

Offer No.	OFR-2026-023
Issue Date	13 Aug 2026
Valid Until	12 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,046,086

Approx. USD 557,517

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH
MA
ishrat hussain

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 C

03 Selected Payment Plan

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.

DURING CONSTRUCTION

AED 902,278

USD 245,852 · incl. fees

POST HANDOVER

AED 1,227,652

USD 334,510

TOTAL PAYABLE

AED 2,129,930

USD 580,362 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	Construction Payment	204,609	55,752
On signing	DLD (4%)	81,843	22,301
On signing	Oqood	2,000	545
August 2026	10% Construction Payment	204,609	55,752
October 2026	10% Construction Payment	204,609	55,752
January 2027	10% Construction Payment	204,609	55,752
April 2027	Construction Payment	0	0
Total during construction (incl. fees)		902,278	245,852

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	102,304	27,876
02	Nov 2027	102,304	27,876
03	Feb 2028	102,304	27,876
04	May 2028	102,304	27,876
05	Aug 2028	102,304	27,876
06	Nov 2028	102,304	27,876
07	Feb 2029	102,304	27,876
08	May 2029	102,304	27,876
09	Aug 2029	102,304	27,876
10	Nov 2029	102,304	27,876
11	Feb 2030	102,304	27,876
12	May 2030	102,304	27,876
Post-handover total		1,227,652	334,510

04 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 40% payment during construction; 60% on handover; 10 years payment plan TOTAL PRICE AED 1,729,500	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 1,908,600
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 2,096,400	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,747,000

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-023

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Expires 12 Sep 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.