

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

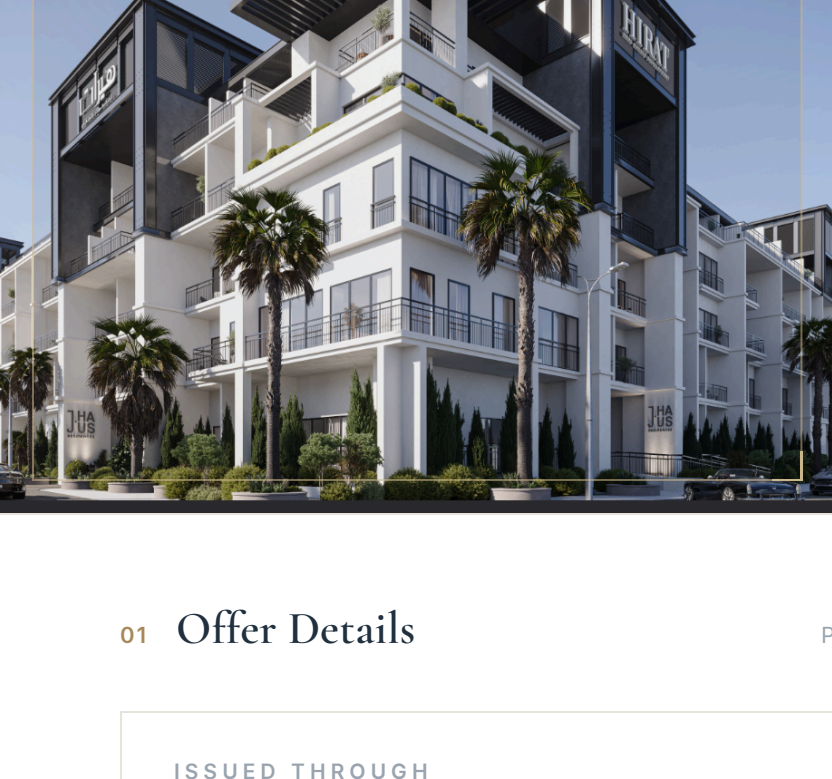
OFFER REFERENCE

Offer No. **OFR-2026-102** · Rev. 3

Issue Date **24 Aug 2026**

Valid Until **07 Sep 2026**

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 1,075,921

Approx. USD 293,166

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Naomi

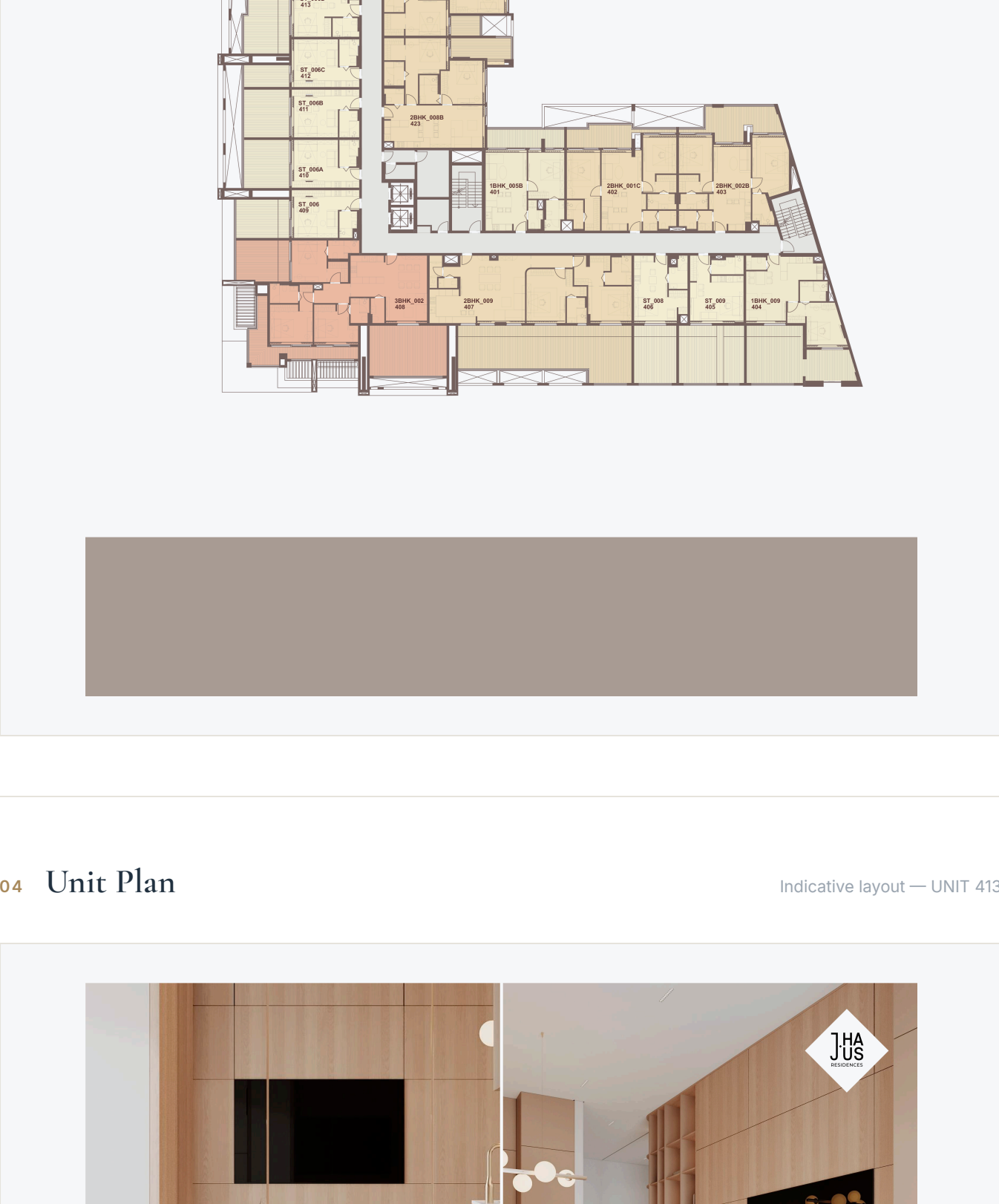
Altair Real Estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 413
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	552 sq ft	DLD · Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 413



04 Unit Plan

Indicative layout — UNIT 413



05 Selected Payment Plan

SCHEME D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date			
Service charges waived for the first 2 years following handover			
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE	
AED 260,221		AED 1,120,958	
USD 70,905	AED 860,737	USD 305,438 · Incl. fees	
	USD 234,533		

TIMING	DESCRIPTION	AED	USD
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Booking	DLD (4%)	43,037	11,727
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Booking	Oqood	2,000	545
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Booking	20% Down payment	215,184	58,633
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Section total		260,221	70,905
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INSTALLMENT	DUE	AED	USD
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01	Nov 2026	10,759	2,932
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02	Dec 2026	10,759	2,932
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03	Jan 2027	10,759	2,932
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04	Feb 2027	10,759	2,932
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05	Mar 2027	10,759	2,932
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06	Apr 2027	10,759	2,932
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07	May 2027	10,759	2,932
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08	Jun 2027	10,759	2,932
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09	Jul 2027	10,759	2,932
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10	Aug 2027	10,759	2,932
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11	Sep 2027	10,759	2,932
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12	Oct 2027	10,759	2,932
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13	Nov 2027	10,759	2,932
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14	Dec 2027	10,759	2,932
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15	Jan 2028	10,759	2,932
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16	Feb 2028	10,759	2,932
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17	Mar 2028	10,759	2,932
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18	Apr 2028	10,759	2,932
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19	May 2028	10,759	2,932
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20	Jun 2028	10,759	2,932
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21	Jul 2028	10,759	2,932
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22	Aug 2028	10,759	2,932
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23	Sep 2028	10,759	2,932
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24	Oct 2028	10,759	2,932
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25	Nov 2028	10,759	2,932
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26	Dec 2028	10,759	2,932
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27	Jan 2029	10,759	2,932
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28	Feb 2029	10,759	2,932
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29	Mar 2029	10,759	2,932
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30	Apr 2029	10,759	2,932
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31	May 2029	10,759	2,932
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32	Jun 2029	10,759	2,932
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33	Jul 2029	10,759	2,932
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34	Aug 2029	10,759	2,932
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35	Sep 2029	10,759	2,932
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36	Oct 2029	10,759	2,932
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37	Nov 2029	10,759	2,932
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38	Dec 2029	10,759	2,932
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39	Jan 2030	10,759	2,932
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40	Feb 2030	10,759	2,932
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41	Mar 2030	10,759	2,932
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42	Apr 2030	10,759	2,932
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43	May 2030	10,759	2,932
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44	Jun 2030	10,759	2,932
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45	Jul 2030	10,759	2,932
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46	Aug 2030	10,759	2,932
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47	Sep 2030	10,759	2,932
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48	Oct 2030	10,759	2,932
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49	Nov 2030	10,759	2,932
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50	Dec 2030	10,759	2,932
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51	Jan 2031	10,759	2,932
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52	Feb 2031	10,759	2,932
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53	Mar 2031	10,759	2,932
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54	Apr 2031	10,759	2,932
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55	May 2031	10,759	2,932
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56	Jun 2031	10,759	2,932
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57	Jul 2031	10,759	2,932
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58	Aug 2031	10,759	2,932
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59	Sep 2031	10,759	2,932
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60	Oct 2031	10,759	2,932
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61	Nov 2031	10,759	2,932
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62	Dec 2031	10,759	2,932
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63	Jan 2032	10,759	2,932
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64	Feb 2032	10,759	2,932
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65	Mar 2032	10,759	2,932
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66	Apr 2032	10,759	2,932
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67	May 2032	10,759	2,932
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68	Jun 2032	10,759	2,932
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69	Jul 2032	10,759	2,932
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70	Aug 2032	10,759	2,932
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71	Sep 2032	10,759	2,932
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72	Oct 2032	10,759	2,932
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73	Nov 2032	10,759	2,932
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74	Dec 2032	10,759	2,932
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75	Jan 2033	10,759	2,932
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76	Feb 2033	10,759	2,932
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77	Mar 2033	10,759	2,932
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78	Apr 2033	10,759	2,932
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79	May 2033	10,759	2,932
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80	Jun 2033	10,759	2,932
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Section total		860,737	234,533
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06 Available Payment Schemes

Alternative structures for UNIT 413

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 1,038,900**

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,146,500**

Scheme C

10% at booking date; 10% 2 months from booking date; 10% 5 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 1,259,300**

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 1,049,400**

Scheme D

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

TOTAL PRICE **AED 1,208,900**

Scheme E

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

TOTAL PRICE **AED 1,036,300**

Scheme F

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

TOTAL PRICE **AED 1,191,100**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. **OFR-2026-102** · Rev. 3

Issued 24 Aug 2026

Expires 07 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.