

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-020
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 A (CUSTOM)

AED 1,729,500

Approx. USD 471,253

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 A (Custom)

03 Selected Payment Plan

Scheme A (Custom) — 40% payment during construction; 60% on handover; 10 years payment plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

SCHEME A (CUSTOM)

40% payment during construction; 60% on handover; 10 years payment plan

DURING CONSTRUCTION	POST HANDOVER	TOTAL PAYABLE
AED 935,930	AED 864,750	AED 1,800,680
USD 255,022 · incl. fees	USD 235,627	USD 490,649 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	69,180	18,850
On signing	Oqood	2,000	545
August 2026	20% Construction Payment	345,900	94,251
October 2026	10% Construction Payment	172,950	47,125
January 2027	10% Construction Payment	172,950	47,125
April 2027	10% Construction Payment	172,950	47,125
Total during construction (incl. fees)		935,930	255,022

POST-HANDOVER PAYMENTS — 12 MONTHLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	72,063	19,636
02	Sep 2027	72,063	19,636
03	Oct 2027	72,063	19,636
04	Nov 2027	72,063	19,636
05	Dec 2027	72,063	19,636
06	Jan 2028	72,063	19,636
07	Feb 2028	72,063	19,636
08	Mar 2028	72,063	19,636
09	Apr 2028	72,063	19,636
10	May 2028	72,063	19,636
11	Jun 2028	72,063	19,636
12	Jul 2028	72,063	19,636
Post-handover total		864,750	235,627

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.