

Offer No.	OFR-2026-021
Issue Date	12 Aug 2026
Valid Until	19 Aug 2026

Offer valid for 7 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,617,100

Approx. USD 440,627

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH MA ishrat hussain
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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 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 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		
DURING CONSTRUCTION AED 713,524 USD 194,421 · incl. fees	POST HANDOVER AED 970,260 USD 264,376	TOTAL PAYABLE AED 1,683,784 USD 458,797 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	64,684	17,625
On signing	Oqood	2,000	545
August 2026	Down Payment	161,710	44,063
October 2026	10% Construction Payment	161,710	44,063
January 2027	10% Construction Payment	161,710	44,063
April 2027	10% Construction Payment	161,710	44,063
Total during construction (incl. fees)		713,524	194,421

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	80,855	22,031
02	Nov 2027	80,855	22,031
03	Feb 2028	80,855	22,031
04	May 2028	80,855	22,031
05	Aug 2028	80,855	22,031
06	Nov 2028	80,855	22,031
07	Feb 2029	80,855	22,031
08	May 2029	80,855	22,031
09	Aug 2029	80,855	22,031
10	Nov 2029	80,855	22,031
11	Feb 2030	80,855	22,031
12	May 2030	80,855	22,031
Post-handover total		970,260	264,376

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	SELECTED 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

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