

OFFER REFERENCE

Offer No.	OFR-2026-014 · Rev. 2
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	ISSUED THROUGH
Kirill Zlobin	HC
Prospective Buyer	ishrat hussain
	Health Consultancy — Appointed Brokerage

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 413
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	552 sq ft	DLD · Oqood	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	ON HANDOVER	TOTAL PAYABLE
AED 463,736	AED 524,700	AED 1,093,376
USD 126,359 · incl. fees	USD 142,970	USD 297,923 · incl. fees

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

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	524,700	142,970
On 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.