

Offer No.	OFR-2026-006
Issue Date	14 Aug 2026
Valid Until	28 Aug 2026

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,772,000

Approx. USD 482,834

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Naeem Baloch Prospective Buyer	ISSUED THROUGH NR Boshra Novagate real estate l.l.c
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 421
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,119 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 421



04 Selected Payment Plan

SCHEME A 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed)			
DOWN PAYMENT	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 250,080 USD 68,142	AED 531,600 USD 144,850	AED 1,063,200 USD 289,700	AED 1,844,880 USD 502,692 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	70,880	19,313
Booking	Oqood	2,000	545
Booking	10% Down payment	177,200	48,283
Section total		250,080	68,142

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	177,200	48,283
January 2027	10% Payment	177,200	48,283
April 2027	10% Payment	177,200	48,283
Section total		531,600	144,850

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,063,200	289,700
Section total		1,063,200	289,700

05 Available Payment Schemes

Alternative structures for UNIT 421

Scheme A 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date (auto-computed) TOTAL PRICE AED 1,772,000	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,955,500
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 2,147,900	Original Scheme 20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date TOTAL PRICE AED 1,789,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,062,000	Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,031,500

DEVELOPER

Hirat Developers

VALIDITY

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