



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 177,620

Approx. USD 48,398

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
--	---

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 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 62,391 USD 17,000 · incl. fees	POST HANDOVER AED 106,572 USD 29,039	TOTAL PAYABLE AED 186,725 USD 50,879 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	7,105	1,936
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	17,762	4,840
October 2026	10% Construction Payment	17,762	4,840
January 2027	10% Construction Payment	17,762	4,840
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		62,391	17,000

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	8,881	2,420
02	Nov 2027	8,881	2,420
03	Feb 2028	8,881	2,420
04	May 2028	8,881	2,420
05	Aug 2028	8,881	2,420
06	Nov 2028	8,881	2,420
07	Feb 2029	8,881	2,420
08	May 2029	8,881	2,420
09	Aug 2029	8,881	2,420
10	Nov 2029	8,881	2,420
11	Feb 2030	8,881	2,420
12	May 2030	8,881	2,420
Post-handover total		106,572	29,039

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

Offer No. **OFR-2026-016 · Rev. 2**

Issued 12 Aug 2026

Expires 11 Sep 2026

Valid for 30 days from issue