



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,006,300

Approx. USD 274,196

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Mojtaba Masoud Rezaei Prospective Buyer	Farhan Faraidooni

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 416
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	485 sq ft	DLD · Oqood	Scheme B

03 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 142,882	
USD 38,932	
DURING CONSTRUCTION	
AED 301,890	
USD 82,259	
ON HANDOVER	
AED 15,095	
USD 4,113	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 588,686	
USD 160,405	
TOTAL PAYABLE	
AED 1,048,552	
USD 285,709 · incl. fees	

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	40,252	10,968
Booking	Oqood	2,000	545
Booking	10% Down payment	100,630	27,420
Section total		142,882	38,932

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	100,630	27,420
January 2027	10% Payment	100,630	27,420
April 2027	10% Payment	100,630	27,420
Section total		301,890	82,259

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	15,095	4,113
Section total		15,095	4,113

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	29,434	8,020
02	Nov 2027	29,434	8,020
03	Feb 2028	29,434	8,020
04	May 2028	29,434	8,020
05	Aug 2028	29,434	8,020
06	Nov 2028	29,434	8,020
07	Feb 2029	29,434	8,020
08	May 2029	29,434	8,020
09	Aug 2029	29,434	8,020
10	Nov 2029	29,434	8,020
11	Feb 2030	29,434	8,020
12	May 2030	29,434	8,020
13	Aug 2030	29,434	8,020
14	Nov 2030	29,434	8,020
15	Feb 2031	29,434	8,020
16	May 2031	29,434	8,020
17	Aug 2031	29,434	8,020
18	Nov 2031	29,434	8,020
19	Feb 2032	29,434	8,020
20	May 2032	29,434	8,020
Section total		588,686	160,405

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-077 · Rev. 11

Issued 19 Aug 2026

Expires 02 Sep 2026

Valid for 14 days from issue