

Offer No.	OFR-2026-098
Issue Date	21 Aug 2026
Valid Until	04 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 404

Apartment · 1,054 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME A

AED 1,792,600

Approx. USD 488,447

01 Offer Details

Prepared for the client below through the appointed brokerage

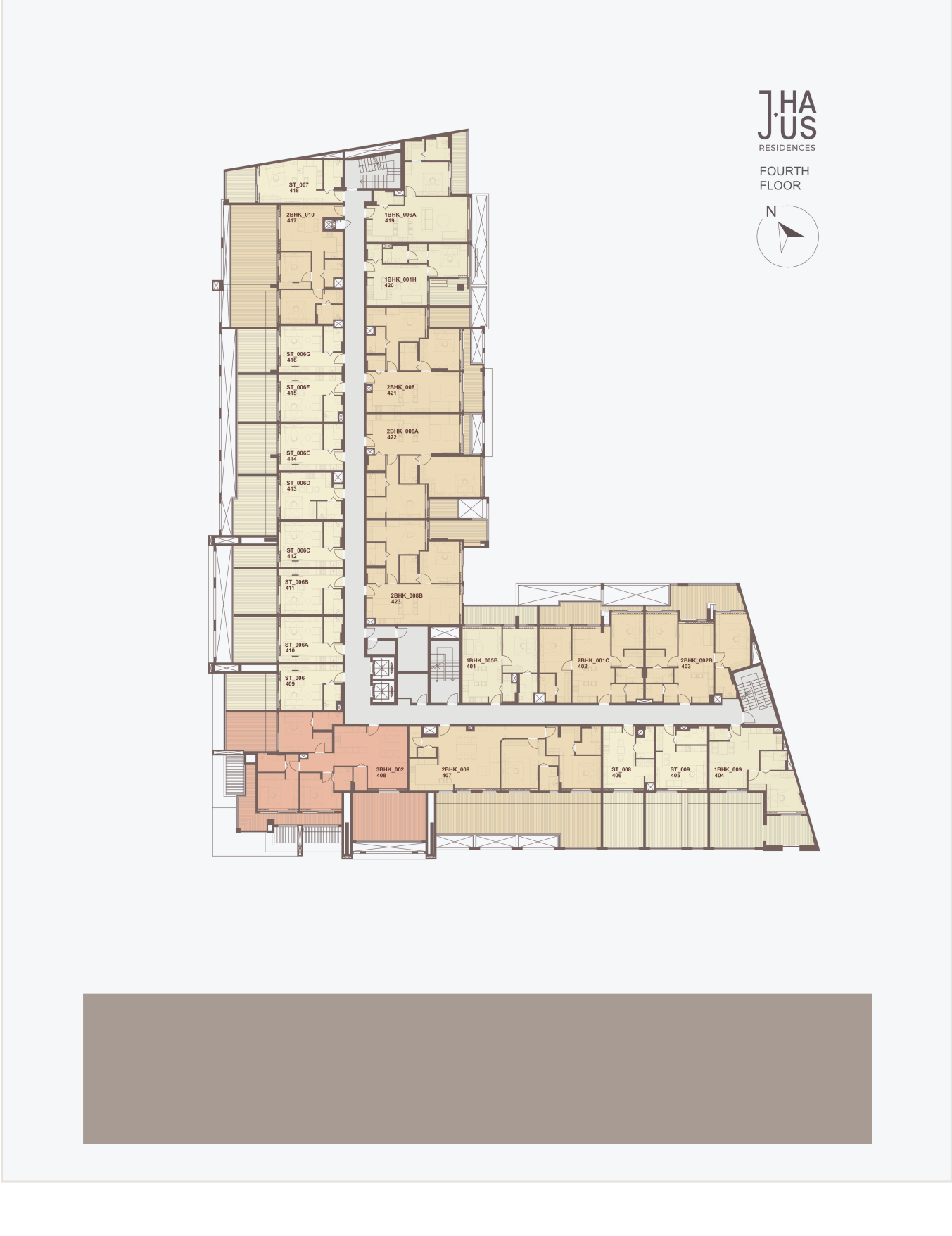
PREPARED FOR Abolhassan Pakzad Prospective Buyer	ISSUED THROUGH NEGAR Averon haus real estate
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 404
UNIT TYPE Apartment	SALEABLE AREA 1,054 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Custom — Scheme A

03 Floor Plan

Indicative layout — UNIT 404



04 Unit Plan

Indicative layout — UNIT 404



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — SCHEME A

10% at booking date; 20% 2 months from booking date; 20% 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 252,964	AED 896,300	AED 717,040	AED 1,866,304
USD 68,928	USD 244,223	USD 195,379	USD 508,530 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	71,704	19,538
Booking	Oqood	2,000	545
Booking	10% Down payment	179,260	48,845
Section total		252,964	68,928
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	20% Payment	358,520	97,689
January 2027	20% Payment	358,520	97,689
April 2027	10% Payment	179,260	48,845
Section total		896,300	244,223
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	717,040	195,379
Section total		717,040	195,379

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-098
	Issued 21 Aug 2026
	Expires 04 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.