

Offer No.	OFR-2026-016
Issue Date	12 Aug 2026
Valid Until	11 Sep 2026

● Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 161,710

Approx. USD 44,063

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin 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 419
UNIT TYPE Apartment	SALEABLE AREA 871 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 73,152 USD 19,933 · incl. fees	POST HANDOVER AED 97,026 USD 26,438	TOTAL PAYABLE AED 170,178 USD 46,370 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	6,468	1,763
On signing	Oqood	2,000	545
August 2026	Down Payment	16,171	4,406
October 2026	10% Construction Payment	16,171	4,406
January 2027	10% Construction Payment	16,171	4,406
April 2027	10% Construction Payment	16,171	4,406
Total during construction (incl. fees)		73,152	19,933

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	8,085	2,203
02	Nov 2027	8,085	2,203
03	Feb 2028	8,085	2,203
04	May 2028	8,085	2,203
05	Aug 2028	8,085	2,203
06	Nov 2028	8,085	2,203
07	Feb 2029	8,085	2,203
08	May 2029	8,085	2,203
09	Aug 2029	8,085	2,203
10	Nov 2029	8,085	2,203
11	Feb 2030	8,085	2,203
12	May 2030	8,086	2,203
Post-handover total		97,026	26,438

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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