Look what we found for you

Cellista by Zoya

Date of creation 30.10.2026



Dimitri Gourier

Sokhoproperties

+971585249904

dg.precision.dubai@gmail.com

ABOUT THE PROJECT

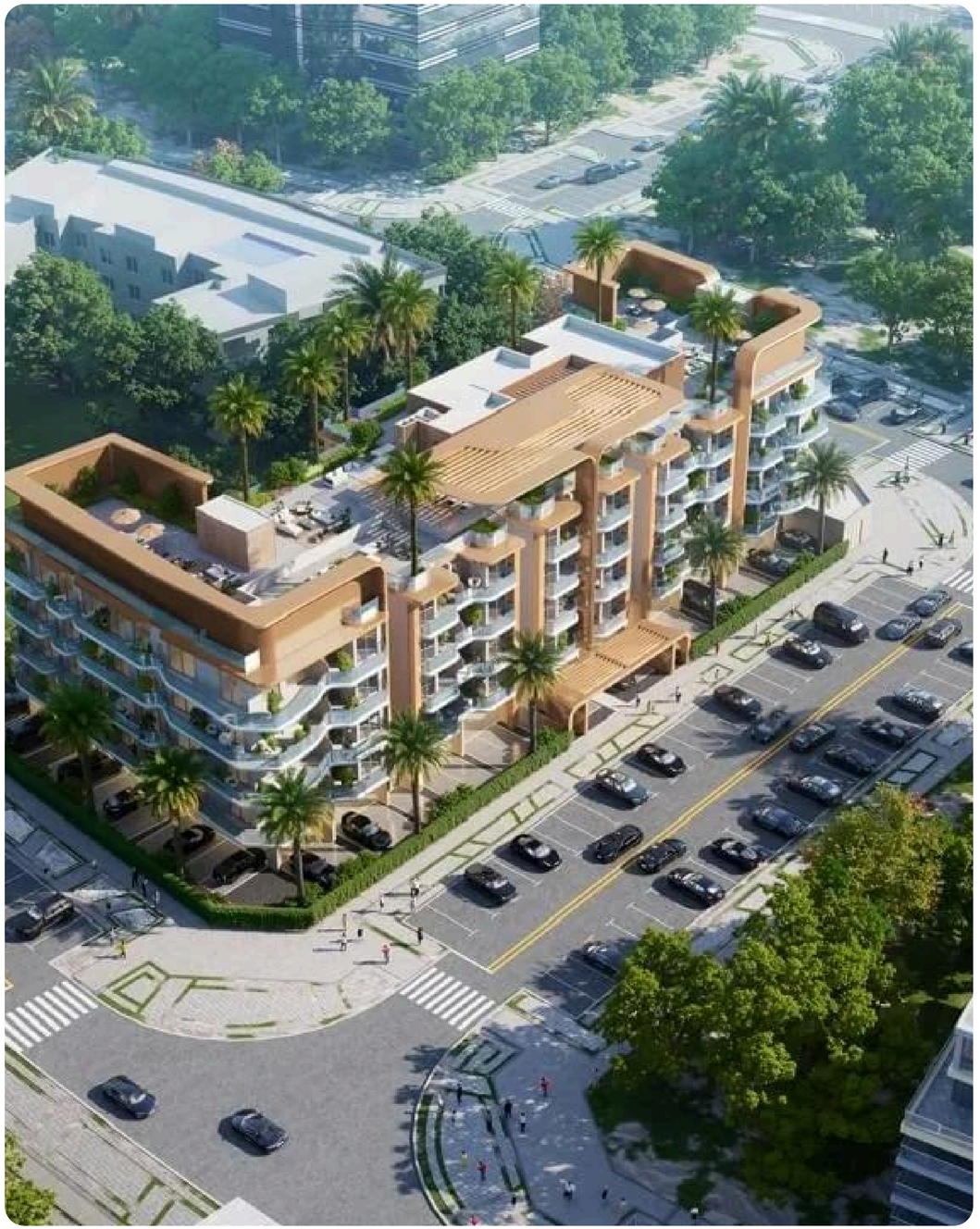
Cellista by Zoya

Developer
Zoya Developments

District
Dubai South, Dubai Emirate

Handover
Q4 2029

Unit type	Bedrooms	Amount	Area, m²	Price from
Apartments	Studio	26/27	29 - 34	599 000 AED
Apartments	2 Bedrooms	30/31	75 - 102	1 343 000 AED



Cellista by Zoya

Developer
Zoya Developments

Description

Project general facts

Cellista by Zoya is a boutique residential building, with a ground floor and four residential floors. Inspired by the idea of composition, the architecture combines warm bronze tones, rounded corners and wide glazed balconies with slim railings, giving the facade a soft, horizontal rhythm. Slatted canopies crown the rooftop, and palm trees and planters soften the edges of the building and its terraces. The compact scale of the project creates a quiet, private atmosphere for residents.

Amenities are designed for wellness, leisure and family life. The rooftop features an open swimming pool with sun loungers under a curved slatted canopy, alongside a rooftop lounge with sofas and low tables among landscaped planters. Residents also have a gym with views over the district, an outdoor yoga deck and a barbecue area for gatherings in the open air. Families benefit from a kids' pool and a dedicated kids' play area, while an elegant entrance lobby welcomes residents and guests.

The building offers studios and two-bedroom apartments, which suits both single residents and small families. All residences are delivered fully furnished, with refined interiors in soft neutral tones, natural materials and warm lighting. Kitchens and living areas are arranged around natural light, and private balconies extend the living spaces outdoors, while the low-rise, boutique format keeps the building calm and private.

Location description and benefits

Dubai South Residential District is a master-planned residential area in the south of Dubai, developed around Al Maktoum International Airport and Expo City Dubai. The district combines low-rise residential buildings, green streets, parks and community facilities in a calm suburban setting, and it continues to grow as new homes, schools and retail are added around the airport and the Expo City business area.

Road links connect the area with Emirates Road and Sheikh Mohammed Bin Zayed Road, giving access to Jebel Ali, Dubai Investments Park and the rest of the city. Al Maktoum International Airport, Expo City Dubai, Palm Jebel Ali and Dubai Parks and Resorts are among the major destinations within easy reach, and the

wider Dubai South area also includes logistics and business zones that bring jobs close to home for many residents.

The district appeals to buyers looking for an accessible entry point into a growing part of Dubai. Compact studios and two-bedroom apartments here suit young professionals, couples and small families who want a quiet residential setting, as well as investors interested in rental demand linked to the airport, the logistics hub and the continued development of Expo City Dubai.









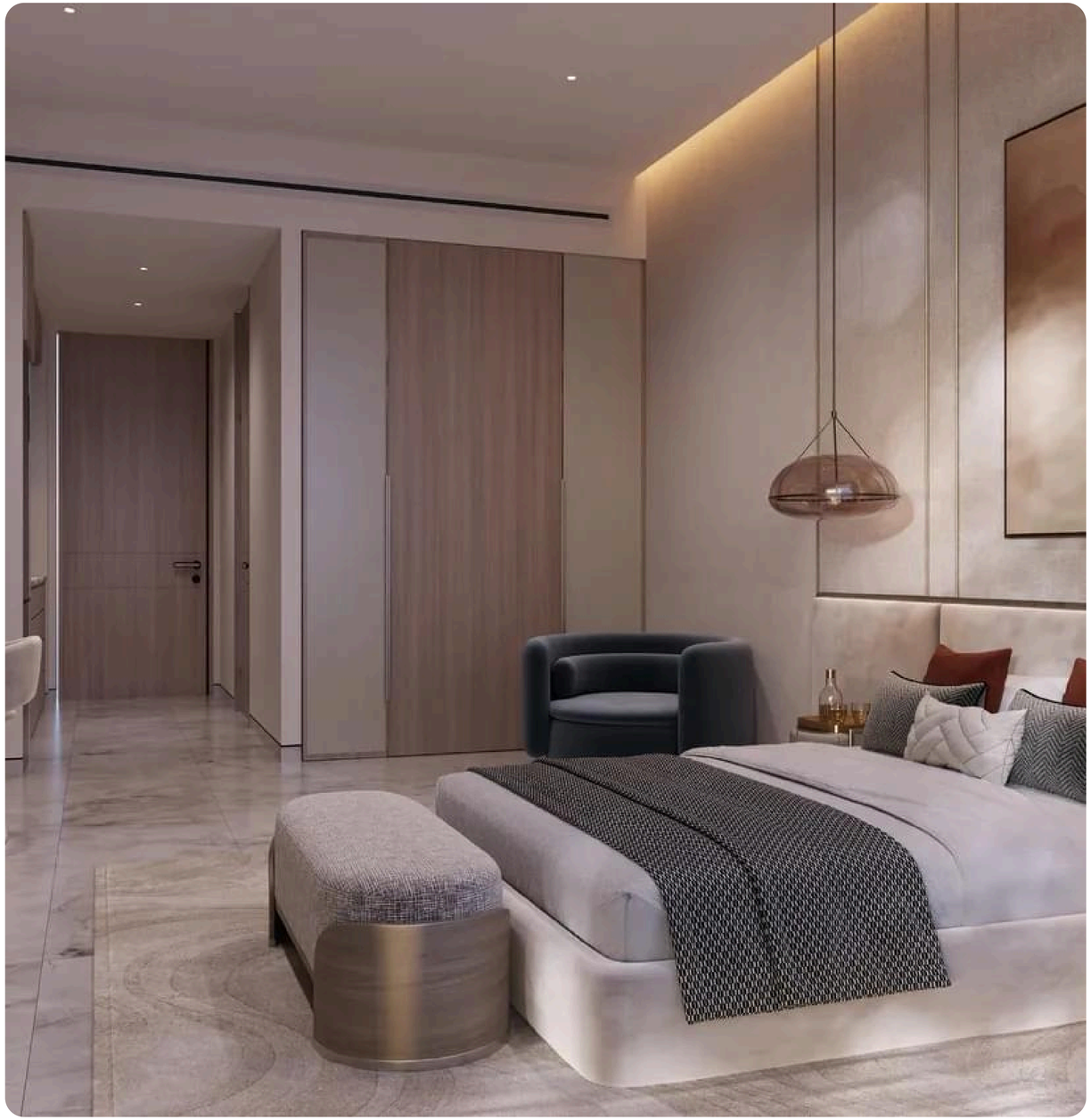


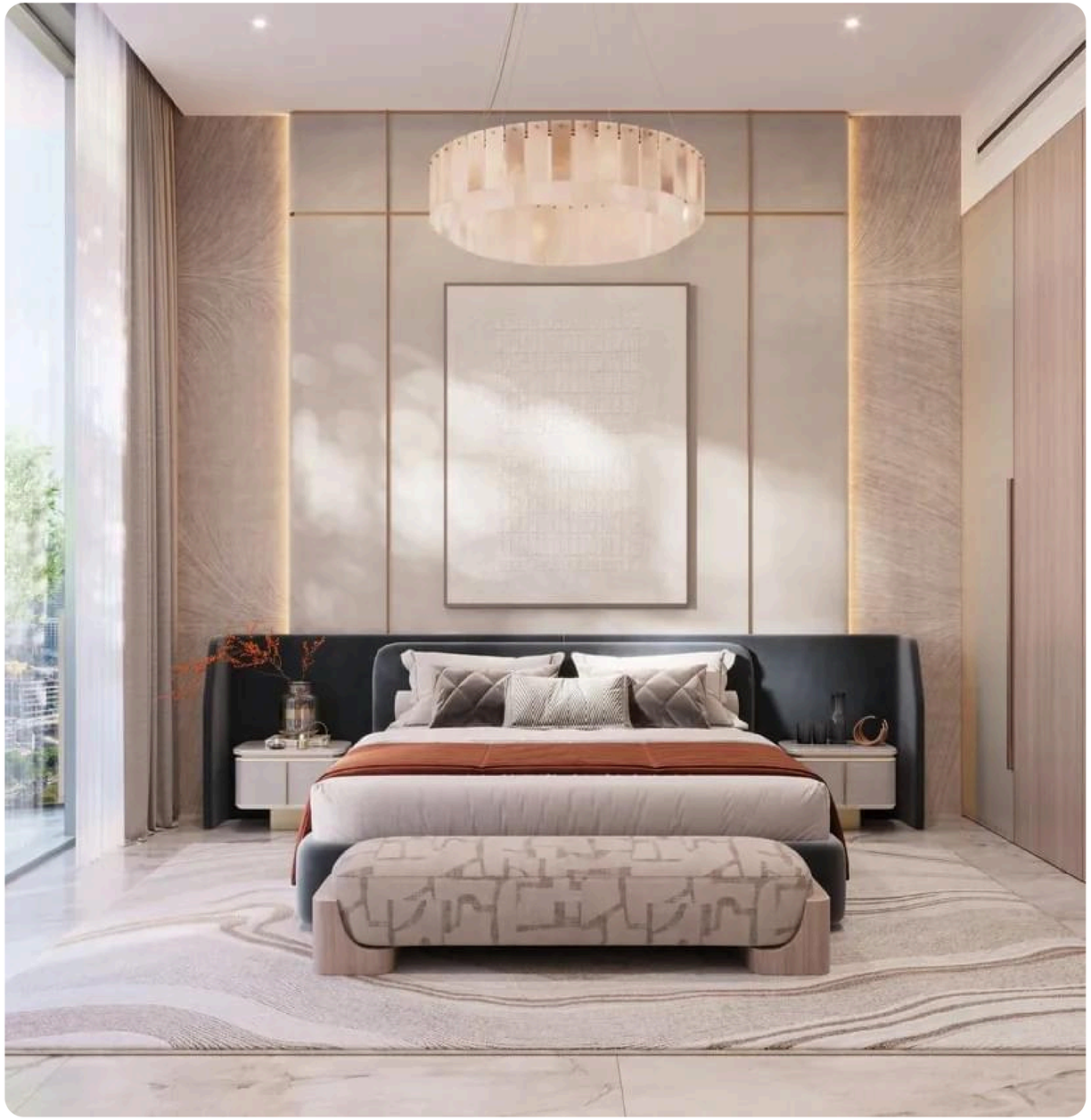


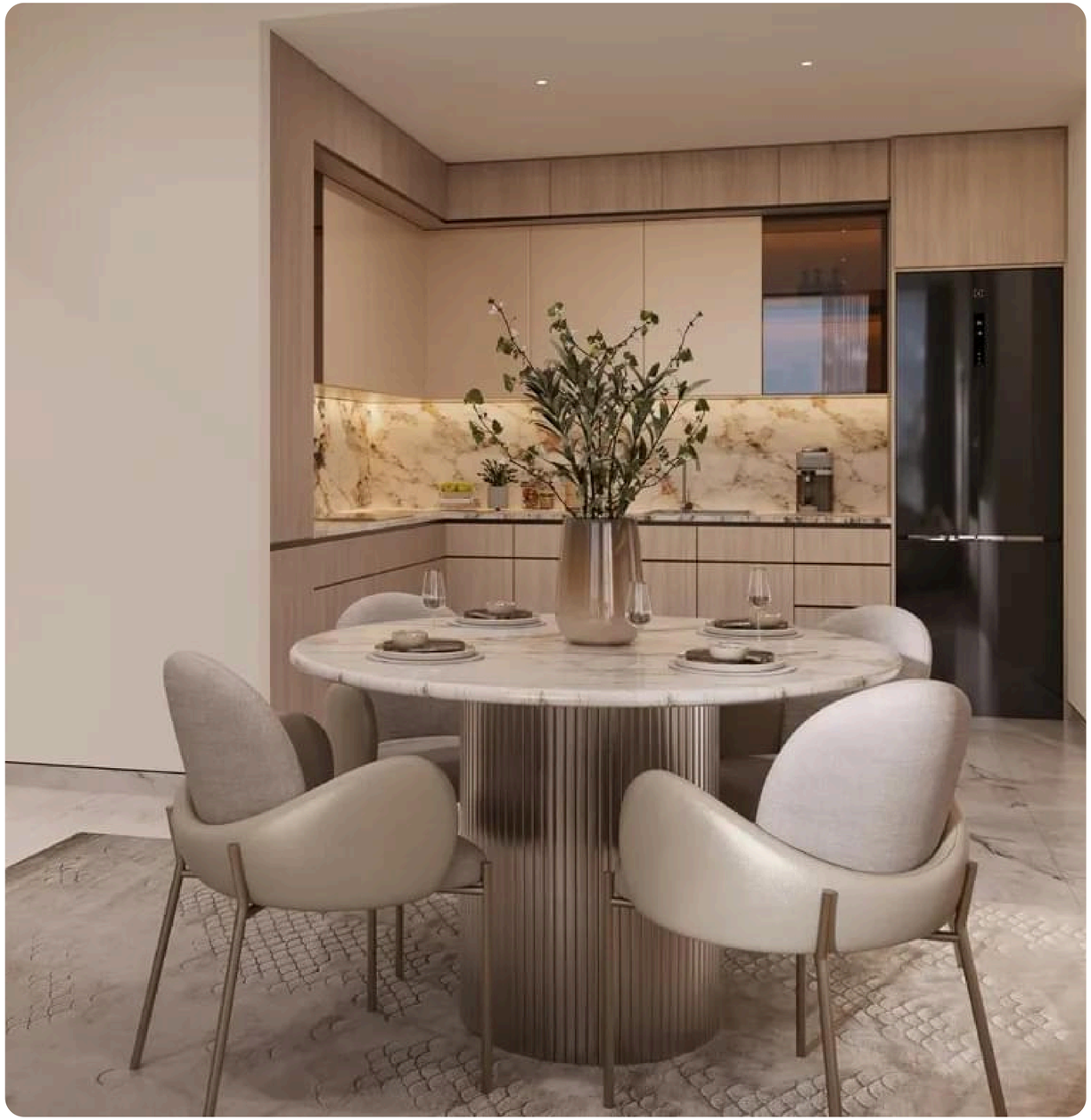




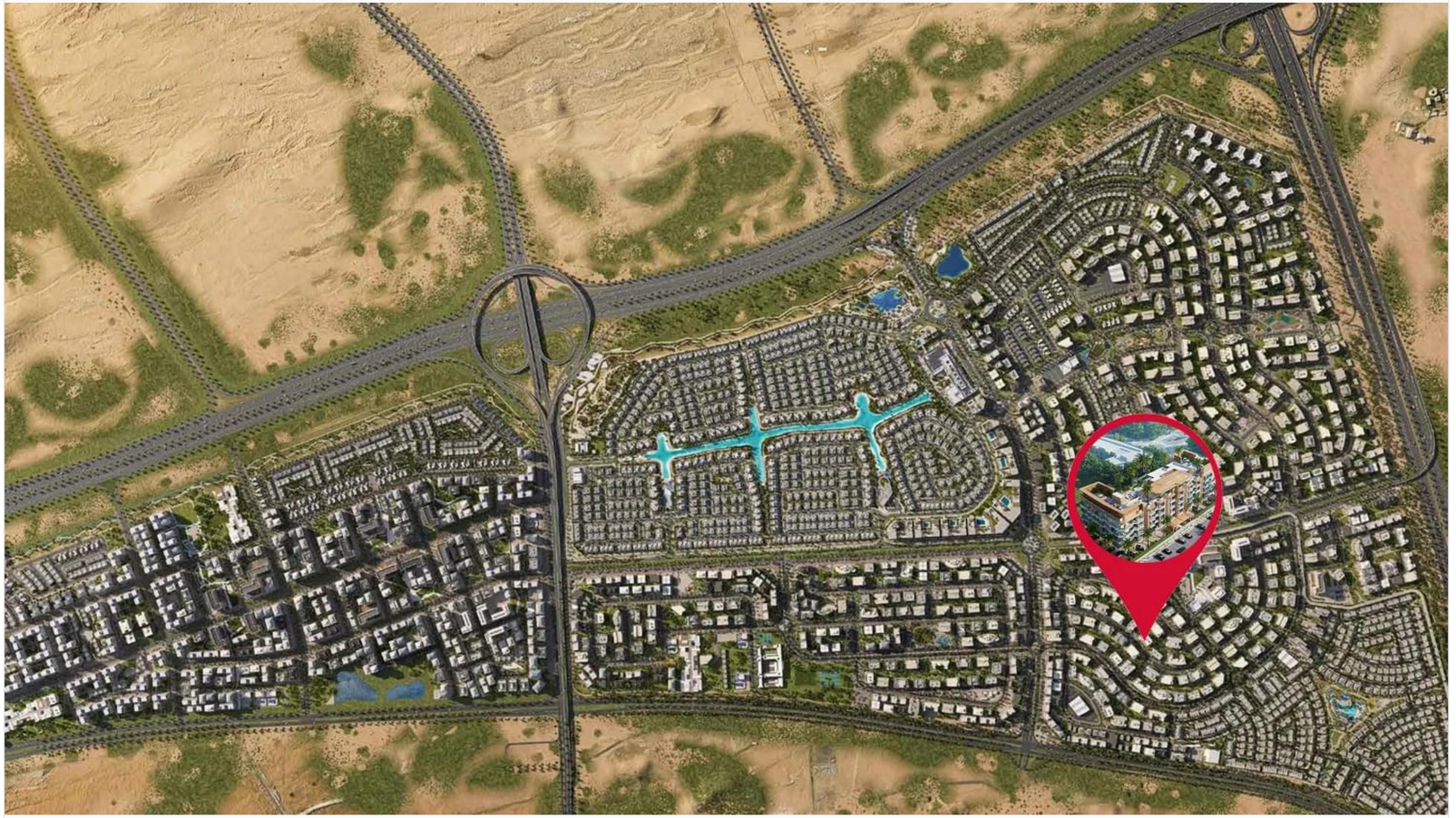








Masterplan



Payment Plan Option

5 Years Post Handover Payment Plan

Handover	**Q4 2029**
Booking deposit	**20 000 AED**

All options

5 Years Post Handover Payment Plan

On Booking	**20%**
During Construction (1% monthly)	**28%**
On Handover	**10%**
During 60 months PH (0.7% monthly)	**42%**

Typical Units

Number of available units

Apartments: Studio - 26

Apartments: 2 Bedrooms - 30

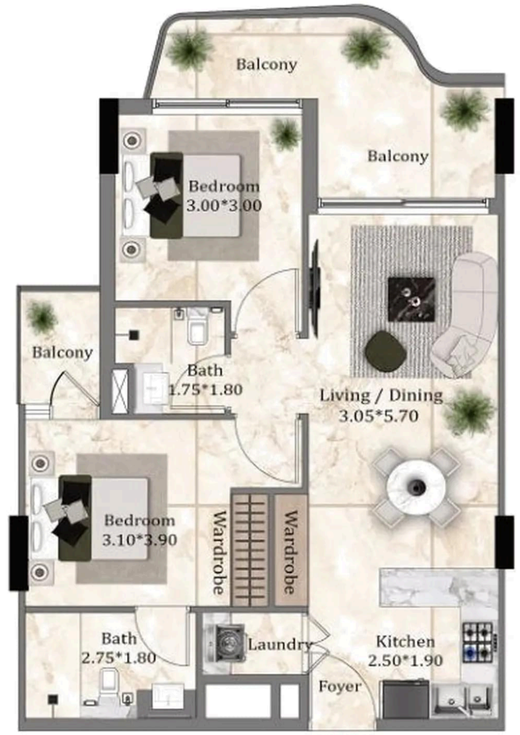


Apartments: Studio

from AED 599 000 to AED 674 000

from 29 m² to 34 m²

from **AED 19 086/m²** to **AED 20 397/m²**



Apartments: 2 Bedrooms

from AED 1 343 000 to AED 1 640 000

from 75 m² to 102 m²

from **AED 15 675/m²** to **AED 21 686/m²**

Developer



Zoya Developments, follows a people - first philosophy to create modern communities that feel intuitive, timeless, and deeply human. With more than a decade of experience, the company combines craftsmanship and innovation to build not just structures, but places where life unfolds and legacies are shaped. As it expands across the UAE, Zoya stays committed to building homes with integrity, empathy, and a vision for better living.