

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-011**
Issue Date **07 Aug 2026**
Valid Until **21 Aug 2026**

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A (CUSTOM)

AED 921,100

Approx. USD 250,981

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Hasibullah Heydari

Prospective Buyer

ISSUED THROUGH



Noro

RESIDENT REALTY REAL ESTATE — Appointed
Brokerage

02

Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 416
UNIT TYPE Apartment	SALEABLE AREA 485 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	TOTAL PAYABLE
AED 959,944	AED 0	AED 959,944
USD 261,565 · incl. fees	USD 0	USD 261,565 · incl. fees

CONSTRUCTION & GOVERNMENT PAYMENTS

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	36,844	10,039
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	92,110	25,098
October 2026	10% Construction Payment	92,110	25,098
January 2027	10% Construction Payment	92,110	25,098
April 2027	10% Construction Payment	92,110	25,098
On handover	Handover Payment	552,660	150,589
Total before handover (incl. fees)		959,944	261,565

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.