



DUGASTA
PROPERTIES

ASTRA *Residences*

A modern expression of luxury shaped by detail, purpose, and vision.
Designed to inspire refined living while preserving lasting worth.



DUBAI: A CITY OF OPPORTUNITIES



Dubai stands as one of the world's most compelling destinations, driven by future-focused leadership and a resilient, long-term vision. Its expanding global population, tax-free advantages, and world-class infrastructure continue to attract residents and investors seeking growth and stability. The demand for residential properties remains strong, supported by high capital appreciation and rental returns.



- **Strategic Global Location**
- **Tax-Free Investment Environment**
- **Significant Market and Economic Growth**
- **Strong Rental Yields and Capital Growth**
- **Premium Lifestyle and Safety**
- **Golden Visa Eligibility**

DUBAI SOUTH: A FUTURE-FORWARD COMMUNITY

Dubai South is a rapidly growing community built around the future Al Maktoum International Airport, envisioned to be the world's largest airport. Designed as a vibrant place to live, work, and invest, it offers modern homes, green spaces, and easy access to key destinations across Dubai. With strong infrastructure, family-friendly neighbourhoods, and long-term development plans, Dubai South is emerging as one of the city's most promising districts.





Strategically located near the
Al Maktoum International Airport

Part of Dubai's visionary long-term
growth and city planning

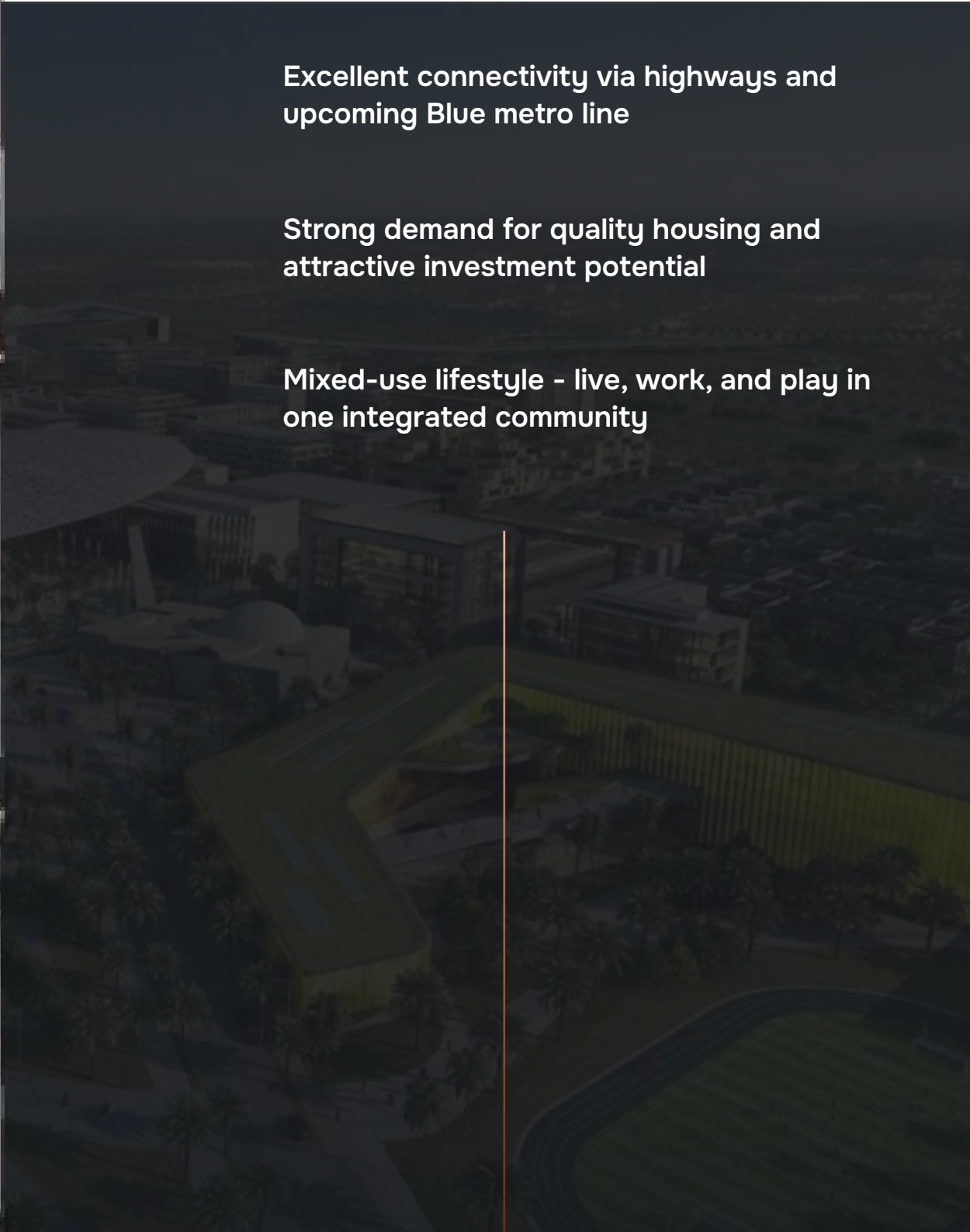
Family-friendly community with modern
residential neighbourhoods



Excellent connectivity via highways and upcoming Blue metro line

Strong demand for quality housing and attractive investment potential

Mixed-use lifestyle - live, work, and play in one integrated community



MODERN LIVING. ASSURED RETURNS.



Astra Residences by Dugasta Properties is a contemporary G+4+Roof freehold residential development in Dubai South, one of the city's most promising districts. Designed for comfort, convenience, and long-term value, Astra Residences brings together modern architecture and efficient space planning to create a smart investment opportunity.



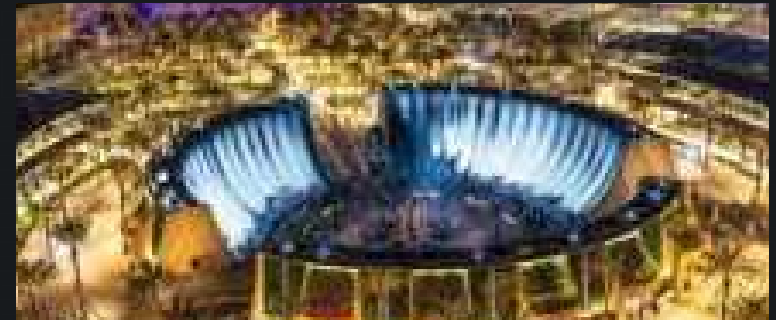
NEARBY LANDMARKS



EXPO CITY 2020
10 MINUTES



**AL MAKTOUM
INTERNATIONAL AIRPORT**
05 MINUTES

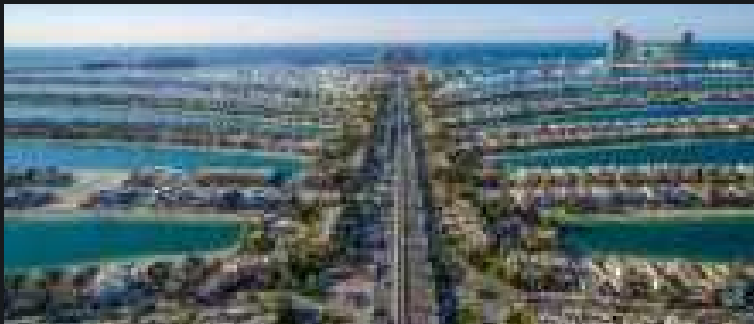


THE OUTLET VILLAGE
15 MINUTES



DUBAI PARKS AND RESORTS
15 MINUTES

JEBEL ALI FREE ZONE
20 MINUTES

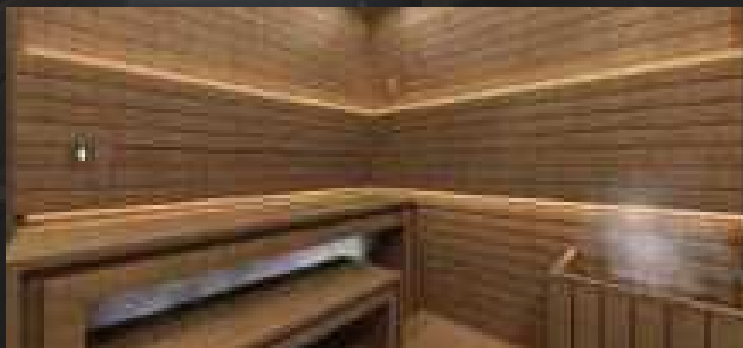
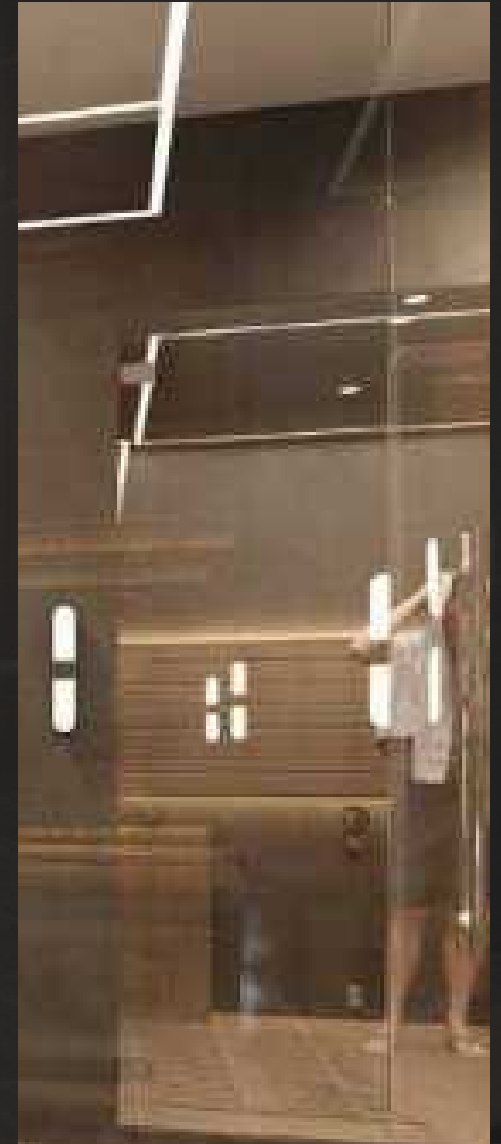


PALM JUMEIRAH
30 MINUTES

A modern, minimalist interior space, likely a living room or lounge, featuring a large white sofa, a round coffee table, and a large window. The text "AMENITIES THAT ELEVATE EVERYDAY LIVING" is overlaid in white and orange. The background is a dark, moody photograph of the interior, with a large window on the right side showing a view of trees. The text is centered and reads "AMENITIES THAT" in white, "ELEVATE EVERYDAY LIVING" in orange, and a thin orange horizontal line is positioned below the text.

AMENITIES THAT ELEVATE EVERYDAY LIVING

STEAM AND SAUNA FACILITIES



FULLY EQUIPPED GYMNASIUM





ROOFTOP SWIMMING POOL



SPACIOUS LOBBY AND WAITING LOUNGE

24/7 SECURITY & CCTV MONITORING



**EV CHARGING
STATIONS**

NUMBER OF UNITS

108 APARTMENTS

INTEGRATED LIFESTYLE

AMENITIES

TYPE OF APARTMENTS

STUDIO, 1 BHK, AND 2 BHK

SECURE AND CONNECTED

COMMUNITY





STUDIO



STUDIO - TYPE 1



STUDIO - TYPE 2



STUDIO - TYPE 3



STUDIO - TYPE 4



STUDIO - TYPE 5



A modern living room interior featuring a light-colored sofa with dark cushions, a round coffee table, and a large potted plant. The background wall has three framed abstract artworks. A doorway is visible on the right side of the frame.

ONE BEDROOM APARTMENTS



ONE BEDROOM APARTMENTS - TYPE 1

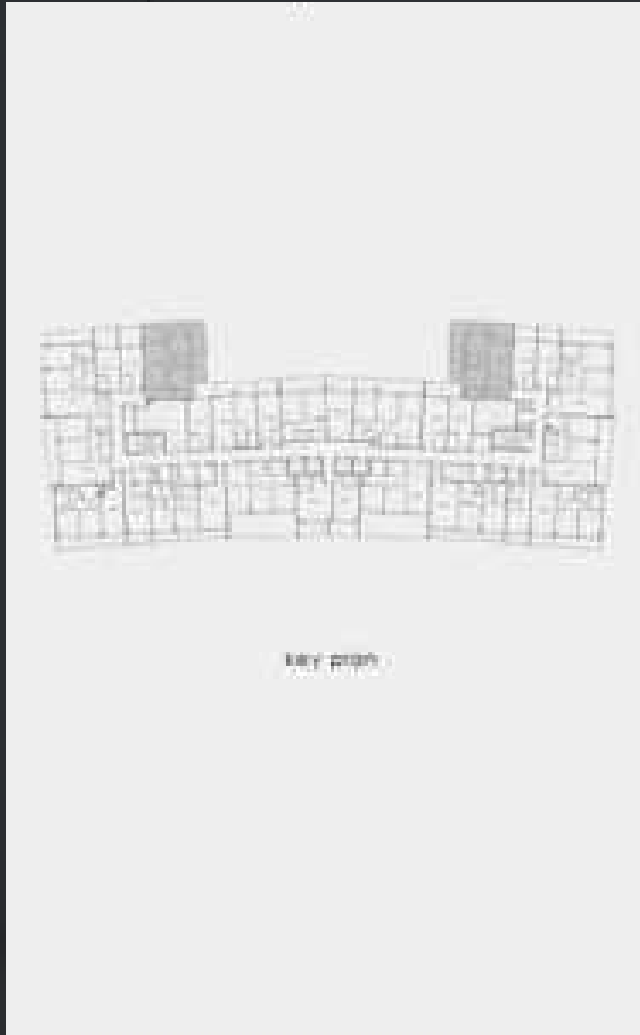


A modern, minimalist apartment interior. The background features a large, dark grey wall with a prominent black square in the center. To the right, a dining table with white chairs is visible. A small potted plant sits on a white shelf below the black square. The foreground shows a light-colored sofa with yellow and grey cushions, and a round coffee table with various items on it. The overall lighting is soft and modern.

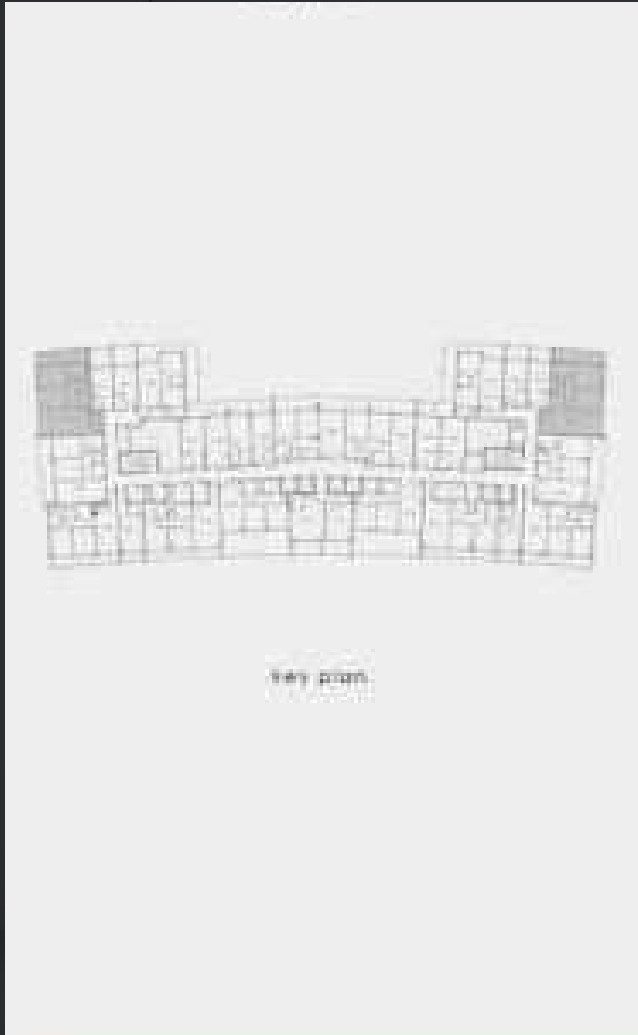
TWO BEDROOM APARTMENTS



TWO BEDROOM APARTMENTS - TYPE 1



TWO BEDROOM APARTMENTS - TYPE 2



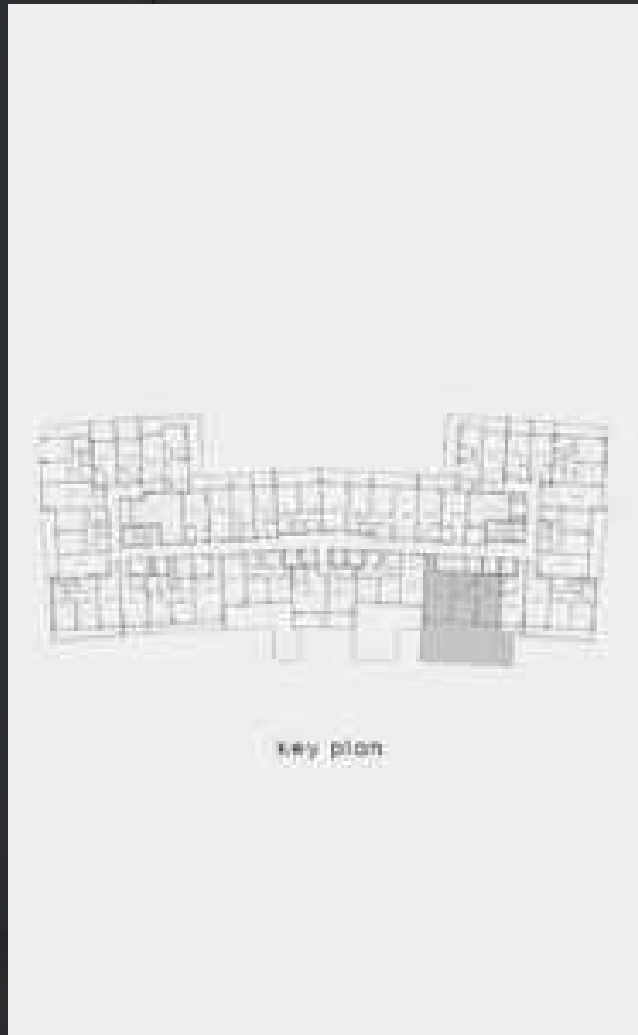
TWO BEDROOM APARTMENTS - TYPE 3



TWO BEDROOM APARTMENTS - TYPE 4



TWO BEDROOM APARTMENTS - TYPE 5



TWO BEDROOM APARTMENTS - TYPE 6



TWO BEDROOM APARTMENTS - TYPE 7



TWO BEDROOM APARTMENTS - TYPE 8



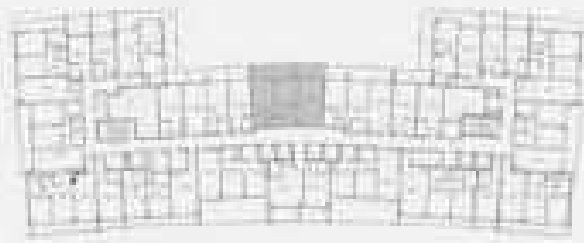
TWO BEDROOM APARTMENTS - TYPE 9



TWO BEDROOM APARTMENTS - TYPE 10



TWO BEDROOM APARTMENTS - TYPE 11



key plan



TWO BEDROOM APARTMENTS - TYPE 12

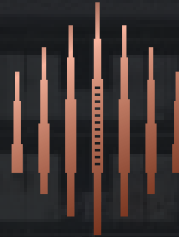




A GUARANTEE THAT REDEFINES INVESTMENT CONFIDENCE

DUGASTA PROPERTIES PRESENTS ONE OF DUBAI'S STRONGEST INVESTMENT MODELS, CREATED TO DELIVER RELIABLE AND LONG-TERM VALUE THROUGH GUARANTEED RETURNS AND ROBUST ASSET APPRECIATION.

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