

Offer No.	OFR-2026-003
Issue Date	11 Aug 2026
Valid Until	25 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,971,086

Approx. USD 537,081

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH Hripsime Arakelyan
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02 Property

PROJECT J- Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
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.
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DURING CONSTRUCTION AED 672,169 USD 183,152 · incl. fees	POST HANDOVER AED 1,182,652 USD 322,248	TOTAL PAYABLE AED 2,051,929 USD 559,109 · incl. fees
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DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	78,843	21,483
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	197,109	53,708
October 2026	10% Construction Payment	197,109	53,708
January 2027	10% Construction Payment	197,109	53,708
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		672,169	183,152

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	98,554	26,854
02	Nov 2027	98,554	26,854
03	Feb 2028	98,554	26,854
04	May 2028	98,554	26,854
05	Aug 2028	98,554	26,854
06	Nov 2028	98,554	26,854
07	Feb 2029	98,554	26,854
08	May 2029	98,554	26,854
09	Aug 2029	98,554	26,854
10	Nov 2029	98,554	26,854
11	Feb 2030	98,554	26,854
12	May 2030	98,554	26,854
Post-handover total		1,182,652	322,248

04 Available Payment Schemes

Alternative structures for UNIT 423

Scheme A 40% payment during construction; 60% on handover; TOTAL PRICE AED 1,729,900	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 1,909,000
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 2,096,900	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,747,400

DEVELOPER

Hirat Developers

VALIDITY

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