

# About the Project

**Dugasta Astra South** is a prestigious low-rise residential community offering modern urban living in Dubai's fastest growing region – Dubai South. With 108 premium apartments featuring studio, 1-bedroom, and 2-bedroom layouts, the development balances sophisticated design with investment potential.





### Premium Design

Spacious terraces and private balconies with contemporary architecture



### Integrated Living

Fully integrated rooftop amenities with dedicated covered parking

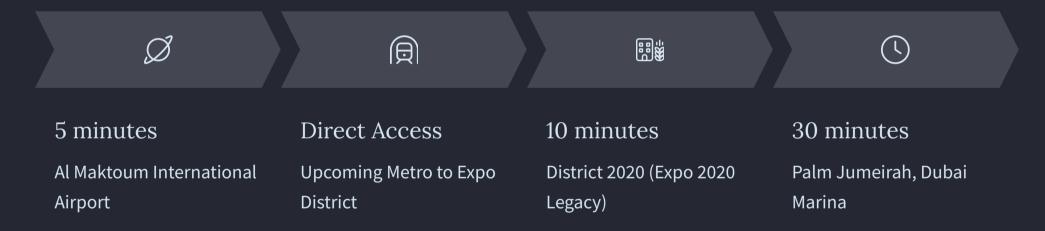


### **Secure Community**

24/7 security and gated access for resident peace of mind

# Location Advantage

Dubai South - The Future City



Enjoy 100% freehold ownership in a strategic global aviation hub with high rental demand, just 35 minutes from Downtown Dubai.

# **Building Features**



### Architectural Excellence

Astra South features a striking modern minimalist facade with natural colors and extensive glass elevation, creating an impressive yet welcoming presence.



G + 4 Floors + Rooftop

Optimized vertical design



108 Total Units

Exclusive community feel



**Covered Parking** 

Ground floor convenience



Landscaped Gardens

Thoughtful outdoor spaces

## Floor Plans

### Ground Floor

- Grand entrance lobby
- Covered parking facilities
- Security rooms and access control
- Visitor waiting areas

### Typical Floors (1-4)

- Mix of Studios, 1BR, 2BR apartments
- Lift lobby with 4 high-speed elevators
- Fire exits on each floor
- Garbage chutes for convenience

### Roof Level

- Swimming pool with views
- State-of-the-art gymnasium
- Steam & sauna facilities
- Expansive deck lounge area

# Apartment Sizes

Apartment Type	Suite Area	Balcony Area	Total Area
Studio	350-400 sq.ft	~80 sq.ft	430-480 sq.ft
1 Bedroom	750-800 sq.ft	~100 sq.ft	850-900 sq.ft
2 Bedroom	1000-1100 sq.ft	~150 sq.ft	1150-1250 sq.ft

Copen-plan living

Maximized space efficiency with contemporary design

Floor-to-ceiling windows

Abundant natural light and panoramic views

Private terraces

Extended living space with refreshing green views



# 

imuinnee het faak oortaalistee suurberkense jarse Stradon minel panus. Sistioteeli toi etallanik ja kentelastainetta en mitaniihiteleen teliote Sistel turioteleen etallaali valotelaan kaniideli koottaali enkontelaaniineen teliote Sisteleen obseksionen on teliotelaan oortaalistaan oo

# Investment Highlights

10%

NET Rental Guarantee

Secured annual return for a full decade

10yrs

Free Service Charges

Zero maintenance costs for a decade

5yrs

**Buyback Option** 

Available after initial holding period

Flexible Payment Plan

Convenient 3-year payment schedule available for qualified buyers

**DLD Registration Included** 

Dubai Land Department fees covered in select purchase schemes

# Amenities & Facilities





Unwind with panoramic views of Dubai South



State-of-the-art Gym

Premium fitness equipment for active lifestyles



Sauna & Steam Facilities

Separate facilities for men and women



Spacious Lobby

Elegant waiting lounge with concierge service



Kids' Play Area

Safe and engaging spaces for children



24/7 Security

Comprehensive CCTV coverage and monitoring



**EV** Charging

Future-ready with planned charging points

# Why Dubai South

"Dubai South is where the future of Dubai is being built."



# Payment Plan Options

Dugasta Properties offers flexible payment solutions designed to accommodate various investor profiles.

20% Down Payment

Initial booking secures your unit

60% During Construction

Quarterly installments over 24 months

20% On Handover

Final payment upon unit completion in 2026

Additional options include 40/60 and 50/50 payment structures for buyers seeking alternative arrangements. Corporate bulk purchase terms available upon request.

### PROPEOTAN-SHAZYAMINE PRACIE

### PROVERNT DETAILS

PERMINDER CHIS CODIT HOR Padause i is marte Broduse

Римпон являн	1001	FLATFORWARD.	0001
DOWN TOGOTS DOMESTIC OCCULATOR	81103	OUNGI (X11)03	5000
	tound	1 NIOS EIXO	סתכוב
Ренопискос	OO IL02	TOUNS TOD	21000
Aniong	E00 00	OOR MINDE	BUCIE
Picits Kongniss Bous Bolids	EC NO3	CUIL MUONE	EMD DO
DAMPHOLOGIAN	EO3.00	3000 8100	5000
Dansamanailars.Coas Dan laaktaeas	DELEGIE	OUT BILLUE	zia na
משעם	ENJIND	OOR WINDE	SICILORE
διουσκευσοτικύντοκαα(s cycl σοιρε Φαι τοιρι.	3,0000	30018 300	20,70

Cottl exament than	
	3
	5
	8
	9
	8
	9
	9
	8
	9

TO TOUL LURIENTE BLIE E OLES BERLIONE-