

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-008 · Rev. 2**

Issue Date **19 Aug 2026**

Valid Until **02 Sep 2026**

- Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 1,941,325

Approx. USD 528,971

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

SR

belle
Samaya Real Estate

02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 417
UNIT TYPE Apartment	SALEABLE AREA 1,290 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme A

03 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 273,786 USD 74,601	DURING CONSTRUCTION AED 582,398 USD 158,691	ON HANDOVER AED 1,164,795 USD 317,383	TOTAL PAYABLE AED 2,020,978 USD 550,675 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	77,653	21,159
Booking	Oqood	2,000	545
Booking	10% Down payment	194,133	52,897
Section total		273,786	74,601

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	194,133	52,897
January 2027	10% Payment	194,133	52,897
April 2027	10% Payment	194,133	52,897
Section total		582,398	158,691

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,164,795	317,383
Section total		1,164,795	317,383

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.