



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,736,826

Approx. USD 473,250

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 B

03 Selected Payment Plan

Scheme B — 40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the uni...

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		
DURING CONSTRUCTION AED 766,203 USD 208,775 · incl. fees	POST HANDOVER AED 1,042,096 USD 283,950	TOTAL PAYABLE AED 1,808,299 USD 492,725 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	69,473	18,930
On signing	Oqood	2,000	545
August 2026	Down Payment	173,683	47,325
October 2026	10% Construction Payment	173,683	47,325
January 2027	10% Construction Payment	173,683	47,325
April 2027	10% Construction Payment	173,683	47,325
Total during construction (incl. fees)		766,203	208,775

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	86,841	23,662
02	Nov 2027	86,841	23,662
03	Feb 2028	86,841	23,662
04	May 2028	86,841	23,662
05	Aug 2028	86,841	23,662
06	Nov 2028	86,841	23,662
07	Feb 2029	86,841	23,662
08	May 2029	86,841	23,662
09	Aug 2029	86,841	23,662
10	Nov 2029	86,841	23,662
11	Feb 2030	86,841	23,662
12	May 2030	86,841	23,662
Post-handover total		1,042,096	283,950

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