

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-020 · Rev. 2**

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 1,747,000

Approx. USD 476,022

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH
MA
ishrat hussain

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A (Custom)

03 Selected 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 945,380	AED 873,500	AED 1,818,880	
USD 257,597 · incl. fees	USD 238,011	USD 495,608 · incl. fees	

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	69,880	19,041
On signing	Oqood	2,000	545
August 2026	20% Construction Payment	349,400	95,204
October 2026	10% Construction Payment	174,700	47,602
January 2027	10% Construction Payment	174,700	47,602
April 2027	10% Construction Payment	174,700	47,602
Total during construction (incl. fees)		945,380	257,597

POST-HANDOVER PAYMENTS — 12 MONTHLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	72,792	19,834
02	Sep 2027	72,792	19,834
03	Oct 2027	72,792	19,834
04	Nov 2027	72,792	19,834
05	Dec 2027	72,792	19,834
06	Jan 2028	72,792	19,834
07	Feb 2028	72,792	19,834
08	Mar 2028	72,792	19,834
09	Apr 2028	72,792	19,834
10	May 2028	72,792	19,834
11	Jun 2028	72,792	19,834
12	Jul 2028	72,792	19,834
Post-handover total		873,500	238,011

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.