

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-004
Issue Date	11 Aug 2026
Valid Until	25 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 410

Apartment · 508 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 955,600

Approx. USD 260,381

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Bayan Abdulsalam Mohamed Darwish Almarzooqi Prospective Buyer	ISSUED THROUGH F ishrat hussain Flexito — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 410
UNIT TYPE Apartment	SALEABLE AREA 508 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Selected Payment Plan

Scheme A — 40% payment during construction; 60% on handover;

SCHEME A 40% payment during construction; 60% on handover;		
DURING CONSTRUCTION AED 422,464 USD 115,113 · incl. fees	ON HANDOVER AED 573,360 USD 156,229	TOTAL PAYABLE AED 995,824 USD 271,342 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	38,224	10,415
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	95,560	26,038
October 2026	10% Construction Payment	95,560	26,038
January 2027	10% Construction Payment	95,560	26,038
April 2027	10% Construction Payment	95,560	26,038
Total during construction (incl. fees)		422,464	115,113

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	573,360	156,229
On handover total		573,360	156,229

04 Available Payment Schemes

Alternative structures for UNIT 410

Scheme A 40% payment during construction; 60% on handover; TOTAL PRICE AED 955,600	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 1,054,600
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 1,158,400	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 965,300

DEVELOPER

Hirat Developers

VALIDITY

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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.