

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-003
Issue Date	06 Aug 2026
Valid Until	20 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 415

Apartment · 495 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,127,600

Approx. USD 307,248

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

HC

ishrat hussain

Health Consultancy — Appointed Brokerage

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 415
UNIT TYPE Apartment	SALEABLE AREA 495 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03

Selected

Payment Plan

Scheme C — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

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.

BEFORE HANDOVER

AED

385,384

USD 105,009 · incl. fees

POST-HANDOVER BALANCE

AED

676,560

USD 184,349

TOTAL PAYABLE

AED

1,174,704

USD 320,083 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	45,104	12,290
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	112,760	30,725
October 2026	10% Construction Payment	112,760	30,725
January 2027	10% Construction Payment	112,760	30,725
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		385,384	105,009

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	56,380	15,362
02	Nov 2027	56,380	15,362
03	Feb 2028	56,380	15,362
04	May 2028	56,380	15,362
05	Aug 2028	56,380	15,362
06	Nov 2028	56,380	15,362
07	Feb 2029	56,380	15,362
08	May 2029	56,380	15,362
09	Aug 2029	56,380	15,362
10	Nov 2029	56,380	15,362
11	Feb 2030	56,380	15,362
12	May 2030	56,380	15,362
Post-handover total		676,560	184,349

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 930,300

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 1,026,600

Scheme C

SELECTED

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 1,127,600

Original Scheme

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

TOTAL PRICE

AED 939,700

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-003

Issued 06 Aug 2026

Expires 20 Aug 2026

Valid for 14 days from issue

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.