

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-005 · Rev. 2**

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 C (CUSTOM)

AED 1,480,200

Approx. USD 403,324

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 C (Custom)

03

Selected
Payment Plan

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

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME C (CUSTOM)

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 505,268

USD 137,675 · incl. fees

POST-HANDOVER BALANCE

AED 740,100

USD 201,662

TOTAL PAYABLE

AED 1,541,408

USD 420,002 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	59,208	16,133
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	148,020	40,332
October 2026	10% Construction Payment	148,020	40,332
January 2027	10% Construction Payment	148,020	40,332
April 2027	Construction Payment	0	0
Total before handover (incl. fees)		505,268	137,675

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	61,675	16,805
02	Nov 2027	61,675	16,805
03	Feb 2028	61,675	16,805
04	May 2028	61,675	16,805
05	Aug 2028	61,675	16,805
06	Nov 2028	61,675	16,805
07	Feb 2029	61,675	16,805
08	May 2029	61,675	16,805
09	Aug 2029	61,675	16,805
10	Nov 2029	61,675	16,805
11	Feb 2030	61,675	16,805
12	May 2030	61,675	16,805
Post-handover total		740,100	201,662

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.