

Offer No.	OFR-2026-019
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 1,151,387

Approx. USD 313,729

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 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 508,610	AED 690,832	AED 1,199,443
USD 138,586 · incl. fees	USD 188,238	USD 326,824 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	46,055	12,549
On signing	Oqood	2,000	545
August 2026	Down Payment	115,139	31,373
October 2026	10% Construction Payment	115,139	31,373
January 2027	10% Construction Payment	115,139	31,373
April 2027	10% Construction Payment	115,139	31,373
Total during construction (incl. fees)		508,610	138,586

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	57,569	15,686
02	Nov 2027	57,569	15,686
03	Feb 2028	57,569	15,686
04	May 2028	57,569	15,686
05	Aug 2028	57,569	15,686
06	Nov 2028	57,569	15,686
07	Feb 2029	57,569	15,686
08	May 2029	57,569	15,686
09	Aug 2029	57,569	15,686
10	Nov 2029	57,569	15,686
11	Feb 2030	57,569	15,686
12	May 2030	57,569	15,686
Post-handover total		690,832	188,238

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

Offer No. OFR-2026-019

Issued 12 Aug 2026

Expires 11 Sep 2026

Valid for 30 days from issue

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.