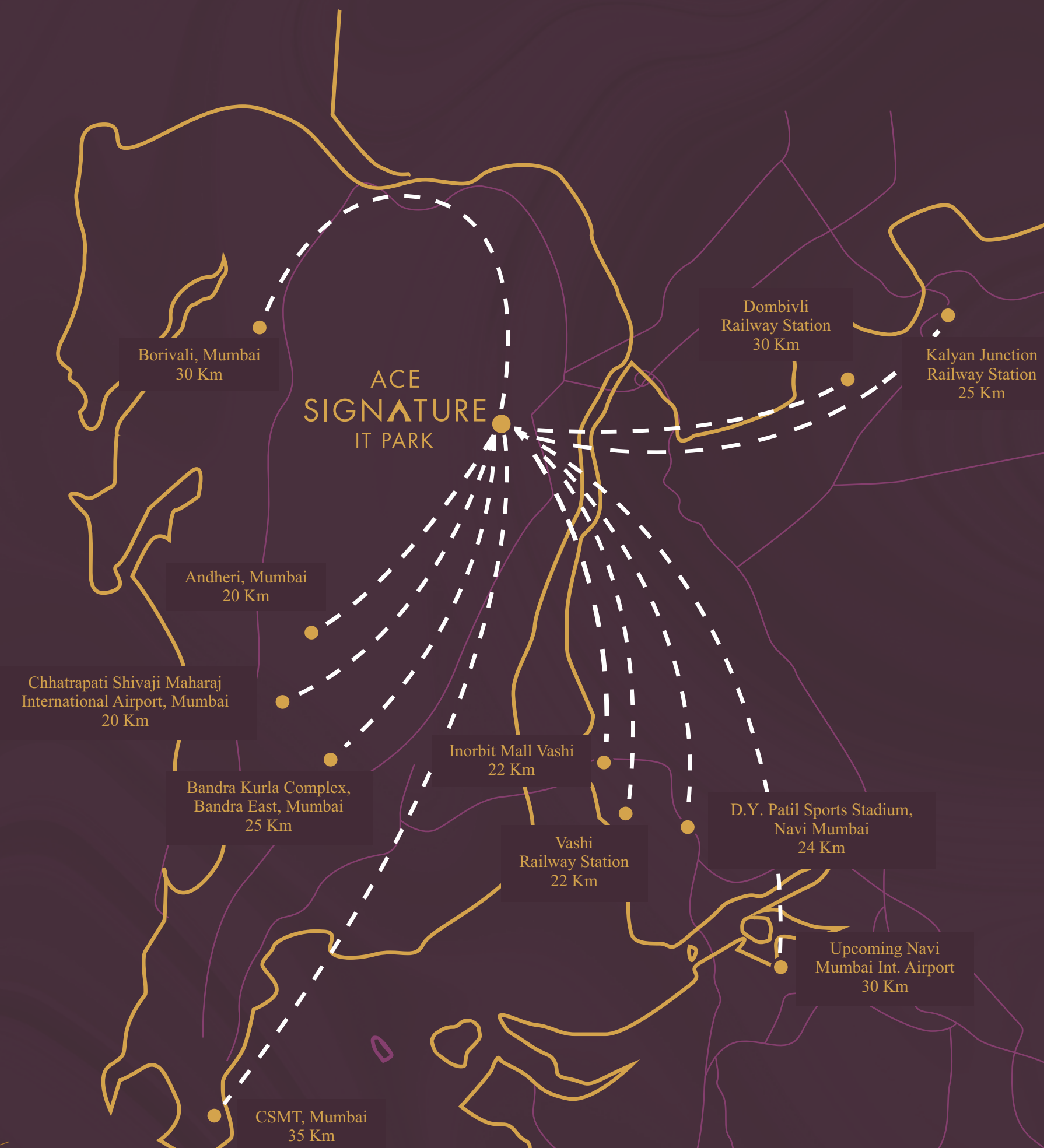


All the major highways, bus-stops, banks, restaurants, pubs, malls are just a few minutes away! Connected to everywhere important, never fall behind in regards to anything with everything in close proximity.

Your workplace becomes your happy place too!

Strategically located at such a place in Thane, that it is equidistant from Mumbai City, Navi Mumbai, Vasai-Virar and Kalyan-Dombivli as well. A place which doesn't differentiate. A place that is within everyone's reach.

A place from where your dreams will take off & soar high! Arrive at your dream business destination now.





ACE SIGNATURE

Boutique offices that are customised to your liking & style in the heart of Thane! Superb connectivity, all the amenities at your convenience while having futuristic technology and elegance embedded all around, there is nothing that will stop your business from becoming a highly successful venture.

Road No. 22 is one of the most prestigious commercial belts of Thane city. With a booming corporate industry all around, this stellar road also houses many other important institutions and establishments. This is the hub of the major automobile showrooms too. The best of party spots and dinner dates. The best of education & recreation areas.

The nexus of everything excellent. The nucleus of the commercial industry of Thane. The crowning glory of Wagle Estate. Ace Signature IT Park - the prime business locale of the city of lakes. Welcome to a state-of-the-art business institution that is strategically located in the midst of Wagle Estate, the next 'IT' destination for all things corporate!



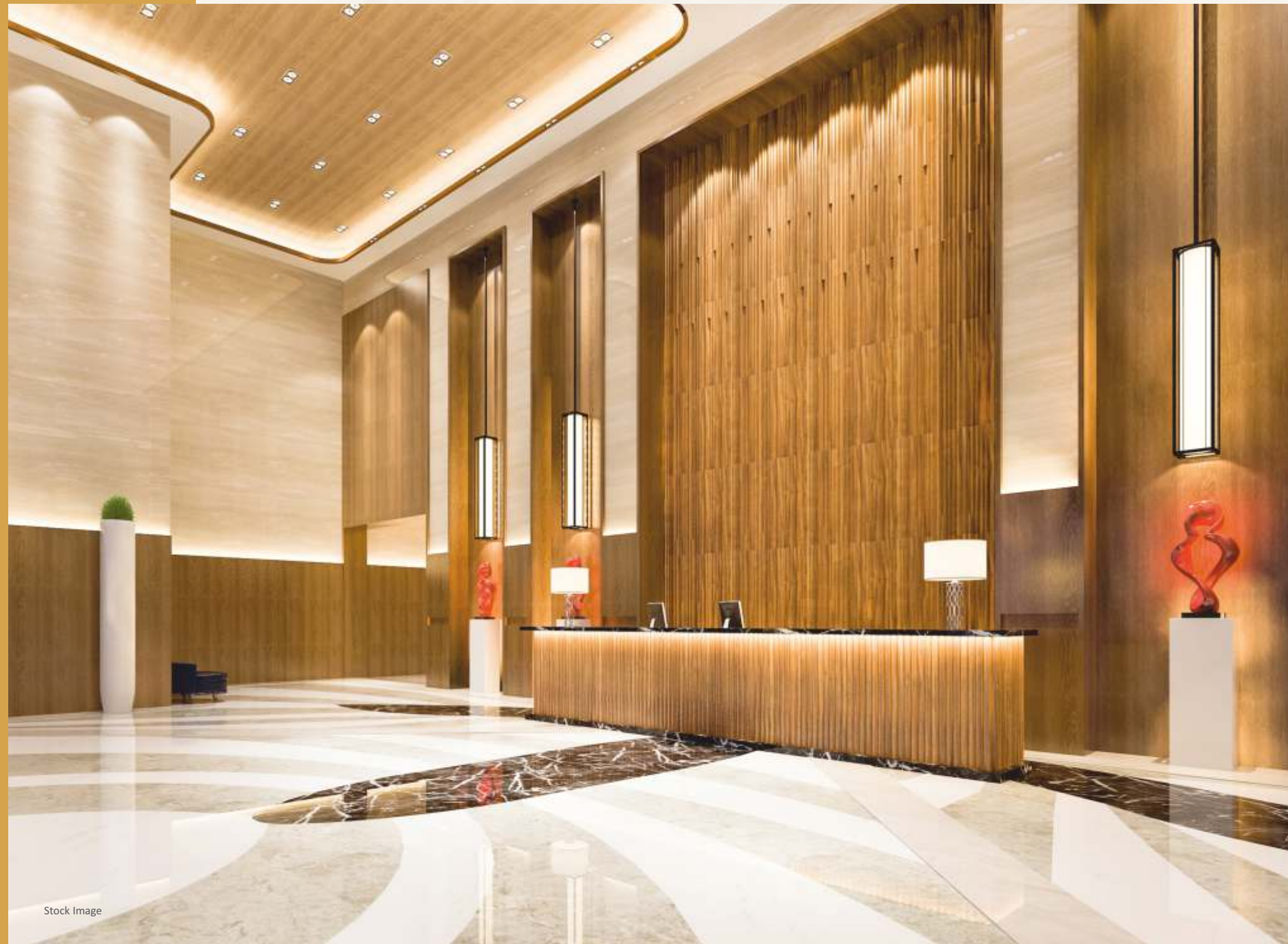
The Signature Essence

Elevating Business Landscapes
with Unmatched Excellence.



*Where vision meets versatility...
Your business, our priority!*

*Your gateway to prosperity
in a landmark atmosphere.*



Stock Image



Double Height Grand Entrance Lobby

An arrival that is fit for the kings. Welcome to a superior business experience with a professional ambience that pushes you towards achieving the best.



Stock Image

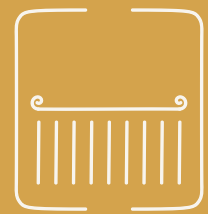


Separate Lobby and Lifts For Directors / Owners

Strut like a boss, that you already are! Exclusive elevators for all the head honchos who run and own the elite businesses in this glorious edifice.



Stock Image



Selected Office Spaces With Triple Height Balcony

Workspaces as grand as your personality! Triple height balconies attached to your office spaces that lends you the space that you deserve.



Conference / Meeting Room

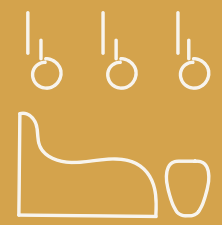
Because, great ideas germinate from great minds that gather & brainstorm together! Conference / meeting rooms that are the birthplace of some of the greatest businesses to ever exist.



Stock Image



Stock Image



VIP Waiting Lounge

A lounge with all the VIP facilities to revel in with a comfortable yet cosy ambience while you wait for your business dreams to turn into a reality!



Cafeteria*

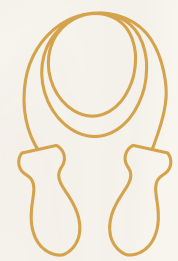
A well-endowed cafeteria with all the top facilities to make your meal times a pleasant experience.



Stock Image



Stock Image



Fitness Centre*

Achieve your fitness goals along with acing your career goals right here at our fitness centre which allows you to keep a track of your health routine & maintain it effortlessly.



Day Care Centre*

Being a corporate bigwig does not exclude you from family responsibilities. Our day care centre is maintained by the best staff and facilities that will keep your tiny tots safe, sound & happy while you achieve excellence at your work.



Stock Image



Stock Image

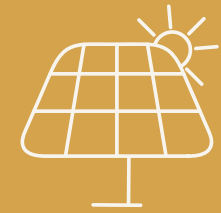


Rooftop Restaurant*

Dining atop our well-established property will be an indulgent experience that will tingle your taste buds as well as relieve you from your workday stress!



Stock Image



Solar PV Panels

While being ahead in every aspect of our construction, we do not like to be left behind in the aspect of sustainability and eco-friendly practices. The Solar PV panels help to reduce the usage of electricity & harness the solar energy to power our marvellous institution!



Full DG Back-Up

A well-equipped diesel generator backup is provided not only in the common areas of the building but for every office that is a part of it. This not only takes out all the inconveniences, but also ensures that all the work goes on smoothly without any hindrances and obstacles. An underrated amenity but a truly important one, we have got you covered!



Stock Image



Sensor Lightings

Lighting system that is sensitive to sensors ensuring the place saves on electricity while providing an aesthetic value to the space.



Stock Image



Mechanised Parking Tower With Valet Facilities

Get saved from the trouble of having to park manually and still not be perfectly aligned with the designated area. The mechanised parking tower, embedded with the latest technology along with an experienced valet makes this task seem easy like a breeze!



Connectivity

Restaurants:

Mitron	..... 2 Mins
Double Deck Casual Dining	..... 3 Mins
Double Deck Lounge	..... 3 Mins
Nxt. Lvl. Rooftop	..... 3 Mins
Biryani Art	..... 6 Mins

Banks & ATM:

State Bank of India & ATM	..... 3 Mins
Punjab National Bank & ATM	..... 5 Mins
Axis Bank & ATM	..... 8 Mins
HDFC Bank & ATM	..... 9 Mins

Hang Outs:

Fauna Café	..... 2 Mins
Hindustan Family Restaurant	..... 5 Mins
Bustling Brew Café	..... 7 Mins
Café Niksha	..... 7 Mins
Fusion Dhaba	..... 7 Mins
Café Amigos Espresso	..... 8 Mins



Metro & Railway Stations:

Mulund Check Naka Metro Stn.	..... 5 Mins
Nitin Company Metro Stn.	..... 6 Mins
Thane RTO Metro Stn.	..... 6 Mins
Thane Railway Stn.	..... 12 Mins
Mulund Railway Stn.	..... 10 Mins
Majiwada Metro Stn.	..... 10 Mins

Bus Stop:

Wagle Circle	..... 2 Mins
Mulund Check Naka	..... 5 Mins
Teen Haath Naka	..... 8 Mins
Nitin Company	..... 7 Mins
Majiwada	..... 10 Mins

*Expand your horizons to a
bright future in Thane!*

While owning an office in the city is very applaudable and speaks volumes about your achievements, sometimes the hustle & bustle of the city might not agree with you. Your clientele might be located far off which might make things a little uncomfortable sometimes. So why not get an office here with us, which will untangle most of your problems in a jiffy! Expanding your business with us, will only take you upwards! & with Thane progressing to become one of the best commercial hubs of India, Ace Signature IT Park is set to become the literal Epicentre of Thane's prestigious Wagle Estate. With upcoming future developments that are already on the brink of completion like the metro services, the roadways & possibly every best transport route, time will be your trump card in the race towards achieving the best!

Also, to run a mammoth business, you need manpower. What better place to source that force other than our very own Thane! Talent is available in plenty, it takes the right person to recognize & utilize it! Yet another reason to invest in this goldmine of opportunities!



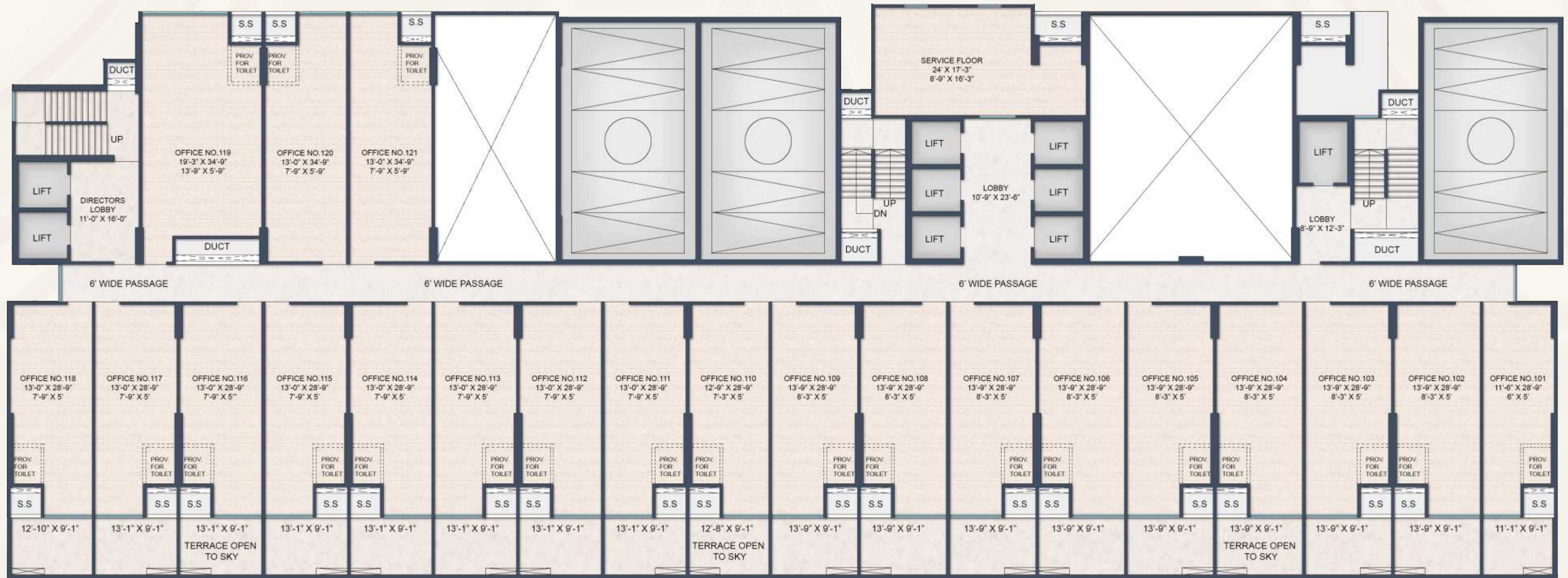
“

*Driven by passion,
guided by purpose.*

*Where vision meets
execution, success follows.*

”

1ST FLOOR PLAN



Unit No.	110	111	112	113	114	115	116	117	118	119	120	121
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	417	417	677	495	495
Terrace Carpet Area in Sq.ft.	116	119	119	119	119	119	119	119	117	-	-	-
Total Usable Carpet Area in Sq.ft.	542	559	559	559	559	559	559	559	574	718	530	530

Unit No.	101	102	103	104	105	106	107	108	109
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	439	439	439
Terrace Carpet Area in Sq.ft.	101	125	125	125	125	125	125	125	125
Total Usable Carpet Area in Sq.ft.	482	587	587	587	587	587	587	587	587

2ND FLOOR PLAN



Unit No.	210	211	212	213	214	215	216	217	218	219	220	221	222
RERA Carpet Area in Sq.ft.	404	417	417	417	417	339	339	417	417	677	495	495	744
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	72	72	-	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	446	446	452	470	718	530	530	786

Unit No.	201	202	203	204	205	206	207	208	209	223	224
RERA Carpet Area in Sq.ft.	329	398	398	398	398	398	439	439	439	737	743
Open Balc/Deck Carpet Area in Sq.ft.	26	37	37	37	37	37	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	390	471	471	471	471	471	475	475	475	799	807

3RD FLOOR PLAN



Unit No.	310	311	312	313	314	315	316	317	318	319	320	321	322
RERA Carpet Area in Sq.ft.	404	417	417	417	417	339	339	417	417	677	495	495	744
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	374	374	452	470	718	530	530	786

Unit No.	301	302	303	304	305	306	307	308	309	323	324
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	439	439	439	737	743
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	475	475	475	799	807

4TH FLOOR PLAN



Unit No.	410	411	412	413	414	415	416	417	418	419	420	421	422
RERA Carpet Area in Sq.ft.	404	417	417	417	417	339	339	379	379	677	495	495	744
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	34	34	-	-	-	-
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	374	374	449	466	718	530	530	786

Unit No.	401	402	403	404	405	406	407	408	409	423	424
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	439	439	439	737	743
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	475	475	475	799	807

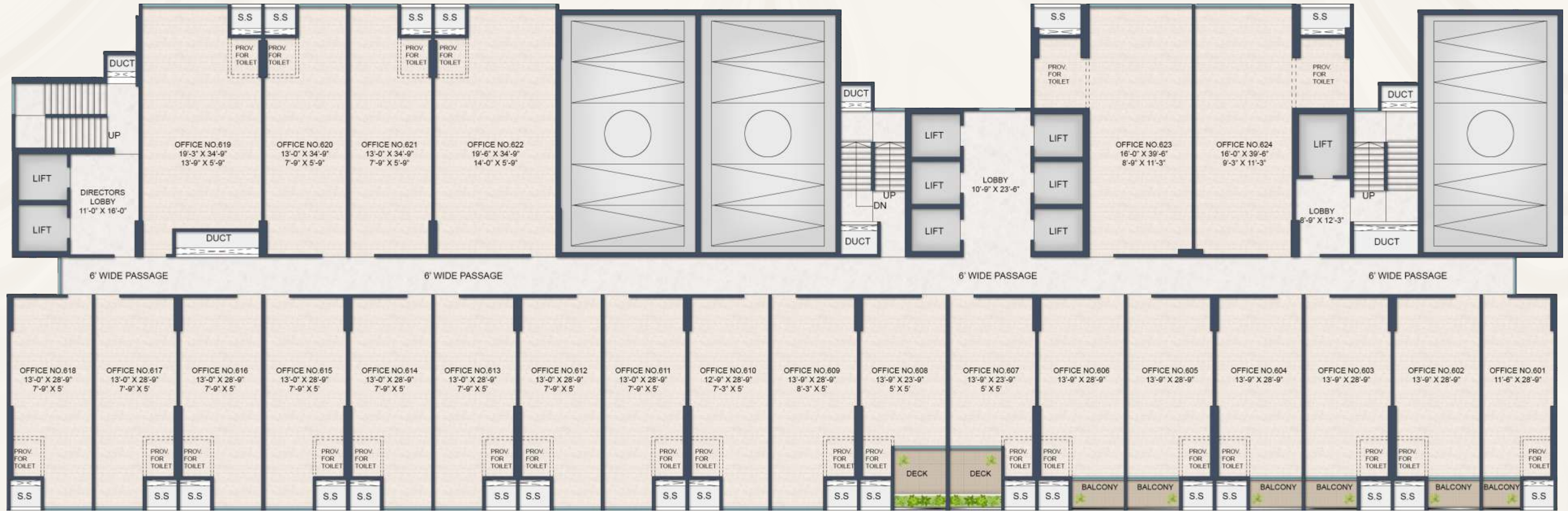
5TH, 9TH & 10TH FLOOR PLAN



Unit No.	510	511	512	513	514	515	516	517	518	519	520	521	522
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	417	417	677	495	495	744
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	452	452	452	470	718	530	530	786

Unit No.	501	502	503	504	505	506	507	508	509	523	524
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	439	439	439	737	743
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	475	475	475	799	807

6TH FLOOR PLAN



Unit No.	610	611	612	613	614	615	616	617	618	619	620	621	622
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	417	417	677	495	495	744
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	452	452	452	470	718	530	530	786

Unit No.	601	602	603	604	605	606	607	608	609	623	624
RERA Carpet Area in Sq.ft.	329	398	398	398	398	398	354	354	439	737	743
Open Balc/Deck Carpet Area in Sq.ft.	26	37	37	37	37	37	78	78	-	-	-
Total Usable Carpet Area in Sq.ft.	390	471	471	471	471	471	469	469	475	799	807

7TH FLOOR PLAN



Unit No.	710	711	712	713	714	715	716	717	718	719	720	721	722
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	417	Refuge	677	495	495	744
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	452	452	452		718	530	530	786

Unit No.	701	702	703	704	705	706	707	708	709	723	724
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	354	354	439	737	Refuge
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	390	390	475	799	

8TH FLOOR PLAN



Unit No.	810	811	812	813	814	815	816	817	818	819	820	821	822
RERA Carpet Area in Sq.ft.	368	379	379	379	379	379	379	379	379	677	495	495	744
Open Balc/Deck Carpet Area in Sq.ft.	32	34	34	34	34	34	34	34	34	-	-	-	-
Total Usable Carpet Area in Sq.ft.	435	449	449	449	449	449	449	449	466	718	530	530	786

Unit No.	801	802	803	804	805	806	807	808	809	823	824
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	354	354	379	737	743
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	37	-	-
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	390	390	452	799	807

11TH FLOOR PLAN



Unit No.	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	417	417	677	495	495	744
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	452	452	452	470	718	530	530	786

Unit No.	1101	1102	1103	1104	1105	1106	1107	1108	1109	1123	1124
RERA Carpet Area in Sq.ft.	329	398	354	354	439	439	439	439	439	737	743
Open Balc/Deck Carpet Area in Sq.ft.	26	37	78	78	-	-	-	-	-	-	-
Total Usable Carpet Area in Sq.ft.	390	471	469	469	475	475	475	475	475	799	807

12TH FLOOR PLAN



Unit No.	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	1221	1222
RERA Carpet Area in Sq.ft.	368	379	379	379	379	379	379	339	Refuge	582	430	430	649
Open Balc/Deck Carpet Area in Sq.ft.	32	34	34	34	34	34	34	72		-	-	-	-
Terrace Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-		85	58	58	86
Total Usable Carpet Area in Sq.ft.	435	449	449	449	449	449	449	446		690	511	511	758

Unit No.	1201	1202	1203	1204	1205	1206	1207	1208	1209	1223	1224
RERA Carpet Area in Sq.ft.	359	439	354	354	439	439	439	439	398	615	Refuge
Open Balc/Deck Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	37	-	
Terrace Carpet Area in Sq.ft.	-	-	-	-	-	-	-	-	-	110	
Total Usable Carpet Area in Sq.ft.	393	475	390	390	475	475	475	475	471	763	

13TH & 14TH FLOOR PLAN

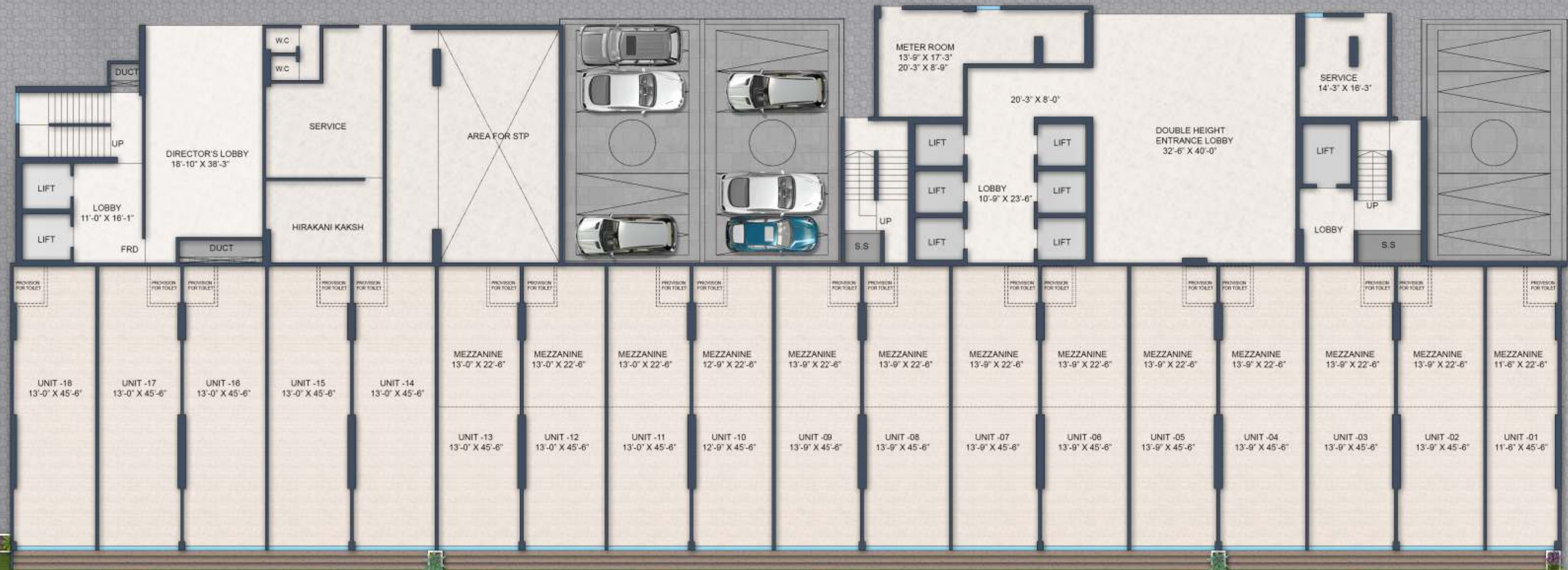


Unit No.	1310	1311	1312	1313	1314	1315	1316	1317	1318	1319	1320	1321	1322
RERA Carpet Area in Sq.ft.	404	417	417	417	417	417	417	339	339	582	430	430	649
Total Usable Carpet Area in Sq.ft.	439	452	452	452	452	452	452	374	391	624	466	466	690

Unit No.	1301	1302	1303	1304	1305	1306	1307	1308	1309	1323	1324
RERA Carpet Area in Sq.ft.	359	439	439	439	439	439	439	439	439	615	618
Total Usable Carpet Area in Sq.ft.	393	475	475	475	475	475	475	475	475	677	682

GROUND FLOOR PLAN

12 M WIDE MIDC ROAD



30.5 M WIDE
MIDC ROAD NO. 22

30.5 M WIDE
MIDC ROAD NO. 22

Sizes and dimension are approximate, actual may vary.

PROJECT OVERVIEW

- G+19 storey towering edifice
- Located strategically at the entry point of Thane city
- Easily accessible by all modes of transport
- Double glazed glass facade
- Double height grand entrance lobby
- Separate lobby and lifts for directors / owners
- Conference / meeting rooms
- Selected office spaces with triple height balconies
- Mechanised parking tower
- Rooftop restaurant* and cafeteria*
- Fitness centre*
- Solar PV panels



*Amenities to be run by a third party on chargeable bases.

Artistic Impression



Ace Realty

A reputed name in the Real Estate sector, we specialise in creating both, commercial and living spaces. Since our inception, in 1999, we have successfully mapped out a footprint encompassing villas, business centres and apartments. As we stride into the future, we continue to ensure transparency and an unwavering commitment to delivering quality products to our customers for a genuine, fine living experience. Currently we have 5 redevelopment in Mulund, 2 commercial projects in Wagle Estate and 4 residential developments in Thane along with Metropolis.

Today, the ACE Group is synonymous with golden virtues such as quality, integrity, ethics, transparency and commitment of the highest standards. Our virtues have never failed to reflect in our offerings to our customers.

ACE REALTY HAS BEEN CONSISTENTLY ENHANCING LIVES WITH ITS UNIQUE CONSTRUCTIONS. WE PRIDE OURSELVES WITH ZERO CUSTOMER COMPLAINTS IN ANY FORUM.

Our achievements over the years.

Over 25 Years of Expertise.

25+ Completed Projects.

11+ Ongoing Projects.

18 Projects Exclusively in Kasarvadavli.

1.2 Million sq.ft. Delivered.

1.4 Million sq.ft. Under Construction.

1500+ Happy Families.

1100+ Homes Under Construction.

COMPLETED PROJECTS

TIARA COURT

ASPIRE RESIDENCY

Actual Photo

SARVODAYA NAGAR, MULUND (W)

METROPOLIS
Quality homes made affordable!

RIVERA

Actual Photo

KASARVADAULI, THANE (W)

ONGOING PROJECTS

CODENAME

180° LIFE

KASARVADAULI, THANE (W)

METROPOLIS
Quality homes made affordable!

INSIGNIA

KASARVADAULI, THANE (W)

ACE AVIANA
LIVE LIFE WITH FLYING COLOURS

Actual Photo

KASARVADAULI, THANE (W)

ace square

Actual Photo

KASARVADAULI, THANE (W)

ACE Homes

Actual Photo

KASARVADAULI, THANE (W)

METROPOLIS
Quality homes made affordable!

BAYSIDE

KASARVADAULI, THANE (W)

ACE ENCLAVE

OWALE, THANE (W)

ACE ARISTO

INSIDE PURANIK CITY, KASARVADAULI, THANE (W)

PINAK GOLD

RAM MARUTI RD, THANE (W)

PARKVIEW

KASARVADAULI, THANE (W)

Empress Park

KASARVADAULI, THANE (W)

JOY SQUARE

KASARVADAULI, THANE (W)

ParkView
Dwell into the green serenity!

MULUND (W)

ACE INFINIA

MULUND (W)

Ace Ambience
LEGACY OF LUXURY

MULUND (W)

Project By



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