

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-013
Issue Date	07 Aug 2026
Valid Until	21 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 301

Apartment · 707 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A (CUSTOM)

AED 1,201,300

Approx. USD 327,330

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH  Noro RESIDENT REALTY REAL ESTATE — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 301
UNIT TYPE Apartment	SALEABLE AREA 707 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;		
DURING CONSTRUCTION AED 530,572 USD 144,570 · incl. fees	ON HANDOVER AED 720,780 USD 196,398	TOTAL PAYABLE AED 1,251,352 USD 340,968 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	48,052	13,093
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	120,130	32,733
October 2026	10% Construction Payment	120,130	32,733
January 2027	10% Construction Payment	120,130	32,733
April 2027	10% Construction Payment	120,130	32,733
Total during construction (incl. fees)		530,572	144,570

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	720,780	196,398
On handover total		720,780	196,398

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.