

Offer No.	OFR-2026-002
Issue Date	11 Aug 2026
Valid Until	25 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,908,600

Approx. USD 520,054

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Bayan Abdulsalam Mohamed Darwish Almarzooqi 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 841,784 USD 229,369 · incl. fees	POST HANDOVER AED 1,145,160 USD 312,033	TOTAL PAYABLE AED 1,986,944 USD 541,402 · incl. fees
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DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	76,344	20,802
On signing	Oqood	2,000	545
August 2026	Down Payment	190,860	52,005
October 2026	10% Construction Payment	190,860	52,005
January 2027	10% Construction Payment	190,860	52,005
April 2027	10% Construction Payment	190,860	52,005
Total during construction (incl. fees)		841,784	229,369

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	95,430	26,003
02	Nov 2027	95,430	26,003
03	Feb 2028	95,430	26,003
04	May 2028	95,430	26,003
05	Aug 2028	95,430	26,003
06	Nov 2028	95,430	26,003
07	Feb 2029	95,430	26,003
08	May 2029	95,430	26,003
09	Aug 2029	95,430	26,003
10	Nov 2029	95,430	26,003
11	Feb 2030	95,430	26,003
12	May 2030	95,430	26,003
Post-handover total		1,145,160	312,033

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

DEVELOPER

Hirat Developers

VALIDITY

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Expires 25 Aug 2026

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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.