



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,794,460

Approx. USD 488,954

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 423
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 791,562 USD 215,685 · incl. fees	POST HANDOVER AED 1,076,676 USD 293,372	TOTAL PAYABLE AED 1,868,238 USD 509,057 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	71,778	19,558
On signing	Oqood	2,000	545
August 2026	Down Payment	179,446	48,895
October 2026	10% Construction Payment	179,446	48,895
January 2027	10% Construction Payment	179,446	48,895
April 2027	10% Construction Payment	179,446	48,895
Total during construction (incl. fees)		791,562	215,685

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	89,723	24,448
02	Nov 2027	89,723	24,448
03	Feb 2028	89,723	24,448
04	May 2028	89,723	24,448
05	Aug 2028	89,723	24,448
06	Nov 2028	89,723	24,448
07	Feb 2029	89,723	24,448
08	May 2029	89,723	24,448
09	Aug 2029	89,723	24,448
10	Nov 2029	89,723	24,448
11	Feb 2030	89,723	24,448
12	May 2030	89,723	24,448
Post-handover total		1,076,676	293,372

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