

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-072 · Rev. 2**
Issue Date **19 Aug 2026**
Valid Until **02 Sep 2026**

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 208

Apartment · 1,126 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,162,400

Approx. USD 589,210

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Seyyed Abbas Seyyed Mohammad Nobakhti Prospective Buyer	Farhan Faraidooni

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 208

UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,126 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 304,736	
USD 83,034	
DURING CONSTRUCTION	
AED 648,720	
USD 176,763	
ON HANDOVER	
AED 32,436	
USD 8,838	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,265,004	
USD 344,688	
TOTAL PAYABLE	
AED 2,250,896	
USD 613,323 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	86,496	23,568
Booking	Oqood	2,000	545
Booking	10% Down payment	216,240	58,921
Section total		304,736	83,034
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	216,240	58,921
January 2027	10% Payment	216,240	58,921
April 2027	10% Payment	216,240	58,921
Section total		648,720	176,763
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	32,436	8,838
Section total		32,436	8,838
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	32,436	8,838
02	Nov 2027	32,436	8,838
03	Feb 2028	32,436	8,838
04	May 2028	32,436	8,838
05	Aug 2028	32,436	8,838
06	Nov 2028	32,436	8,838
07	Feb 2029	32,436	8,838
08	May 2029	32,436	8,838
09	Aug 2029	32,436	8,838
10	Nov 2029	32,436	8,838
11	Feb 2030	32,436	8,838
12	May 2030	32,436	8,838
13	Aug 2030	32,436	8,838
14	Nov 2030	32,436	8,838
15	Feb 2031	32,436	8,838
16	May 2031	32,436	8,838
17	Aug 2031	32,436	8,838
18	Nov 2031	32,436	8,838
19	Feb 2032	32,436	8,838
20	May 2032	32,436	8,838
21	Aug 2032	32,436	8,838
22	Nov 2032	32,436	8,838
23	Feb 2033	32,436	8,838
24	May 2033	32,436	8,838
25	Aug 2033	32,436	8,838
26	Nov 2033	32,436	8,838
27	Feb 2034	32,436	8,838
28	May 2034	32,436	8,838
29	Aug 2034	32,436	8,838
30	Nov 2034	32,436	8,838
31	Feb 2035	32,436	8,838
32	May 2035	32,436	8,838
33	Aug 2035	32,436	8,838
34	Nov 2035	32,436	8,838
35	Feb 2036	32,436	8,838
36	May 2036	32,436	8,838
37	Aug 2036	32,436	8,838
38	Nov 2036	32,436	8,838
39	Feb 2037	32,436	8,838
Section total		1,265,004	344,688

04 Available Payment Schemes

Alternative structures for UNIT 208

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 1,784,000	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 1,968,700
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 2,162,400	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 1,802,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,075,900	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,779,500
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 2,045,300	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-072 · Rev. 2
	Issued 19 Aug 2026
	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.