

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-003 · Rev. 2**

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 B

AED 1,026,600

Approx. USD 279,728

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 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 453,704 USD 123,625 · incl. fees	POST-HANDOVER BALANCE AED 615,960 USD 167,837	TOTAL PAYABLE AED 1,069,664 USD 291,462 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	41,064	11,189
On signing	Oqood	2,000	545
August 2026	Down Payment	102,660	27,973
October 2026	10% Construction Payment	102,660	27,973
January 2027	10% Construction Payment	102,660	27,973
April 2027	10% Construction Payment	102,660	27,973
Total before handover (incl. fees)		453,704	123,625

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	51,330	13,986
02	Nov 2027	51,330	13,986
03	Feb 2028	51,330	13,986
04	May 2028	51,330	13,986
05	Aug 2028	51,330	13,986
06	Nov 2028	51,330	13,986
07	Feb 2029	51,330	13,986
08	May 2029	51,330	13,986
09	Aug 2029	51,330	13,986
10	Nov 2029	51,330	13,986
11	Feb 2030	51,330	13,986
12	May 2030	51,330	13,986
Post-handover total		615,960	167,837

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

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

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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.