

Offer No.	OFR-2026-034
Issue Date	13 Aug 2026
Valid Until	27 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

AED 1,729,500

Approx. USD 471,253

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH	
FL	
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 A

03 Selected Payment Plan

SCHEME A 40% payment during construction; 60% on handover; 10 years payment plan			
DOWN PAYMENT	ON HANDOVER	DURING CONSTRUCTION	TOTAL PAYABLE
AED 71,180 USD 19,395	AED 1,037,700 USD 282,752	AED 691,800 USD 188,501	AED 1,800,680 USD 490,649 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,180	18,850
Booking	Oqood	2,000	545
Down payment total		71,180	19,395

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	1,037,700	282,752
On handover total		1,037,700	282,752

DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
August 2026	10% Construction Payment	172,950	47,125
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
During construction total		691,800	188,501

04 Available Payment Schemes

Alternative structures for UNIT 422

SELECTED 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

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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.