

Offer No.	OFR-2026-013
Issue Date	17 Aug 2026
Valid Until	24 Aug 2026
● Offer valid for 7 days from issue	



J-HAUS RESIDENCE

UNIT 421

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

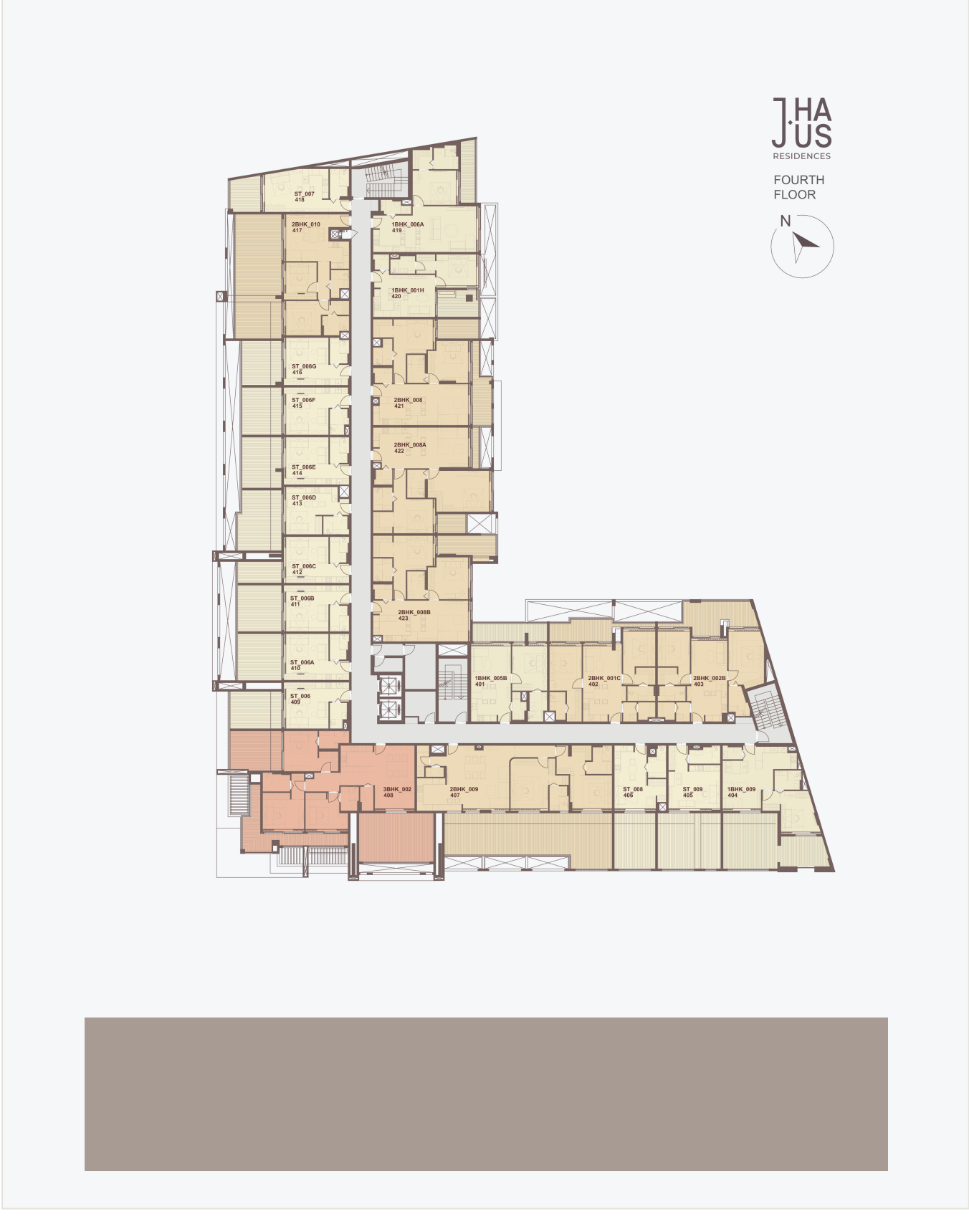
PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH ER Michaela Emertat Real Estate
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02 Property

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 B

03 Floor Plan

Indicative layout — UNIT 421



04 Selected Payment Plan

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
DOWN PAYMENT	
AED 270,295	
USD 73,650	
DURING CONSTRUCTION	
AED 574,917	
USD 156,653	
ON HANDOVER	
AED 28,746	
USD 7,833	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,121,088	
USD 305,474	
TOTAL PAYABLE	
AED 1,995,046	
USD 543,609 - incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	76,656	20,887
Booking	Oqood	2,000	545
Booking	10% Down payment	191,639	52,218
Section total		270,295	73,650

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	191,639	52,218
January 2027	10% Payment	191,639	52,218
April 2027	10% Payment	191,639	52,218
Section total		574,917	156,653

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	28,746	7,833
Section total		28,746	7,833

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	56,054	15,274
02	Nov 2027	56,054	15,274
03	Feb 2028	56,054	15,274
04	May 2028	56,054	15,274
05	Aug 2028	56,054	15,274
06	Nov 2028	56,054	15,274
07	Feb 2029	56,054	15,274
08	May 2029	56,054	15,274
09	Aug 2029	56,054	15,274
10	Nov 2029	56,054	15,274
11	Feb 2030	56,054	15,274
12	May 2030	56,054	15,274
13	Aug 2030	56,054	15,274
14	Nov 2030	56,054	15,274
15	Feb 2031	56,054	15,274
16	May 2031	56,054	15,274
17	Aug 2031	56,054	15,274
18	Nov 2031	56,054	15,274
19	Feb 2032	56,054	15,274
20	May 2032	56,054	15,274
Section total		1,121,088	305,474

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	SELECTED 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-2026-013 Issued 17 Aug 2026 Expires 24 Aug 2026 Valid for 7 days from issue
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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.