

UNLOCKING NEW



Horizons

Powered By



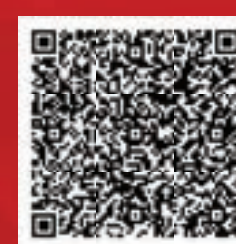
HOLYSTICO



ASTRANA

2 | 3 | 4 BHK LUXURY RESIDENCES

A DBT VENTURE

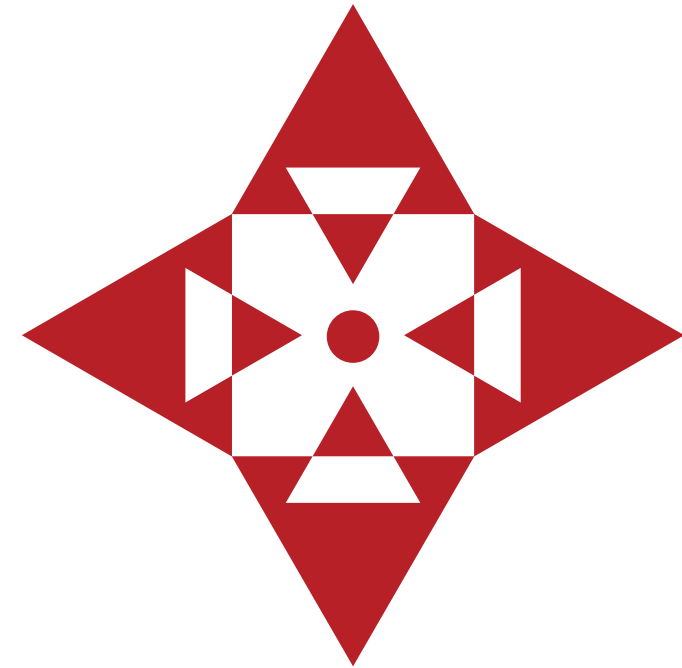


MAHA RERA NO. P52100055666



ELEGANCE ABOVE ALL!

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ASTRANA

2 | 3 | 4 BHK LUXURY RESIDENCES



MAHA RERA NO. P52100055666

Astrana, the visionary project, draws inspiration from the Kingdom of Stars, creating a celestial haven on Earth. This extraordinary development mirrors the cosmic beauty of the night sky, with its design and architecture echoing the enchanting patterns of constellations. The residential layout is thoughtfully arranged, akin to the celestial ballet, with pathways reminiscent of Orion's Belt guiding residents through the cosmic corridors of Astrana.





FHG
FREEDOM HIGH STREET



MAHA RERA NO. P52100055666



ASTRANA

A KINGDOM OF STARS

AURIGA
2 & 3 BHK LUXURY



FREEDOM HIGH STREET
COMMERCIAL SPACES

ATRIA
4 BHK LUXURY

Powered By



ASTRANA

A DBT VENTURE



 MAHA RERA NO. P52100055666

Location Advantages

EDUCATION

Wisdom World School (2 min)
The Orbis School (10 min)
VIBGYOR High School (10 min)
Delhi Public School (25 min)
Billabong International School (2 min)
Chatrabhuj School (5 min)
Pawar Public School (2 min)
Jump Start Pre School (10 min)
Sadhana School (5 min)

HOTELS

Radisson Blu Hotel (10 min)
Marriott Suites (15 min)
The Westin Pune (15 min)
Conrad Pune (25 min)
The Hyatt Pune (25 min)

ENTERTAINMENT

Amanora Mall (5 min)
Seasons Mall (5 min)
Phoenix Marketcity (20 min)
Tupe Natya Mandir (5 min)

HOSPITALS

Sahyadri Super Speciality Hospital (10 min)
Noble Hospital (10 min)
Columbia Asia Hospital (15 min)
Umang IVF Hospital (1 min)

TRANSPORT

Pune Railway Station (9.0 km)
Pune International Airport (10 km)
Hadpsar Railway Station (2 km)
Projected Metro Station (1 km)
Projected International Airport (20 km)
Bus Depot (1.0km)

IT CENTRES

SP Infocity (10 min)
Magarpatta IT Park (5 min)
EON IT Park (15 min)



SITE LAYOUT



- WORKING PODS
- CO-WORKING SPACE
- TIERED SEATING
- GRAVEL BED WITH SCULPTURE
- EXERCISE LAWN
- SHADED PAVILION
- SEATING
- AMPHITHEATRE
- MULTI-PURPOSE LAWN
- OUTDOOR LOUNGE
- OUTDOOR SEATING
- LAWN AREA
- CREATIVE DECK
- CREATIVE ARENA
- VIEWING DECK
- KID'S PLAY AREA TODDLER'S PLAY AREA PARKOUR
- PLAY AREA OUTDOOR FITNESS ZONE JOGGING
- TRACK SWIMMING POOL
- KID'S POOL
- LOUNGE POOL
- CABANA - 3NOS.



- BRANDING SCULPTURE WITH SIGNAGE
- DRY DECK FOUNTAIN PLAZA WITH
- AMPHITHEATRE
- BUS STOP
- CRICKET PRACTICE NET - 2NOS.
- PET PARK
- PARTY LAWN
- BBQ/ SERVING COUNTER
- CLUB HOUSE ENTRY PLAZA
- HALF-BASKETBALL & VOLLEYBALL
- COURT
- SKATING RINK

MULTIPURPOSE PARTY-LAWN





OUTDOOR SEATING

CAFETERIA





SWIMMING POOL



OUTDOOR SEATING



MULTIPURPOSE COURT



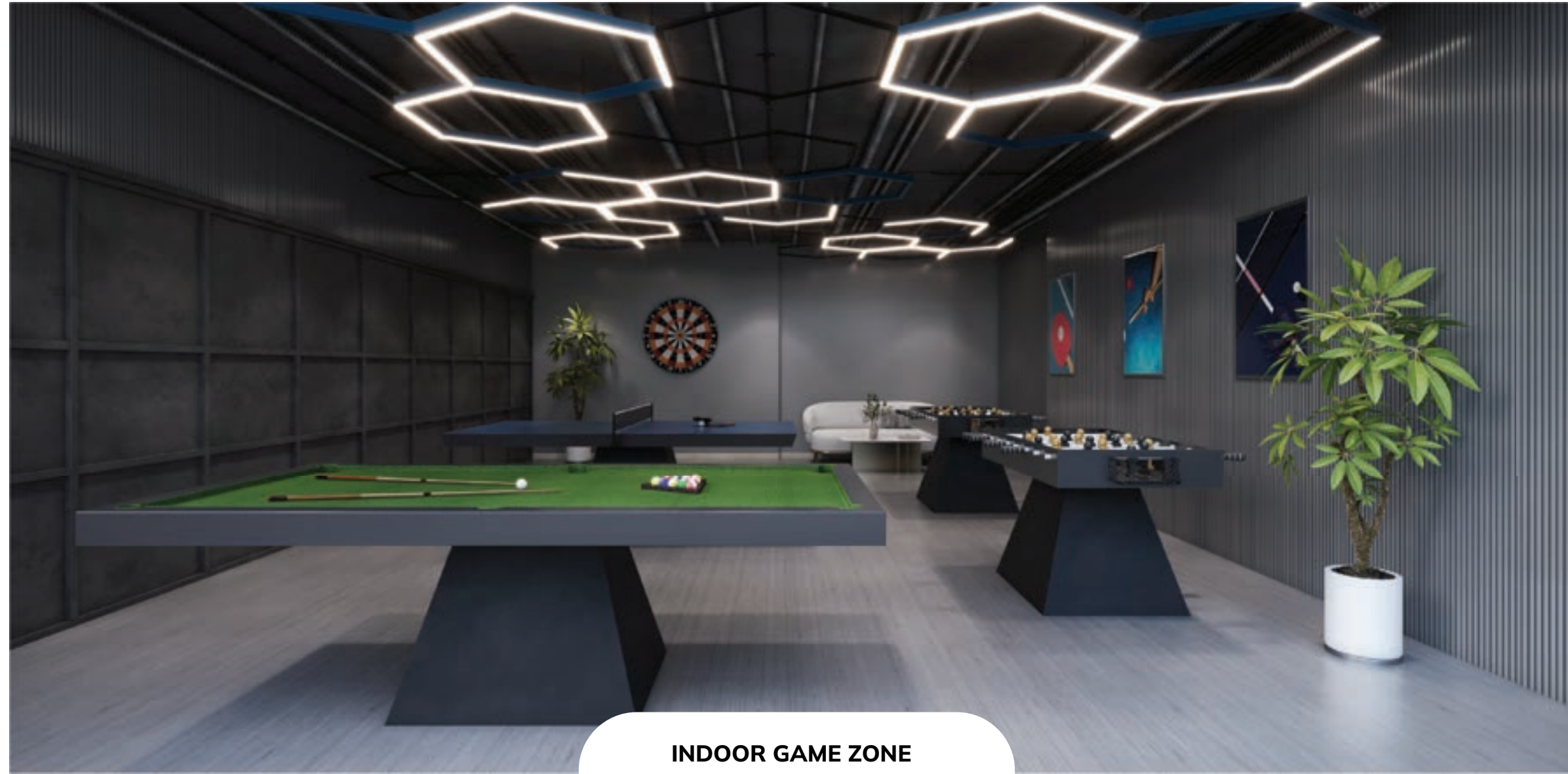
MAIN LOBBY AREA



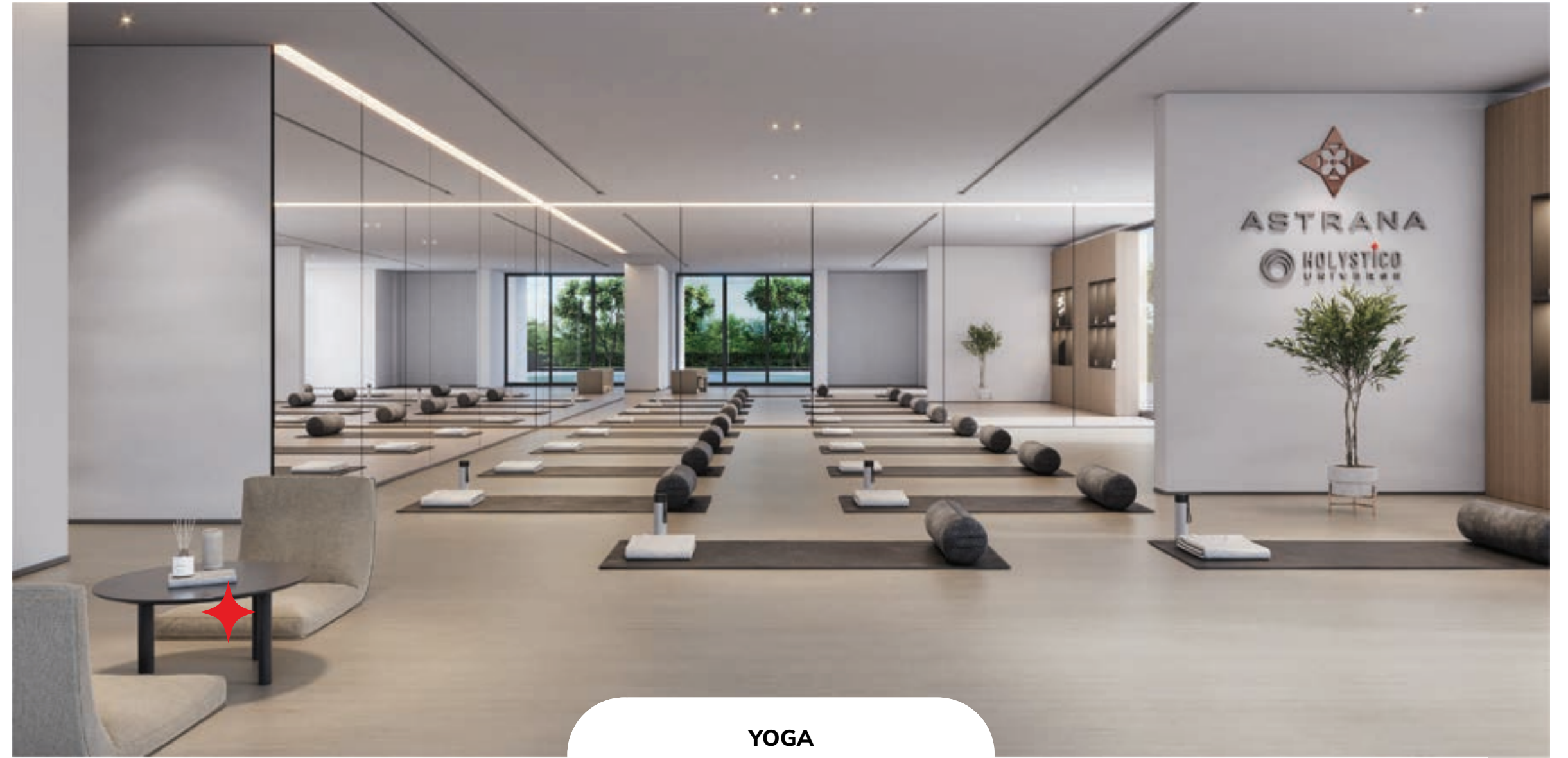
OUTDOOR SEATING



OUTDOOR SEATING



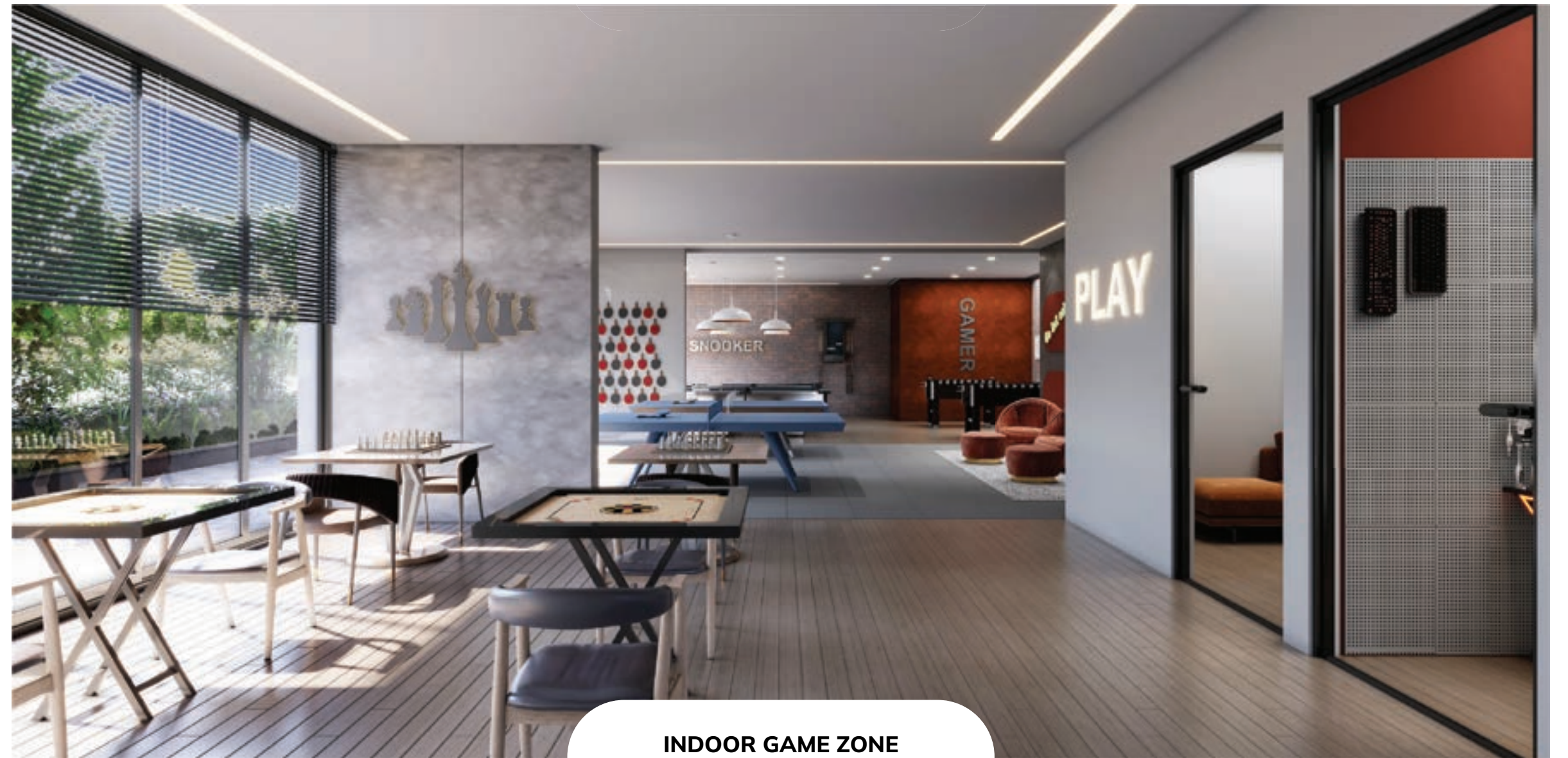
INDOOR GAME ZONE



YOGA



GYMNASIUM



INDOOR GAME ZONE



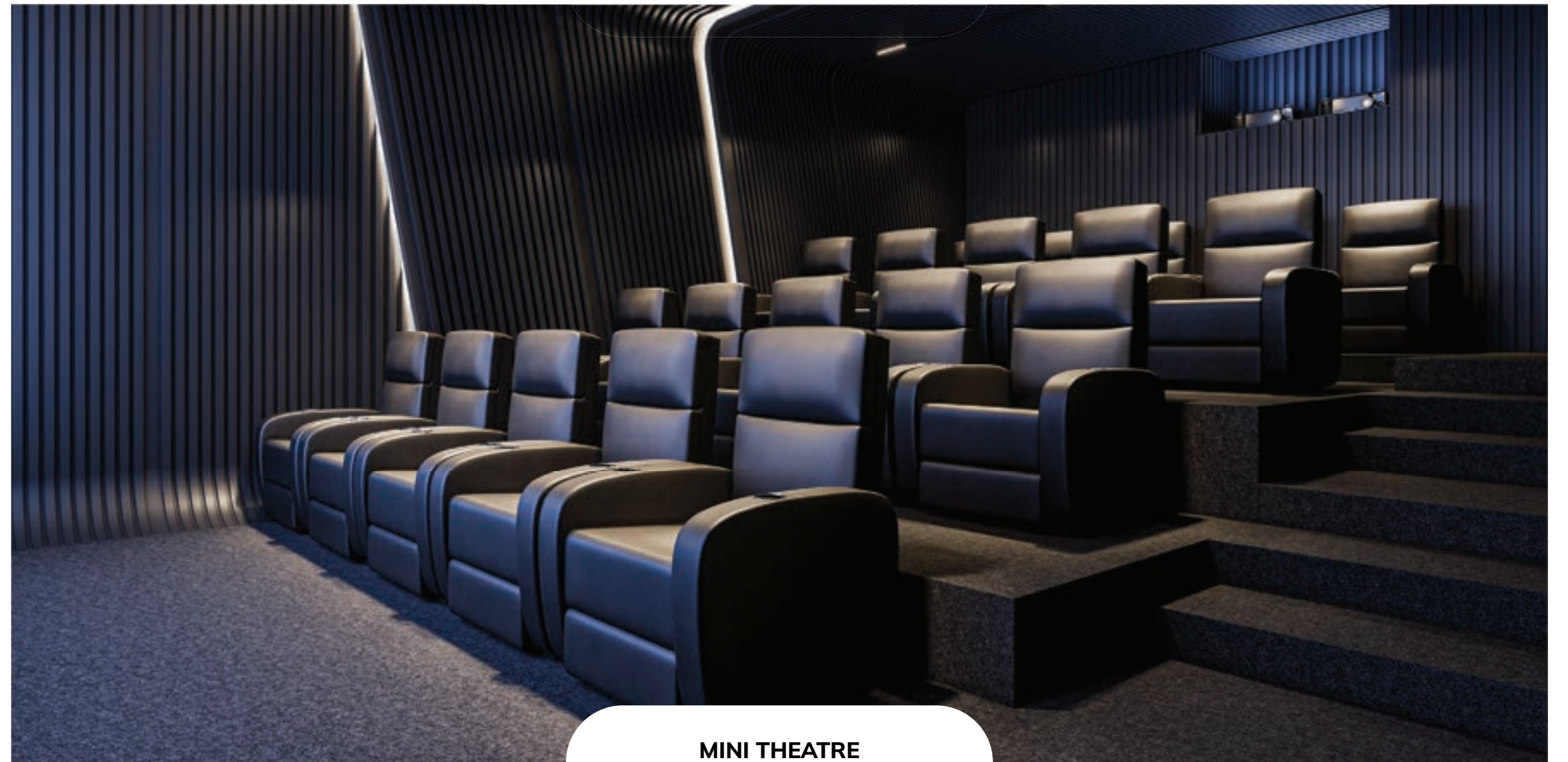
SPA



LIBRARY



SALON



MINI THEATRE



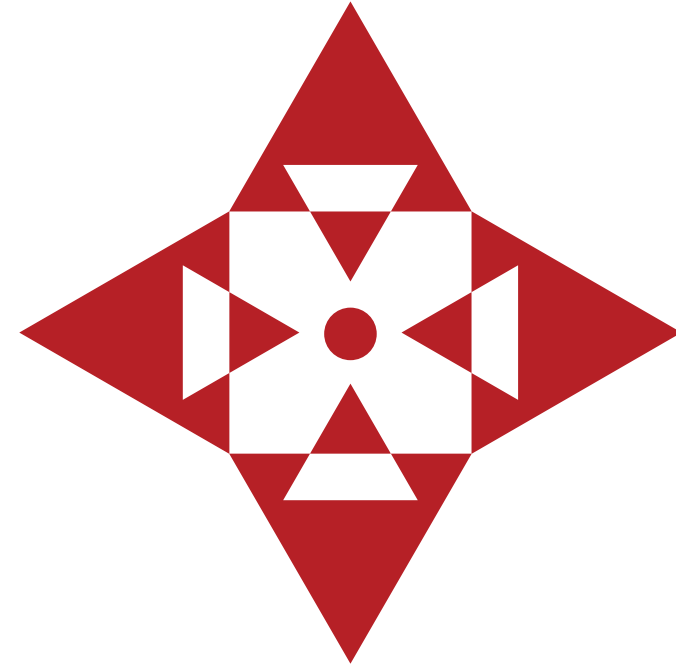
CRÈCHE



KIDS PLAY ZONE



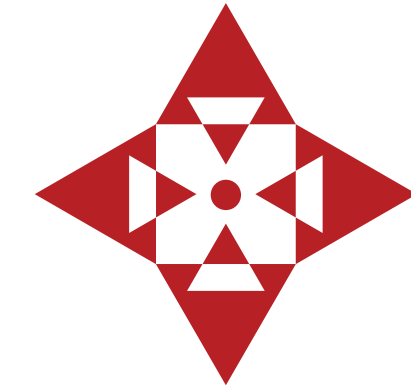
GUEST BEDROOM



FLOOR PLANS
TOWER A

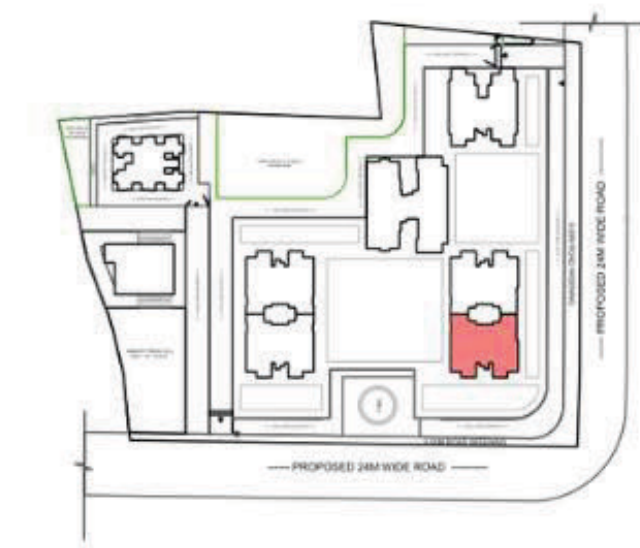
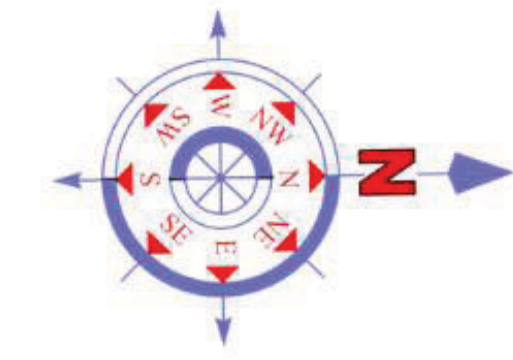


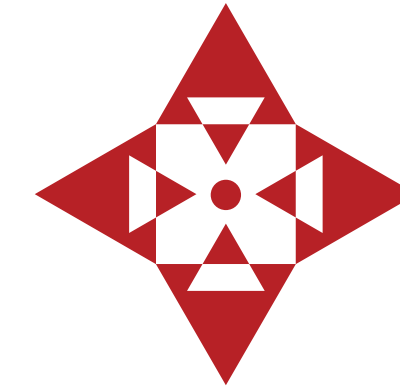
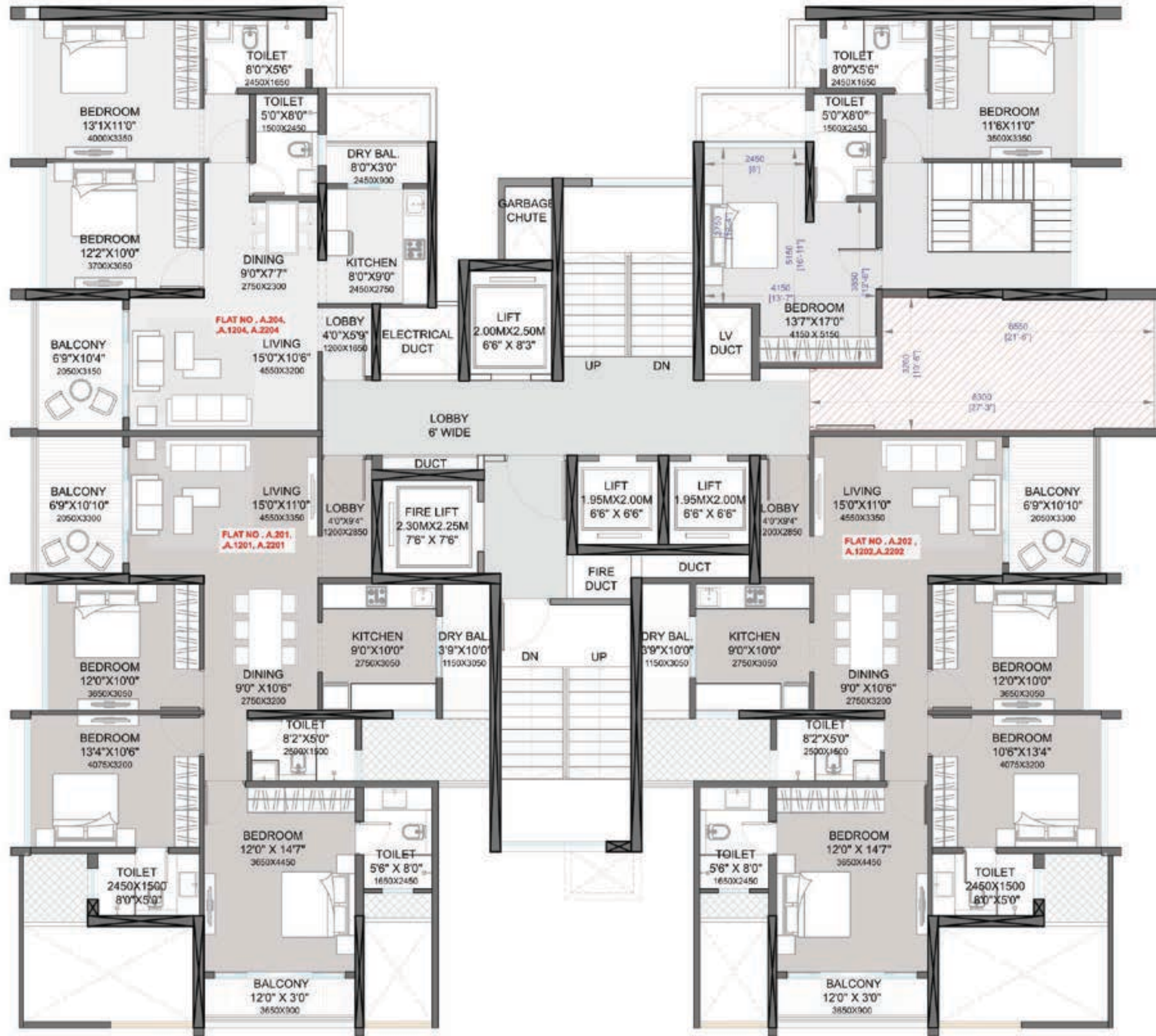
MAHA RERA NO. P52100055666



TOWER A

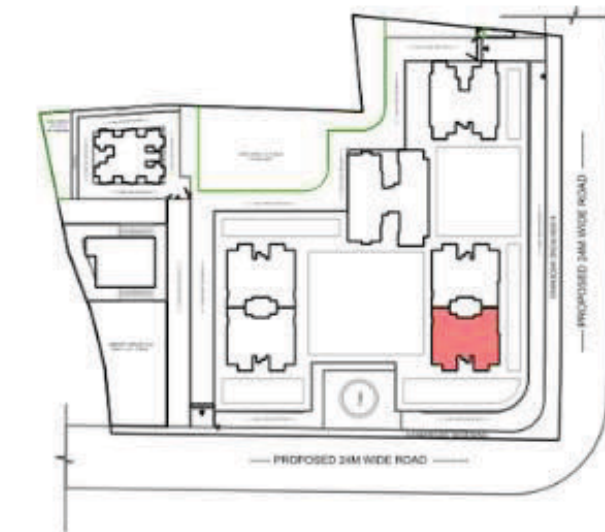
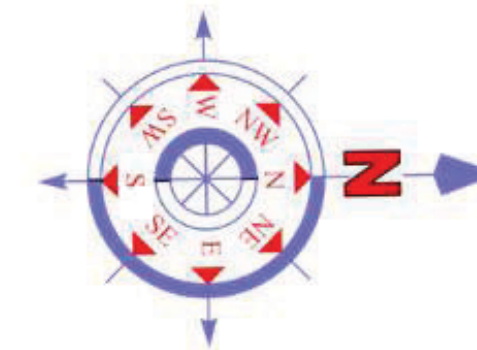
RERA AREAS_TOWER A_1ST FLOOR[DUPLEX]									
FLAT NO	UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
A 101	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
A 102	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
A 103	DUPLEX	118.46	1275	2.57	28	6.45	69	127.48	1372
A 104	2BHK	69.73	751	2.20	24	6.45	69	78.38	844

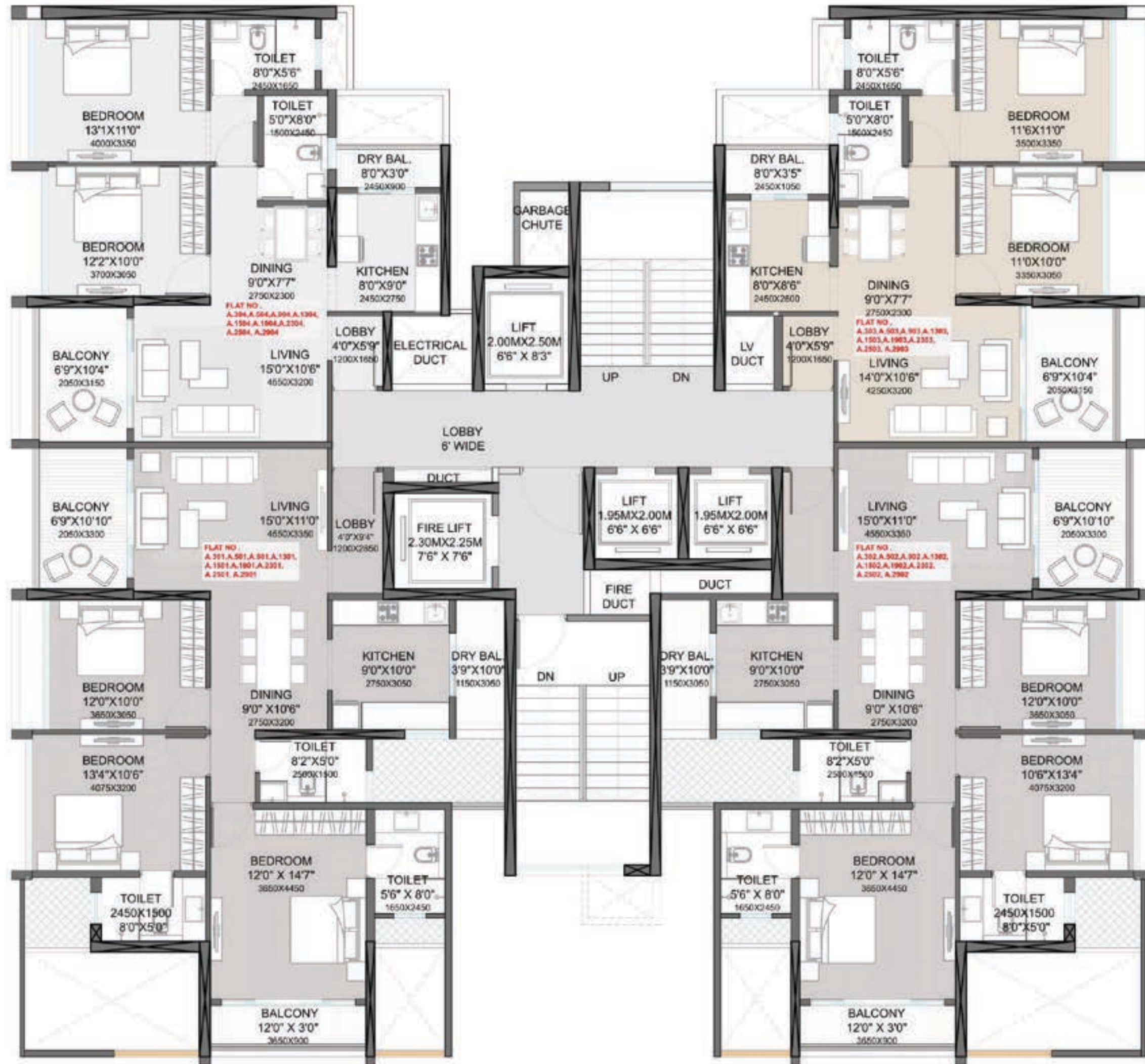




TOWER A

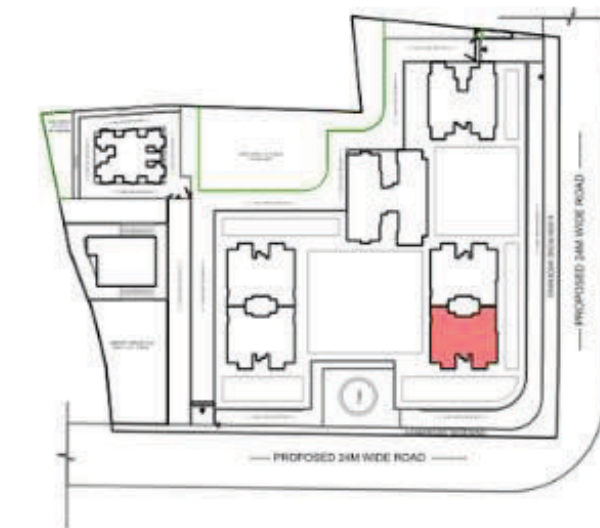
RERA AREAS_TOWER A_REFUGE FLOOR_2ND,12TH,22ND FLOOR									
FLAT NO	UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
A 201, A 1201, A 2201	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
A 202, A 1202, A 2202	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
A 204, A 1204, A 2204	2BHK	69.73	751	2.20	24	6.45	69	78.38	844

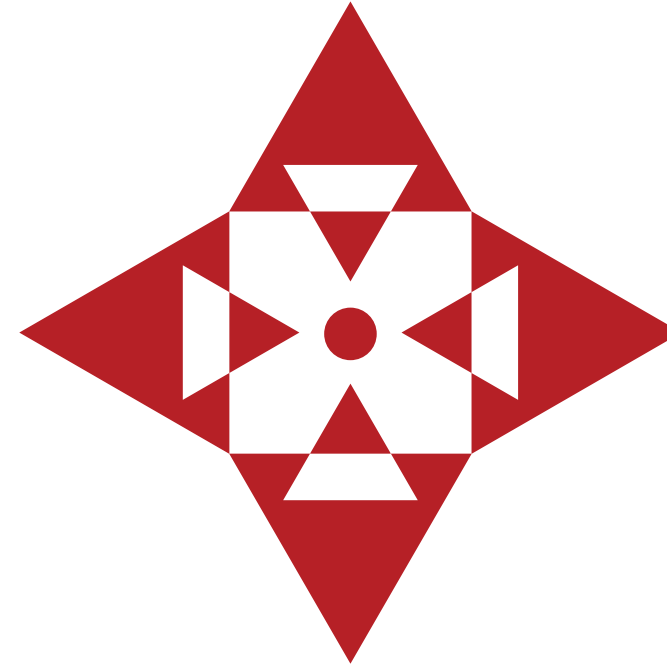




TOWER A

RERA AREAS_TOWER A_TYPICAL FLOOR								
UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
2BHK	65.55	706	2.57	28	6.45	69	74.57	803
2BHK	69.73	751	2.20	24	6.45	69	78.38	844

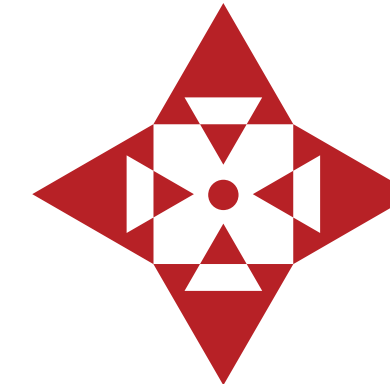
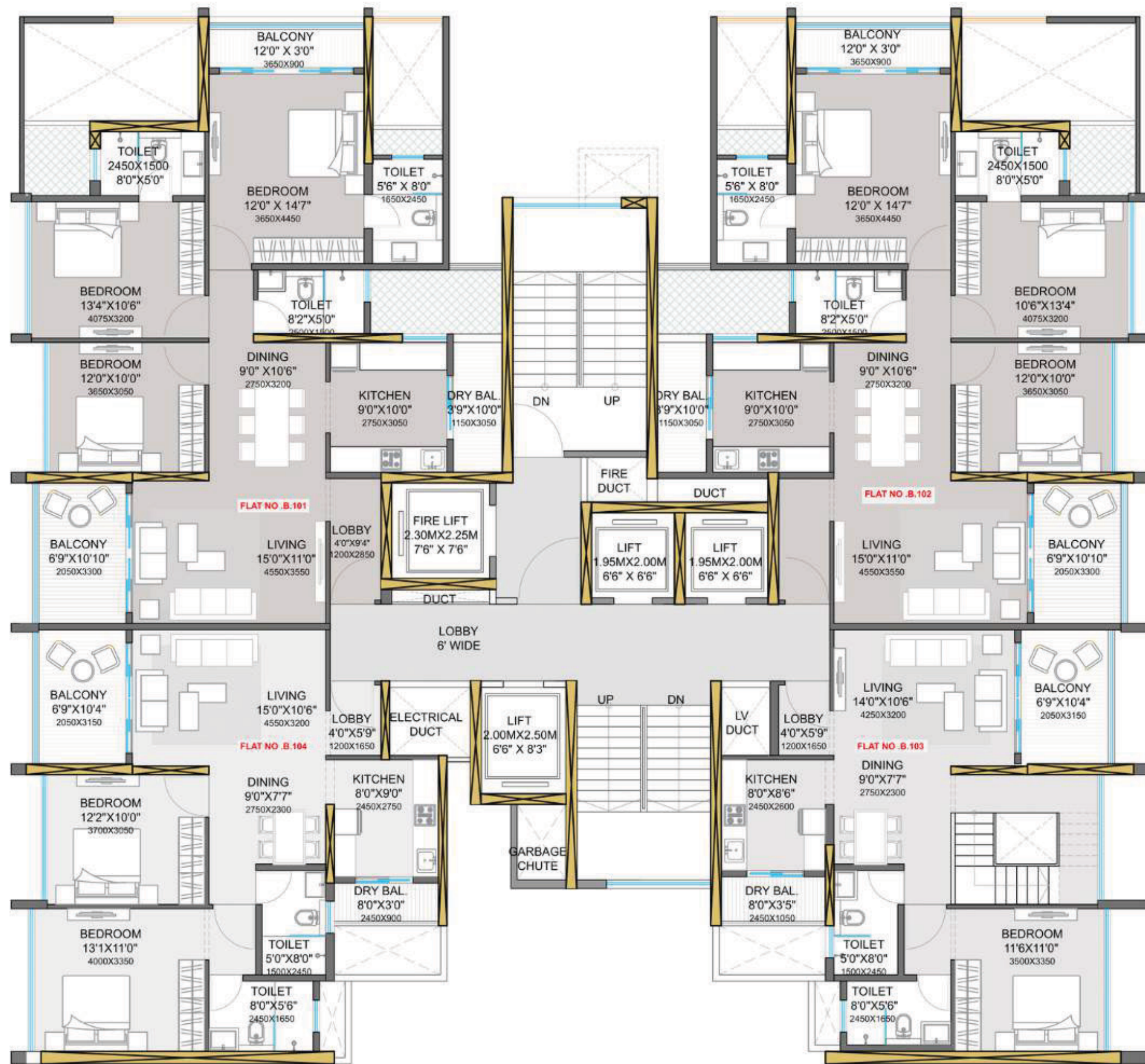




FLOOR PLANS
TOWER B

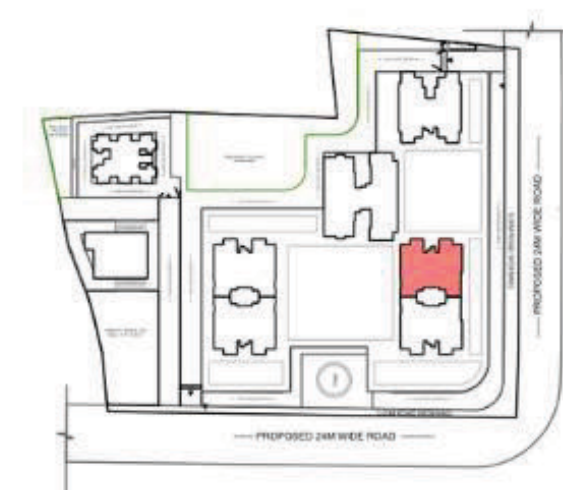


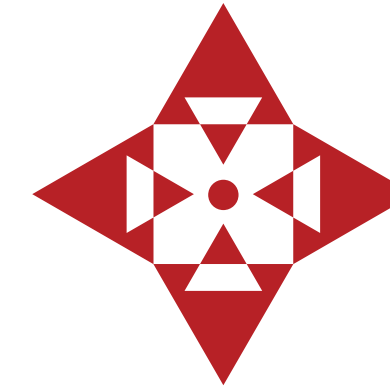
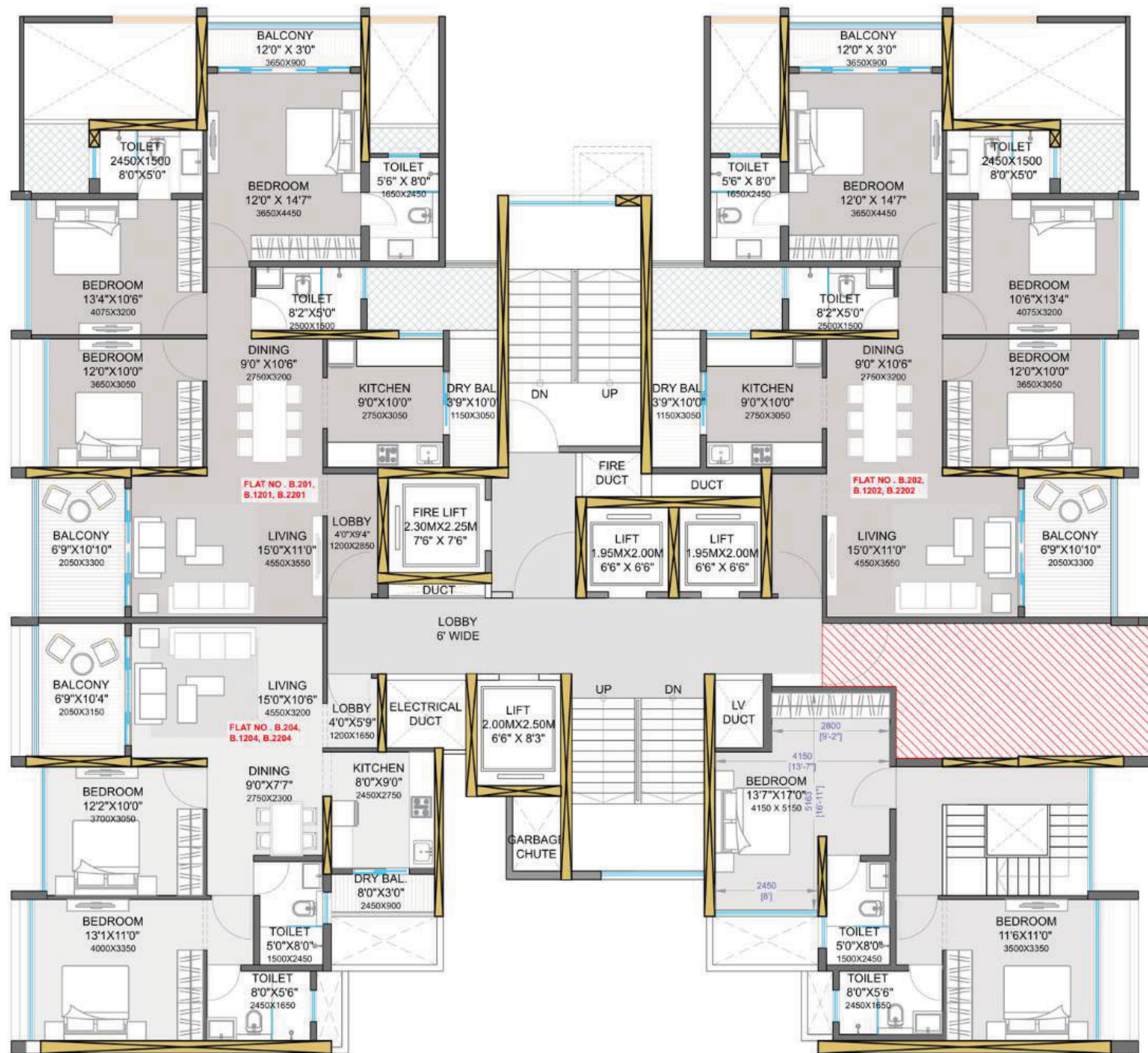
MAHA RERA NO. P52100055666



TOWER B

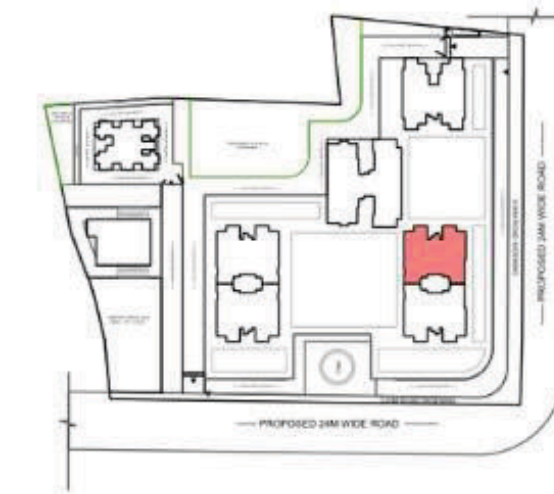
RERA AREAS TOWER B 1ST FLOOR[DUPLEX]									
FLAT NO	UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
B 101	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
B 102	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
B 103	DUPLEX	118.46	1275	2.57	28	6.45	69	127.48	1372
B 104	2BHK	69.73	751	2.20	24	6.45	69	78.38	844

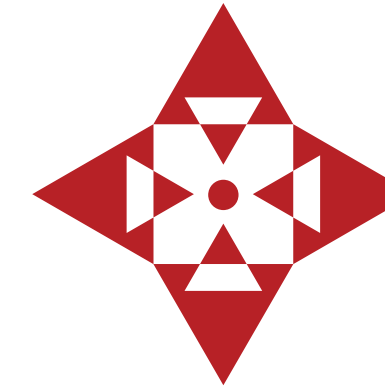
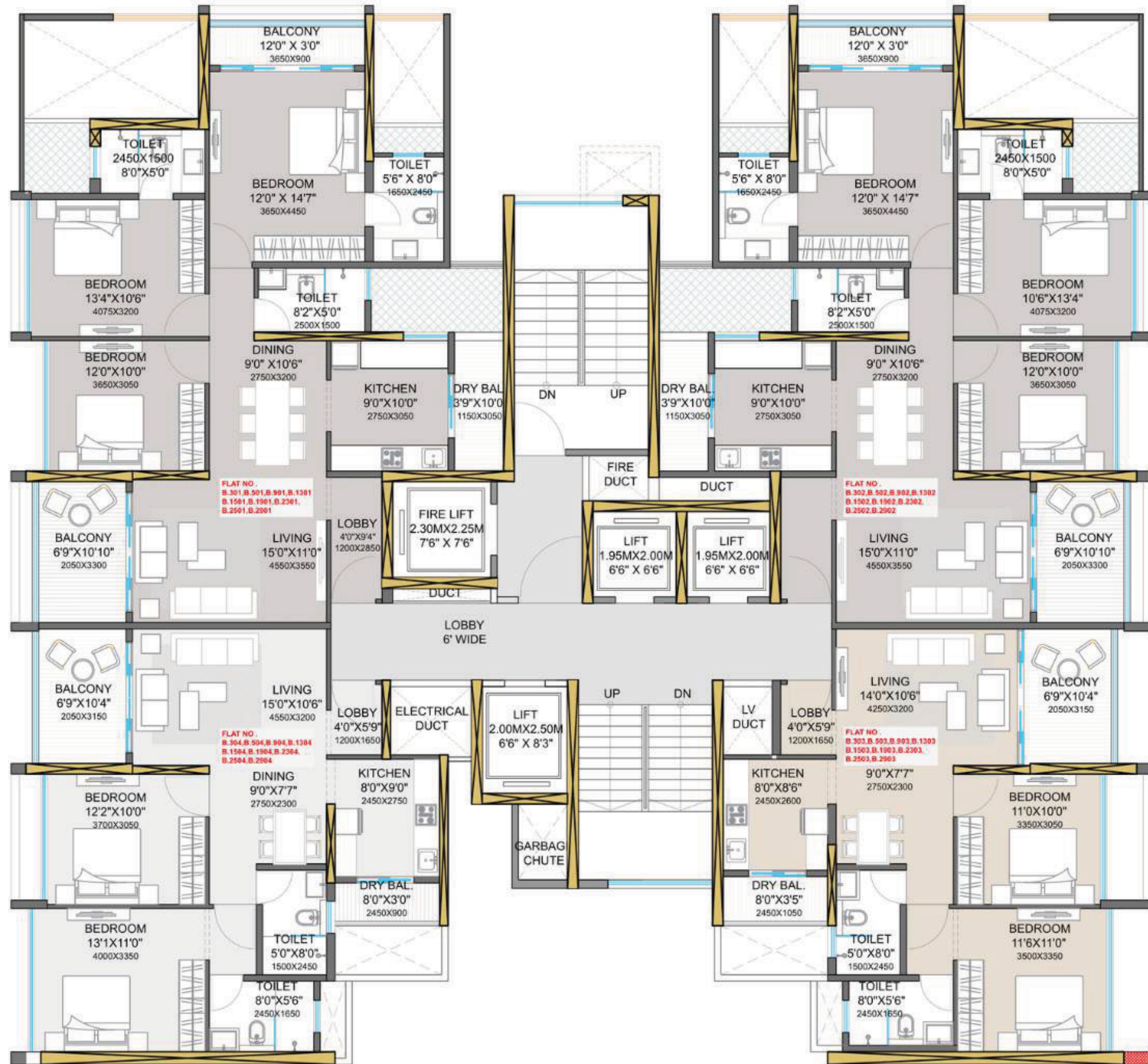




TOWER B

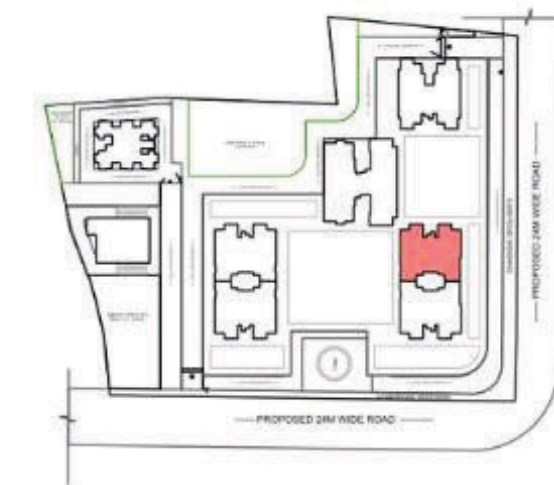
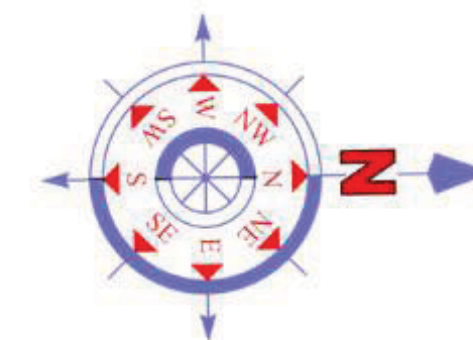
RERA AREAS_TOWER B_REFUGE FLOOR_2ND,12TH,22ND FLOOR									
FLAT NO	UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
		SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
B 201, B 1201 , B 2201	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
B 202, B 1202 , B 2202	3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
B 204, B.1204 , B 2204	2BHK	69.73	751	2.20	24	6.45	69	78.38	844

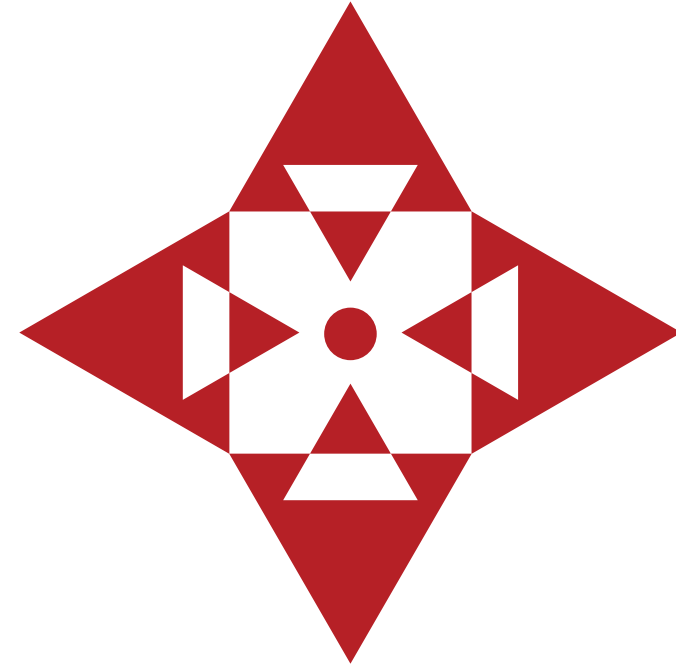




TOWER B

RERA AREAS_TOWER B_TYPICAL FLOOR								
UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
3BHK	96.14	1035	3.50	38	10.04	108	109.68	1181
2BHK	65.55	706	2.57	28	6.45	69	74.57	803
2BHK	69.73	751	2.20	24	6.45	69	78.38	844

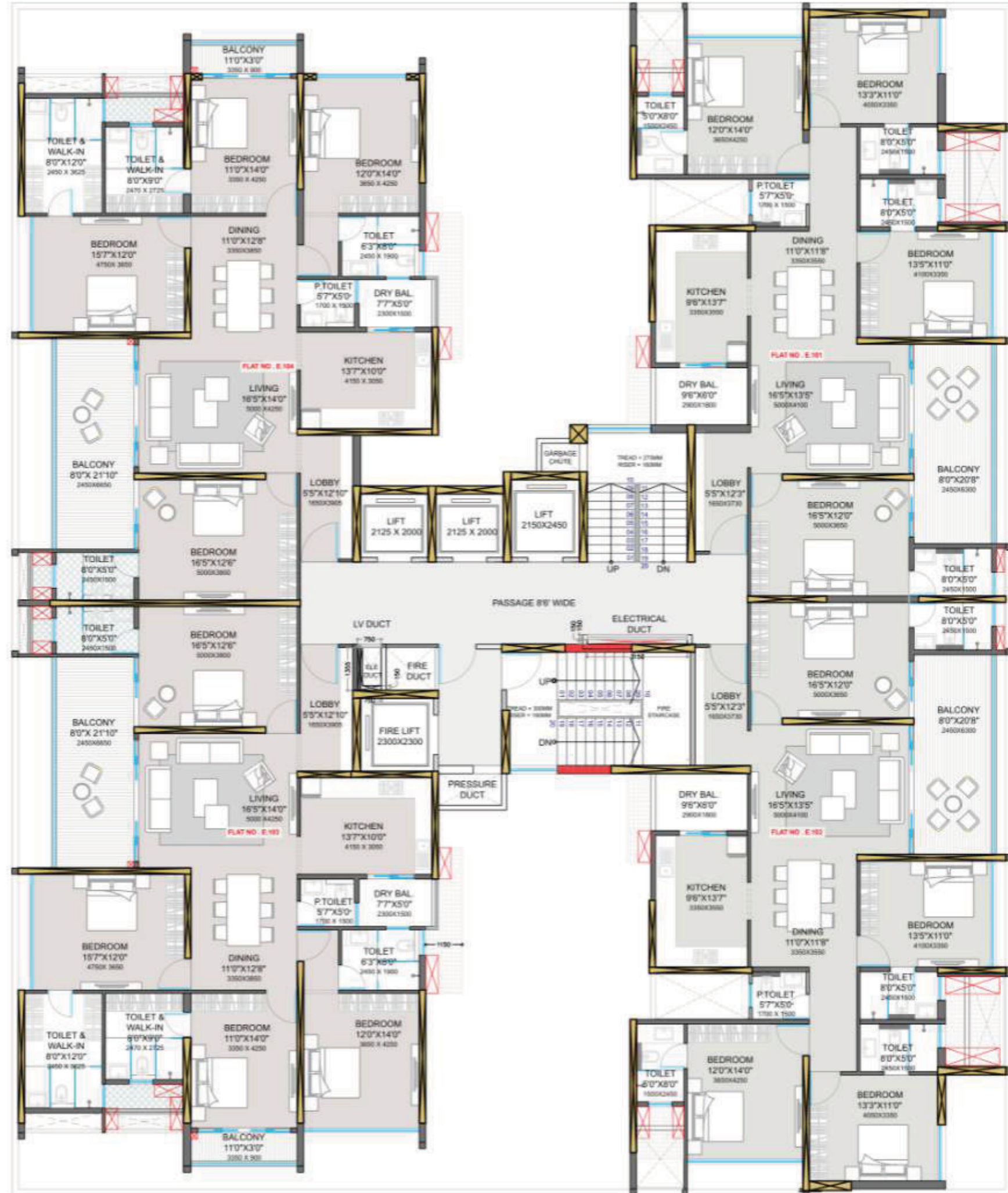




FLOOR PLANS
TOWER E

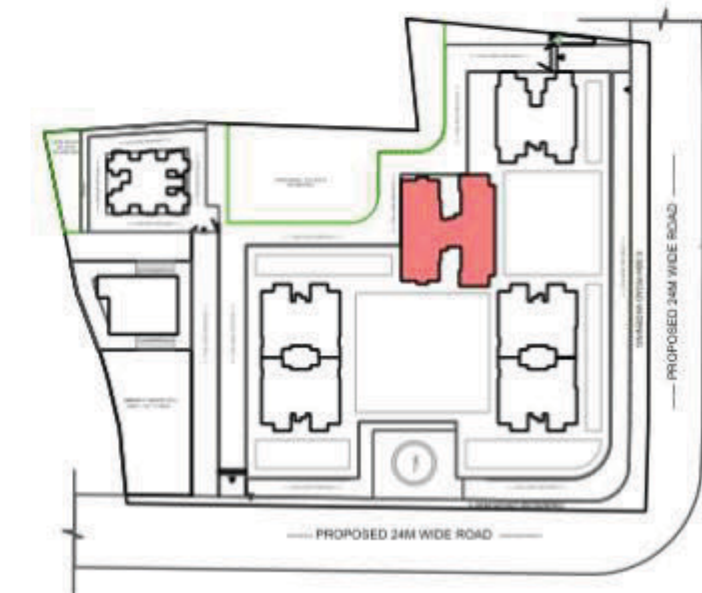


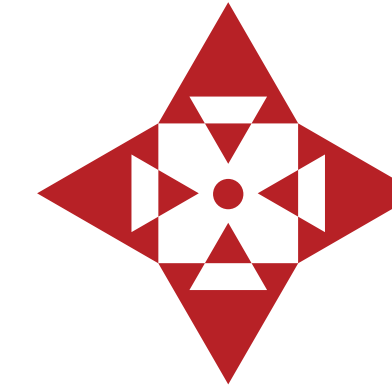
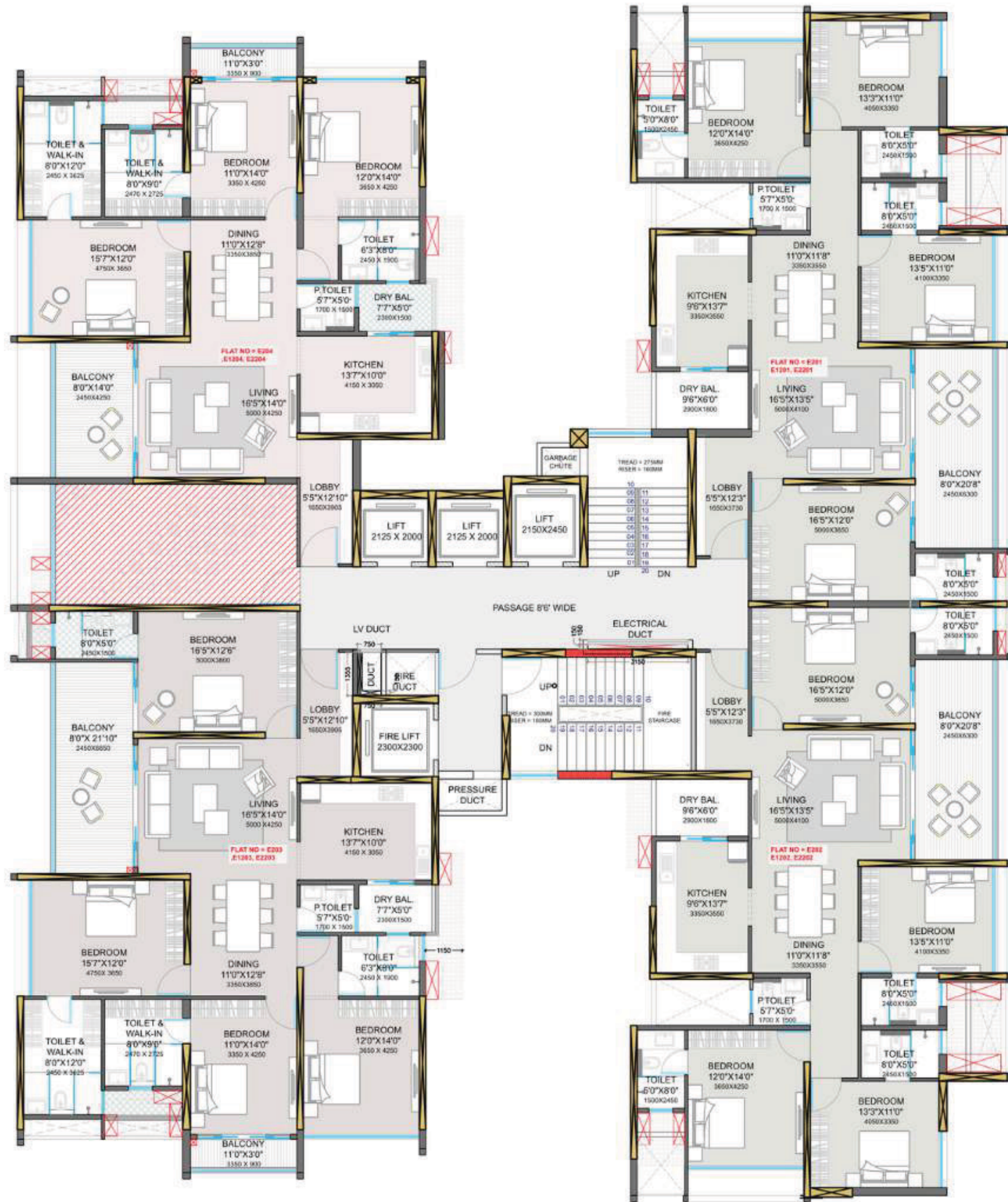
MAHA RERA NO. P52100055666



TOWER E

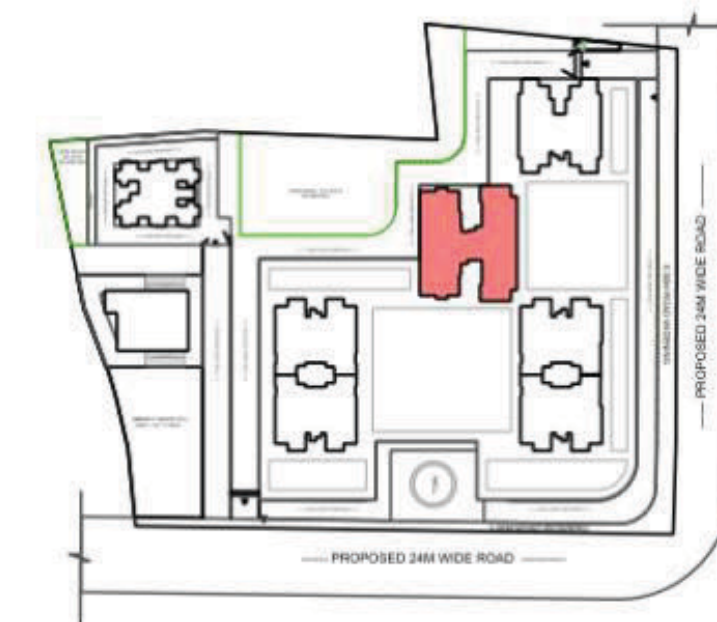
RERA AREAS_TOWER E_1ST FLOOR								
UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
4BHK	142.81	1537	5.22	56	15.43	166	163.46	1759
4BHK	142.81	1537	5.22	56	15.43	166	163.46	1759
4BHK_TYP 1	158.4	1705	3.45	37	19.3	208	181.15	1950
4BHK_TYP 1	158.28	1704	3.45	37	19.3	208	181.03	1949





TOWER E

RERA AREAS_TOWER E_REFUGE FLOOR_2ND, 12TH, 22ND FLOOR								
UNIT	CARPET AREA		DRY BAL. AREA		BALCONY AREA		TOTAL CARPET AREA	
	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT	SQ.M	SQ.FT
4BHK	142.81	1537	5.22	56	15.43	166	163.46	1759
4BHK	142.81	1537	5.22	56	15.43	166	163.46	1759
4BHK_TYP 1	158.4	1705	3.45	37	19.3	208	181.15	1950
3BHK_TYP2	133.47	1437	3.45	37	13.42	144	150.34	1618





MAHA RERA NO. P52100055666



2 BHK LUXURY | (844 Sq.Ft. Carpet Area)



MAHA RERA NO. P52100055666



LOWER FLOOR



UPPER FLOOR

3 BHK LUXURY DUPLEX | (1372 Sq.Ft. Carpet Area)



MAHA RERA NO. P52100055666



3 BHK LUXURY | (1181 Sq.Ft. Carpet Area)



MAHA RERA NO. P52100055666



4 BHK LUXURY | (1950 Sq.Ft. Carpet Area)



MAHA RERA NO. P52100055666



4 BHK LUXURY | (1759 Sq.Ft. Carpet Area)

List of Specifications for A & B Tower

1. INTERNAL FINISH

List of Specifications for A & B Tower

- a) 800 x 1600mm GVT/ double charge flooring
- b) Anti skid floor Tiles for balconies/terraces
- c) Gypsum finish for walls and ceiling
- d) Plastic Emulsion paint finish for walls
- e) Building Internal Floor lobby – Texture paint

2. BATHROOM

- a) 600 x 1200 GVT dado tiles
- b) Grohe/Kohler or equivalent bathroom fittings
- c) TOTO /Kohler or equivalent premium sanitary fittings, Wash basin
- d) Hot and cold Water supply
- e) Solar Water System Provision
- f) Glass Partition on Master Bedroom
- g) False Ceiling on all toilet

3. KITCHEN

- a) Motto or equivalent full body slab for kitchen Platform with S.S. Sink
- b) Tiles for Kitchen Dado Up-to lintel level
- c) Provision for Washing Machine in dry terrace
- d) Gas leak detector
- e) Gas Pipeline
- f) Hot water provision

4. DOORS / WINDOWS

- a) Main Door with Veneer Finish & Internal Door Both side laminated flush door
- b) Sliding Powder coated Aluminum Windows/Sliding door with mosquito net / system windows
- c) Marble / Granite/ full body tile Sill
- d) Biometric lock

5. ELECTRIFICATION

- a) Legrand or equivalent Switchboards
- b) A.C. provision in all areas with outdoor ledge
- c) Automation ready homes
- d) Internet provision
- e) DG Backup for limited electrical points

6. COMMON AREA SPECIFICATIONS

- a) 4 Tier security- Main gate, Lobby gate, CCTV in common areas, Biometric locks.
- b) CCTV provision in common areas.
- c) Car Charging (Station) in parking area as per norms.
- d) Firefighting Water sprinklers, Smoke Detectors and Fire alarm systems in Flat and common areas as per norms.
- e) Designated Society Office
- f) Dedicated Sewage Treatment Plant
- g) Garbage Chute
- h) Common Parking for guest
- i) DG Backup for common areas
- j) Access of 4 Elevator per tower
- k) Elegant Finish Lobby with reception
- l) Water Monitor system for fire fighting

List of Specifications for E Tower

1. INTERNAL FINISH

List of Specifications for E Tower

- a) 800 x 1600mm GVT/ double charge flooring
- b) Anti skid floor Tiles for balconies/terraces
- c) Gypsum finish for walls and ceiling
- d) Plastic Emulsion paint finish for walls
- e) Building Internal Floor lobby – Texture paint

2. BATHROOM

- a) 600 x 1200 GVT dado tiles
- b) Grohe/Kohler or equivalent bathroom fittings
- c) TOTO /Kohler or equivalent premium sanitary fittings, Wash basin
- d) Hot and cold Water supply
- e) Solar Water Provision
- f) Both Master Bedroom, shower panel with Thermostat technology

3. KITCHEN

- a) Motto or equivalent full body slab for kitchen Platform with S.S. Sink
- b) Tiles for Kitchen Dado upto lintel level
- c) Provision for Washing Machine in dry terrace
- d) Gas leak detector
- e) Gas Pipeline
- f) Hot water provision

4. DOORS / WINDOWS

- a) Both side laminated flush door
- b) Sliding Powder coated Aluminum Windows/Sliding door with mosquito net/ system windows
- c) Marble / Granite/ full body tile Sill
- d) Biometric lock

5. ELECTRIFICATION

- a) Legrand or equivalent Switchboards
- b) Centralized AC – Daiken or equivalent
- c) Automation Ready Homes
- d) Internet Provision
- e) DG Backup for Limited Electrical Points

6. COMMON AREA SPECIFICATIONS

- a) 4 Tier security- Main gate, Lobby gate, CCTV in common areas, Biometric locks.
- b) CCTV provision in common areas.
- c) Car Charging (Station) in Parking Area as per norms.
- d) Firefighting Water sprinklers, Smoke Detectors and Fire alarm systems in Flat and common areas as per norms.
- e) Designated Society Office
- f) Dedicated Sewage Treatment Plant
- g) Garbage Chute
- h) Common Parking's
- i) DG Backup for Common Areas
- j) Access of 4 Elevator per Tower
- k) Elegant Finish Lobby with Reception
- l) Water Monitor system for Fire Fighting
- m) Capsule Elevator for Common Area Access

ECO FRIENDLY HOMES



ECO FRIENDLY HOMES



Pre-certified IGBC
gold building



Rainwater
harvesting system



Water treatment
recycling plant



Solar-powered lighting
in common areas



Adequate visitors'
car parking



Recycling and reuse of
waste construction
material



Large windows for
maximum natural
light and cross
ventilation to save
electricity



Separation of wet
and dry trash for
eco-friendly disposal



Non-smoking
common areas



Use of locally
available material to
reduce wastage
during transportation



Energy-efficient
mobility system



Spaces designed for
the differently-abled