

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-080 · 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 1,105,180

Approx. USD 301,139

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 156,725	
USD 42,704	
DURING CONSTRUCTION	
AED 331,554	
USD 90,342	
ON HANDOVER	
AED 16,578	
USD 4,517	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 646,530	
USD 176,166	
TOTAL PAYABLE	
AED 1,151,387	
USD 313,729 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	44,207	12,046
Booking	Oqood	2,000	545
Booking	10% Down payment	110,518	30,114
Section total		156,725	42,704
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	110,518	30,114
January 2027	10% Payment	110,518	30,114
April 2027	10% Payment	110,518	30,114
Section total		331,554	90,342
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	16,578	4,517
Section total		16,578	4,517
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	16,578	4,517
02	Nov 2027	16,578	4,517
03	Feb 2028	16,578	4,517
04	May 2028	16,578	4,517
05	Aug 2028	16,578	4,517
06	Nov 2028	16,578	4,517
07	Feb 2029	16,578	4,517
08	May 2029	16,578	4,517
09	Aug 2029	16,578	4,517
10	Nov 2029	16,578	4,517
11	Feb 2030	16,578	4,517
12	May 2030	16,578	4,517
13	Aug 2030	16,578	4,517
14	Nov 2030	16,578	4,517
15	Feb 2031	16,578	4,517
16	May 2031	16,578	4,517
17	Aug 2031	16,578	4,517
18	Nov 2031	16,578	4,517
19	Feb 2032	16,578	4,517
20	May 2032	16,578	4,517
21	Aug 2032	16,578	4,517
22	Nov 2032	16,578	4,517
23	Feb 2033	16,578	4,517
24	May 2033	16,578	4,517
25	Aug 2033	16,578	4,517
26	Nov 2033	16,578	4,517
27	Feb 2034	16,578	4,517
28	May 2034	16,578	4,517
29	Aug 2034	16,578	4,517
30	Nov 2034	16,578	4,517
31	Feb 2035	16,578	4,517
32	May 2035	16,578	4,517
33	Aug 2035	16,578	4,517
34	Nov 2035	16,578	4,517
35	Feb 2036	16,578	4,517
36	May 2036	16,578	4,517
37	Aug 2036	16,578	4,517
38	Nov 2036	16,578	4,517
39	Feb 2037	16,578	4,517
Section total		646,530	176,166

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 SELECTED 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-2026-080 · 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.