

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-009
Issue Date	07 Aug 2026
Valid Until	21 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A (CUSTOM)

AED 1,480,200

Approx. USD 403,324

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Kirill Zlobin

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 419
UNIT TYPE Apartment	SALEABLE AREA 871 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A (Custom)

03

Selected Payment Plan

Scheme A (Custom) — 50% payment during construction; 50% on handover;

PROPOSED — SUBJECT TO DEVELOPER APPROVAL		SCHEME A (CUSTOM)	
50% payment during construction; 50% on handover;			
BEFORE HANDOVER		POST-HANDOVER BALANCE	
AED 1,541,408		AED 0	
USD 420,002 · incl. fees		USD 0	
		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	10% Construction Payment	148,020	40,332
On handover	Handover Payment	888,120	241,995
Total before handover (incl. fees)		1,541,408	420,002

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.