

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-008
Issue Date	05 Aug 2026
Valid Until	19 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,069,000

Approx. USD 291,281

01 Offer Details

Prepared for the client below

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

SCHEME A40% payment during construction; 60% on handover;		
BEFORE HANDOVER AED 1,113,760 USD 303,477 · incl. fees	POST-HANDOVER BALANCE AED 0 USD 0	TOTAL PAYABLE AED 1,113,760 USD 303,477 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	42,760	11,651
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	106,900	29,128
October 2026	10% Construction Payment	106,900	29,128
January 2027	10% Construction Payment	106,900	29,128
April 2027	10% Construction Payment	106,900	29,128
On handover	Handover Payment	641,400	174,768
Total before handover (incl. fees)		1,113,760	303,477

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 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.