



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,584,758

Approx. USD 431,814

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

SR

belle

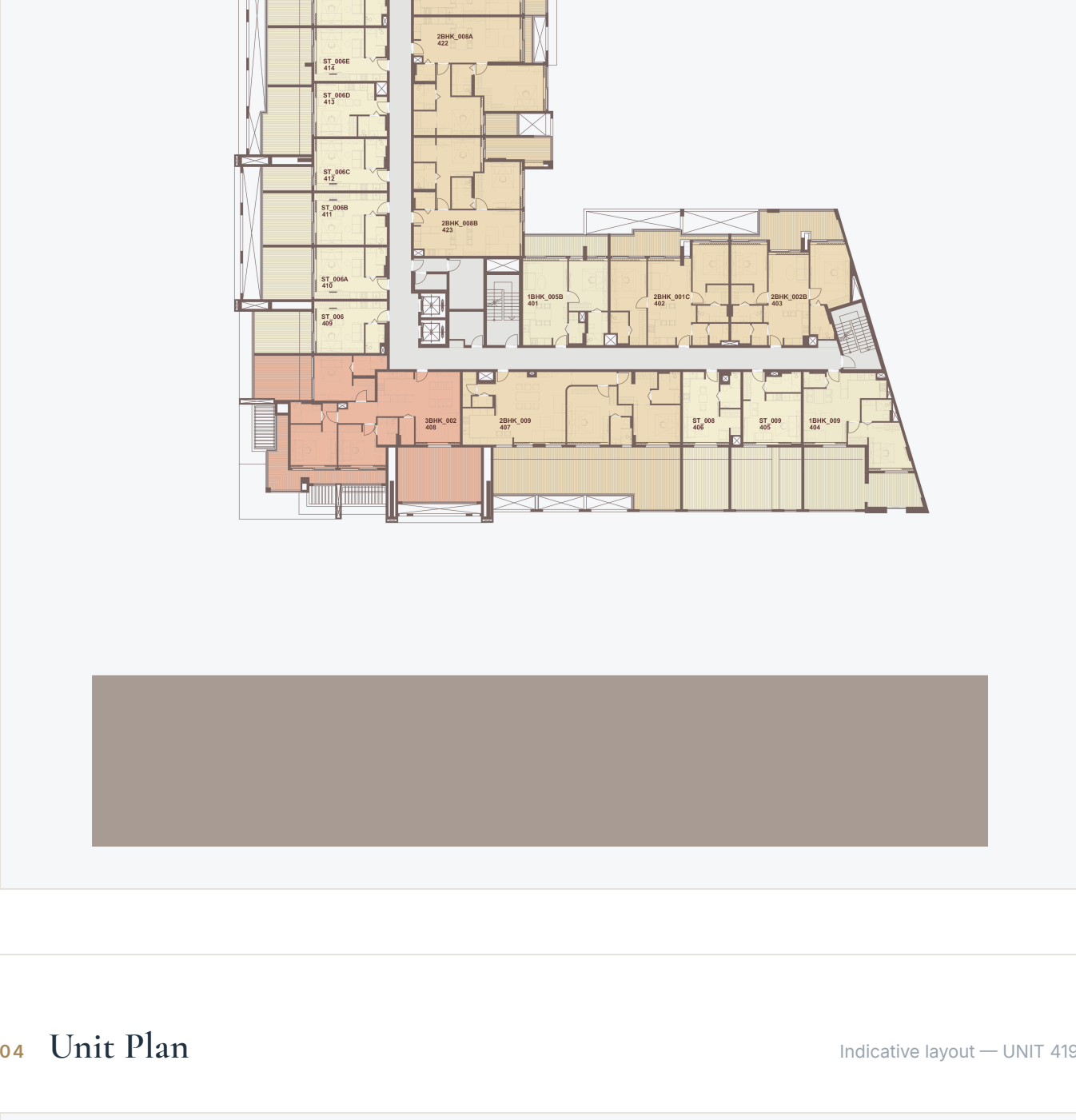
Samaya Real Estate

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 C

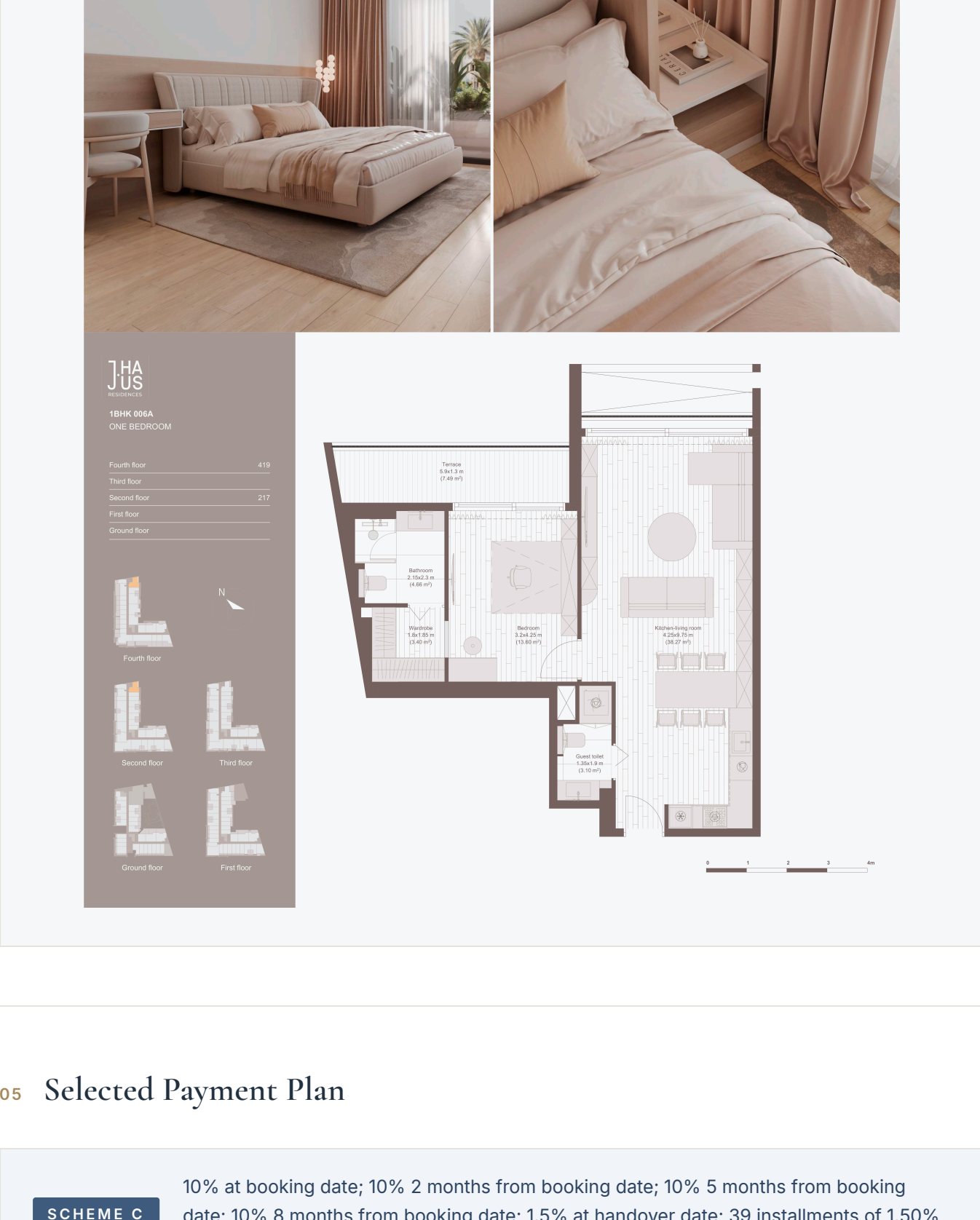
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 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 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	23,771	6,477
02	Nov 2027	23,771	6,477
03	Feb 2028	23,771	6,477
04	May 2028	23,771	6,477
05	Aug 2028	23,771	6,477
06	Nov 2028	23,771	6,477
07	Feb 2029	23,771	6,477
08	May 2029	23,771	6,477
09	Aug 2029	23,771	6,477
10	Nov 2029	23,771	6,477
11	Feb 2030	23,771	6,477
12	May 2030	23,771	6,477
13	Aug 2030	23,771	6,477
14	Nov 2030	23,771	6,477
15	Feb 2031	23,771	6,477
16	May 2031	23,771	6,477
17	Aug 2031	23,771	6,477
18	Nov 2031	23,771	6,477
19	Feb 2032	23,771	6,477
20	May 2032	23,771	6,477
21	Aug 2032	23,771	6,477
22	Nov 2032	23,771	6,477
23	Feb 2033	23,771	6,477
24	May 2033	23,771	6,477
25	Aug 2033	23,771	6,477
26	Nov 2033	23,771	6,477
27	Feb 2034	23,771	6,477
28	May 2034	23,771	6,477
29	Aug 2034	23,771	6,477
30	Nov 2034	23,771	6,477
31	Feb 2035	23,771	6,477
32	May 2035	23,771	6,477
33	Aug 2035	23,771	6,477
34	Nov 2035	23,771	6,477
35	Feb 2036	23,771	6,477
36	May 2036	23,771	6,477
37	Aug 2036	23,771	6,477
38	Nov 2036	23,771	6,477
39	Feb 2037	23,771	6,477
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 · Rev. 3

Issued 21 Aug 2026

Expires 04 Sep 2026

Valid for 14 days from issue