

Offer No.	OFR-2026-012
Issue Date	12 Aug 2026
Valid Until	11 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 534,650

Approx. USD 145,681

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Hasibullah Heydari Prospective Buyer	ISSUED THROUGH M ishrat hussain Maintenance — Appointed Brokerage
---	---

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 418
UNIT TYPE Apartment	SALEABLE AREA 469 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme C

03 Selected Payment Plan

Scheme C — 40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived fo...

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.		
DURING CONSTRUCTION AED 183,781 USD 50,077 · incl. fees	POST HANDOVER AED 320,790 USD 87,409	TOTAL PAYABLE AED 558,036 USD 152,053 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	21,386	5,827
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	53,465	14,568
October 2026	10% Construction Payment	53,465	14,568
January 2027	10% Construction Payment	53,465	14,568
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		183,781	50,077

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	26,733	7,284
02	Nov 2027	26,733	7,284
03	Feb 2028	26,733	7,284
04	May 2028	26,733	7,284
05	Aug 2028	26,733	7,284
06	Nov 2028	26,733	7,284
07	Feb 2029	26,733	7,284
08	May 2029	26,733	7,284
09	Aug 2029	26,733	7,284
10	Nov 2029	26,733	7,284
11	Feb 2030	26,733	7,284
12	May 2030	26,733	7,284
Post-handover total		320,790	87,409

04 Available Payment Schemes

Alternative structures for UNIT 418

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 882,200	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 973,500
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 1,069,300	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 891,100

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-012

Issued 12 Aug 2026

Expires 11 Sep 2026

Valid for 30 days from issue

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.