

Offer No.	OFR-2026-014
Issue Date	07 Aug 2026
Valid Until	21 Aug 2026

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B (CUSTOM)

AED 1,049,400

Approx. USD 285,940

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
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 413
UNIT TYPE Apartment	SALEABLE AREA 552 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B (Custom)

03 Selected Payment Plan

Scheme B (Custom) — 50% during construction; balance 50% over 5 years post handover ; with first year service charges waived for the uni...

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME B (CUSTOM)

50% during construction; balance 50% 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

DURING CONSTRUCTION AED 463,736 USD 126,359 · incl. fees	POST HANDOVER AED 524,700 USD 142,970	TOTAL PAYABLE AED 1,093,376 USD 297,923 · incl. fees
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DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	41,976	11,438
On signing	Oqood	2,000	545
August 2026	Down Payment	104,940	28,594
October 2026	10% Construction Payment	104,940	28,594
January 2027	10% Construction Payment	104,940	28,594
April 2027	10% Construction Payment	104,940	28,594
Total during construction (incl. fees)		463,736	126,359

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	43,725	11,914
02	Nov 2027	43,725	11,914
03	Feb 2028	43,725	11,914
04	May 2028	43,725	11,914
05	Aug 2028	43,725	11,914
06	Nov 2028	43,725	11,914
07	Feb 2029	43,725	11,914
08	May 2029	43,725	11,914
09	Aug 2029	43,725	11,914
10	Nov 2029	43,725	11,914
11	Feb 2030	43,725	11,914
12	May 2030	43,725	11,914
Post-handover total		524,700	142,970

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.