

Offer No.	OFR-2026-014
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 802,196

Approx. USD 218,582

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 420
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	635 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 354,966	AED 481,318	AED 836,284
USD 96,721 · incl. fees	USD 131,149	USD 227,870 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	32,088	8,743
On signing	Oqood	2,000	545
August 2026	Down Payment	80,220	21,858
October 2026	10% Construction Payment	80,220	21,858
January 2027	10% Construction Payment	80,220	21,858
April 2027	10% Construction Payment	80,220	21,858
Total during construction (incl. fees)		354,966	96,721

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	40,110	10,929
02	Nov 2027	40,110	10,929
03	Feb 2028	40,110	10,929
04	May 2028	40,110	10,929
05	Aug 2028	40,110	10,929
06	Nov 2028	40,110	10,929
07	Feb 2029	40,110	10,929
08	May 2029	40,110	10,929
09	Aug 2029	40,110	10,929
10	Nov 2029	40,110	10,929
11	Feb 2030	40,110	10,929
12	May 2030	40,110	10,929
Post-handover total		481,318	131,149

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.