

Offer No.	OFR-2026-018
Issue Date	12 Aug 2026
Valid Until	26 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,472,867

Approx. USD 401,326

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH	
M	
ishrat hussain	
Maintenance — Appointed Brokerage	

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 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 650,061	AED 883,720	AED 1,533,781
USD 177,128 · incl. fees	USD 240,796	USD 417,924 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	58,915	16,053
On signing	Oqood	2,000	545
August 2026	Down Payment	147,287	40,133
October 2026	10% Construction Payment	147,287	40,133
January 2027	10% Construction Payment	147,287	40,133
April 2027	10% Construction Payment	147,287	40,133
Total during construction (incl. fees)		650,061	177,128

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	73,643	20,066
02	Nov 2027	73,643	20,066
03	Feb 2028	73,643	20,066
04	May 2028	73,643	20,066
05	Aug 2028	73,643	20,066
06	Nov 2028	73,643	20,066
07	Feb 2029	73,643	20,066
08	May 2029	73,643	20,066
09	Aug 2029	73,643	20,066
10	Nov 2029	73,643	20,066
11	Feb 2030	73,643	20,066
12	May 2030	73,643	20,066
Post-handover total		883,720	240,796

04 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,729,500	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 1,908,600
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 2,096,400	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,747,000

DEVELOPER

Hirat Developers

VALIDITY

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Expires 26 Aug 2026

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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.