

# CALISI

BY ZOYA

# HARMONY WOVEN INTO LIFE

**CALISI BY ZOYA** is a limited collection of fully furnished residences in Dubai South — crafted for a lifestyle that feels effortless, refined, and complete. Set within one of Dubai's most promising destinations, it offers modern living shaped by openness, comfort, and everyday ease.





# DUBAI, THE LAND OF DREAMS

A city shaped by movement and opportunity - where everything connects, and growth feels continuous. Defined by strong infrastructure and investor-first policies, Dubai offers a place to build, invest, and live with long-term clarity.



ZOYA

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# WHY DUBAI

## **DESTINATIONS 240**

A globally apt strategic location

## **INVESTOR-FIRST**

Regulations that put the investor at the forefront

## **TAX-FREE**

foreign ownership in freehold neighbourhoods %100

## **GOLDEN VISA**

year residency in the safest city in the world-10

## **AUSPICIOUS YIELD**

%11-5 Attractive rental yields of

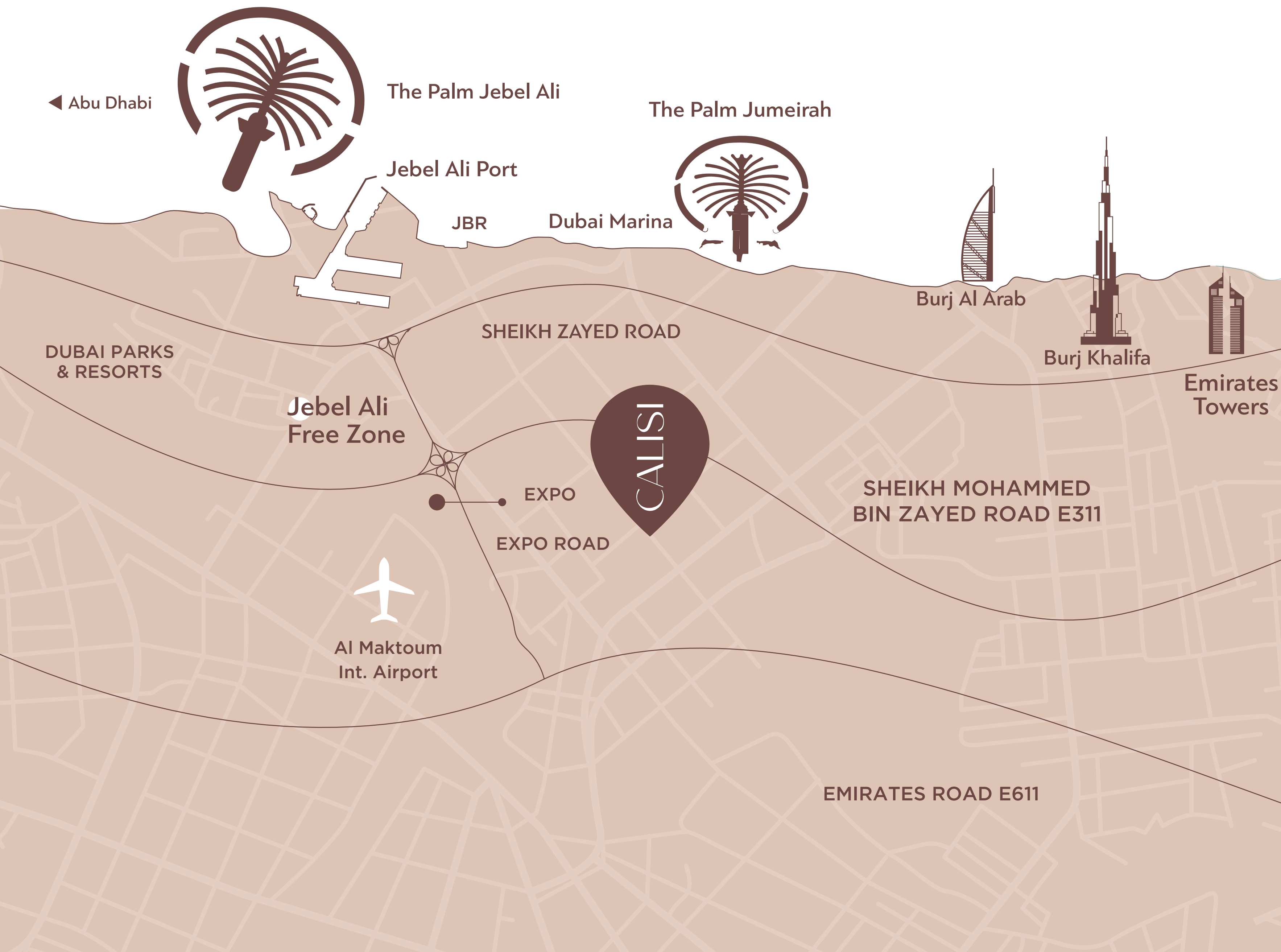
## **MEGA CAPITAL APPRECIATION**

(years 5-3) appreciation %30-20 Off-plan properties with

# DUBAI, THE CITY OF INVESTMENT & OPPORTUNITIES

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where everything connects, and growth feels  
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# SET WITHIN A PLACE THAT CONTINUES TO GROW

Within Dubai South, Calisi is not defined by what surrounds it - but by how it settles into place. Positioned within a district shaped by movement and long-term vision.

**Al Maktoum International Airport (DWC):**

10 minutes

**Expo City Dubai:** 10 minutes

**Etihad Rail Network:** 5 minutes

**Sheikh Mohammed Bin Zayed Road:**  
5 minutes

**Palm Jebel Ali:** 20 minutes

**Dubai Marina:** 30 minutes

**Downtown Dubai:** 40 minutes

**Yas Island, Abu Dhabi:** 45 minutes

# WHERE SPACE FEEL RESOLVED

## THE RESIDENCES

A collection of fully furnished homes shaped around clarity, proportion, and everyday function - where space is designed to support how life is lived, without excess.

Each residence balances openness with structure, allowing movement to feel natural and living to align with ease.





# FRAMED WITH CLARITY

## THE INTERIORS

At Calisi, the interiors reflect beauty in full bloom.

A sense of balance runs through each space - where light, proportion, and material come together with radiance, and every detail feels placed, not added.

Nothing is added without purpose, and everything settles into place, just as it should



# WHERE LIFE BEGINS TO GROW

## DUBAI SOUTH

Dubai South is a district shaped by movement - yet holds a sense of openness that allows life to settle with ease.

Rooted around Al Maktoum International Airport and key transport networks, it brings the city within reach, without the weight of it.

A place defined not by pace, but by how naturally everything falls into place.





EMBRACE  
LUXURY LIVING





# AMENITIES



## IN FLOW

- Gym
- Kids & Adult Pool
- Kids Play Area
- Barbeque Area

## IN STILLNESS

- Outdoor Seating
- Landscaped Open Spaces
- Yoga & Relaxation Areas



# STUDIO RESIDENCES

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# TWO-BED RESIDENCES

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