ASTRA SOUTH: Dubai South - Residential District

Dugasta Astra South offers premium urban living with 10% net ROI for 10 years. This G+4 freehold development in Dubai South features 108 apartments with integrated amenities, launching 2025 with handover in 2026.

by Ritesh Kumar

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

5 minutes

Al Maktoum International Airport

Direct Access

Upcoming Metro to Expo District

10 minutes

District 2020 (Expo 2020 Legacy)

30 minutes

Palm Jumeirah, Dubai Marina

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

Open-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

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

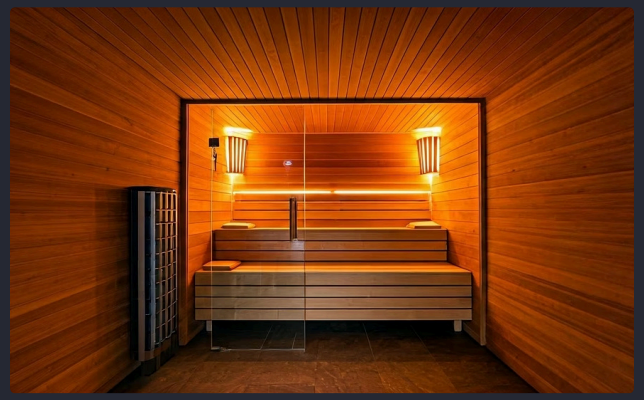
Amenities & Facilities

Rooftop Swimming Pool

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."

Strategic Investment

Lowest real estate tax burden globally (Tax-Free Income)

Exponential Growth

Home to UAE's fastest growing population corridor

Global Hub

Largest logistics & e-commerce freezone cluster

Government Backed

Central to Dubai's Government Vision 2040

Expo 2020 Legacy

District transformation creating lasting value

Contact Information

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Payment Plan Options

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

20% Down Payment

Initial booking secures your unit

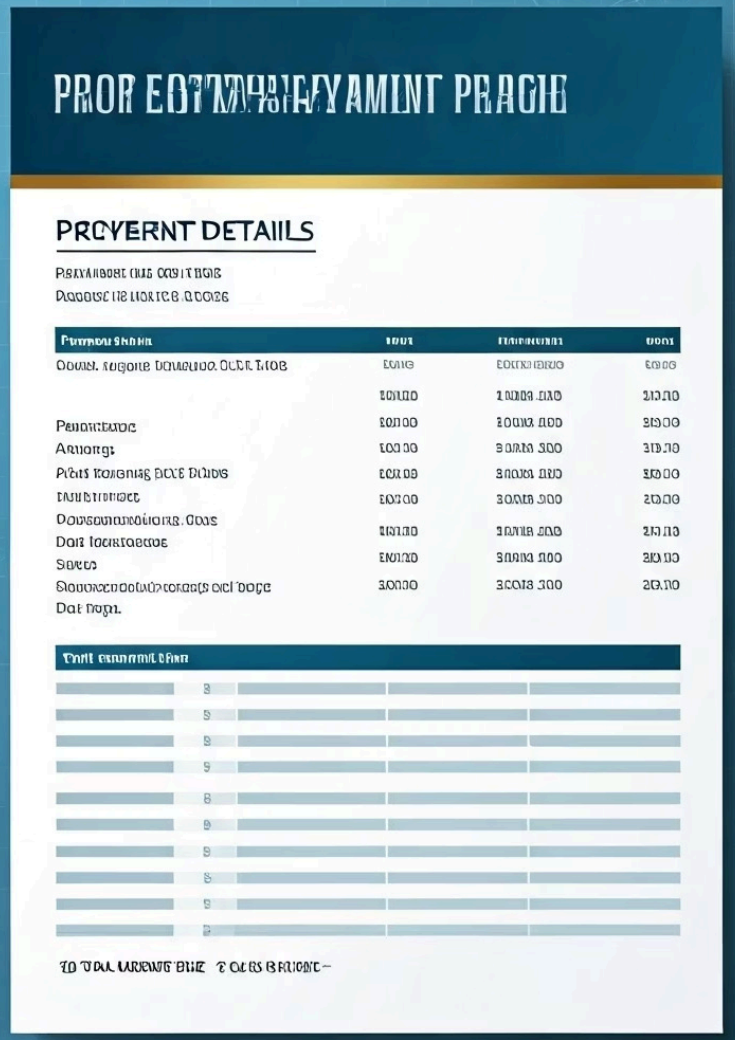
60% During Construction

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.



Developer Profile

Dugasta Properties Development LLC specializes in creating premium residential and commercial properties across Dubai's most promising growth corridors.

With a portfolio of successful developments and a commitment to quality construction, Dugasta has established a reputation for delivering properties that combine investment value with exceptional living standards.

Quality Assurance

ISO 9001 certified development process

Trusted Partner

Collaboration with Al Gafry Consulting Engineers