




108 astera



THE PROMISE OF A LIFE, WHERE YOU MATTER.

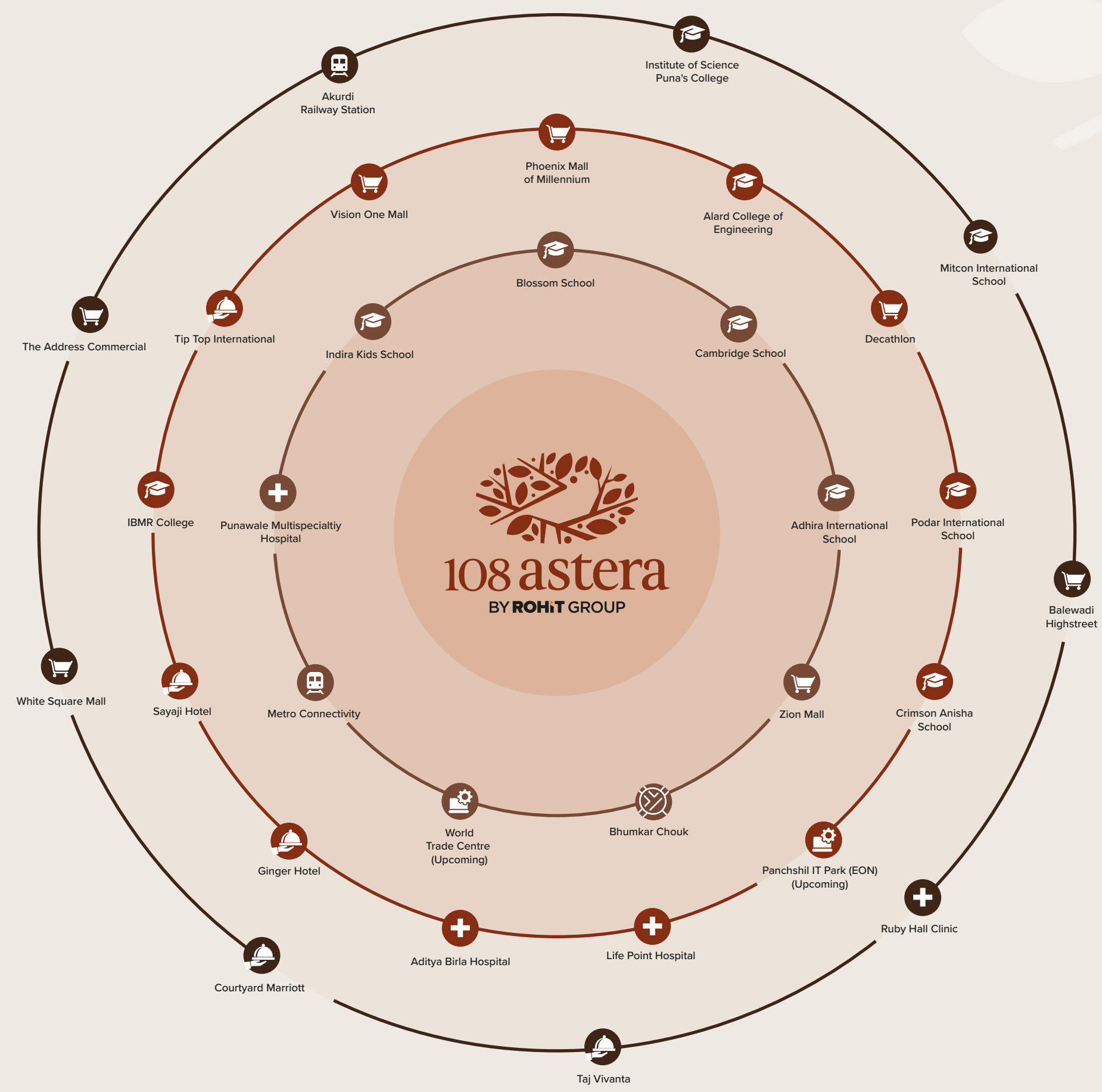
Welcome to 108 Astera, Rohit Group's next landmark address that serves you with an abundance of all that matters to you. Located in the heart of Punawale, a home here brings you closer to possibilities, opportunities, and a life that shelters you forever.

THRIVE IN PUNAWALE

As West Pune's fastest-growing locale, Punawale is the new centre of convenience. With a home at 108 Astera, you make a move to a great location within Punawale, where all your wishes and wants are always within reach.




STAY CONNECTED
TO PUNAWALE
AND BEYOND.



- 0-5 Mins
- 5-10 Mins
- 10-20 Mins

LIVE A UNIQUE EXPERIENCE

Wish for more. Here, we go above and beyond to fulfill each of your desires. A home at 108 Astera opens up unique possibilities for an experience of a kind!



SQUARE LAYOUT

The project is designed in a square-shaped foundation that allows ample open space and eases movement.



OPEN PODIUM

A vehicle-free podium gives you spacious and safe outdoors where your kids can play safely.



WORLD-CLASS SECURITY

24x7 surveillance cameras and security personnel ensures a protected and sound environment.



AMPLE PARKING

Allocated and separate parking spaces for each building eases traffic flow and increases convenience.



DEDICATED PET AREA

Your furry friends find a home here too with special play area and plunge pool for their everyday activities.



PREMIUM SPECIFICATIONS

Branded and exclusive specifications in the interior of each home make it functional and elevated in terms of design.



WIDE DRIVEWAY

A 6-metre wide driveway provides sufficient space for a smooth travel for your vehicles and avoids congestion.



READY COMMERCIAL SPACES

The project comes with an added advantage of ready commercial units that widen your possibilities in business.



SPACIOUS KITCHEN LAYOUT

Each kitchen is built to ensure you extra space without any clutter, for a seamless and soothing cooking experience.



EVERYTHING THAT MATTERS

Premium 2, 3, and 4 BHK
Apartments

Expansive
4+ Acres

6 High-Rise
Towers

20+ Storey
Elevations

30+ Exclusive
Lifestyle Amenities

Branded Internal
Specifications

World Class
Commercial Arcade

LEGEND

- 01. Entrance Security Cabin
- 02. Security Cabin And Bus Stop
- 03. Miyawaki Forest
- 04. Kids' Play Park
- 05. Pet's Park and Plunge Pool
- 06. Multipurpose Play Court
- 07. Sabha Graha
- 08. Amphitheatre Seating
- 09. Lawn
- 10. Senior Citizen's Court
- 11. Jogging Track
- 12. Central Art Installation
- 13. Toddler's Play Park
- 14. Skating Arena
- 15. Swimming Pool
- 16. Floor Games
- 17. Accupressure Pathway
- 18. Outdoor Excercise Equipment
- 19. Golf Putting
- 20. Party Lawn
- 21. Stage
- 22. Dancing Court
- 23. Party Deck
- 24. Barbeque Counter
- 25. Movie Screening
- 26. Meditation Zone
- 27. Oxygen Park
- 28. Yoga Deck
- 29. Cricket Practice Pitch
- 30. Gymnasium
- 31. Multipurpose Hall



Artist's Impression

A LAYOUT PLANNED
TO PERFECTION



**THE ENTRANCE TO
AN ELEVATED LIFE**

Artist's Impression



Artist's Impression

**AN ADDRESS WHERE
WHAT YOU SEE MATTERS**

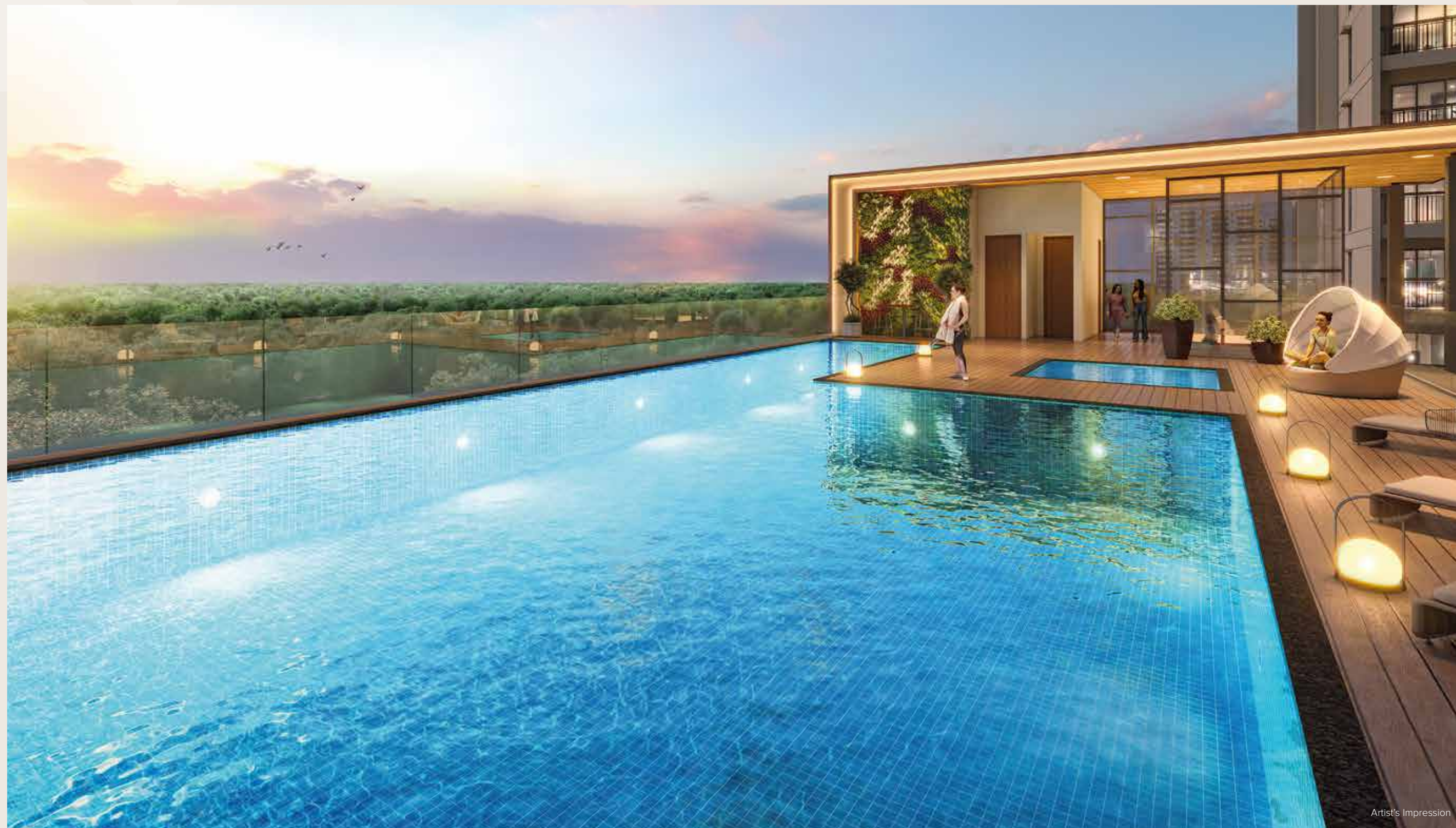


Artist's Impression

**A LANDMARK OF
NEW POSSIBILITIES**

**WHAT YOU ENJOY
EVERY DAY, MATTERS!**

30+ EXCLUSIVE LIFESTYLE AMENITIES



Artist's Impression

LAP POOL, LEISURE POOL AND PLAY POOL



YOGA ZONE



Artist's Impression

TODDLER'S PLAY PARK

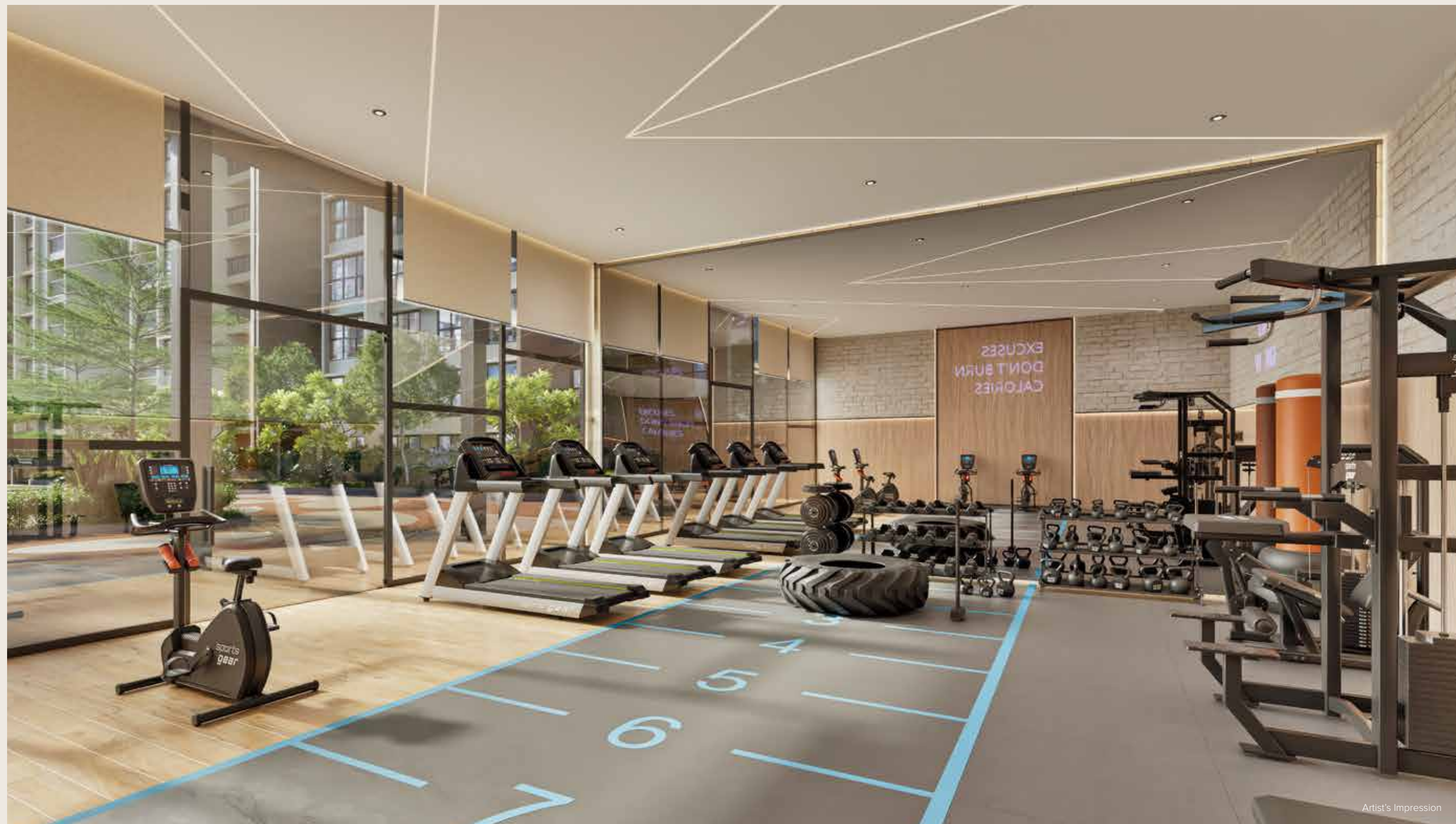


MULTIPURPOSE PLAY COURT



Artist's Impression

LANDSCAPED GREENS



Artist's Impression

FULLY-EQUIPPED GYM



OPEN BARBECUE AND PARTY DECK



Artist's Impression

INDOOR GAMES ROOM



INDOOR GAMES ROOM



Artist's Impression

MULTIPURPOSE HALL



Artist's Impression

MUSICAL ROOM

**HOW YOU LIVE
EVERY DAY, MATTERS!**

INTERIORS MADE PERFECT



Artist's Impression

LOBBY



LIVING AND DINING ROOM



LIVING AND DINING ROOM



KITCHEN



Artist's Impression

MASTER BEDROOM

FLOOR PLANS

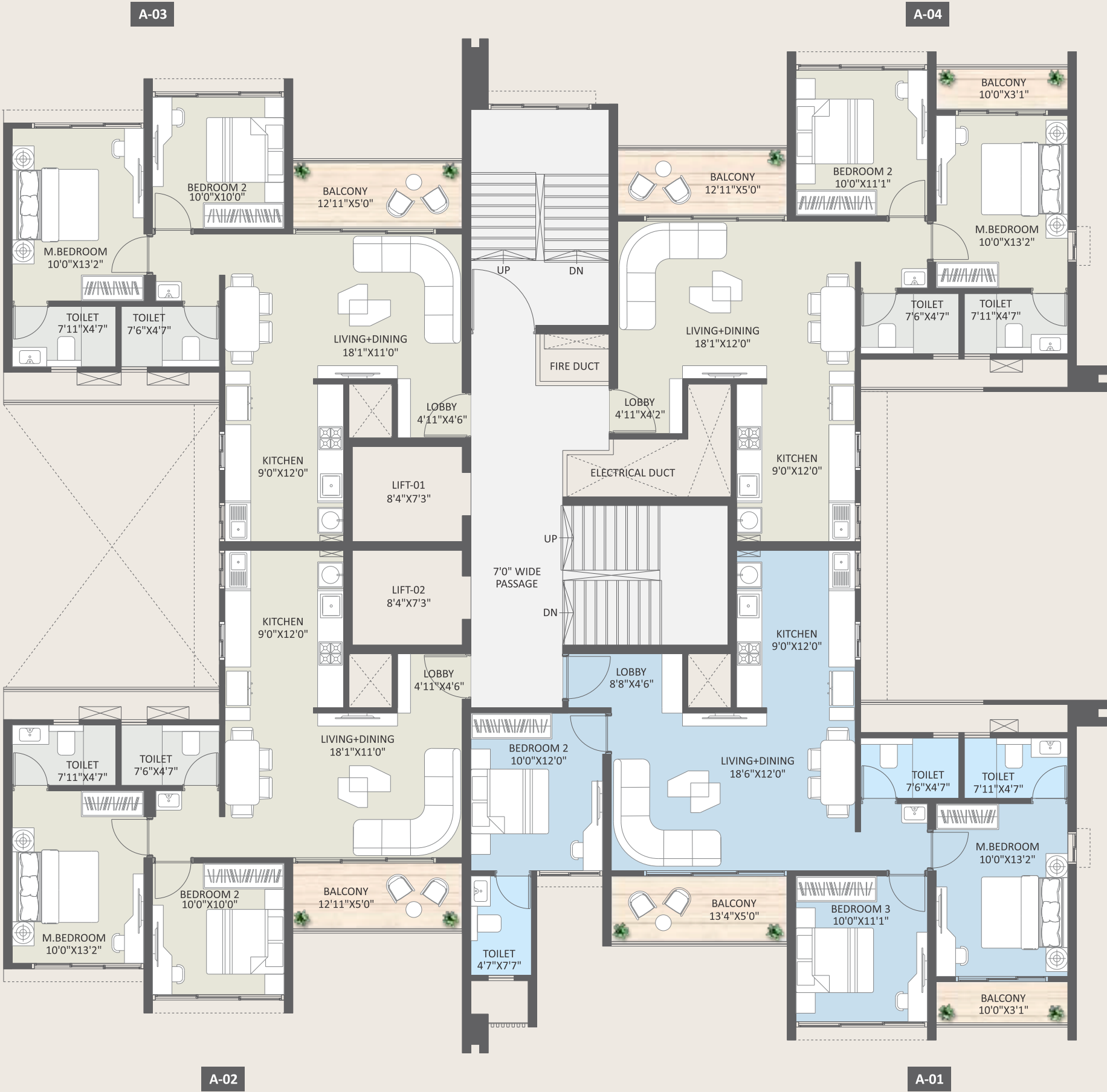
WING A | 1ST FLOOR PLAN

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
101	3BHK	85.18	6.21	2.90	9.11	94.29	1015
102	2BHK	64.61	5.99	0.00	5.99	70.60	760
103	2BHK	64.61	5.99	0.00	5.99	70.60	760
104	2BHK	67.70	5.99	2.90	8.89	76.59	824



WING A | TYPICAL FLOOR PLAN

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
201	3BHK	85.18	6.21	2.90	9.11	94.29	1015
202	2BHK	64.61	5.99	0.00	5.99	70.60	760
203	2BHK	64.61	5.99	0.00	5.99	70.60	760
204	2BHK	67.70	5.99	2.90	8.89	76.59	824



WING A | REFUGE FLOOR PLAN 7TH, 12TH & 17TH

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
701, 1201, 1701	2BHK	69.79	6.21	2.90	9.11	78.90	849
702, 1202, 1702	2BHK	64.61	5.99	0.00	5.99	70.60	760
703, 1203, 1703	2BHK	64.61	5.99	0.00	5.99	70.60	760
704, 1204, 1704	2BHK	67.70	5.99	2.90	8.89	76.59	824



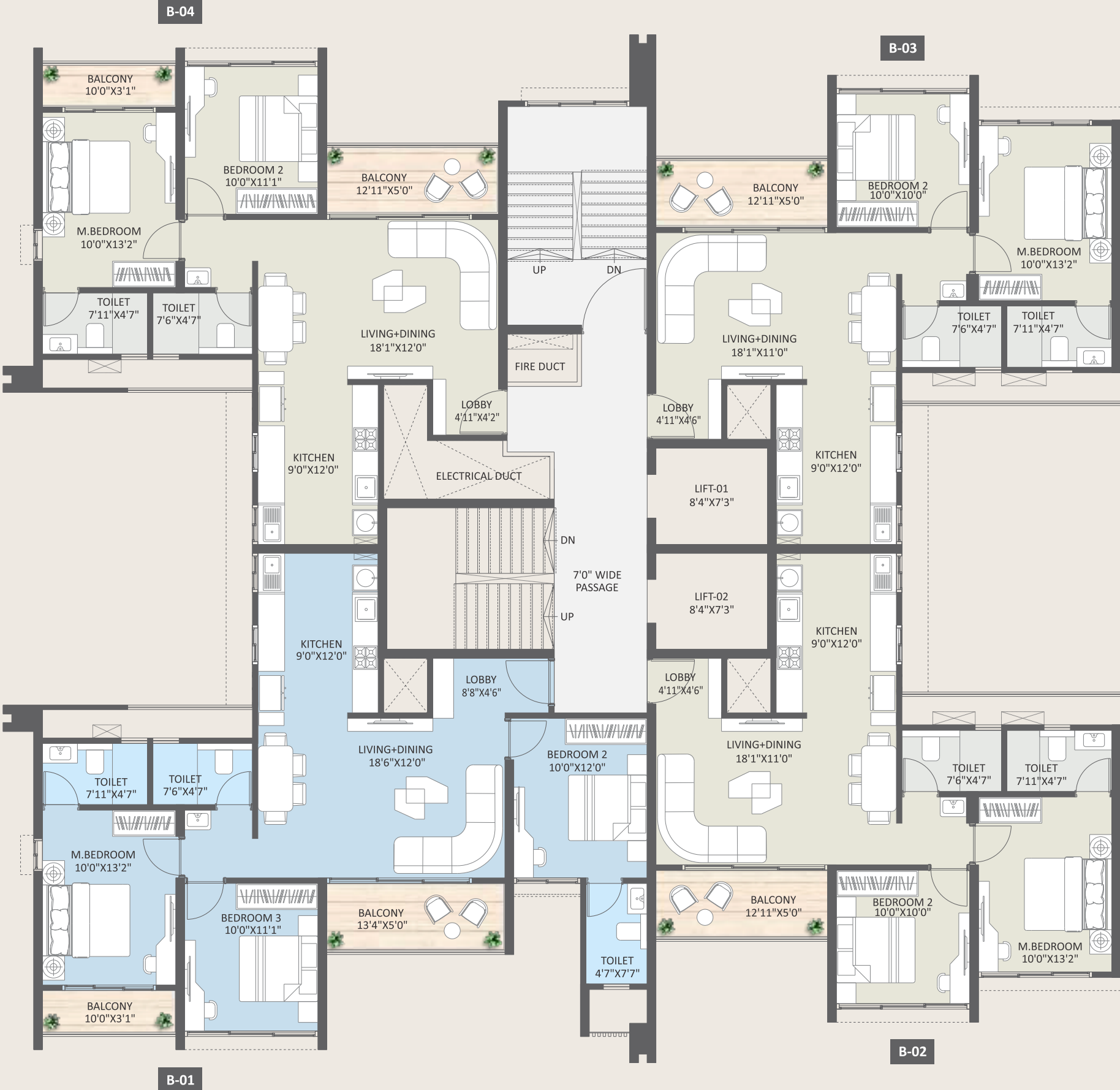
WING B | 1ST FLOOR PLAN

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
101	3BHK	85.18	6.21	2.90	9.11	94.29	1015
102	2BHK	64.61	5.99	0.00	5.99	70.60	760
103	2BHK	64.61	5.99	0.00	5.99	70.60	760
104	2BHK	67.70	5.99	2.90	8.89	76.59	824



WING B | TYPICAL FLOOR PLAN

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
201	3BHK	85.18	6.21	2.90	9.11	94.29	1015
202	2BHK	64.61	5.99	0.00	5.99	70.60	760
203	2BHK	64.61	5.99	0.00	5.99	70.60	760
204	2BHK	67.70	5.99	2.90	8.89	76.59	824



WING B | REFUGE FLOOR PLAN 7TH, 12TH & 17TH

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
701, 1201, 1701	2BHK	69.79	6.21	2.90	9.11	78.90	849
702, 1202, 1702	2BHK	64.61	5.99	0.00	5.99	70.60	760
703, 1203, 1703	2BHK	64.61	5.99	0.00	5.99	70.60	760
704, 1204, 1704	2BHK	67.70	5.99	2.90	8.89	76.59	824



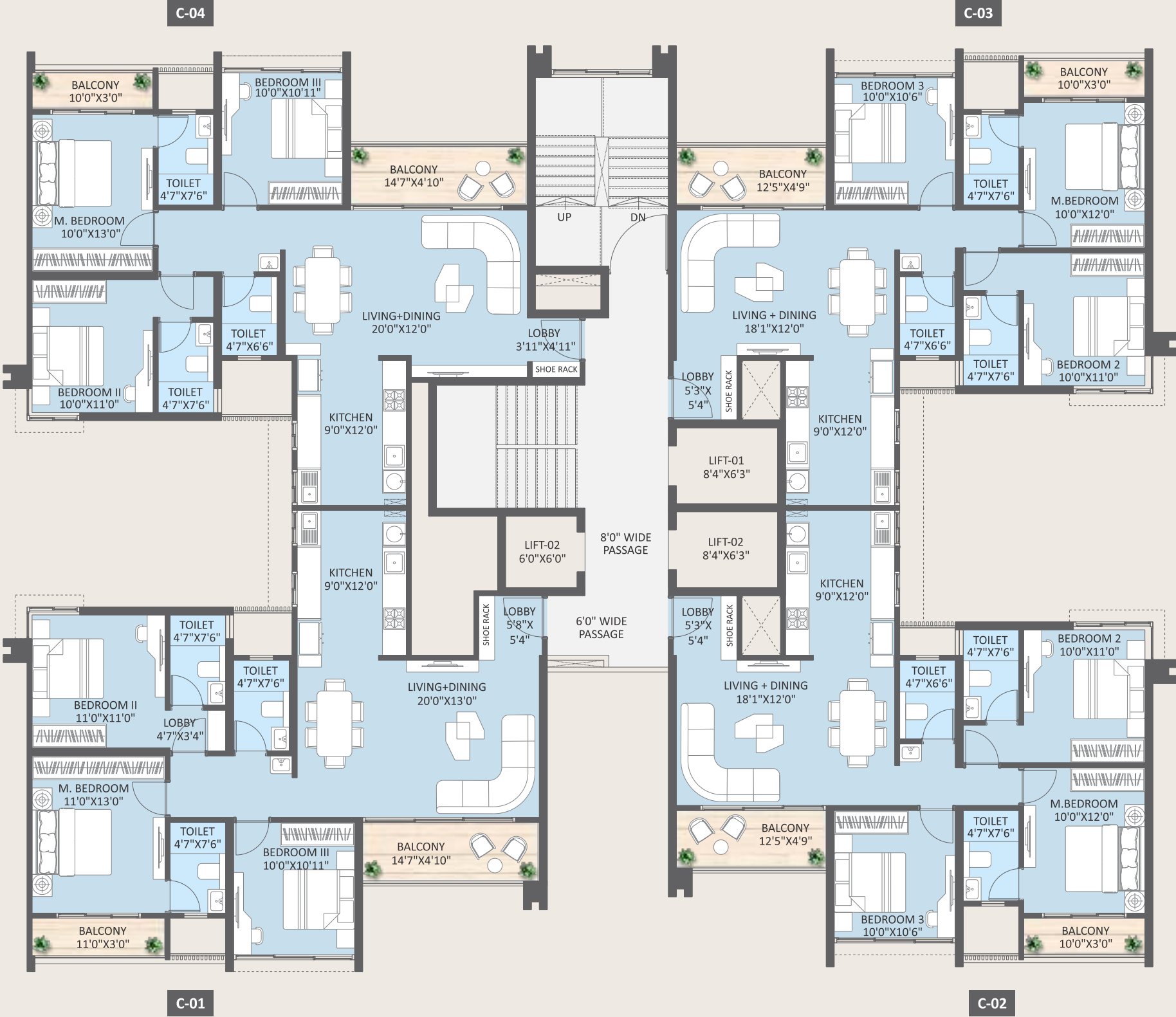
WING C | 1ST FLOOR PLAN

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
101	3BHK	93.25	6.56	3.18	9.74	102.99	1109
102	3BHK	83.48	5.47	2.82	8.29	91.77	988
103	3BHK	83.48	5.47	2.82	8.29	91.77	988
104	3BHK	89.66	6.56	2.82	9.38	99.04	1066



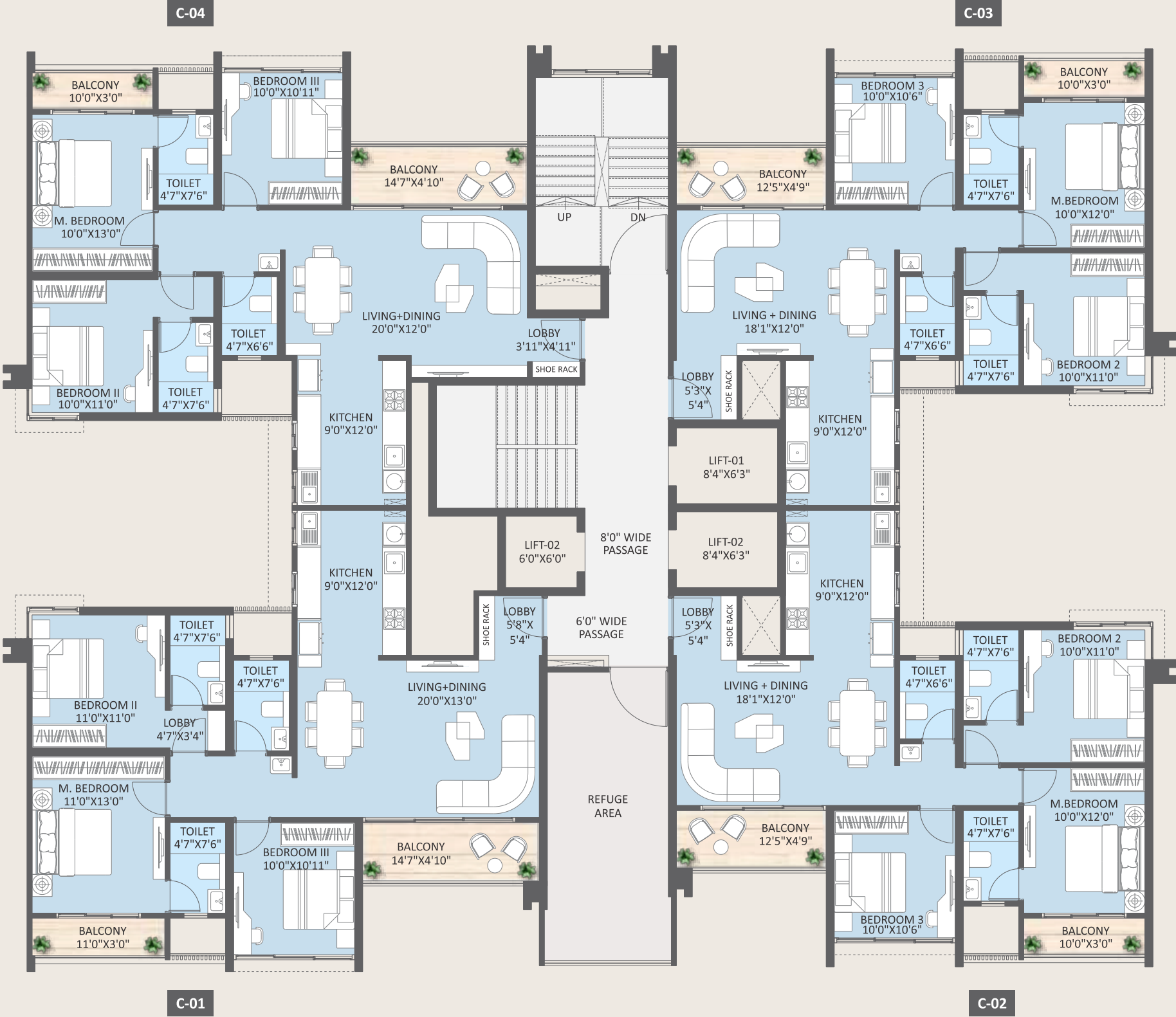
WING C | TYPICAL FLOOR PLAN

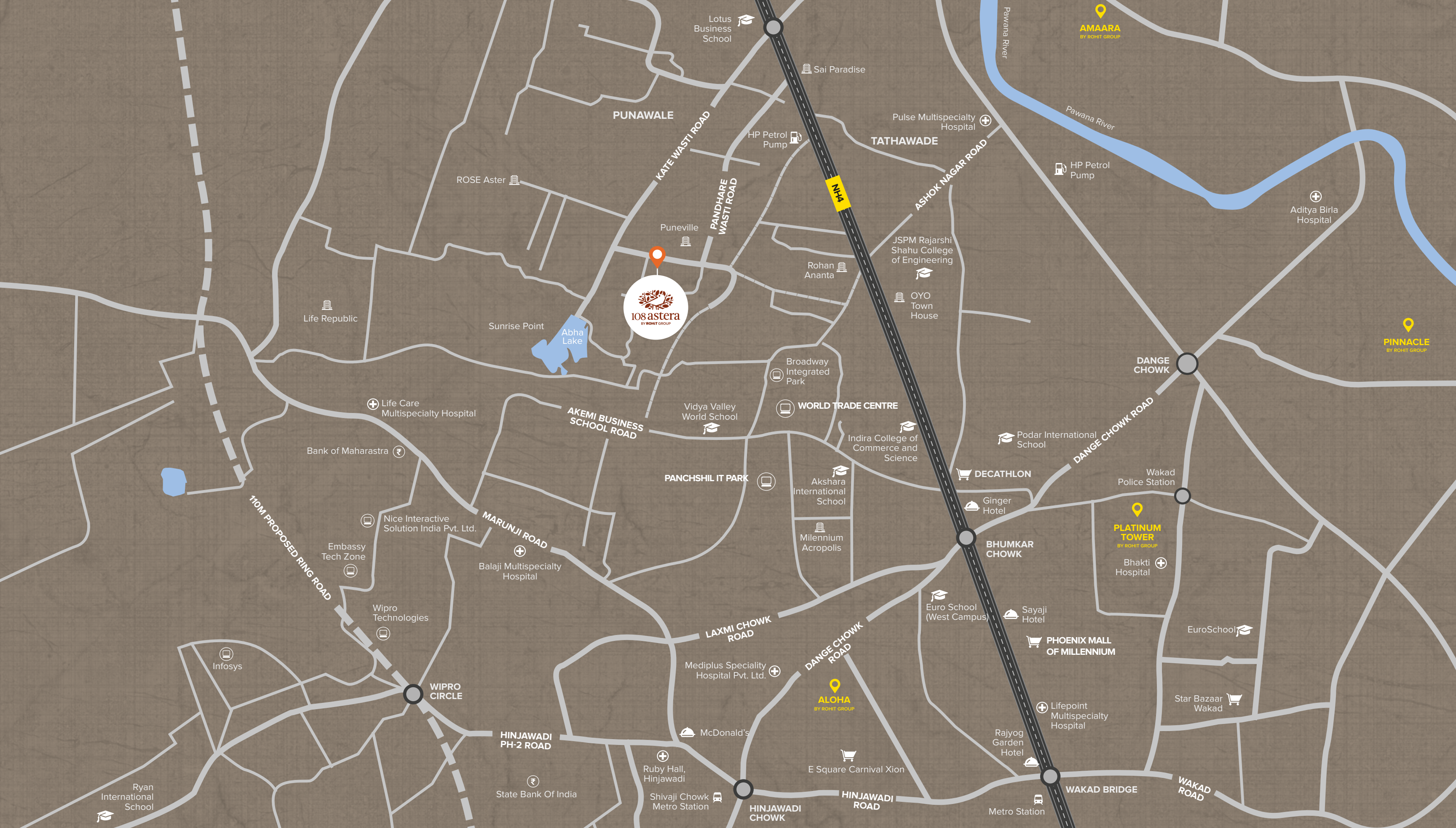
FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
201	3BHK	93.25	6.56	3.18	9.74	102.99	1109
202	3BHK	83.48	5.47	2.82	8.29	91.77	988
203	3BHK	83.48	5.47	2.82	8.29	91.77	988
204	3BHK	89.66	6.56	2.82	9.38	99.04	1066



WING C | REFUGE FLOOR PLAN 7TH, 12TH & 17TH

FLAT NO'S	NO OF BED	A. CARPET AREA	BALCONY IN SQ.MT.			CARPET AREA IN SQ.M	CARPET AREA IN SQ.FT
			L.1	B.2	TOTAL BALCONY 1+2		
701, 1201, 1701	3BHK	93.25	6.56	3.18	9.74	102.99	1109
702, 1202, 1702	3BHK	83.48	5.47	2.82	8.29	91.77	988
703, 1203, 1703	3BHK	83.48	5.47	2.82	8.29	91.77	988
704, 1204, 1704	3BHK	89.66	6.56	2.82	9.38	99.04	1066





LOCATION MAP



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www.therohitgroup.com