

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-003**

Issue Date **04 Aug 2026**

Valid Until **11 Aug 2026**

- Offer valid for 7 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,058,310

Approx. USD 288,368

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

ISSUED THROUGH



Noro

Resident Realty Real Estate — Appointed
Brokerage

02

Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03

Selected Payment Plan

Scheme A — 40% payment during construction; 60% on handover;

SCHEME A 40% payment during construction; 60% on handover;		
BEFORE HANDOVER AED 1,102,642 USD 300,448 · incl. fees	POST-HANDOVER BALANCE AED 0 USD 0	TOTAL PAYABLE AED 1,102,642 USD 300,448 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	42,332	11,535
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	105,831	28,837
October 2026	10% Construction Payment	105,831	28,837
January 2027	10% Construction Payment	105,831	28,837
April 2027	10% Construction Payment	105,831	28,837
On handover	Handover Payment	634,986	173,021
Total before handover (incl. fees)		1,102,642	300,448

SELECTED

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE**AED 1,069,000**

Scheme B

40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover

TOTAL PRICE**AED 1,179,700**

Scheme C

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

TOTAL PRICE**AED 1,295,800**

Original Scheme

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

TOTAL PRICE**AED 1,079,800**

DEVELOPER

Hirat Developers

VALIDITY

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This offer is issued by Hirat Developers through its appointed brokerage and is valid only until the date stated above. Prices, availability, and payment schemes are indicative and subject to change without notice until a reservation is confirmed and approved by the developer. All amounts are quoted in UAE Dirhams (AED); USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.