

Offer No.	OFR-2026-013
Issue Date	12 Aug 2026
Valid Until	11 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 778,602

Approx. USD 212,153

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
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 420
UNIT TYPE Apartment	SALEABLE AREA 635 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 344,585 USD 93,892 · incl. fees	POST HANDOVER AED 467,161 USD 127,292	TOTAL PAYABLE AED 811,746 USD 221,184 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	31,144	8,486
On signing	Oqood	2,000	545
August 2026	Down Payment	77,860	21,215
October 2026	10% Construction Payment	77,860	21,215
January 2027	10% Construction Payment	77,860	21,215
April 2027	10% Construction Payment	77,860	21,215
Total during construction (incl. fees)		344,585	93,892

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	38,930	10,608
02	Nov 2027	38,930	10,608
03	Feb 2028	38,930	10,608
04	May 2028	38,930	10,608
05	Aug 2028	38,930	10,608
06	Nov 2028	38,930	10,608
07	Feb 2029	38,930	10,608
08	May 2029	38,930	10,608
09	Aug 2029	38,930	10,608
10	Nov 2029	38,930	10,608
11	Feb 2030	38,930	10,608
12	May 2030	38,930	10,608
Post-handover total		467,161	127,292

04 Available Payment Schemes

Alternative structures for UNIT 420

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,069,000	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 1,179,700
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 1,295,800	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,079,800

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.