

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-093
Issue Date	21 Aug 2026
Valid Until	20 Sep 2026

Offer valid for 30 days from issue



J-HAUS RESIDENCE

UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 864,556

Approx. USD 235,574

01 Offer Details

Prepared for the client below through the appointed brokerage

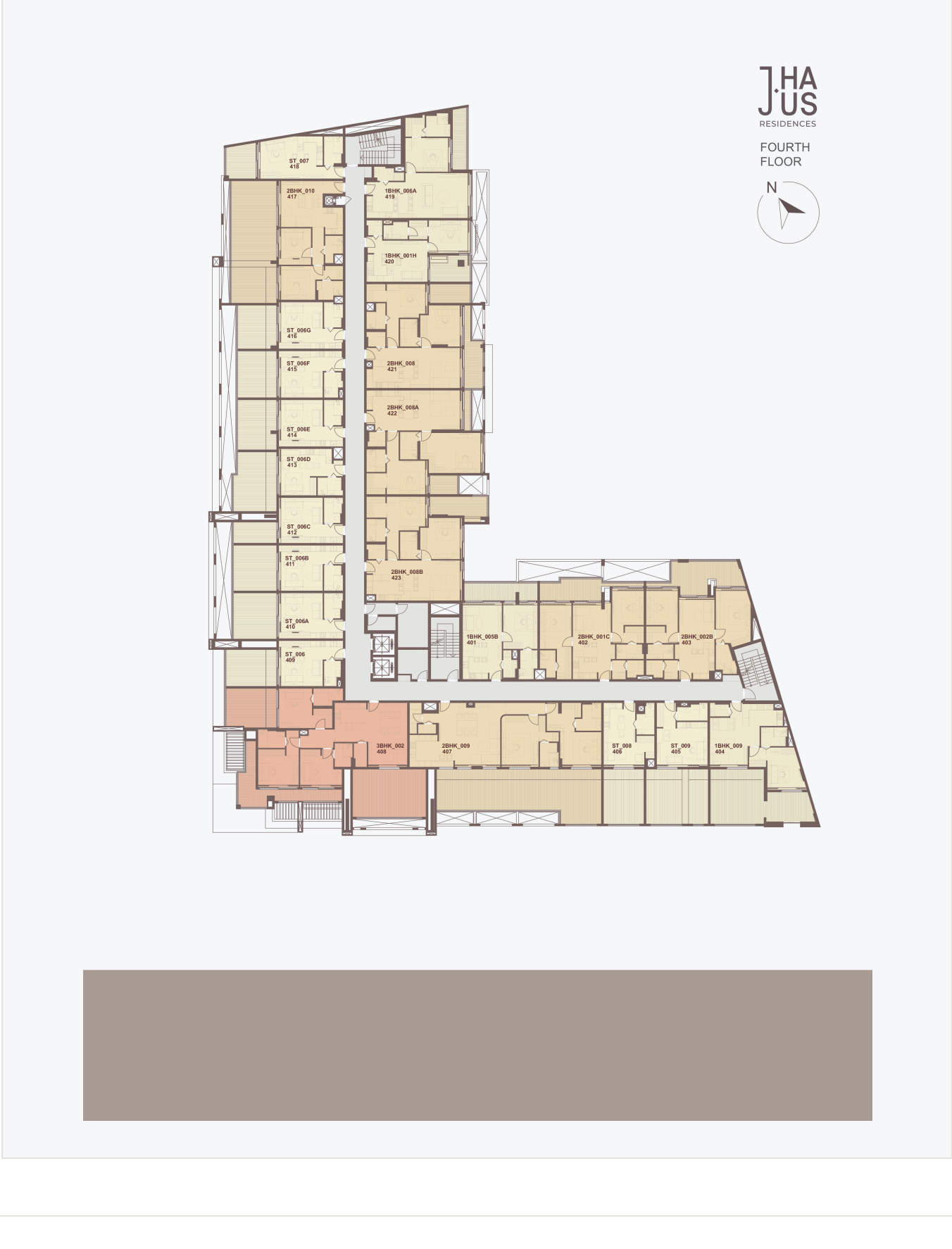
PREPARED FOR Abolhassan Pakzad Prospective Buyer	ISSUED THROUGH NEGAR Averon haus real estate
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02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 418
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	469 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 418



04 Unit Plan

Indicative layout — UNIT 418



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 123,038 USD 33,525	AED 259,367 USD 70,672	AED 518,734 USD 141,344	AED 901,138 USD 245,542 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	34,582	9,423
Booking	Oqood	2,000	545
Booking	10% Down payment	86,456	23,557
Section total		123,038	33,525

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	86,456	23,557
January 2027	10% Payment	86,456	23,557
April 2027	10% Payment	86,456	23,557
Section total		259,367	70,672

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	518,734	141,344
Section total		518,734	141,344

06 Available Payment Schemes

Alternative structures for UNIT 418

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 882,200	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 973,500
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 1,069,300	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 891,100
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,026,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 880,000
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,011,400	

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.