

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-083 · Rev. 2**

Issue Date **19 Aug 2026**

Valid Until **02 Sep 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 416

Apartment · 485 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,153,159

Approx. USD 314,212

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
HANIF OMRAN ZADEH	Demo User
Prospective Buyer	

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 C

03 Selected Payment Plan

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
DOWN PAYMENT	
AED 163,442	
USD 44,535	
DURING CONSTRUCTION	
AED 345,948	
USD 94,264	
ON HANDOVER	
AED 17,297	
USD 4,713	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 674,598	
USD 183,814	
TOTAL PAYABLE	
AED 1,201,286	
USD 327,326 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	46,126	12,568
Booking	Oqood	2,000	545
Booking	10% Down payment	115,316	31,421
Section total		163,442	44,535
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	115,316	31,421
January 2027	10% Payment	115,316	31,421
April 2027	10% Payment	115,316	31,421
Section total		345,948	94,264
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,297	4,713
Section total		17,297	4,713
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	17,297	4,713
02	Nov 2027	17,297	4,713
03	Feb 2028	17,297	4,713
04	May 2028	17,297	4,713
05	Aug 2028	17,297	4,713
06	Nov 2028	17,297	4,713
07	Feb 2029	17,297	4,713
08	May 2029	17,297	4,713
09	Aug 2029	17,297	4,713
10	Nov 2029	17,297	4,713
11	Feb 2030	17,297	4,713
12	May 2030	17,297	4,713
13	Aug 2030	17,297	4,713
14	Nov 2030	17,297	4,713
15	Feb 2031	17,297	4,713
16	May 2031	17,297	4,713
17	Aug 2031	17,297	4,713
18	Nov 2031	17,297	4,713
19	Feb 2032	17,297	4,713
20	May 2032	17,297	4,713
21	Aug 2032	17,297	4,713
22	Nov 2032	17,297	4,713
23	Feb 2033	17,297	4,713
24	May 2033	17,297	4,713
25	Aug 2033	17,297	4,713
26	Nov 2033	17,297	4,713
27	Feb 2034	17,297	4,713
28	May 2034	17,297	4,713
29	Aug 2034	17,297	4,713
30	Nov 2034	17,297	4,713
31	Feb 2035	17,297	4,713
32	May 2035	17,297	4,713
33	Aug 2035	17,297	4,713
34	Nov 2035	17,297	4,713
35	Feb 2036	17,297	4,713
36	May 2036	17,297	4,713
37	Aug 2036	17,297	4,713
38	Nov 2036	17,297	4,713
39	Feb 2037	17,297	4,713
Section total		674,598	183,814

04 Available Payment Schemes

Alternative structures for UNIT 416

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 911,900	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 1,006,300
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 1,105,300	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 921,100
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,061,100	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 909,600
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,045,400	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-083 · Rev. 2
	Issued 19 Aug 2026
	Expires 02 Sep 2026
	Valid for 14 days from issue

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.