



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,736,560

Approx. USD 473,177

01 Offer Details

Prepared for the client below through the appointed brokerage

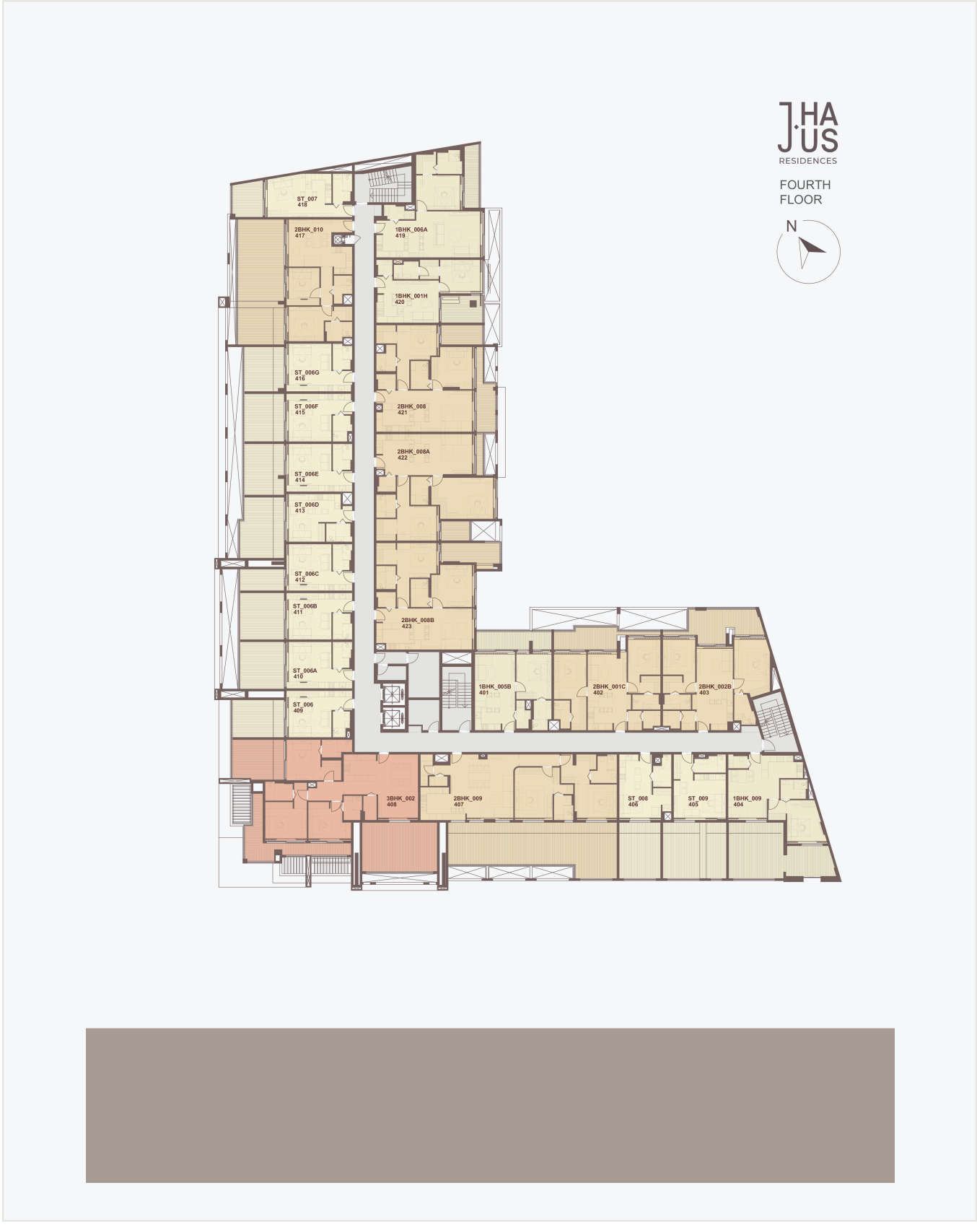
PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH Demo User
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 421
UNIT TYPE Apartment	SALEABLE AREA 1,119 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN 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 AED 245,118 USD 66,790	DURING CONSTRUCTION AED 520,968 USD 141,953	ON HANDOVER AED 1,041,936 USD 283,906	TOTAL PAYABLE AED 1,808,022 USD 492,649 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,462	18,927
Booking	Oqood	2,000	545
Booking	10% Down payment	173,656	47,318
Section total		245,118	66,790

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	173,656	47,318
January 2027	10% Payment	173,656	47,318
April 2027	10% Payment	173,656	47,318
Section total		520,968	141,953

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,041,936	283,906
Section total		1,041,936	283,906

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

Offer No. OFR-2026-012

Issued 17 Aug 2026

Expires 16 Sep 2026

Valid for 30 days from issue