

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-007
Issue Date	06 Aug 2026
Valid Until	20 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 323

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,123,900

Approx. USD 306,240

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

HR

ishrat hussain

HARBOR REAL ESTATE BROKER L.L.C — Appointed
Brokerage

02

Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 323
UNIT TYPE Apartment	SALEABLE AREA 635 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	POST-HANDOVER BALANCE	TOTAL PAYABLE
AED 496,516	AED 674,340	AED 1,170,856
USD 135,290 · incl. fees	USD 183,744	USD 319,034 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	44,956	12,250
On signing	Oqood	2,000	545
August 2026	Down Payment	112,390	30,624
October 2026	10% Construction Payment	112,390	30,624
January 2027	10% Construction Payment	112,390	30,624
April 2027	10% Construction Payment	112,390	30,624
Total before handover (incl. fees)		496,516	135,290

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	56,195	15,312
02	Nov 2027	56,195	15,312
03	Feb 2028	56,195	15,312
04	May 2028	56,195	15,312
05	Aug 2028	56,195	15,312
06	Nov 2028	56,195	15,312
07	Feb 2029	56,195	15,312
08	May 2029	56,195	15,312
09	Aug 2029	56,195	15,312
10	Nov 2029	56,195	15,312
11	Feb 2030	56,195	15,312
12	May 2030	56,195	15,312
Post-handover total		674,340	183,744

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE

AED 1,018,400

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 1,123,900

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 1,234,400

Original Scheme

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

TOTAL PRICE

AED 1,028,700

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-007

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.