

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-006 · Rev. 5**

Issue Date **04 Aug 2026**

Valid Until **18 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 A (CUSTOM)

AED 1,747,400

Approx. USD 476,131

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

ISSUED THROUGH



Ali Afzal

Resident Realty Real Estate — Appointed
Brokerage

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 A (Custom)

03

Selected Payment Plan

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

PROPOSED — SUBJECT TO DEVELOPER APPROVAL SCHEME A (CUSTOM) 40% payment during construction; 60% on handover;		
BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 1,819,296	AED 0	AED 1,819,296
USD 495,721 · incl. fees	USD 0	USD 495,721 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	69,896	19,045
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	174,740	47,613
October 2026	10% Construction Payment	174,740	47,613
January 2027	10% Construction Payment	174,740	47,613
April 2027	10% Construction Payment	174,740	47,613
On handover	Handover Payment	1,048,440	285,678
Total before handover (incl. fees)		1,819,296	495,721

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.