

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-009
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 1,728,300

Approx. USD 470,926

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

Novagate real estate l.l.c

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 422

UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 Selected Payment Plan

SCHEME A10% 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	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 243,962 USD 66,475	AED 518,490 USD 141,278	AED 1,036,980 USD 282,556	AED 1,799,432 USD 490,308 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	69,132	18,837
Booking	Oqood	2,000	545
Booking	10% Down payment	172,830	47,093
Section total		243,962	66,475

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	172,830	47,093
January 2027	10% Payment	172,830	47,093
April 2027	10% Payment	172,830	47,093
Section total		518,490	141,278

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,036,980	282,556
Section total		1,036,980	282,556

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.