

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-008

Issue Date 19 Aug 2026

Valid Until 02 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,584,758

Approx. USD 431,814

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

Demo User

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 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 223,866	
USD 60,999	
DURING CONSTRUCTION	
AED 475,427	
USD 129,544	
ON HANDOVER	
AED 23,771	
USD 6,477	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 927,083	
USD 252,611	
TOTAL PAYABLE	
AED 1,650,148	
USD 449,632 · incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	63,390	17,273
Booking	Oqood	2,000	545
Booking	10% Down payment	158,476	43,181
Section total		223,866	60,999
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	158,476	43,181
January 2027	10% Payment	158,476	43,181
April 2027	10% Payment	158,476	43,181
Section total		475,427	129,544
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	23,771	6,477
Section total		23,771	6,477
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	46,354	12,631
02	Nov 2027	46,354	12,631
03	Feb 2028	46,354	12,631
04	May 2028	46,354	12,631
05	Aug 2028	46,354	12,631
06	Nov 2028	46,354	12,631
07	Feb 2029	46,354	12,631
08	May 2029	46,354	12,631
09	Aug 2029	46,354	12,631
10	Nov 2029	46,354	12,631
11	Feb 2030	46,354	12,631
12	May 2030	46,354	12,631
13	Aug 2030	46,354	12,631
14	Nov 2030	46,354	12,631
15	Feb 2031	46,354	12,631
16	May 2031	46,354	12,631
17	Aug 2031	46,354	12,631
18	Nov 2031	46,354	12,631
19	Feb 2032	46,354	12,631
20	May 2032	46,354	12,631
Section total		927,083	252,611

06 Available Payment Schemes

Alternative structures for UNIT 419

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 1,465,400	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 1,617,100
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 1,776,200	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 1,480,200
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,705,200	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,461,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,680,000	

DEVELOPER

Hirat Developers

VALIDITY

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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.