

Offer No.	OFR-2026-007
Issue Date	12 Aug 2026
Valid Until	26 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 1,870,428

Approx. USD 509,653

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 824,988 USD 224,792 · incl. fees	POST HANDOVER AED 1,122,257 USD 305,792	TOTAL PAYABLE AED 1,947,245 USD 530,585 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	74,817	20,386
On signing	Oqood	2,000	545
August 2026	Down Payment	187,043	50,965
October 2026	10% Construction Payment	187,043	50,965
January 2027	10% Construction Payment	187,043	50,965
April 2027	10% Construction Payment	187,043	50,965
Total during construction (incl. fees)		824,988	224,792

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	93,521	25,483
02	Nov 2027	93,521	25,483
03	Feb 2028	93,521	25,483
04	May 2028	93,521	25,483
05	Aug 2028	93,521	25,483
06	Nov 2028	93,521	25,483
07	Feb 2029	93,521	25,483
08	May 2029	93,521	25,483
09	Aug 2029	93,521	25,483
10	Nov 2029	93,521	25,483
11	Feb 2030	93,521	25,483
12	May 2030	93,521	25,483
Post-handover total		1,122,257	305,792

04 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan 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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