

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-010
Issue Date	05 Aug 2026
Valid Until	19 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,617,100

Approx. USD 440,627

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 419
UNIT TYPE Apartment	SALEABLE AREA 871 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 713,524

USD 194,421 · incl. fees

POST-HANDOVER BALANCE

AED 970,260

USD 264,376

TOTAL PAYABLE

AED 1,683,784

USD 458,797 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	64,684	17,625
On signing	Oqood	2,000	545
August 2026	Down Payment	161,710	44,063
October 2026	10% Construction Payment	161,710	44,063
January 2027	10% Construction Payment	161,710	44,063
April 2027	10% Construction Payment	161,710	44,063
Total before handover (incl. fees)		713,524	194,421

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	80,855	22,031
02	Nov 2027	80,855	22,031
03	Feb 2028	80,855	22,031
04	May 2028	80,855	22,031
05	Aug 2028	80,855	22,031
06	Nov 2028	80,855	22,031
07	Feb 2029	80,855	22,031
08	May 2029	80,855	22,031
09	Aug 2029	80,855	22,031
10	Nov 2029	80,855	22,031
11	Feb 2030	80,855	22,031
12	May 2030	80,855	22,031
Post-handover total		970,260	264,376

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,465,400

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 1,617,100

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 1,776,200

Original Scheme

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

TOTAL PRICE

AED 1,480,200

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-010

Issued 05 Aug 2026

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.