



ACE **OCTAVE**

welcome home!!

THE PROJECT

"Home, the spot of earth supremely blest, A dearer, sweeter spot than all the rest"
- Robert Montgomery

ACE OCTAVE, a project by Ace Construction Co., is a self-sufficient complex that features functional flats and a rich selection of modern amenities. Developed in the upcoming area of Kalali-Baroda, ACE OCTAVE aims to offer you quality, accessible and affordable living. Each flat is well designed and every detail has been looked after for you can proudly say "This is my home, Here I belong".





SITE PLAN



At Ace Octave, 8 buildings encircling the state-of-art club house and landscaped garden is the perfect composition of community living. All 116 flats are designed to provide ample sunlight, air and space for everyday life.



FEATURES

- Aesthetic design with attractive elevation.
- Allotted Parking space and Letter-Box for each flat.
- Lift of approved quality in each apartment.
- Terrace & Bathrooms are heat and water proof treated.
- Emergency generator for lift and common utility.
- Attractive name plate for each flat.
- 24 x 7 water supply by common bore-well facility.
- Long-lasting Tremix concrete Road with Designer Interlocking Heavy-Duty Paver Concrete Blocks.
- Sprinkle irrigation system for the garden.
- Vibrant street-lights along paved path.
- Well Designed Regular Drainage & StormWater Drainage System.
- Scientifically Designed Water Harvesting System.
- 24 hour Gate Security.



THE OCTAVE CLUB highlights

- Table Tennis
- Card/Carom Table
- Pool/Snooker Table
- Exclusive Gymnasium
- Elegant swimming pool
- Well planned changing rooms
- Poolside lounge
- Deck area over looking the pool side
- Multipurpose Court for Badminton / Volleyball / Skating / Basketball Practice / Organizing any other activities
- Well designed Common Garden with soothing water cascade
- Plantation all around the Ace Octave premises
- Special Sitting Zones and Gazebos for Senior Citizens.

SPECIFICATIONS

| Location | Walls | Floor | Doors | Windows / Glazing | Ceilings | CP Fittings / Sanitary Ware | Electification |
|------------------------|---|--------------------------------|---|--|-----------------------------------|---|--|
| Living / Dining | Cement Based Putty | Vetrified Tiles | Kapur Door Frame With Decorative M.D. | Powder Coated Aluminum Sliding Window With M.S Grill | Cement Based Putty | | Branded ISI Concealed Copper Wiring With Good Quality Switches |
| Bed Room | Cement Based Putty | Porcelain Tiles | Kapur Door Frame With Flush Door & Enamel Paint | Powder Coated Aluminum Sliding Window With M.S Grill | Cement Based Putty | | |
| Kitchen | 4' height Glazed Tiles Above Counter | Antiskid Ceramic Tiles | Kapur Door Frame With Flush Door & Enamel Paint | Powder Coated Aluminum Sliding Window With M.S Grill | | Stainless Steel Sink | |
| Toilets | Ceramic Glazed Tiles | Antiskid Ceramic Tiles | Kapur Door Frame With Flush Door & Enamel Paint | Aluminum Powder Coated Glass Louvers | Cement Based Putty | Hydro-tested Concealed Plumbing With Good Quality Sanitary Ware & Bathroom Fittings | |
| Foyer | Cement Based Putty with Distemper | Kotahstone | | | Cement Based Putty with Distemper | | |
| Balcony | Cement Based Putty | Antiskid Ceramic Tiles | Kapur Door Frame With Flush Door & Enamel Paint | | Cement Based Putty | | |
| Facade | Anti-fungal Paint With Combination Of Tiles & Texture Surface | | | | | | |
| Staircase | Cement Based Putty with Distemper | Kotahstone | | | Cement Based Putty with Distemper | | |
| Lift | M.S Panels With Powder Coating | | Collapsible Door | | M.S Panels With Powder Coating | | |
| Parking | Anti-fungal Paint | Chequered Tiles / Paver Blocks | | | Anti-fungal paint | | Branded ISI Concealed Copper Wiring With Good Quality Switches |

FLOOR PLAN





Architect
Ruchir Sheth

Structural Consultant
Chetan Kambad

Developers
ACE Construction Co.
7th Floor, Marble Arch,
Race Course Circle,
Opposite Vanijya Bhavan,
Baroda - 390 007

For Booking Please Contact:

Site Office:
ACE OCTAVE
Off Kalali Village Road,
Opposite C.M.Patel Farm,
Near VUDA Housing Flats,
Vadodara - 390 012

Call: 9825192288 / 9825086326
Email: aceconstuctionco@gmail.com



NOTES:

• Possession will be given after one month of settlement of all accounts. • Extra work will be executed after receipt of full advance payment. • Documentation charges, stamp duty, service tax & common maintenance charges will be extra. • Any new Central or State Government Taxes, if applicable shall have to be borne by the clients. • A continuous default payment leads to cancellation. • Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all. • In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of new client only. Administrative expense of Rs. 15,000/- & the amount of extra work (if any) & documentation charges (if any) will be deducted from refund amount. • All members shall have to essentially be the part of the society formed by the association of members and shall abide by the society by-laws. • Any plans, specifications or information in this brochure can not form part of an offer, contract or agreement.