

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-006 · Rev. 11**
Issue Date **05 Aug 2026**
Valid Until **19 Aug 2026**

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,889,910

Approx. USD 514,962

01 Offer Details

Prepared for the client below

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03

Selected
Payment Plan

Scheme B — 40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the uni...

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		
BEFORE HANDOVER AED 833,560 USD 227,128 · incl. fees	POST-HANDOVER BALANCE AED 1,133,946 USD 308,977	TOTAL PAYABLE AED 1,967,506 USD 536,105 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	75,596	20,598
On signing	Oqood	2,000	545
August 2026	Down Payment	188,991	51,496
October 2026	10% Construction Payment	188,991	51,496
January 2027	10% Construction Payment	188,991	51,496
April 2027	10% Construction Payment	188,991	51,496
Total before handover (incl. fees)		833,560	227,128

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	94,496	25,748
02	Nov 2027	94,496	25,748
03	Feb 2028	94,496	25,748
04	May 2028	94,496	25,748
05	Aug 2028	94,496	25,748
06	Nov 2028	94,496	25,748
07	Feb 2029	94,496	25,748
08	May 2029	94,496	25,748
09	Aug 2029	94,496	25,748
10	Nov 2029	94,496	25,748
11	Feb 2030	94,496	25,748
12	May 2030	94,496	25,748
Post-handover total		1,133,946	308,977

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,729,900

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 1,909,000

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 2,096,900

Original Scheme

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

TOTAL PRICE

AED 1,747,400

DEVELOPER

Hirat Developers

VALIDITY

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Expires 19 Aug 2026

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This offer is issued by Hirat Developers 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.