

Offer No.	OFR-2026-022
Issue Date	12 Aug 2026
Valid Until	26 Aug 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,167,903

Approx. USD 318,230

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 420
UNIT TYPE Apartment	SALEABLE AREA 635 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	POST HANDOVER	TOTAL PAYABLE
AED 515,877 USD 140,566 · incl. fees	AED 700,742 USD 190,938	AED 1,216,619 USD 331,504 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	DLD (4%)	46,716	12,729
On signing	Oqood	2,000	545
August 2026	Down Payment	116,790	31,823
October 2026	10% Construction Payment	116,790	31,823
January 2027	10% Construction Payment	116,790	31,823
April 2027	10% Construction Payment	116,790	31,823
Total during construction (incl. fees)		515,877	140,566

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	58,395	15,911
02	Nov 2027	58,395	15,911
03	Feb 2028	58,395	15,911
04	May 2028	58,395	15,911
05	Aug 2028	58,395	15,911
06	Nov 2028	58,395	15,911
07	Feb 2029	58,395	15,911
08	May 2029	58,395	15,911
09	Aug 2029	58,395	15,911
10	Nov 2029	58,395	15,911
11	Feb 2030	58,395	15,911
12	May 2030	58,395	15,911
Post-handover total		700,742	190,938

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-2026-022

Issued 12 Aug 2026

Expires 26 Aug 2026

Valid for 14 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.