

Offer No.	OFR-2026-097
Issue Date	21 Aug 2026
Valid Until	04 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 406

Apartment · 559 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME A

AED 1,274,800

Approx. USD 347,357

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

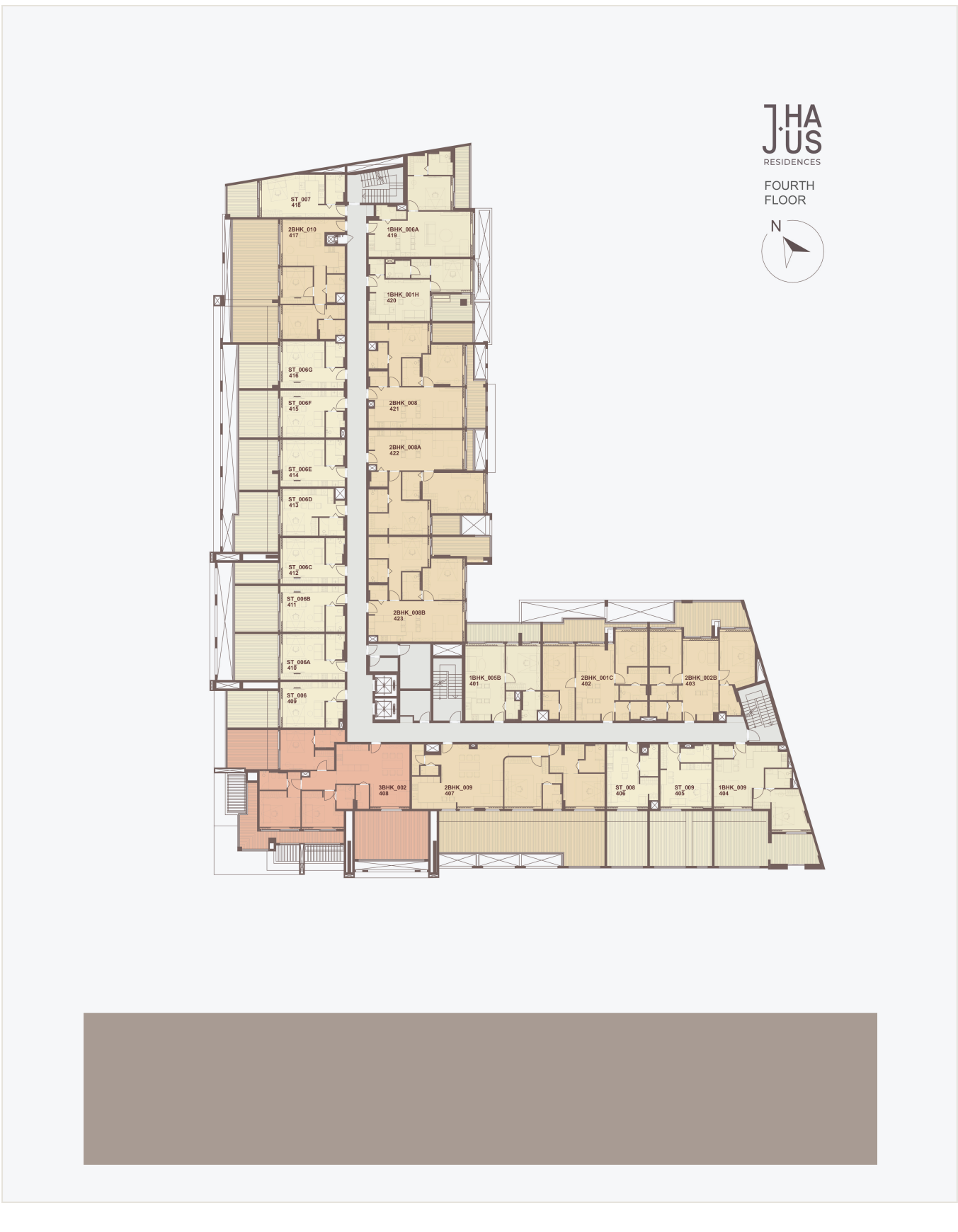
Novagate real estate I.L.c

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 406
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	559 sq ft	DLD · Oqood	Custom — Scheme A

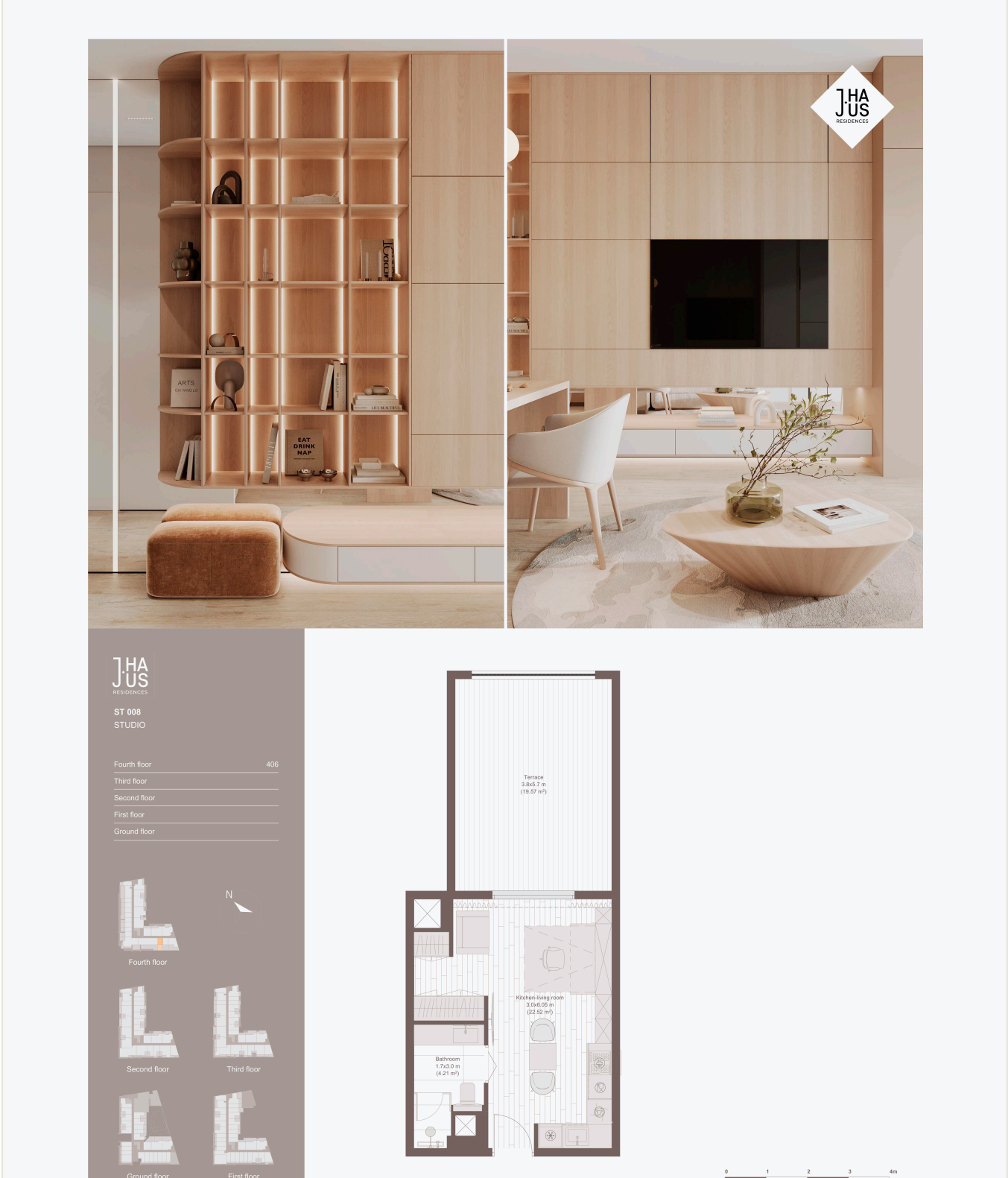
03 Floor Plan

Indicative layout — UNIT 406



04 Unit Plan

Indicative layout — UNIT 406



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — SCHEME A

20% at booking date; 20% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 40% at handover date (auto-computed)

DOWN PAYMENT	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 307,952 USD 83,911	AED 509,920 USD 138,943	AED 509,920 USD 138,943	AED 1,327,792 USD 361,796 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	50,992	13,894
Booking	Oqood	2,000	545
Booking	20% Down payment	254,960	69,471
Section total		307,952	83,911

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	20% Payment	254,960	69,471
January 2027	10% Payment	127,480	34,736
April 2027	10% Payment	127,480	34,736
Section total		509,920	138,943

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	509,920	138,943
Section total		509,920	138,943

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.