

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-002
Issue Date	06 Aug 2026
Valid Until	20 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,146,500

Approx. USD 312,398

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

SR

SIMPLE REAL ESTATE — Appointed Brokerage

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 413
UNIT TYPE Apartment	SALEABLE AREA 552 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 506,460	AED 687,900	AED 1,194,360
USD 138,000 · incl. fees	USD 187,439	USD 325,439 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	45,860	12,496
On signing	Oqood	2,000	545
August 2026	Down Payment	114,650	31,240
October 2026	10% Construction Payment	114,650	31,240
January 2027	10% Construction Payment	114,650	31,240
April 2027	10% Construction Payment	114,650	31,240
Total before handover (incl. fees)		506,460	138,000

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	57,325	15,620
02	Nov 2027	57,325	15,620
03	Feb 2028	57,325	15,620
04	May 2028	57,325	15,620
05	Aug 2028	57,325	15,620
06	Nov 2028	57,325	15,620
07	Feb 2029	57,325	15,620
08	May 2029	57,325	15,620
09	Aug 2029	57,325	15,620
10	Nov 2029	57,325	15,620
11	Feb 2030	57,325	15,620
12	May 2030	57,325	15,620
Post-handover total		687,900	187,439

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,038,900

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 1,146,500

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 1,259,300

Original Scheme

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

TOTAL PRICE

AED 1,049,400

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-002

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Expires 20 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.