

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

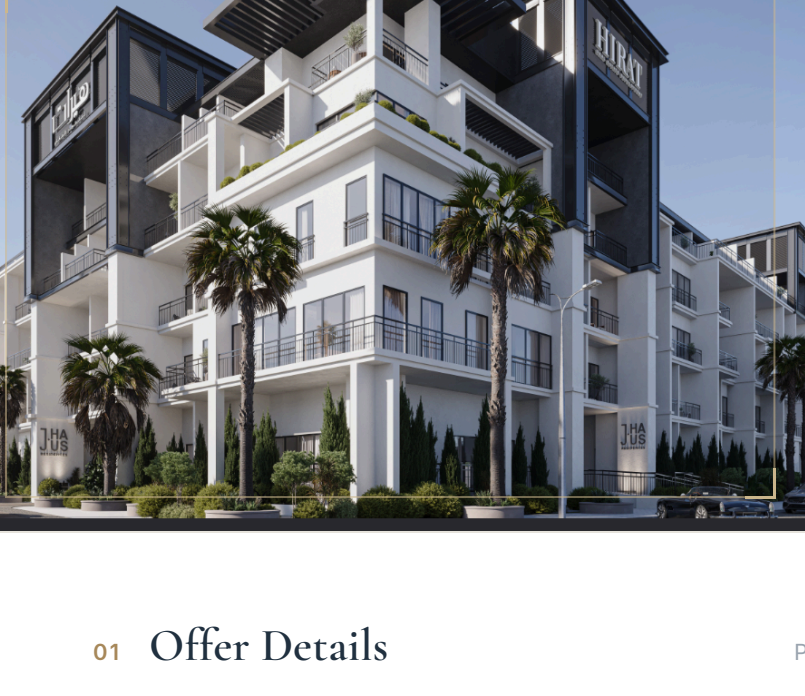
OFFER REFERENCE

Offer No. OFR-2026-099

Issue Date 21 Aug 2026

Valid Until 04 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,584,758

Approx. USD 431,814

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

SR

belle

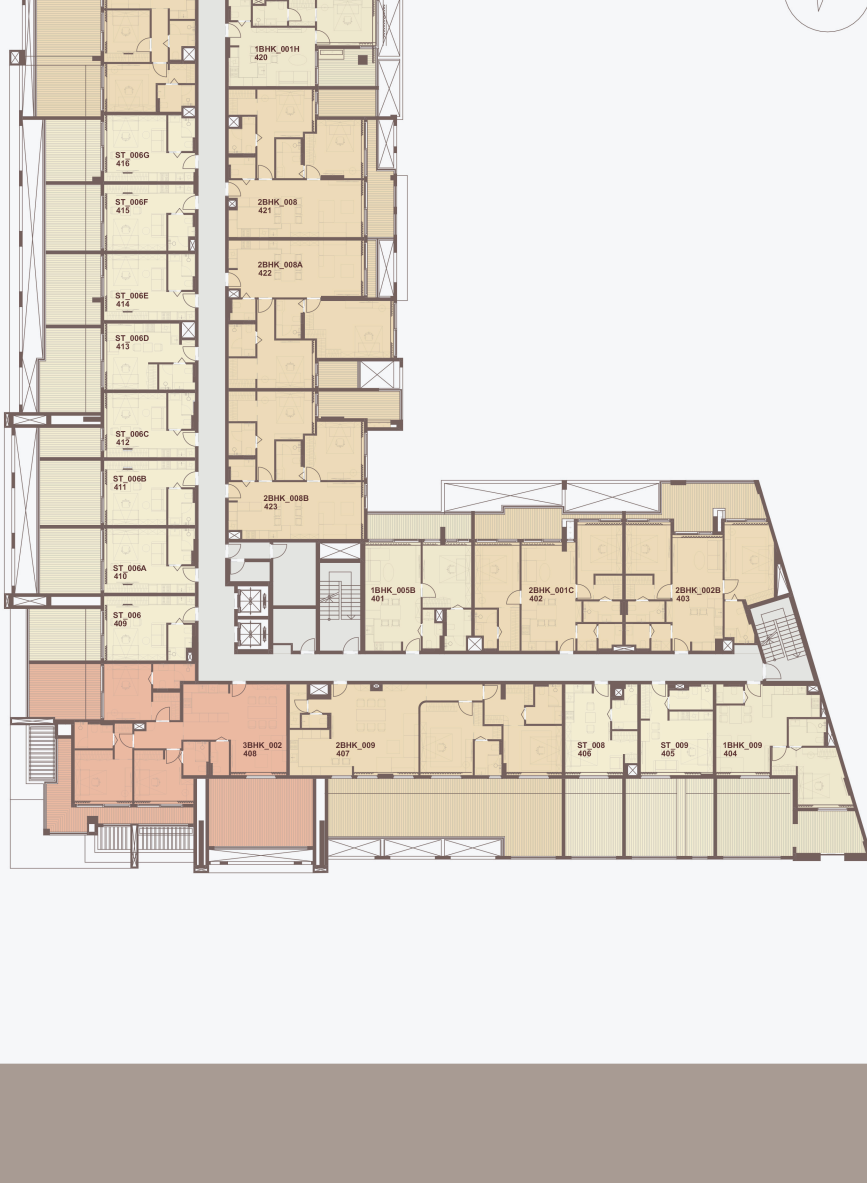
Samaya Real Estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	Scheme B

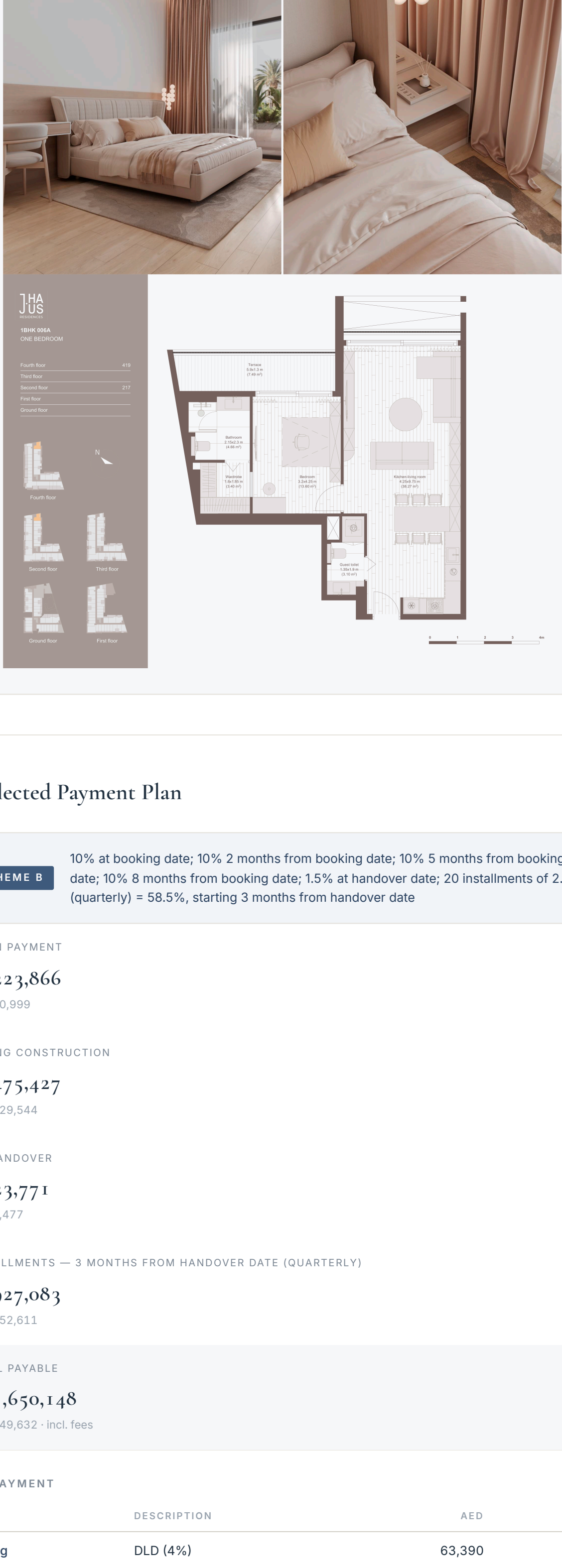
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 Selected Payment Plan

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

DOWN PAYMENT

AED 223,866

USD 60,999

DURING CONSTRUCTION

AED 475,427

USD 129,544

ON HANDOVER

AED 23,771

USD 6,477

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 927,083

USD 252,611

TOTAL PAYABLE

AED 1,650,148

USD 449,632 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	63,390	17,273
Booking	Oqood	2,000	545
Booking	10% Down payment	158,476	43,181
Section total		223,866	60,999

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	158,476	43,181
January 2027	10% Payment	158,476	43,181
April 2027	10% Payment	158,476	43,181
Section total		475,427	129,544

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	23,771	6,477
Section total		23,771	6,477

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	46,354	12,631
02	Nov 2027	46,354	12,631
03	Feb 2028	46,354	12,631
04	May 2028	46,354	12,631
05	Aug 2028	46,354	12,631
06	Nov 2028	46,354	12,631
07	Feb 2029	46,354	12,631
08	May 2029	46,354	12,631
09	Aug 2029	46,354	12,631
10	Nov 2029	46,354	12,631
11	Feb 2030	46,354	12,631
12	May 2030	46,354	12,631
13	Aug 2030	46,354	12,631
14	Nov 2030	46,354	12,631
15	Feb 2031	46,354	12,631
16	May 2031	46,354	12,631
17	Aug 2031	46,354	12,631
18	Nov 2031	46,354	12,631
19	Feb 2032	46,354	12,631
20	May 2032	46,354	12,631
Section total		927,083	252,611

06 Available Payment Schemes

Alternative structures for UNIT 419

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 1,465,400

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 1,617,100

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 1,776,200

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 1,480,200

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE

AED 1,705,200

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE

AED 1,461,700

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE

AED 1,680,000

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-099

Issued 21 Aug 2026

Expires 04 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.