

Offer No.	OFR-2026-008
Issue Date	12 Aug 2026
Valid Until	26 Aug 2026

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 42I

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,772,000

Approx. USD 482,834

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 421
UNIT TYPE Apartment	SALEABLE AREA 1,119 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Selected Payment Plan

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

SCHEME A 40% payment during construction; 60% on handover; 10 years payment plan		
DURING CONSTRUCTION AED 781,680 USD 212,992 · incl. fees	ON HANDOVER AED 1,063,200 USD 289,700	TOTAL PAYABLE AED 1,844,880 USD 502,692 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	70,880	19,313
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	177,200	48,283
October 2026	10% Construction Payment	177,200	48,283
January 2027	10% Construction Payment	177,200	48,283
April 2027	10% Construction Payment	177,200	48,283
Total during construction (incl. fees)		781,680	212,992

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	1,063,200	289,700
On handover total		1,063,200	289,700

04 Available Payment Schemes

Alternative structures for UNIT 421

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,772,000	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 1,955,500
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 2,147,900	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,789,900

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.