

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-004
Issue Date	04 Aug 2026
Valid Until	18 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C (CUSTOM)

AED 1,465,398

Approx. USD 399,291

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH Harat developers
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 419
UNIT TYPE Apartment	SALEABLE AREA 871 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C (Custom)

03

Selected
Payment Plan

Scheme C (Custom) — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME C (CUSTOM)

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.

BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 514,889	AED 879,239	AED 1,540,668
USD 140,297 · incl. fees	USD 239,575	USD 419,801 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (5%)	73,270	19,965
On signing	Oqood	2,000	545
August 2026	15% Construction Payment	219,810	59,894
October 2026	5% Construction Payment	73,270	19,965
January 2027	10% Construction Payment	146,540	39,929
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		514,889	140,297

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	73,270	19,965
02	Nov 2027	73,270	19,965
03	Feb 2028	73,270	19,965
04	May 2028	73,270	19,965
05	Aug 2028	73,270	19,965
06	Nov 2028	73,270	19,965
07	Feb 2029	73,270	19,965
08	May 2029	73,270	19,965
09	Aug 2029	73,270	19,965
10	Nov 2029	73,270	19,965
11	Feb 2030	73,270	19,965
12	May 2030	73,270	19,965
Post-handover total		879,239	239,575

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.