

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-083
Issue Date	19 Aug 2026
Valid Until	02 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,729,500

Approx. USD 471,253

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

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NEGAR

Averon haus real estate

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 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 244,130 USD 66,520	DURING CONSTRUCTION AED 518,850 USD 141,376	ON HANDOVER AED 1,037,700 USD 282,752	TOTAL PAYABLE AED 1,800,680 USD 490,649 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,180	18,850
Booking	Oqood	2,000	545
Booking	10% Down payment	172,950	47,125
Section total		244,130	66,520

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	172,950	47,125
January 2027	10% Payment	172,950	47,125
April 2027	10% Payment	172,950	47,125
Section total		518,850	141,376

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,037,700	282,752
Section total		1,037,700	282,752

06 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 60% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,908,600
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 2,096,400	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 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800	

DEVELOPER

Hirat Developers

VALIDITY

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Expires 02 Sep 2026

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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.