

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

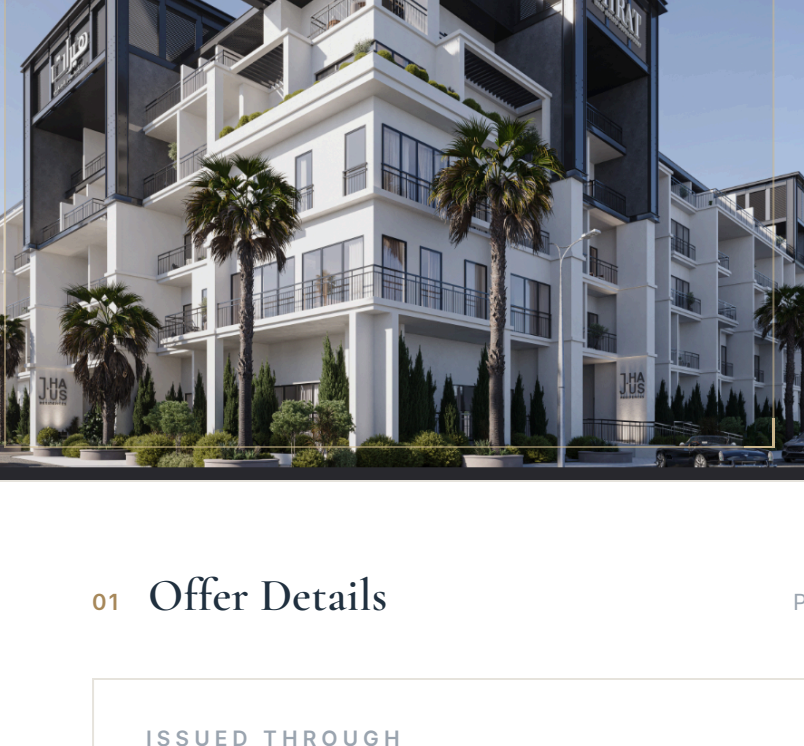
OFFER REFERENCE

Offer No. **OFR-2026-102** · Rev. 4

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

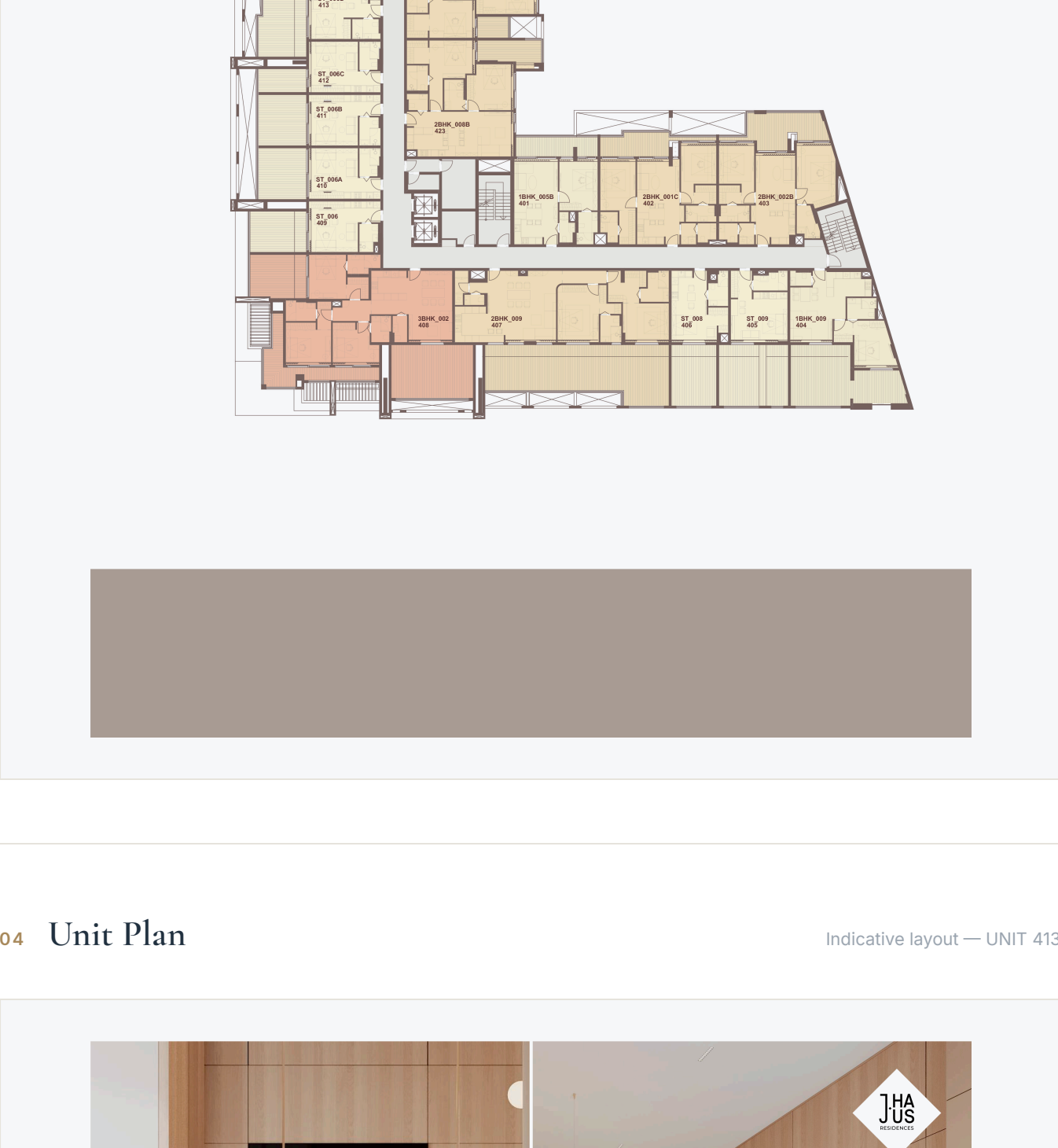
Altair Real Estate

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		

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	43,037	11,727
Booking	Oqood	2,000	545
Booking	20% Down payment	215,184	58,633
Section total		260,221	70,905

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

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

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 SELECTED 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. 4

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.