

Offer No.	OFR-2026-011
Issue Date	12 Aug 2026
Valid Until	26 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,568,587

Approx. USD 427,408

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Hasibullah Heydari	Hripsime Arakelyan
Prospective Buyer	

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	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...

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		
SCHEME B		
DURING CONSTRUCTION	POST HANDOVER	TOTAL PAYABLE
AED 692,178	AED 941,152	AED 1,633,330
USD 188,604 · incl. fees	USD 256,445	USD 445,049 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	62,743	17,096
On signing	Oqood	2,000	545
August 2026	Down Payment	156,859	42,741
October 2026	10% Construction Payment	156,859	42,741
January 2027	10% Construction Payment	156,859	42,741
April 2027	10% Construction Payment	156,859	42,741
Total during construction (incl. fees)		692,178	188,604

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	78,429	21,370
02	Nov 2027	78,429	21,370
03	Feb 2028	78,429	21,370
04	May 2028	78,429	21,370
05	Aug 2028	78,429	21,370
06	Nov 2028	78,429	21,370
07	Feb 2029	78,429	21,370
08	May 2029	78,429	21,370
09	Aug 2029	78,429	21,370
10	Nov 2029	78,429	21,370
11	Feb 2030	78,429	21,370
12	May 2030	78,429	21,370
Post-handover total		941,152	256,445

04 Available Payment Schemes

Alternative structures for UNIT 419

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,465,400	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 1,617,100
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 1,776,200	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,480,200

DEVELOPER

Hirat Developers

VALIDITY

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Expires 26 Aug 2026

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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.