



J-HAUS RESIDENCE

UNIT 417

Apartment · 1,290 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 2,255,000

Approx. USD 614,441

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

AH

NEGAR

Averon haus real estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 417
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,290 sq ft	DLD · Oqood	Scheme B

03 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 317,700

USD 86,567

DURING CONSTRUCTION

AED 676,500

USD 184,332

ON HANDOVER

AED 33,825

USD 9,217

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,319,175

USD 359,448

TOTAL PAYABLE

AED 2,347,200

USD 639,564 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	90,200	24,578
Booking	Oqood	2,000	545
Booking	10% Down payment	225,500	61,444
Section total		317,700	86,567

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	225,500	61,444
January 2027	10% Payment	225,500	61,444
April 2027	10% Payment	225,500	61,444
Section total		676,500	184,332

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	33,825	9,217
Section total		33,825	9,217

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	65,959	17,972
02	Nov 2027	65,959	17,972
03	Feb 2028	65,959	17,972
04	May 2028	65,959	17,972
05	Aug 2028	65,959	17,972
06	Nov 2028	65,959	17,972
07	Feb 2029	65,959	17,972
08	May 2029	65,959	17,972
09	Aug 2029	65,959	17,972
10	Nov 2029	65,959	17,972
11	Feb 2030	65,959	17,972
12	May 2030	65,959	17,972
13	Aug 2030	65,959	17,972
14	Nov 2030	65,959	17,972
15	Feb 2031	65,959	17,972
16	May 2031	65,959	17,972
17	Aug 2031	65,959	17,972
18	Nov 2031	65,959	17,972
19	Feb 2032	65,959	17,972
20	May 2032	65,959	17,972
Section total		1,319,175	359,448

04 Available Payment Schemes

Alternative structures for UNIT 417

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 2,043,500**

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 2,255,000**

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 2,476,900**

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 2,064,100**

Scheme D

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

TOTAL PRICE **AED 2,377,800**

Scheme E

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

TOTAL PRICE **AED 2,038,300**

Scheme F

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

TOTAL PRICE **AED 2,342,800**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-100 · Rev. 3

Issued 25 Aug 2026

Expires 08 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.