



108 astera
BY ROHIT GROUP

live 108

In yoga, it's the number of sun salutations.

In meditation, it's the count of mantras.

In rituals, it's invoked to foster healing.

*Across cultures and a hundred beliefs,
'108' is the symbol of alignment, balance,
and energy.*

*And at 108 Astera,
the very being of this auspicious emblem
is manifested in each aspect of your life
with homes, neighbourhoods, and
communities that enrich it.*





Just like you, the happiness, comfort and peace of mind of your loved ones is our biggest priority. Now, it's time to gift yourself a life that is enriched with all these delights in abundance.

**BECAUSE
HOW YOU LIVE
MATTERS.**

**AN ADDRESS WHERE YOU
LIVE ENRICHED.**



It's a combination of small and big things that lets you enjoy each day, and not just go through it. It is this enrichment that is missing in most of the urban addresses. But not here! Welcome to 108 Astera by Rohit Group at Punawale, where you feel and live enriched.

ENRICHED LIVING FOR MODERN CITY LIFE.

In a world where we are surrounded by gadgets and distractions, it is necessary to give the heart and mind a getaway. We believe that a home and its surroundings can make it happen. And that's what shapes every creation at 108 Astera.



Spaces that let nature come in to elevate the mood



Multiple zones that pamper different senses



Fostering the bond among neighbours for a better life



Providing ample spaces of everyday convenience close by



All of this at a location that makes urban access easy

CRAFTED WITH DEDICATION.
ENRICHED WITH AFFECTION.



From the smallest corner of a home to the biggest of amenity zones, every space is designed to give you a sense of uncompromised satisfaction. Spread across 4+ acres, 108 Astera is set to be your world of enriched living.

PREMIUM 2, 3, AND 4 BHK ENERGIMENTS

EXPANSIVE 4+ ACRES

6 HIGH-RISE TOWERS

20+ STOREY ELEVATIONS

30+ EXCLUSIVE LIFESTYLE AMENITIES

500+ PREMIUM UNITS

WORLD-CLASS COMMERCIAL ARCADE

SETTING THE TONE, RIGHT AT THE WELCOME.



How a space welcomes you matters a lot. At 108 Astera, we have made sure that the entrance lobby is grand in size and enriched with warmth. When you and your guests walk in here, positivity is in the air.



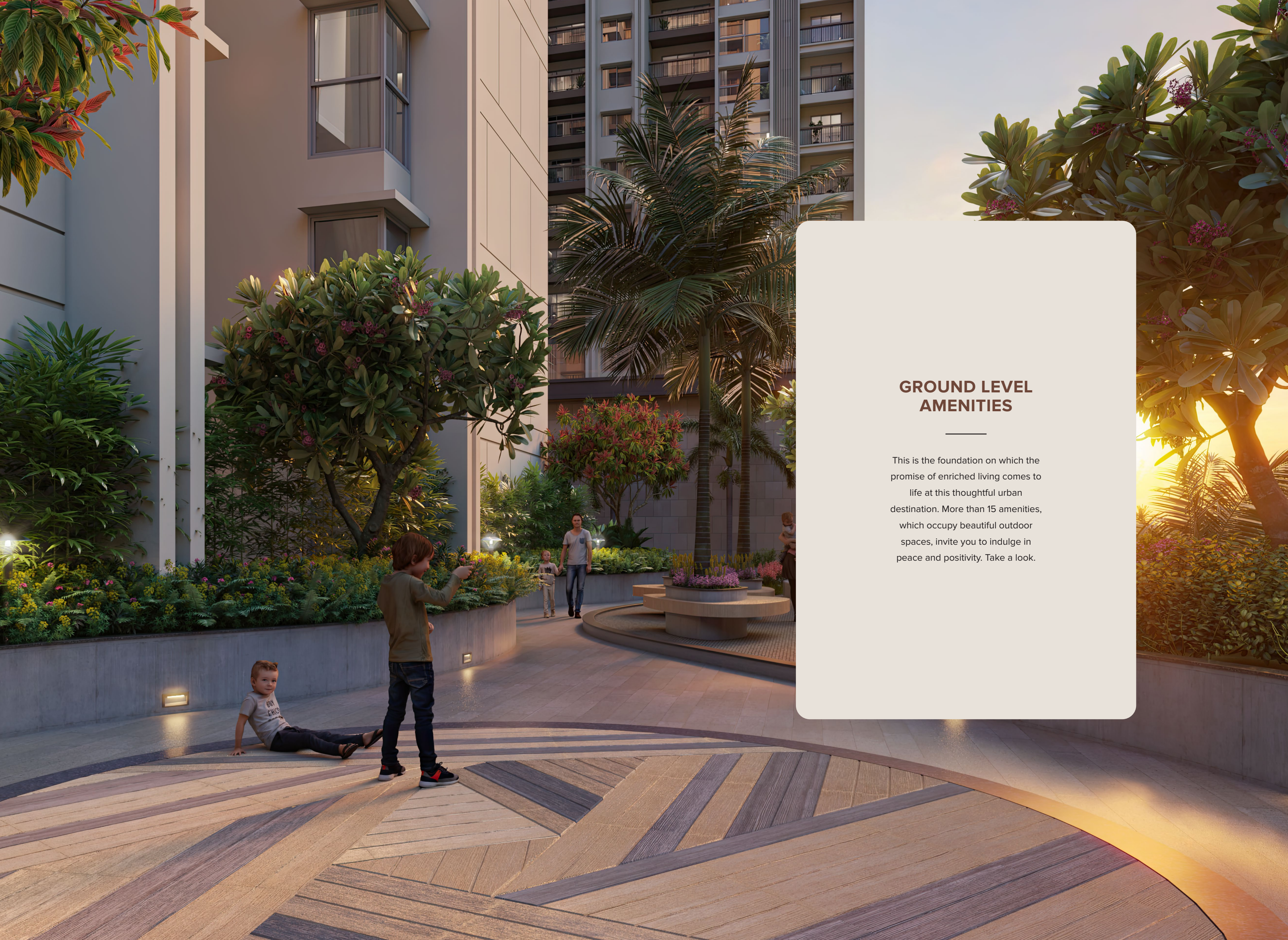
A LIFESTYLE WITH AN ENRICHED SOUL.

While the home has your heart, what surrounds the home shapes the joy your heart feels. It craves for spaces that let it feel free and energised. Hence, every member of this grand community at 108 Astera, gets access to over 30 amenities that are spread across two levels for a soulful experience.

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 Exercise Equipment
19. Golf Putting
20. Party Lawn
21. Stage
22. Dancing Court
23. Party Deck
24. Barbecue Counter
25. Movie Screening
26. Meditation Zone
27. Oxygen Park
28. Yoga Deck
29. Cricket Practice Pitch
30. Gymnasium
31. Multipurpose Hall





GROUND LEVEL AMENITIES

This is the foundation on which the promise of enriched living comes to life at this thoughtful urban destination. More than 15 amenities, which occupy beautiful outdoor spaces, invite you to indulge in peace and positivity. Take a look.

GREEN ZONE



LAWN

Breathe in the purity of trees in an uninterrupted expanse of a lush green lawn that promises to refresh you.



MIYAWAKI FOREST

Take a break from the concrete forest. Here, you live near a dense Miyawaki forest that preserves local flora and fauna, and creates a biodiversity-rich environment.

AMPHITHEATRE SEATING

Capture loving memories in an amphitheatre seating where you experience and celebrate gatherings for all kinds of occasions.



SENIOR CITIZEN’S COURT

For the golden years, we have designed a senior citizen’s court that includes many activities dedicated to the loving elders of our community.

SABHA GRAHA

Community living is cherished with a sabha graha that brings together all your neighbours for the special events for you to create sweet memories.



SOCIAL ZONE



PET’S PARK & PLUNGE POOL

For your furry friends, we have created a pet’s park and a plunge pool that allows them ample space to frolic around.



KIDS’ PLAY PARK

Your little ones can enjoy an obstacle and vehicle-free expanse of a kids’ play park for them to play around freely and safely.

WELLNESS AND UTILITY



ENTRANCE SECURITY & DROP IN/DROP OFF AREA

Your safety is our most important concern. Here, you are guarded by dedicated security personnel, ensuring a sound environment.



MULTIPURPOSE PLAY COURT

Indulge in sports and other fun indoor activities in a multipurpose court that houses all interests you seek.

PODIUM LEVEL AMENITIES

At 108 Astera, the lifestyle enrichment is made possible by multiple zones of amenities, each adding value to everyday choices of the residents. The podium level offers multiple zones to soak in the goodness of living.



YOGA DECK

Practice some asanas on an open yoga deck, and begin your day on a blissful note and peaceful thoughts.



CRICKET PRACTICE PITCH

Reignite your childhood memories of batting with your best buddies with a top-end cricket practice pitch!



ACTIVE ZONE

GYMNASIUM

Take your health seriously with a world-class gymnasium, fully equipped with every fitness necessity.



JOGGING TRACK

Get your shoes on and take long strides on a jogging track that is built for your active lifestyle.

RECREATION ZONE

SWIMMING POOL

Dive into the depths of a calming swimming pool and forget the worries of the world. Enjoy a fine selection of a Lap Pool, Leisure Pool and a Kids' Pool.



SKATING ARENA

Feel the wind in your hair as you glide through the skating arena with your fastest wheels on.

DANCING COURT

Here, you have a dedicated dancing court where you can move and groove to the beat of your heart.



FLOOR GAMES

With fun games like ludo, hopscotch, chess and many more, your family time is made more inclusive and memorable!

OUTDOOR GYM

Complete your daily workout plans under the open sky as you energise in fresh surroundings with premium quality outdoor exercise equipment.



TODDLERS' PLAY PARK

Our toddlers' park is filled with fun slides, swings and see-saws that make for the perfect indulgence for safe and exciting times.

MULTIPURPOSE HALL

Every occasion is a reason to celebrate and the multipurpose hall is a perfect destination that houses all your gatherings with your friends and family!



PARTY LAWN

Bring along everybody you love, to a party lawn that is perfect for every kind of occasion.

MOVIE SCREENING

An exclusive movie screening setup awaits the film enthusiasts along with friends and family!



COMMUNITY ZONE

BARBECUE COUNTER

With ready equipment and the required set-up, make and have the most delicious meals at your barbecue counter.



PARTY DECK

Be the host of the liveliest of celebrations with a party deck that is dedicated to the fun times in life!

ME-TIME ZONE

MEDITATION ZONE

Experience serenity in a meditation zone that is designed to provide you with some me-time and ample space for your inner thoughts!



GOLF PUTTING

Putting the golf ball is a therapy for some. Here, you get to enjoy the hobby, while connecting with like-minded people.

OXYGEN PARK

Have a pleasant walk in a dedicated oxygen park that is planted with a variety of trees to provide you with an experience that is refreshing, calm, and ecologically healthy!



ACUPRESSURE PATHWAY

We go the extra mile for your wellness with an acupressure pathway with stones that act as pressure points on your feet.

The ultimate sanctuary that cares for you
like no one else is your home.

**BECAUSE
WHERE YOU
DWELL
MATTERS.**



FEEL ENRICHED ON THE INSIDE



When you're surrounded by a lifestyle that enhances each aspect of your living, you deserve to come home to a space that equally enriches you. And here, you are welcomed into a spacious, well-designed, and functional space that nurtures you and your family like a sanctuary.

DINING AREA



LIVING ROOM



MASTER BEDROOM



KITCHEN

ENRICHMENT DOWN TO THE DETAILS

A home is made complete when the minutest and the largest of its features come together to better your living experience.

And your home at 108 Astera is a fine craft of everything that will improve and ease every day for you.

STRUCTURAL

- Earthquake-resistant RCC Mivan structure
- Internal gypsum finish

DOOR & WINDOW

- Main Door - Both sides laminated flush door with digital safety lock
- Bedroom Door- Laminated flush door with Mortise lock (with key)
- Toilet Door - Laminated flush door with Mortise lock (without key)
- Balcony Door - Aluminium sliding door
- Aluminium sliding window with mosquito net
- Railing with paint for terrace

ELECTRIFICATION

- Wiring - Certified fire-resistant copper wiring with circuit breaker
- Modular Switch Legrand or equivalent
- Provision for AC in the living area & all bedrooms
- Provision for TV in all bedrooms & the living room
- Provision for exhaust fan in kitchen & bathrooms
- Video door phone
- Inverter battery backup provision for every individual flat
- Broadband provision in all rooms (wired in all bedrooms & for the living room Wi-Fi)
- More than sufficient light points in the flat

FLAT FLOORING

- 800*1600 Marble finish vitrified tiles flooring to kitchen, living room & all bedrooms

PAINT

- Internal emulsion paint
- External texture with acrylic emulsion paint

BATHROOM

- 600*1200 Vitrified Dado tiles in the toilet, bathrooms & kitchen
- CP Fittings - Grohe or equivalent
- Sanitary - TOTO or equivalent
- Flush Tank - Geberit or equivalent
- False ceiling in all bathrooms
- Boiler hot water provision in all toilets & WHB

KITCHEN

- SS 304 Kitchen Sink - Franke, Nirali, or equivalent
- Provision for water purifier
- Provision for washing machine in the dry balcony
- Kitchen platform - acid-resistant full-body tile
- Dado tile up to 2ft above the platform

A world full of urban possibilities and lifestyle opportunities surrounds you here.

BECAUSE HOW
YOU CONNECT
MATTERS.



PUNAWALE: WEST PUNE'S ENRICHED NEIGHBOURHOOD

From the moment you up, right till you go off to sleep, everyone in your family has different needs. From going to school to shopping for daily utilities and enjoying the assurance of world-class healthcare close by, Punawale has everything. And all of it is close to your home at 108 Astera.



Your search for best schools & colleges ends here.



Global IT parks are your neighbours at 108 Astera.



Get the best of healthcare for everyone in the family.

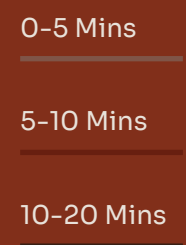


From shopping to movies and restaurants, everything is close by.



From intra-city commute to travelling to other cities, it's all easy from here.

The best destinations of urban utilities and necessities are extremely close from 108 Astera at Punawale. You are sure to enjoy an enriched life and lifestyle, when you live here.





ENRICH WHAT MATTERS WITH ROHIT GROUP

The real estate landscape is cluttered. With competition rising further, the art of selling a house has taken precedence over the craft of making a home.

At Rohit Group, we understand the sentiments and the many emotions that accompany the act of crafting one's home. And so, in every residential & commercial real estate project that we craft, we make and deliver a single-minded commitment.

We don't make tall claims. We don't make empty promises.

WE MAKE WHAT MATTERS.

13+

COMPLETED
PROJECTS

5

PRIME
LOCATIONS

25+

YEARS'
LEGACY

850

HAPPY
FAMILIES

CREDITS

Architect - Landmark Design Group

RCC consultant - G A Bhilare Consultants Pvt. Ltd.

Landscape - Designterra Landscape Consultants

Legal Advisor - Adv. Rajesh Jadhav



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BY **ROHIT** GROUP



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