



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

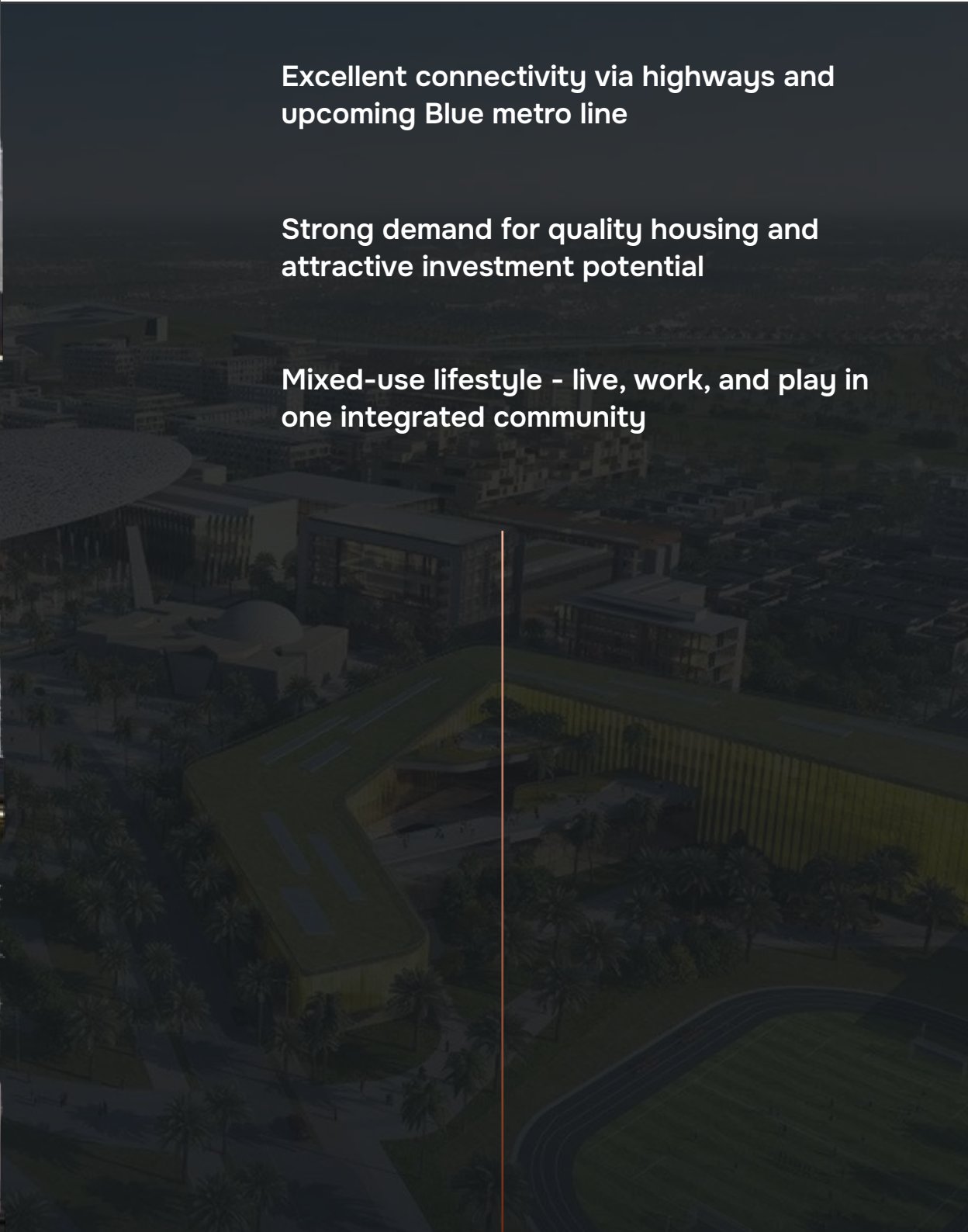
Family-friendly community with modern
residential neighbourhoods



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



**AL MAKTOUM
INTERNATIONAL AIRPORT
05 MINUTES**

**EXPO CITY 2020
10 MINUTES**



**THE OUTLET VILLAGE
15 MINUTES**



DUBAI PARKS AND RESORTS

15 MINUTES



JEBEL ALI FREE ZONE

20 MINUTES



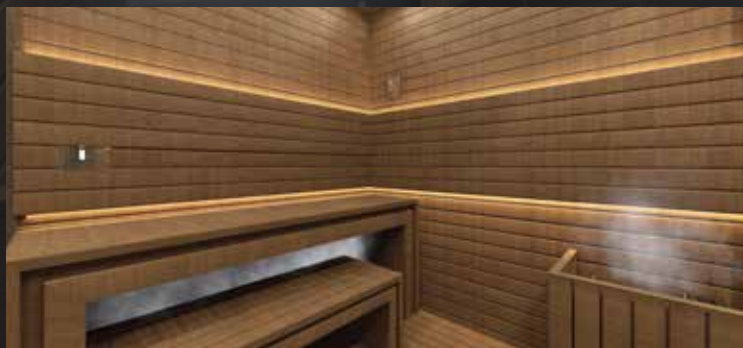
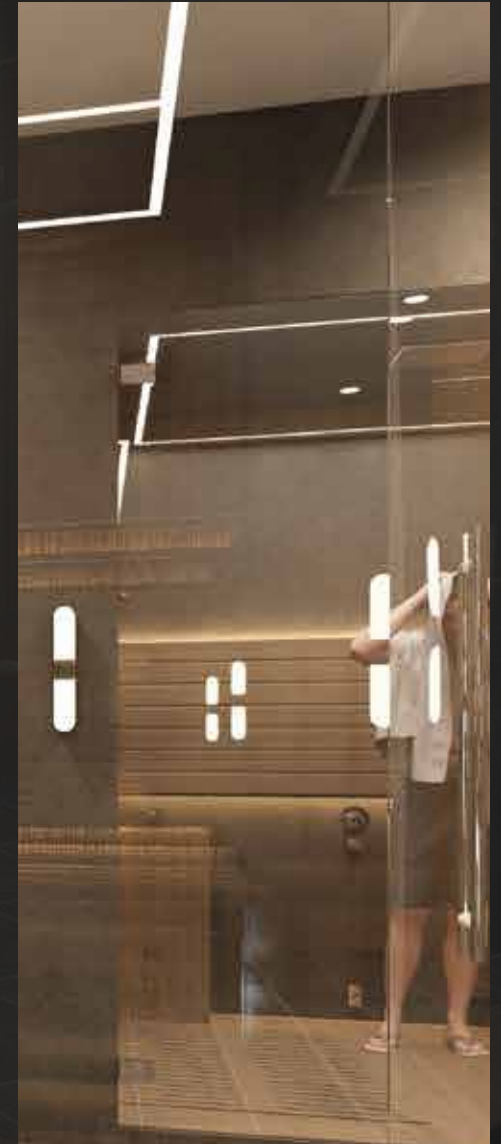
PALM JUMEIRAH

30 MINUTES

A modern, minimalist apartment lobby with large windows, a circular coffee table, and a sofa. The text "AMENITIES THAT ELEVATE EVERYDAY LIVING" is overlaid in white and orange. The background shows a bright, airy space with a large circular planter and a modern chandelier.

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



key plan



STUDIO - TYPE 2



key plan



STUDIO - TYPE 3



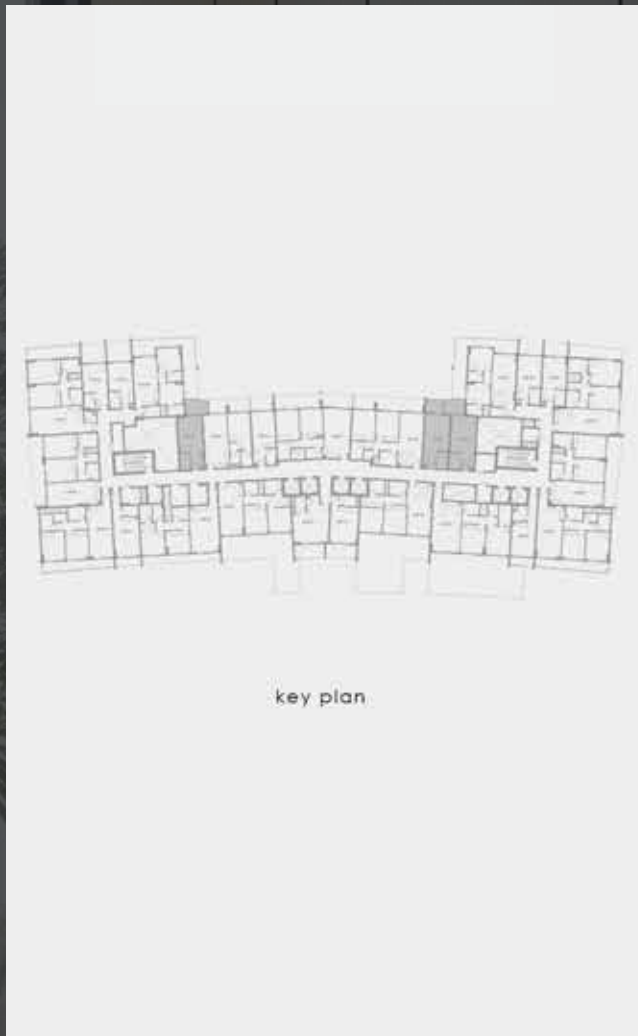
STUDIO - TYPE 4



key plan



STUDIO - TYPE 5



A modern living room interior featuring a light-colored sofa, a round coffee table, a large potted plant, and three framed abstract artworks on the wall. The room is well-lit and has a clean, minimalist aesthetic.

ONE BEDROOM APARTMENTS



ONE BEDROOM APARTMENTS - TYPE 1



key plan



A modern, minimalist apartment interior is shown in a dark, semi-transparent overlay. The scene includes a living area with a white sofa, a round coffee table, and a large black rectangular wall-mounted TV. A dining area with a round table and chairs is visible on the right. The background features a wall with vertical panels and a series of circular light fixtures. The overall atmosphere is contemporary and sophisticated.

TWO BEDROOM APARTMENTS



TWO BEDROOM APARTMENTS - TYPE 1



key plan



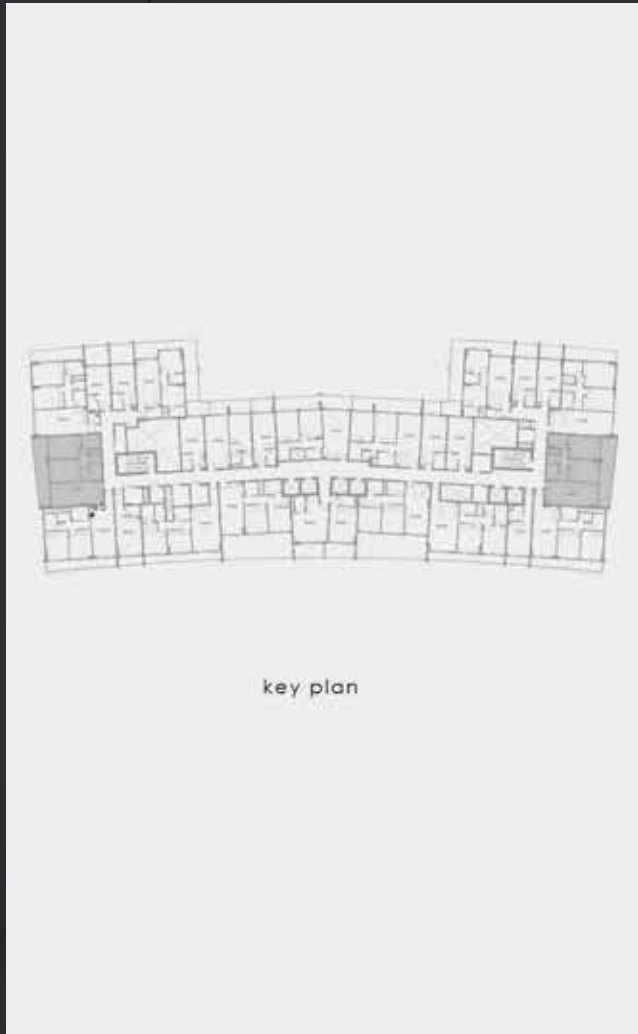
TWO BEDROOM APARTMENTS - TYPE 2



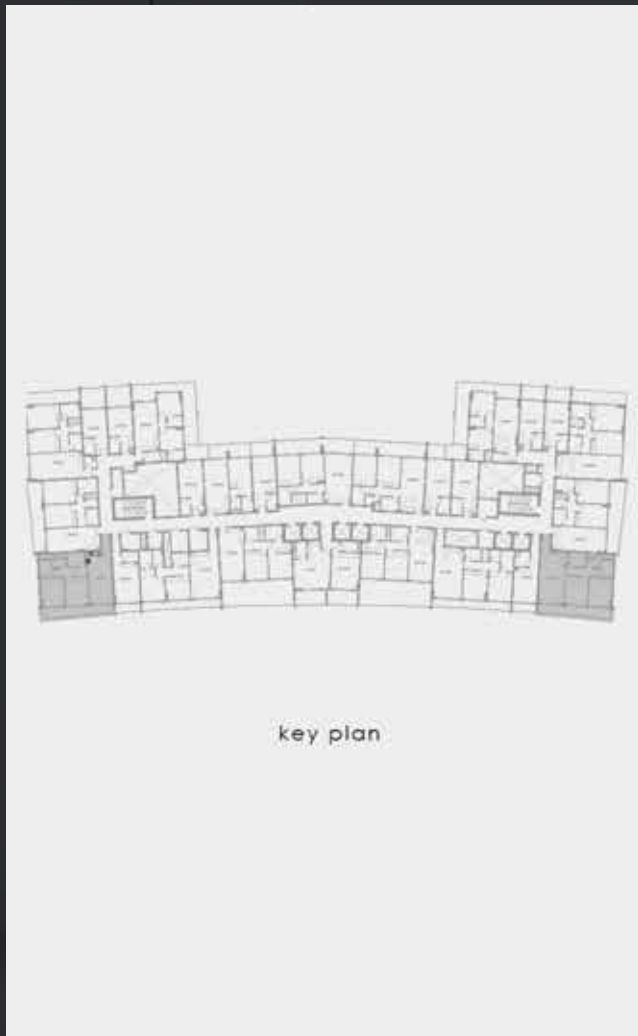
key plan



TWO BEDROOM APARTMENTS - TYPE 3



TWO BEDROOM APARTMENTS - TYPE 4



TWO BEDROOM APARTMENTS - TYPE 5



key plan



TWO BEDROOM APARTMENTS - TYPE 6



key plan



TWO BEDROOM APARTMENTS - TYPE 7



key plan



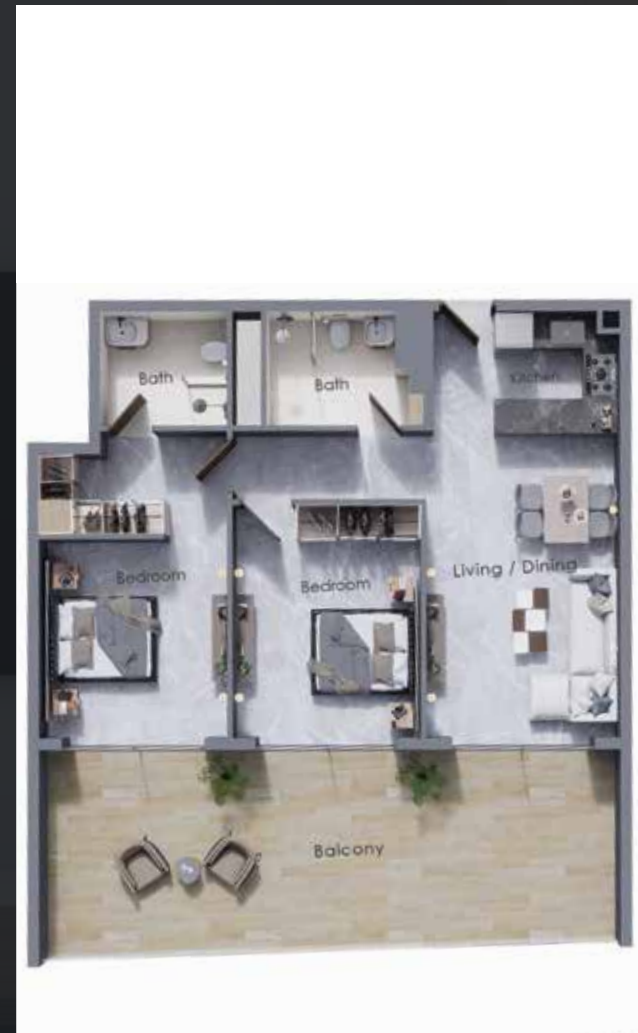
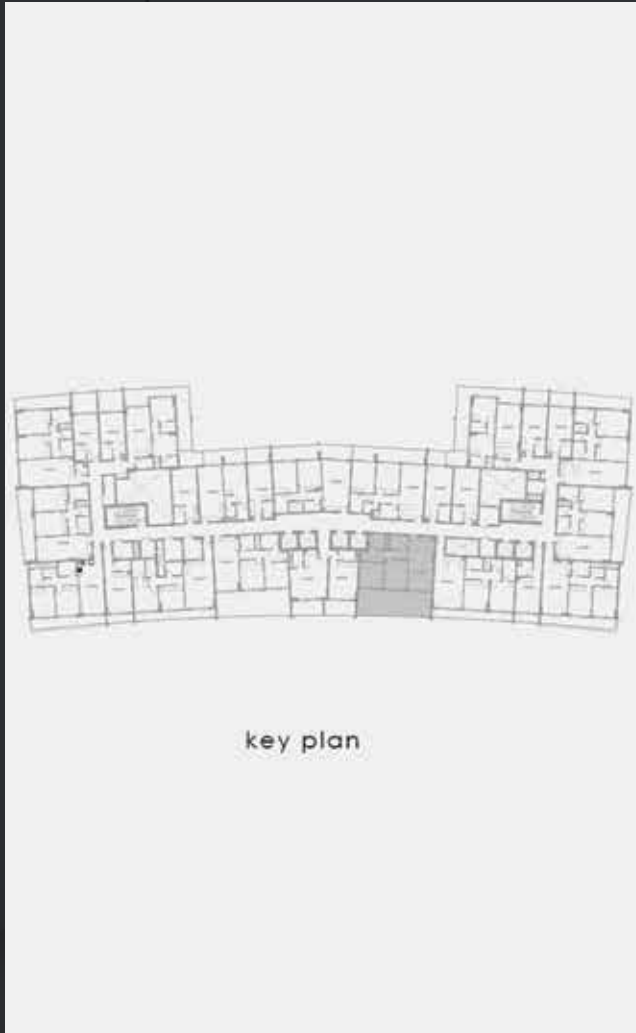
TWO BEDROOM APARTMENTS - TYPE 8



key plan



TWO BEDROOM APARTMENTS - TYPE 9



TWO BEDROOM APARTMENTS - TYPE 10



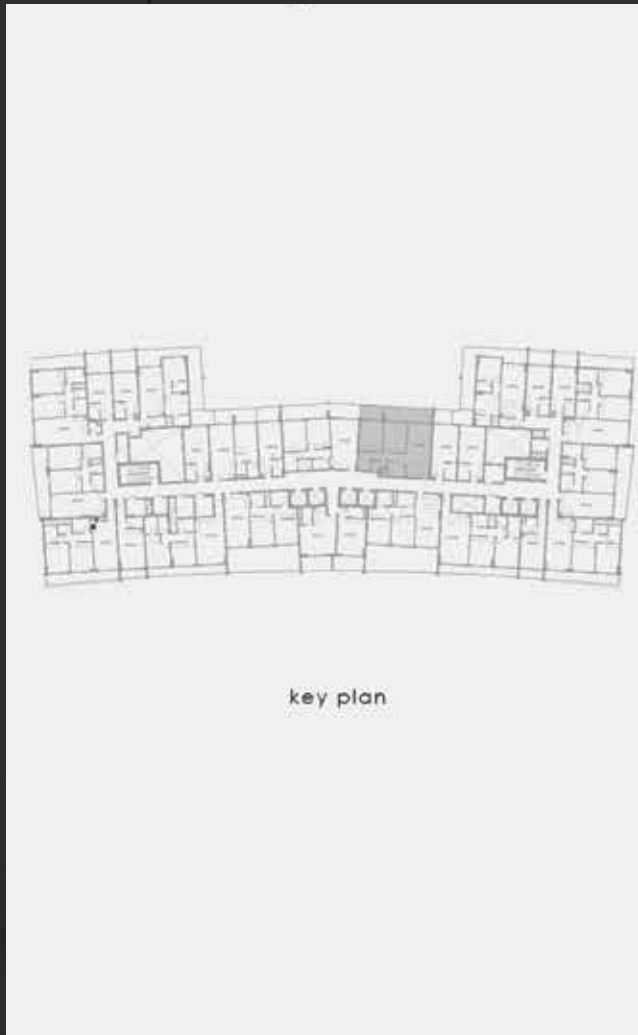
TWO BEDROOM APARTMENTS - TYPE 11



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.

DUGASTA



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