

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-009
Issue Date	05 Aug 2026
Valid Until	19 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,955,500

Approx. USD 532,834

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Resident Realty Real Estate — Appointed Brokerage

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 421
UNIT TYPE Apartment	SALEABLE AREA 1,119 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...

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		
SCHEME B		
BEFORE HANDOVER	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 862,420	AED 1,173,300	AED 2,035,720
USD 234,992 · incl. fees	USD 319,700	USD 554,692 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	78,220	21,313
On signing	Oqood	2,000	545
August 2026	Down Payment	195,550	53,283
October 2026	10% Construction Payment	195,550	53,283
January 2027	10% Construction Payment	195,550	53,283
April 2027	10% Construction Payment	195,550	53,283
Total before handover (incl. fees)		862,420	234,992

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	97,775	26,642
02	Nov 2027	97,775	26,642
03	Feb 2028	97,775	26,642
04	May 2028	97,775	26,642
05	Aug 2028	97,775	26,642
06	Nov 2028	97,775	26,642
07	Feb 2029	97,775	26,642
08	May 2029	97,775	26,642
09	Aug 2029	97,775	26,642
10	Nov 2029	97,775	26,642
11	Feb 2030	97,775	26,642
12	May 2030	97,775	26,642
Post-handover total		1,173,300	319,700

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,772,000

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 1,955,500

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 2,147,900

Original Scheme

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

TOTAL PRICE

AED 1,789,900

DEVELOPER

Hirat Developers

VALIDITY

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Expires 19 Aug 2026

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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.