

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-004**
Issue Date **06 Aug 2026**
Valid Until **13 Aug 2026**

• Offer valid for 7 days from issue



J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B (CUSTOM)

AED 2,255,000

Approx. USD 614,441

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Bayan Abdulsalam
Mohamed Darwish
Almarzooqi

Prospective Buyer

ISSUED THROUGH

HC

ishrat hussain

Health Consultancy — Appointed Brokerage

02 **Property**

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 417
UNIT TYPE Apartment	SALEABLE AREA 1,290 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B (Custom)

03

Selected
Payment Plan

Scheme B (Custom) — 40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the uni...

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME B (CUSTOM)

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 994,200

USD 270,899 · incl. fees

POST-HANDOVER BALANCE

AED 1,127,500

USD 307,221

TOTAL PAYABLE

AED 2,347,200

USD 639,564 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	90,200	24,578
On signing	Oqood	2,000	545
August 2026	Down Payment	225,500	61,444
October 2026	10% Construction Payment	225,500	61,444
January 2027	10% Construction Payment	225,500	61,444
April 2027	10% Construction Payment	225,500	61,444
Total before handover (incl. fees)		994,200	270,899

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	93,958	25,602
02	Nov 2027	93,958	25,602
03	Feb 2028	93,958	25,602
04	May 2028	93,958	25,602
05	Aug 2028	93,958	25,602
06	Nov 2028	93,958	25,602
07	Feb 2029	93,958	25,602
08	May 2029	93,958	25,602
09	Aug 2029	93,958	25,602
10	Nov 2029	93,958	25,602
11	Feb 2030	93,958	25,602
12	May 2030	93,958	25,602
Post-handover total		1,127,500	307,221

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.