

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.



The image features a dark, modern building facade with large glass windows. A prominent sign on the left side of the building displays the 'DUGASTA' logo, which consists of a stylized graphic of vertical bars of varying heights above the brand name in a serif font. The background is a dark, high-angle view of a cityscape, likely Dubai, with a grid of buildings and roads. A thin vertical line is visible on the right side of the image.

**DUGASTA**

**Strategically located near the  
AI Maktoum International Airport**

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

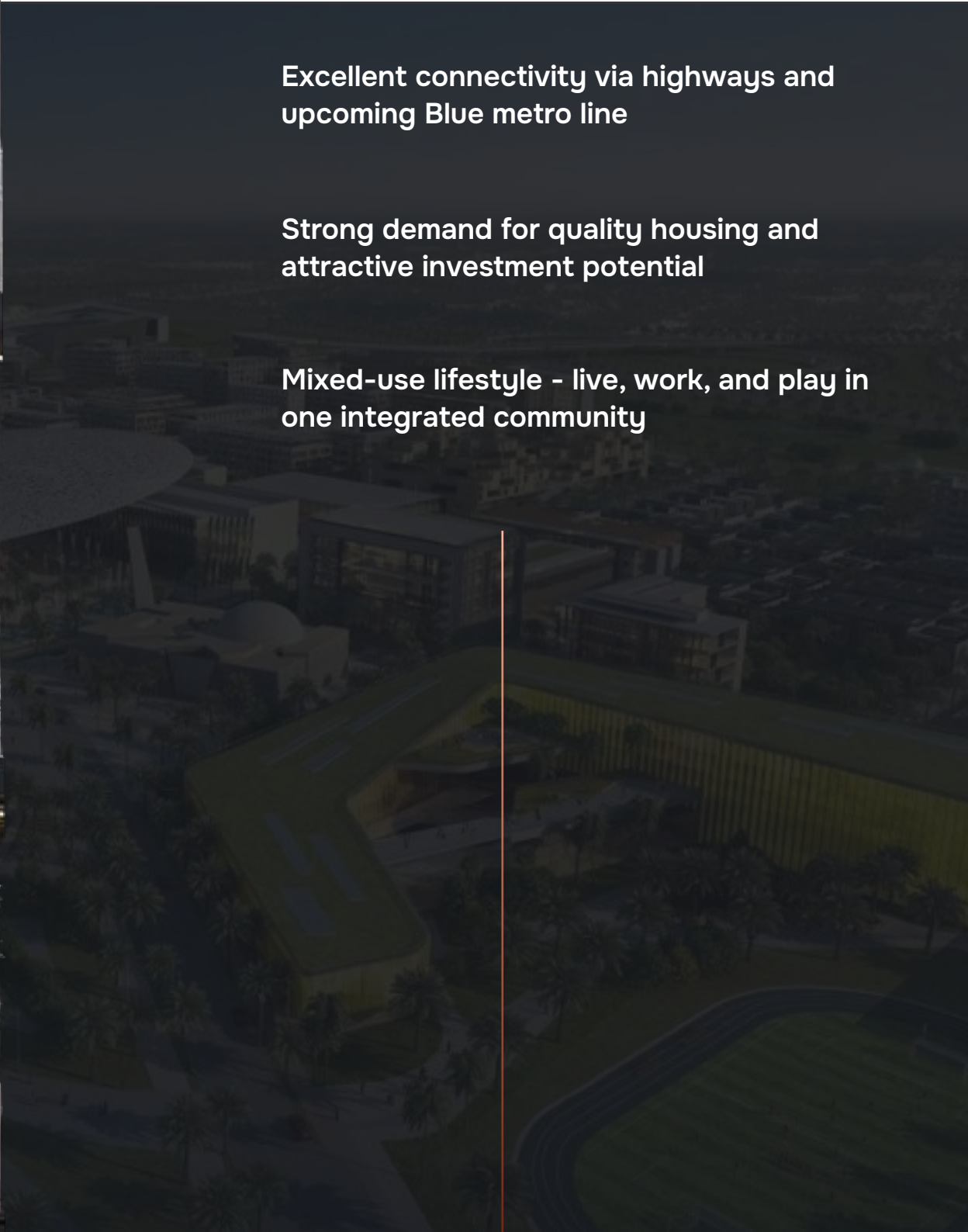
**Family-friendly community with modern  
residential neighbourhoods**



**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**



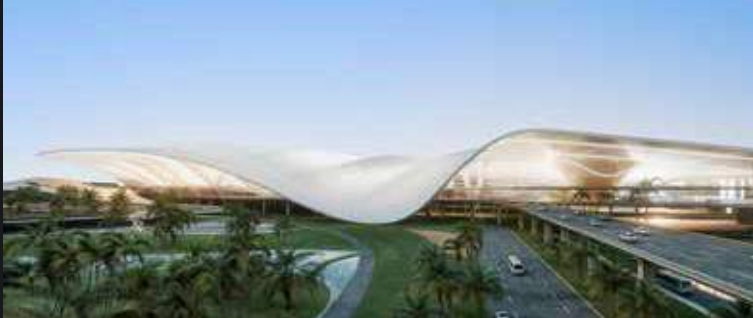
# MODERN LIVING. ASSURED RETURNS.



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**

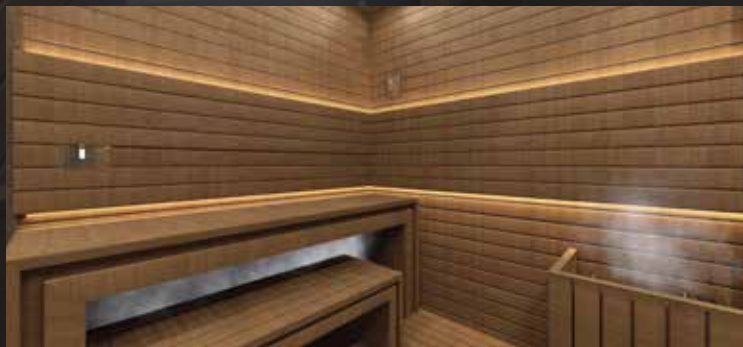
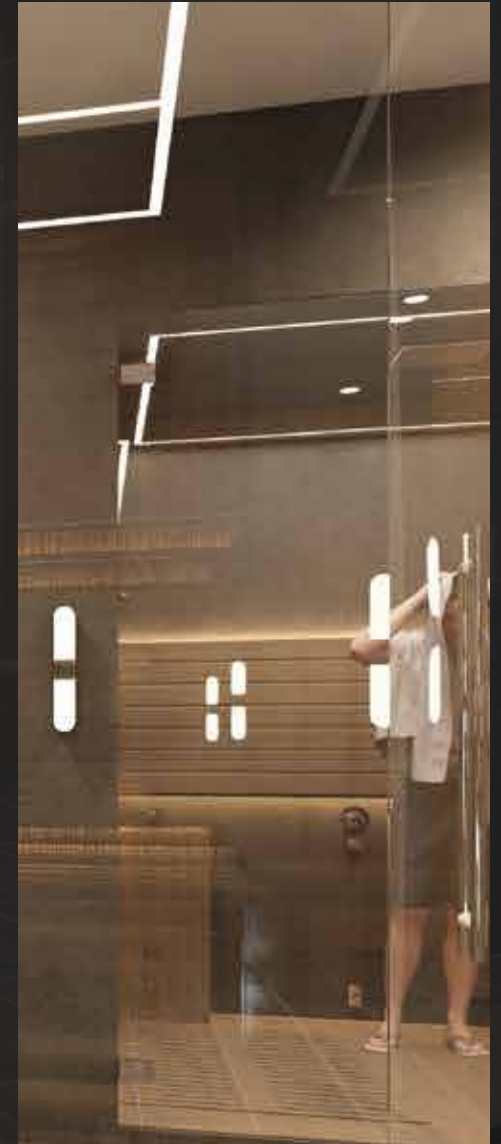


**PALM JUMEIRAH**  
**30 MINUTES**



**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**







# ONE BEDROOM APARTMENTS



# TWO BEDROOM APARTMENTS







# 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



DUGASTA  
PROPERTIES