

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-005**
Issue Date **06 Aug 2026**
Valid Until **05 Sep 2026**

- Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B (CUSTOM)

AED 1,617,100

Approx. USD 440,627

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 419
UNIT TYPE Apartment	SALEABLE AREA 871 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	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 713,524	AED 808,550	AED 1,683,784
USD 194,421 · incl. fees	USD 220,313	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	67,379	18,359
02	Nov 2027	67,379	18,359
03	Feb 2028	67,379	18,359
04	May 2028	67,379	18,359
05	Aug 2028	67,379	18,359
06	Nov 2028	67,379	18,359
07	Feb 2029	67,379	18,359
08	May 2029	67,379	18,359
09	Aug 2029	67,379	18,359
10	Nov 2029	67,379	18,359
11	Feb 2030	67,379	18,359
12	May 2030	67,379	18,359
Post-handover total		808,550	220,313

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.