

Offer No.	OFR-2026-002
Issue Date	14 Aug 2026
Valid Until	28 Aug 2026

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 42I

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,916,390

Approx. USD 522,177

01 Offer Details

Prepared for the client below through the appointed brokerage

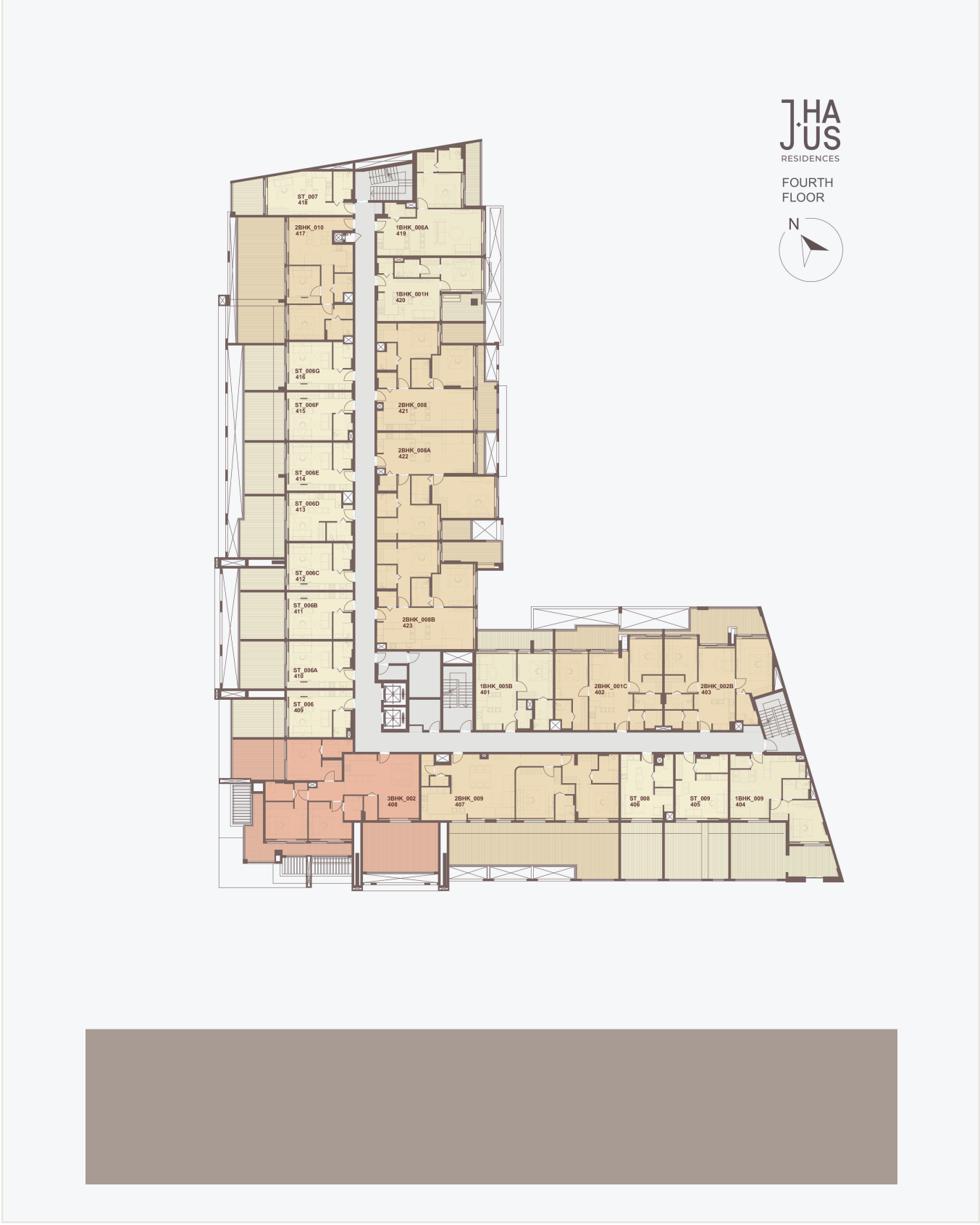
PREPARED FOR	ISSUED THROUGH
Kirill Zlobin	SR
Prospective Buyer	belle

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 42I
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,119 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 42I



- Dimensions shown in centimetres
- Saleable area 1,119 sq ft
- Layout indicative; subject to final construction drawings

04 Selected Payment Plan

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

SCHEME B

DOWN PAYMENT	DURING CONSTRUCTION	POST HANDOVER	TOTAL PAYABLE
AED 78,656	AED 766,556	AED 1,149,834	AED 1,995,046
USD 21,432	USD 208,871	USD 313,306	USD 543,609 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	76,656	20,887
Booking	Oqood	2,000	545
Down payment total		78,656	21,432

DURING CONSTRUCTION (BEFORE HANDOVER)			
TIMING	DESCRIPTION	AED	USD
August 2026	Down Payment	191,639	52,218
October 2026	10% Construction Payment	191,639	52,218
January 2027	10% Construction Payment	191,639	52,218
April 2027	10% Construction Payment	191,639	52,218
During construction total		766,556	208,871

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS			
INSTALMENT	DUE	AED	USD
01	May 2027	95,820	26,109
02	Aug 2027	95,820	26,109
03	Nov 2027	95,820	26,109
04	Feb 2028	95,820	26,109
05	May 2028	95,820	26,109
06	Aug 2028	95,820	26,109
07	Nov 2028	95,820	26,109
08	Feb 2029	95,820	26,109
09	May 2029	95,820	26,109
10	Aug 2029	95,820	26,109
11	Nov 2029	95,820	26,109
12	Feb 2030	95,820	26,109
Post-handover total		1,149,834	313,306

05 Available Payment Schemes

Alternative structures for UNIT 42I

Scheme A 40% payment during construction; 60% on handover; TOTAL PRICE AED 1,772,000	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 1,955,500
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 2,147,900	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,789,900

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-002
	Issued 14 Aug 2026
	Expires 28 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.