

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-074 · Rev. 2**

Issue Date **19 Aug 2026**

Valid Until **02 Sep 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 211

Apartment · 1,142 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,264,029

Approx. USD 616,902

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Schahin Saleh Prospective Buyer	ISSUED THROUGH LR Asal Tabandeh LIAM REAL ESTATE LLC
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 211
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,142 sq ft	DLD · Oqood	Scheme C

03 Selected Payment Plan

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
DOWN PAYMENT	
AED 318,964	
USD 86,911	
DURING CONSTRUCTION	
AED 679,209	
USD 185,071	
ON HANDOVER	
AED 33,960	
USD 9,254	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,324,457	
USD 360,888	
TOTAL PAYABLE	
AED 2,356,590	
USD 642,123 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	90,561	24,676
Booking	Oqood	2,000	545
Booking	10% Down payment	226,403	61,690
Section total		318,964	86,911
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	226,403	61,690
January 2027	10% Payment	226,403	61,690
April 2027	10% Payment	226,403	61,690
Section total		679,209	185,071
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	33,960	9,254
Section total		33,960	9,254
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	33,960	9,254
02	Nov 2027	33,960	9,254
03	Feb 2028	33,960	9,254
04	May 2028	33,960	9,254
05	Aug 2028	33,960	9,254
06	Nov 2028	33,960	9,254
07	Feb 2029	33,960	9,254
08	May 2029	33,960	9,254
09	Aug 2029	33,960	9,254
10	Nov 2029	33,960	9,254
11	Feb 2030	33,960	9,254
12	May 2030	33,960	9,254
13	Aug 2030	33,960	9,254
14	Nov 2030	33,960	9,254
15	Feb 2031	33,960	9,254
16	May 2031	33,960	9,254
17	Aug 2031	33,960	9,254
18	Nov 2031	33,960	9,254
19	Feb 2032	33,960	9,254
20	May 2032	33,960	9,254
21	Aug 2032	33,960	9,254
22	Nov 2032	33,960	9,254
23	Feb 2033	33,960	9,254
24	May 2033	33,960	9,254
25	Aug 2033	33,960	9,254
26	Nov 2033	33,960	9,254
27	Feb 2034	33,960	9,254
28	May 2034	33,960	9,254
29	Aug 2034	33,960	9,254
30	Nov 2034	33,960	9,254
31	Feb 2035	33,960	9,254
32	May 2035	33,960	9,254
33	Aug 2035	33,960	9,254
34	Nov 2035	33,960	9,254
35	Feb 2036	33,960	9,254
36	May 2036	33,960	9,254
37	Aug 2036	33,960	9,254
38	Nov 2036	33,960	9,254
39	Feb 2037	33,960	9,254
Section total		1,324,457	360,888

04 Available Payment Schemes

Alternative structures for UNIT 211

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 1,808,500	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 1,995,800
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 2,192,200	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 1,826,800
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,104,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,804,000
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,073,400	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-074 · Rev. 2
	Issued 19 Aug 2026
	Expires 02 Sep 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.