

ASTRA
HEIGHTS



DREAM

Open possibilities by closing your eyes. Dream the world you wish for, and as you begin to transform the future, Astra stands as the platform in your journey that will keep the spirit of art, function, and innovation in you burning bright. In these four walls, the possibility for your idea to grow is endless - all you need to do is step towards it.



AMBITION

Your dream needs direction. To turn society into the city of tomorrow, you have the drive to see this through. Here is where Astra enters your best-laid plans. Every move you make matters, as should the place your work belongs in. You have an ambition, and Astra is the accessory it needs to outshine.

GROWTH

The journey ahead is unknown, but as you boldly go where no one has gone before, do so with Astra. In your journey to grow and make a difference, it helps when what you do makes heads turn. With infrastructure built to reflect the spirit of change, be the centre of attention with Astra.



CLOSER TO THE STARS THAN EVER







Right from your first big dream to your first big step in a series of giant leaps, you desire to reach for the stars.

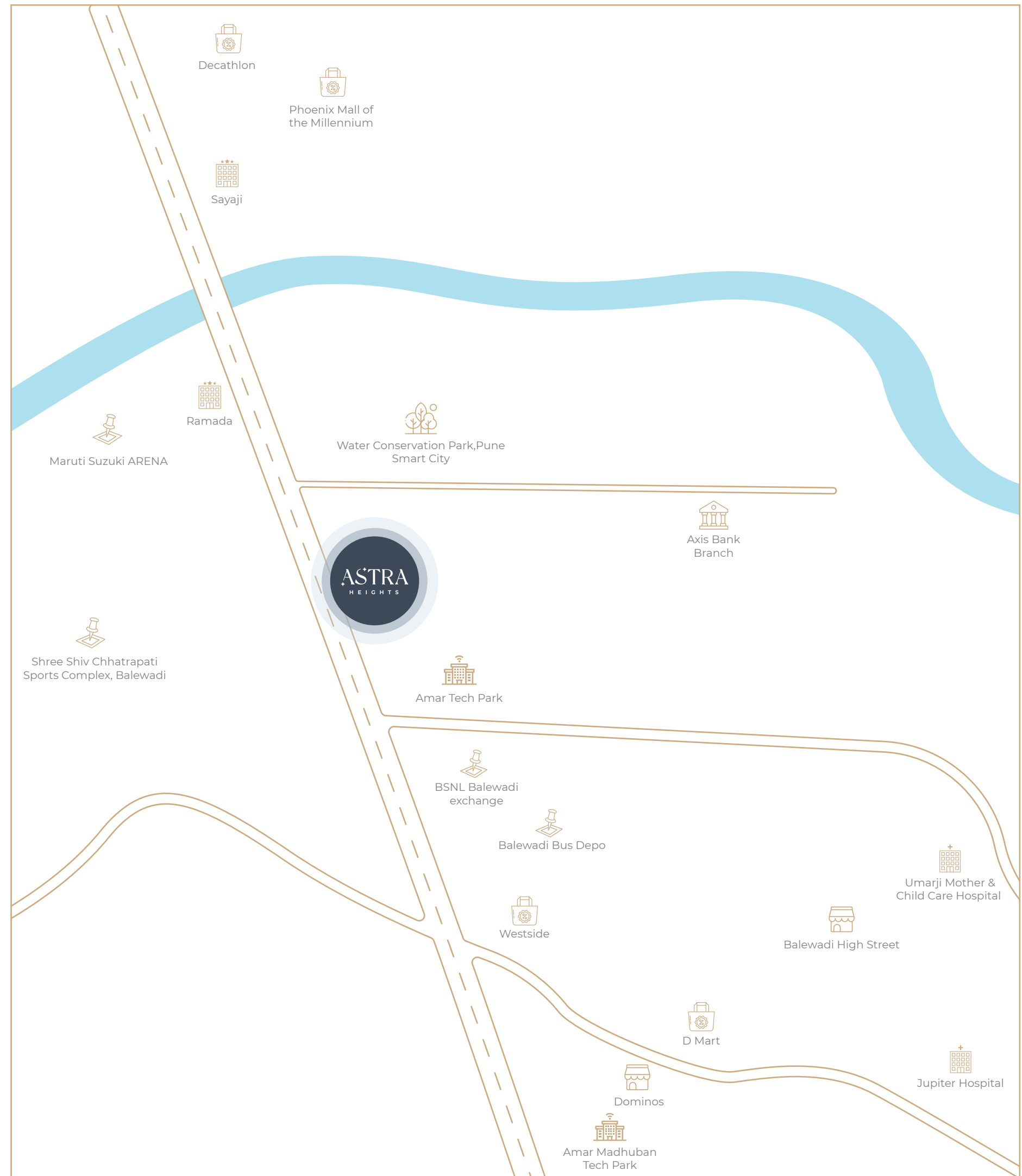
As your dream grows, it demands to be put on the map. You look for an office that makes everyone look twice, in a place where the rush of daily life never ends, and it offers something that those with you desire and makes more join you.

The answer is Astra. In your journey to stand tall and help all, Astra brings you closer to the stars than ever.



LOCATION HIGHLIGHTS

	Restaurants:	
	Cafe Ambrosia	- 0.65 km
	Rangla Punjab	- 4.5 km
	Dominos	- 1.8 km
	Balewadi High Street	- 1.6 km
	Hotels:	
	The Orchid Hotel	- 1.2 km
	Sayaji	- 4.6 km
	Ramada	- 2.4 km
	Hospitals:	
	Umarji Mother & Child Care Hospital	- 2.4 km
	Jupiter Hospital	- 3.5 km
	Manipal Hospital	- 1.8 km
	Mall:	
	Westside	- 1.1 km
	DMart	- 1.3 km
	Phoenix Mall of the Millennium	- 4.0 km
	Decathlon	- 4.3 km
	Landmarks:	
	Shree Shiv Chhatrapati Sports Complex, Balewadi	- 1.9 km
	BSNL Balewadi exchange	- 0.25 km
	Balewadi Bus Depo	- 0.35 km
	Maruti Suzuki ARENA	- 2.5 km
	MITCON	- 0.35 km
	Banks:	
	SBI Bank	- 1.5 km
	ICICI Bank	- 1.7 km
	Axis Bank Branch	- 1.5 km
	RBL Bank Ltd	- 2.2 km



OUR PILLARS

WAY OF LIFE



In The Neighbourhood

Planting roots in an area that everyone admires. Completing people's world by bringing work and wonders closer.



The Look Says It All

Built to express the ever-burning entrepreneurial spirit. Every corner here manifests the drive to be the best inside out.



Where You Belong

On-site dining and open spaces, right from room to parking, this is a place that builds on your desires. Because the journey to the top is best when smooth.





WITH THE TIMES



Comfort To You

These four walls make the best of the current technology to make your business run smoothly like silk. Call it the ideal place for comfort.



Assurance at Its Best

Necessary tools, equipment, and backup capabilities are ready at a moment's notice to keep work running around the clock at all times.



Never Breakdown

Maintenance check that never misses to keep malfunctions and breakdowns out of the picture.

WORKING WITH NATURE



Keeping The Spirit High

Plants in every corner to keep the mind working bright and the spirit high on the floor.



Your Health Is Our Wealth

Making the air clean by turning the building green, and opening doors to freshness and better health.



Looking Out For The Environment

Plants that bounce back extra sunrays help maximise machines' output and reduce the stress they put on the environment.



FLOOR PLAN

GROUND FLOOR ENTRY LEVEL PLAN



FLOOR PLAN

1ST OFFICE FLOOR



OFFICE 1ST FLOOR PLAN

	SQ.M	SQ.FT
CARPET AREA	406.41	4374.60

2ND,3RD, 4TH 6TH AND 7TH OFFICE FLOOR



2ND,3RD, 4TH 6TH AND 7TH OFFICE FLOOR

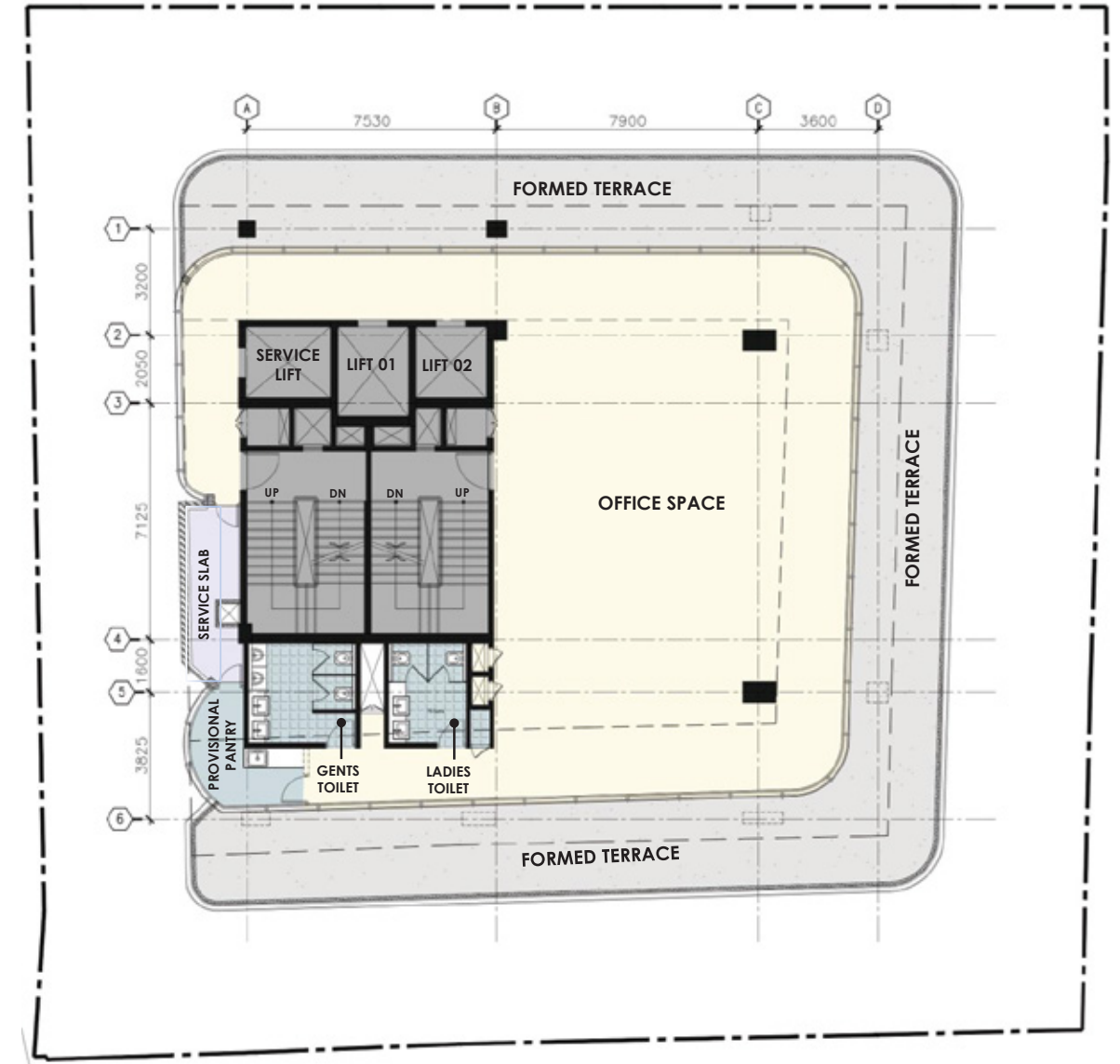
	SQ.M	SQ.FT
CARPET AREA	422.43	4547.04

FLOOR PLAN

5th REFUGE OFFICE FLOOR



8th Formed Terrace Office Floor Plan



5TH REFUGE OFFICE FLOOR PLAN

	SQ.M	SQ.FT
CARPET AREA	390.33	4224.12

8TH FORMED TERRACE OFFICE FLOOR PLAN

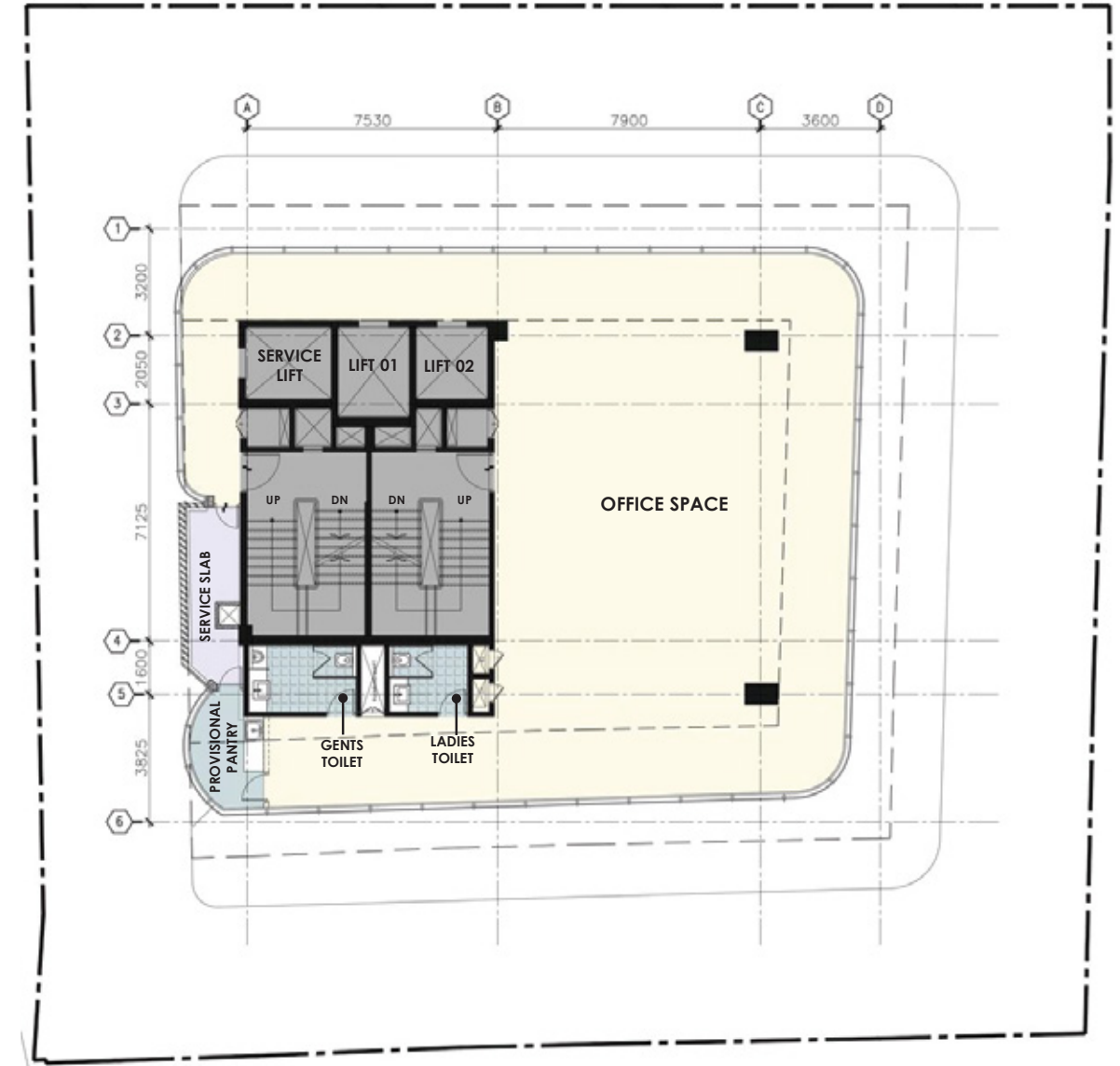
	SQ.M	SQ.FT
CARPET AREA	239.28	2575.61

FLOOR PLAN

9th Refuge Office Floor Plan



10th, 11th 12th TYPICAL OFFICE FLOOR



9TH REFUGE OFFICE FLOOR PLAN

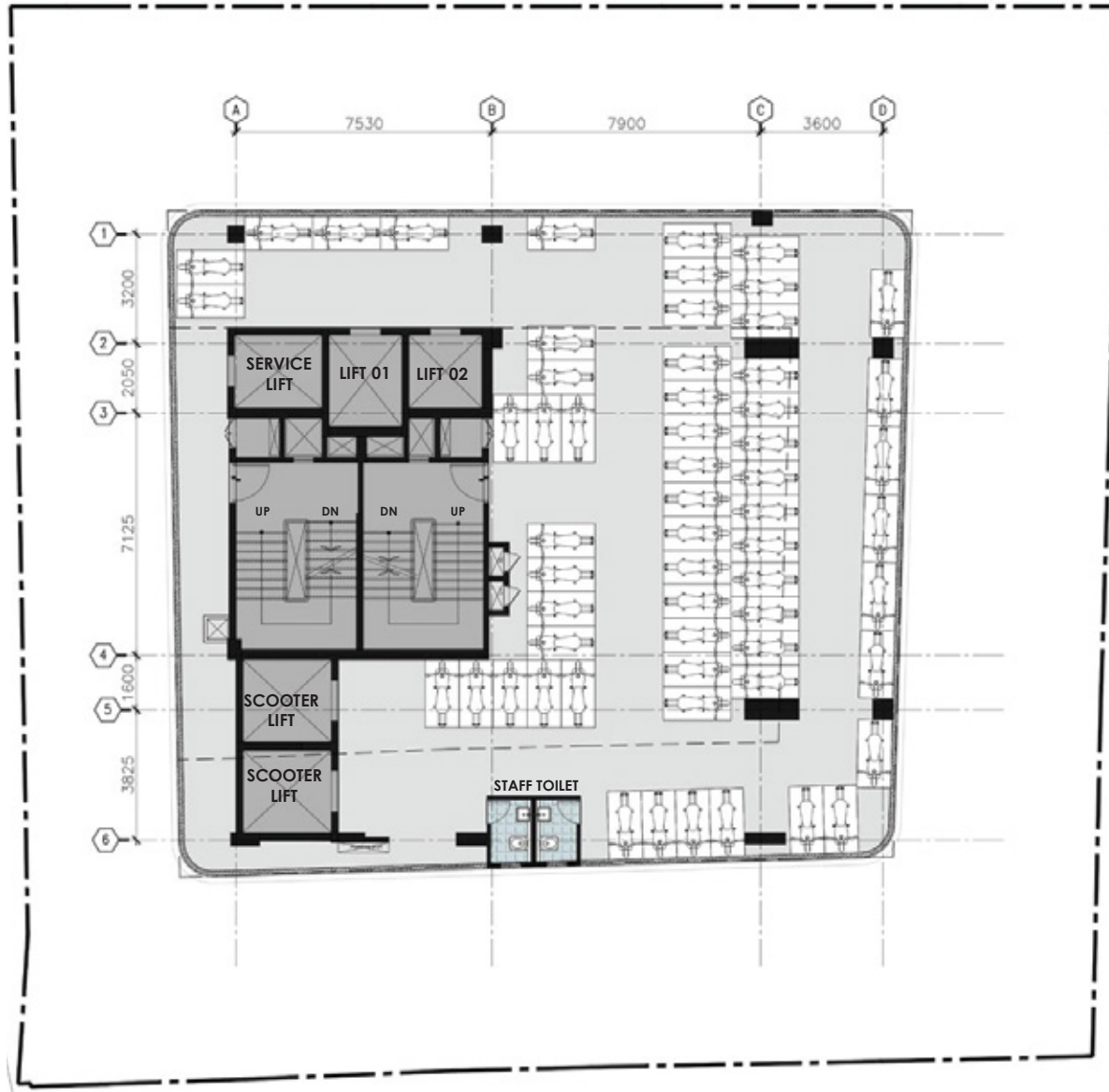
	SQ.M	SQ.FT
CARPET AREA	221.17	2575.61

10TH, 11TH 12TH TYPICAL OFFICE FLOOR

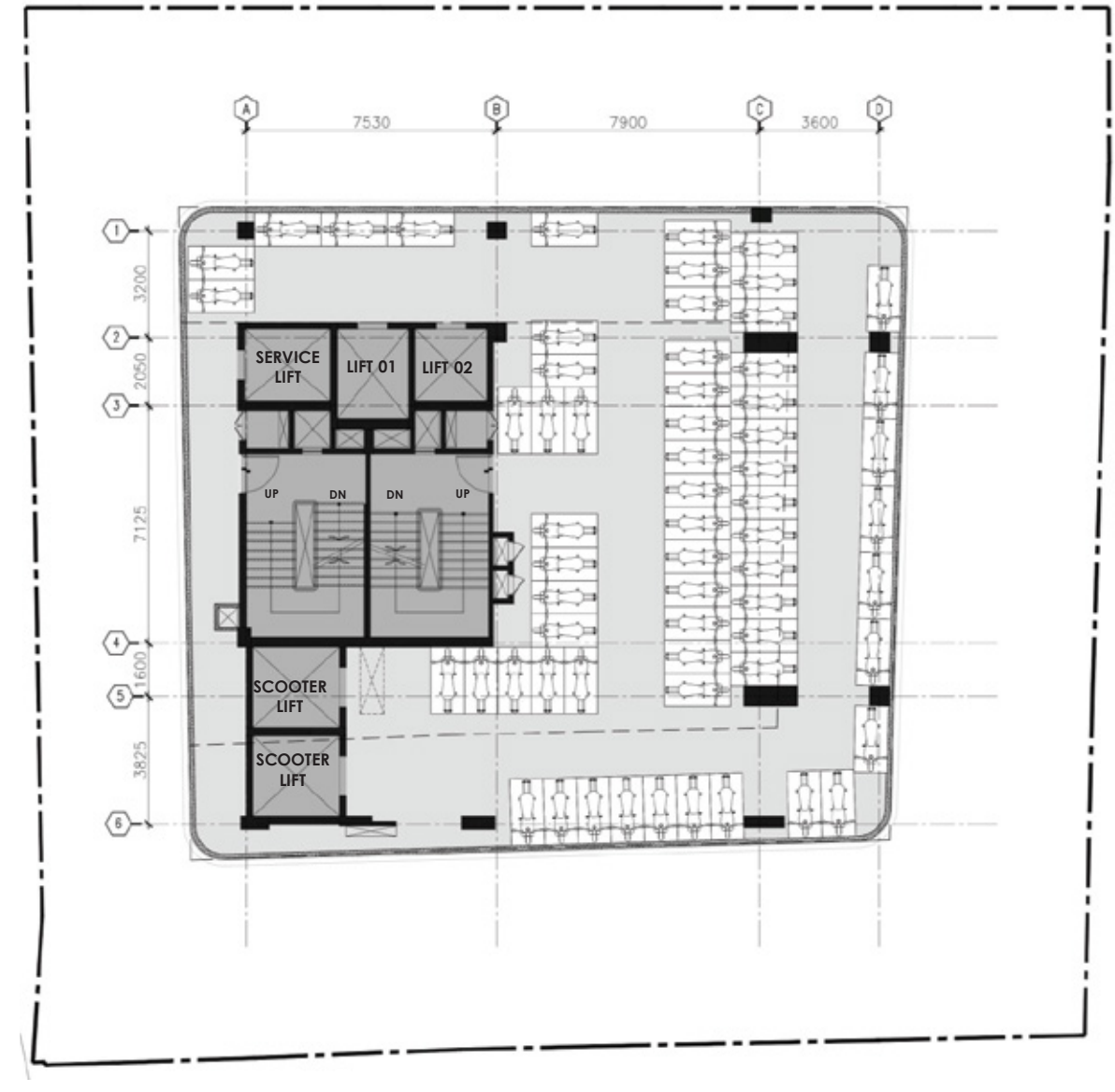
	SQ.M	SQ.FT
CARPET AREA	239.28	2575.61

FLOOR PLAN

PODIUM 1 FLOOR PLAN



PODIUM 2 FLOOR PLAN

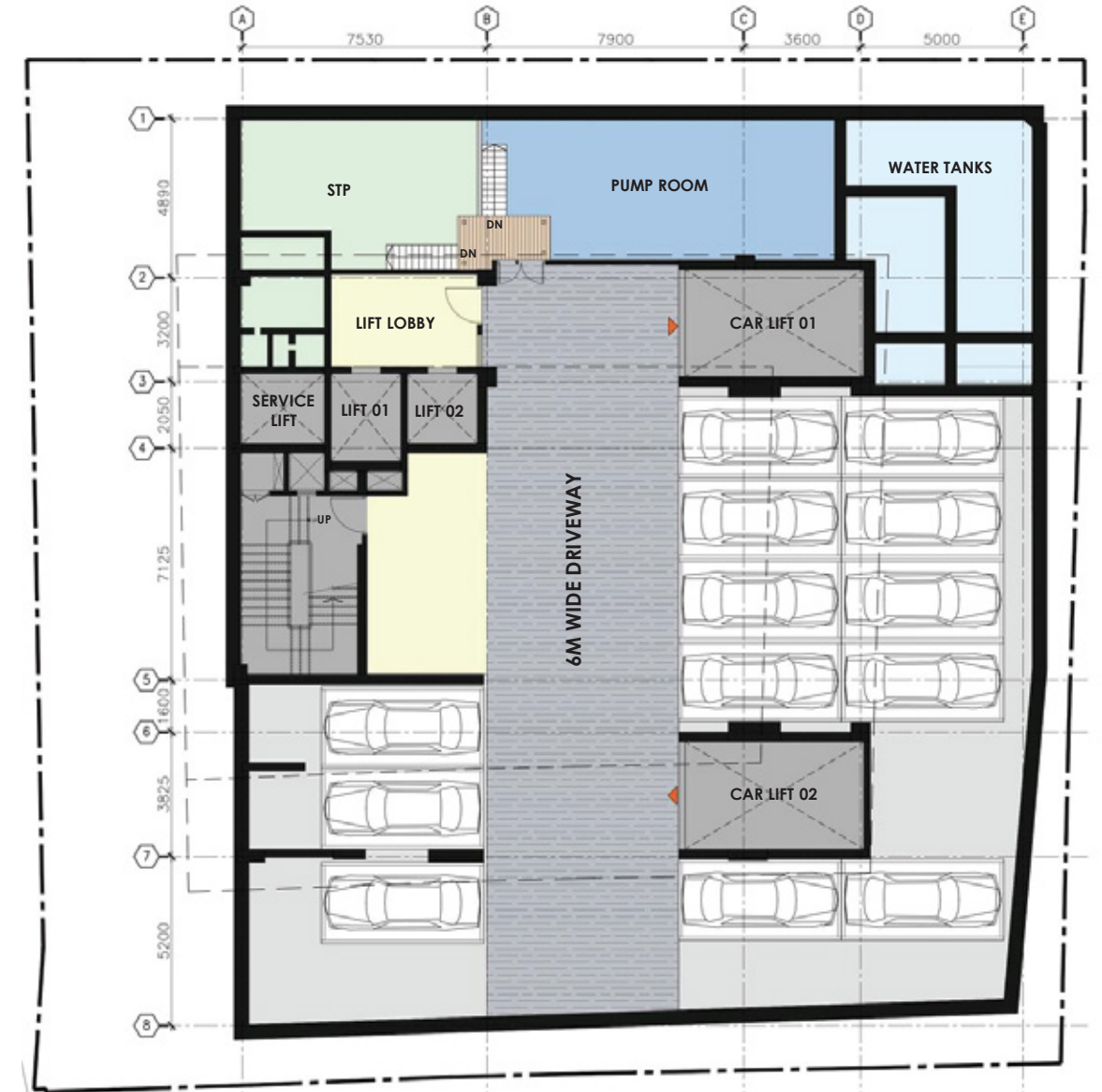


FLOOR PLAN

UPPER BASEMENT PLAN



LOWER BASEMENT PLAN



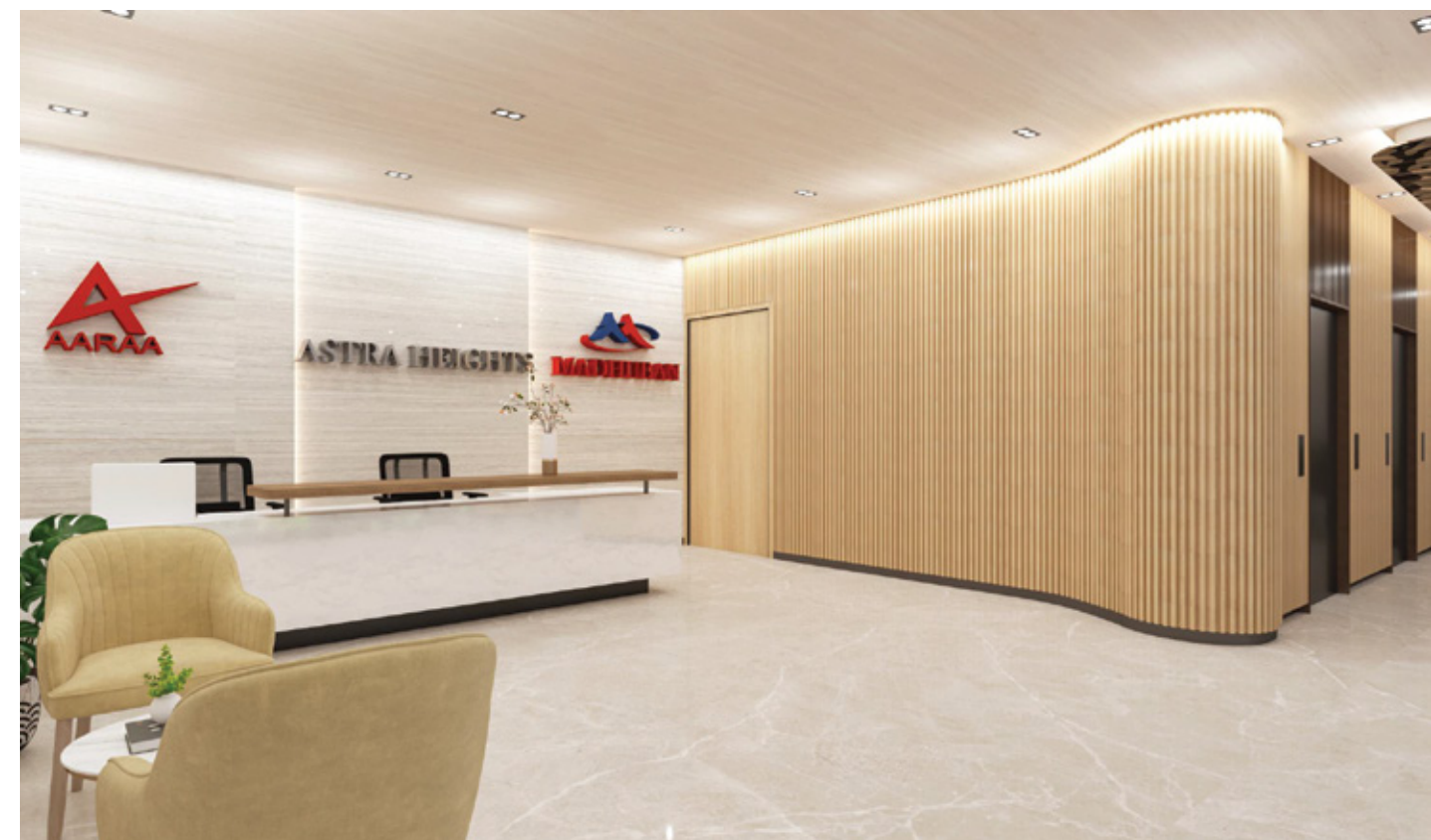
FACT SHEET

AREA STATEMENT

		CARPET AREA		SALEABLE AREA	
Sr.no.	Floor.	Carpet Area (sqm)	Carpet Area (sqft)	Saleable Area(sqm)	Saleable Area(sqft)
1	1st Office Floor	406.41	4374.60	568.97	6124.44
2	2nd Office Floor	422.43	4547.04	591.40	6365.85
3	3rd Office Floor	422.43	4547.04	591.40	6365.85
4	4th Office Floor	422.43	4547.04	591.40	6365.85
5	5th Office Floor (Refuge)	390.33	4201.51	591.40	6365.85
6	6th Office Floor	422.43	4547.04	591.40	6365.85
7	7th Office Floor	422.43	4547.04	591.40	6365.85
8	8th Office Floor	239.28	2575.61	334.99	3605.85
9	9th Office Floor (Refuge)	221.17	2380.67	309.64	3605.85
10	10th Office Floor	239.28	2575.61	334.99	3605.85
11	11th Office Floor	239.28	2575.61	334.99	3605.85
12	12th Office Floor	239.28	2575.61	334.99	3605.85
	TOTAL CARPET AREA	4087.18	43,994.41		
	TOTAL SALEABLE AREA			5766.99	62075.90

THE STARS CALL TO YOU

Be Closer To The Stars With Astra



ASTRA

H E I G H T S

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