



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

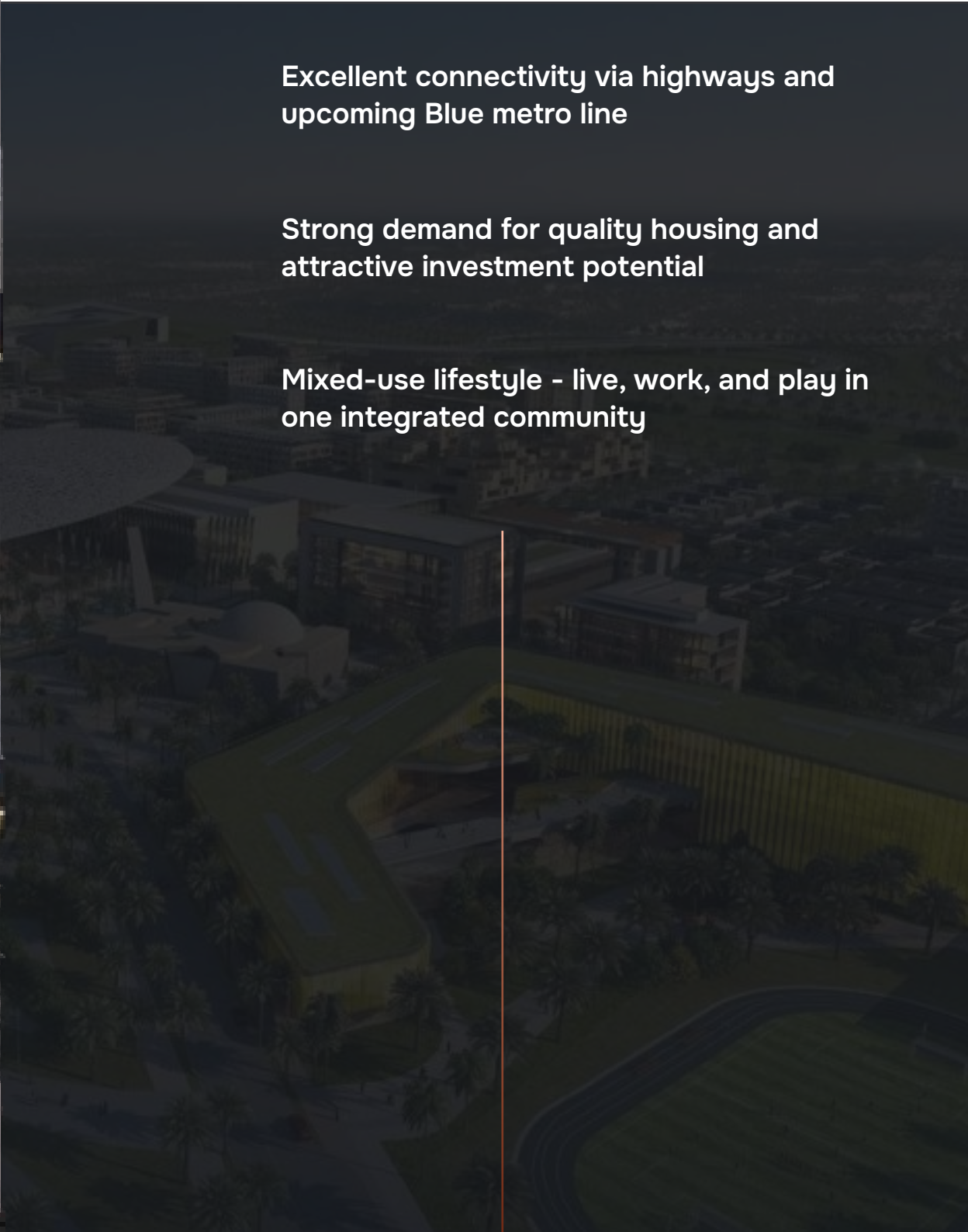
Family-friendly community with modern
residential neighbourhoods



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



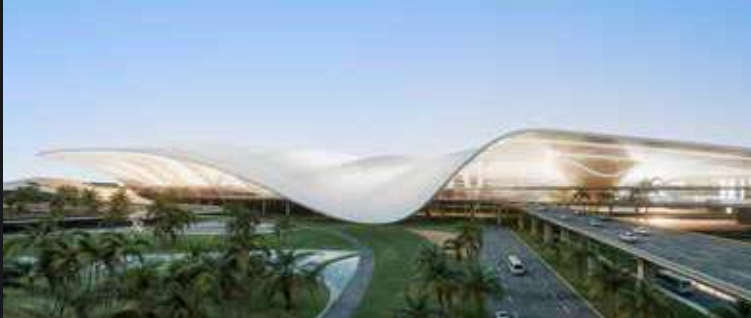
MODERN LIVING. ASSURED RETURNS.



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

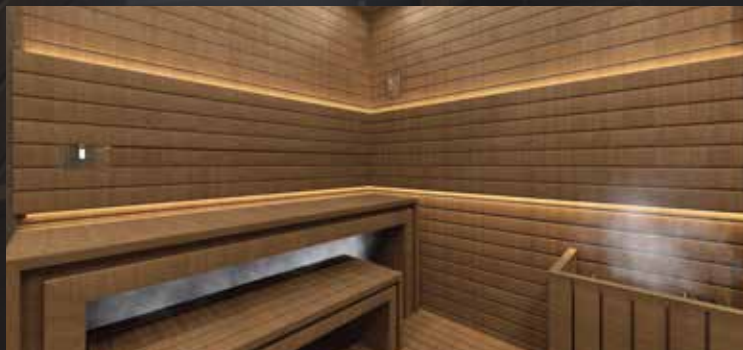
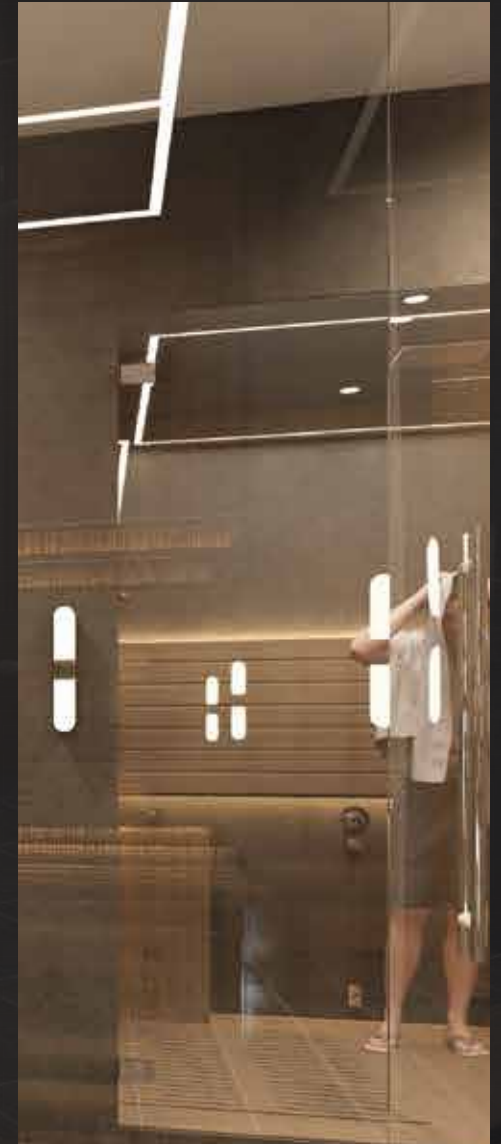


PALM JUMEIRAH
30 MINUTES

A modern, minimalist interior space, likely a lounge or living area, featuring a large glass wall on the right, a central circular seating area with a low table and a lamp, and a large sofa in the foreground. The text "AMENITIES THAT ELEVATE EVERYDAY LIVING" is overlaid in the center. The word "AMENITIES" is in white, and "ELEVATE EVERYDAY LIVING" is in orange. 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





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



A modern apartment interior with a minimalist design. The background features a large black square mounted on a light-colored wall. To the right, a dining table with a curved edge and modern chairs is visible. A potted plant sits on a long, low white console table. The foreground shows a round coffee table with some items on it and a portion of a sofa with a yellow patterned cushion. The overall lighting is soft and modern.

TWO BEDROOM APARTMENTS

