



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,033,508

Approx. USD 554,089

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH M ishrat hussain Maintenance — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03 Selected Payment Plan

Scheme C — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

SCHEME C	40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.
DURING CONSTRUCTION AED 693,393 USD 188,935 · incl. fees	POST HANDOVER AED 1,220,105 USD 332,454
TOTAL PAYABLE AED 2,116,848 USD 576,798 · incl. fees	

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	81,340	22,164
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	203,351	55,409
October 2026	10% Construction Payment	203,351	55,409
January 2027	10% Construction Payment	203,351	55,409
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		693,393	188,935

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	101,675	27,704
02	Nov 2027	101,675	27,704
03	Feb 2028	101,675	27,704
04	May 2028	101,675	27,704
05	Aug 2028	101,675	27,704
06	Nov 2028	101,675	27,704
07	Feb 2029	101,675	27,704
08	May 2029	101,675	27,704
09	Aug 2029	101,675	27,704
10	Nov 2029	101,675	27,704
11	Feb 2030	101,675	27,704
12	May 2030	101,675	27,704
Post-handover total		1,220,105	332,454

04 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 40% payment during construction; 60% on handover; TOTAL PRICE AED 1,729,500	Scheme B 40% during construction; balance 60% 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 TOTAL PRICE AED 1,908,600
Scheme C 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover. TOTAL PRICE AED 2,096,400	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,747,000