



ASTREA

True luxury is always for
the discerning few.

Think of the world's best timepieces, writing instruments, single malts, gemstones or any rare collectible, and you'll realise they're never mass produced. After all, the purest indulgences are always for the select few.



Artist's impression.



Artist's impression.

A wonderful world in Aundh called Anand Park.

If Pune is known as the Queen of the Deccan, Aundh is the suburb that takes the Tiara. It is where old-world charm and new-age buzz thrive side-by-side. From bungalow colonies to glitzy high-rises; swanky malls to cozy cafes; quiet bylanes to bustling bars, high-end showrooms to gourmet outlets, everything co-exists in perfect harmony here.

Anand Park is one of Aundh's finest upscale locality known for its rich heritage, abundant greenery, peaceful solitude and a soothing vibe. Home to cosmopolitan residents from diverse social, cultural and professional backgrounds, this green, well-connected neighbourhood is meant for the refined elite.



Bespoke 4.5 BHK Apartments

Located in Anand Park's leafy environs, Astrea is a limited edition high-rise with bespoke residences on offer. Designed for the distinguished few who seek high-end luxury and value privacy, Astrea is conceived as a globally-benchmarked chapter in fine living. This elegant 10-storey tower has limited residences; and also features first-rate comforts to delight you with premium lifestyle experiences.



A blueprint that complements the surrounding greenery.

The design philosophy behind the architecture is to create a structure that seamlessly blends with the ambient surrounding. So keeping in mind the greenery around, the residences are designed to facilitate oneness with nature even from within the homes. So you can have grand views of natural luxuriance, yet enjoy the pleasure of privacy from the outside world.

Phase 1: Tower A is sanctioned. **Phase 2: Tower B is not sanctioned.**



4.5 BHK Apartments

2274.91 sq.ft (Carpet Area)



One Residence per floor.
Because success cannot be shared.

For someone like you who has grown in stature and status, it is only appropriate to not share your floor with anyone else. With an entire floor to yourself, you can be assured of complete privacy, away from prying eyes. Yet, when you wish to rub shoulders with people of your ilk, you can be equally assured of having the city's creamy layer as your neighbours.

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Artist's impression.

Spacious luxury for harmonious living.

The residences at Astrea are a reflection of how well-balanced a home should be. Meticulously designed by taking into account the needs of every resident, these apartments have spacious living areas that are well-ventilated for natural light, feature floor-to-ceiling soundproof windows and have the choicest of premium fittings. Reasons enough to make you feel at home; and your guests, envious.



Artist's impression.

Let your signature style
reflect indoors.

Bespoke luxury the way you want.

While fashion is all about trends and fads, style is a personal expression of the person you are. Every residence here gives you the freedom to express your signature style. Go ahead; give your residence an identity that's as unique as you.



Conveniences around you.

CONNECTIVITY

Airport	15 kms
Pune-Mumbai Expressway	12 kms
FC Road	8 kms

LIFESTYLE & HOSPITALITY

Balewadi High Street	4 kms
JW Marriott	4 kms

SHOPPING & ENTERTAINMENT

Westend Mall	1 km
Pavillion Mall	4 kms
PVR Aundh	1 km
Reliance	1 km
Nature's Basket	1 km

BUSINESS DISTRICTS

Hinjewadi IT Park	10 kms
ICC Towers	6 kms

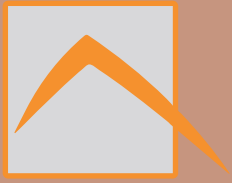
HEALTHCARE

Jupiter Hospital	2 kms
Medipoint Hospital	1 km

SCHOOLS & COLLEGES

Pune University	2 kms
Loyola High School	3 kms
St. Joseph High School	3 kms
Vidya Valley School	10 kms
Indus International School	18 kms





VARSHA BUILDERS

h o m e s b y d e s i g n

Varsha Builders is one of Pune's very few developers well-known for delivering niche, standalone luxury projects. With proven experience and expertise in executing redevelopment projects, the Group has built a solid reputation and earned the trust of discerning buyers. With unflinching focus on quality, transparency and commitment to excellence, every Varsha Builders project is a standing testament of its deep-rooted values.



Since its inception, Ravetkar Group has delivered landmarks across various real estate segments. This includes some memorable structures in residential, commercial as well as industrial segments, in and around Pune. In the last decade, the Group has dedicated its skills and expertise to the redevelopment segment. Shaping a new chapter for some of Pune's oldest residential landmarks has been the key focus area. In fact, Ravetkar's expertise in redevelopment has earned the trust of the heart of Pune. At the same time, Ravetkar Group is venturing into new development at some of Pune's finest locations.



RUIKAR GROUP

DREAM. CREATE. LIVE.

An eye for detail and love for contentment that translates into a superlative experience for home owners. Ruikar Group combines talented and experienced professionals that provide utmost attention to every little detail. 'Quality and Reliability' remains the group motto with a pledge to establish lasting relationships with customers by exceeding their expectations and gaining their trust through exceptional performance by every member of the construction team.

Credits

Veekas Studio

Design Architect

Skyline

MEP

Pivotal Design

Brand Consultant

Disclaimer: Phase 1: Tower A is sanctioned. Phase 2: Tower B is not sanctioned. This Brochure is purely conceptual and not a legal offering. Varsha Realty reserves the right to add, delete or alter any details and/or specifications in its endeavour to make improvements as and when required. The images, layouts and maps presented in the brochure are for indicative purposes only and same are not to scale. The floor plan shown here is indicative, measurements are prior to application of finishes & same are subject to minor variation. The Actual floor plan of a particular unit could be mirror image of floor plan shown here which may have different orientation, openings & the same is subject to offsets created by structural elements such as elevational/facade features, columns & beams etc. Allotee must check the actual floor plan of the unit he/she is intending to buy and the same is available at project sales office. The Furniture/Kitchen/Bathroom layout & accessories shown in the plan are only for the purposes of illustrating/indicating a possible furniture layout & the same is not a part of standard offering. Design, planning, further developments in surroundings areas etc. shown is tentative, subject to modifications on account of any change in plans, permissions and final approval of the respective authorities. All rights reserved. No part of this brochure may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording or otherwise, without the prior permission of Varsha Realty.



ASTREA

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