

Developer Platform

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-014** · Rev. 2

Issue Date **23 Sep 2026**

Valid Until **07 Oct 2026**

• Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 411

Apartment · 507 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,156,400

Approx. USD 315,095

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH



Boshra

Novagate real estate LLC

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 411
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	507 sq ft	DLD · Oqood	Scheme C

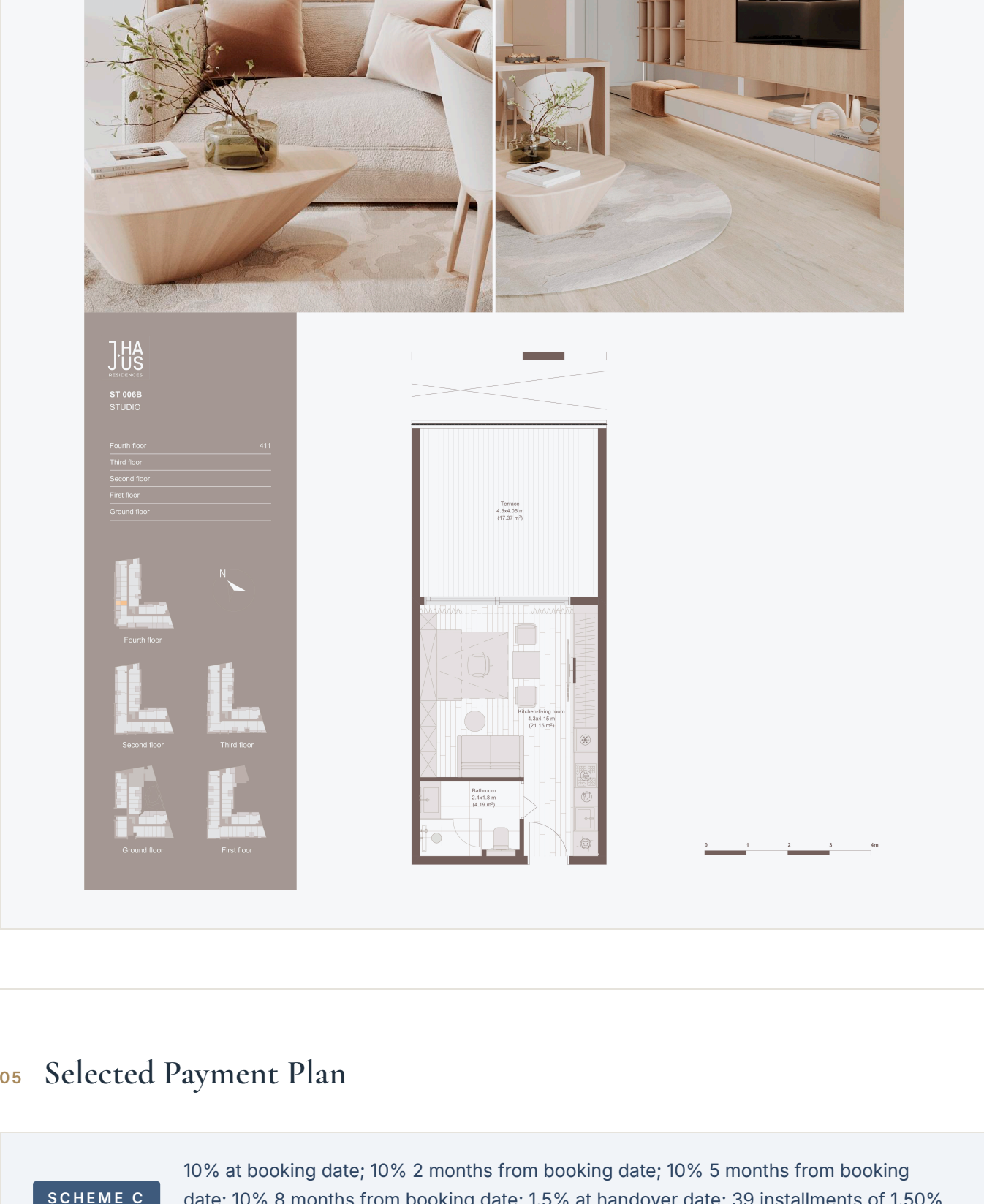
03 Floor Plan

Indicative layout — UNIT 411



04 Unit Plan

Indicative layout — UNIT 411



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 163,896

USD 44,658

DURING CONSTRUCTION

AED 346,920

USD 94,529

ON HANDOVER

AED 17,346

USD 4,726

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 676,494

USD 184,331

TOTAL PAYABLE

AED 1,204,656

USD 328,244 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
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Booking	10% Down payment	115,640	31,510
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Booking	DLD (4%)	46,256	12,604
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Booking	Oqood	2,000	545
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Section total		163,896	44,658
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DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
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November 2026	10% Payment	115,640	31,510
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February 2027	10% Payment	115,640	31,510
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May 2027	10% Payment	115,640	31,510
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Section total		346,920	94,529
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ON HANDOVER

TIMING	DESCRIPTION	AED	USD
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On handover	1.5% Payment	17,346	4,726
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Section total		17,346	4,726
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INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
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01	Aug 2027	17,346	4,726
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02	Nov 2027	17,346	4,726
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03	Feb 2028	17,346	4,726
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04	May 2028	17,346	4,726
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05	Aug 2028	17,346	4,726
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06	Nov 2028	17,346	4,726
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07	Feb 2029	17,346	4,726
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08	May 2029	17,346	4,726
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09	Aug 2029	17,346	4,726
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10	Nov 2029	17,346	4,726
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11	Feb 2030	17,346	4,726
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12	May 2030	17,346	4,726
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13	Aug 2030	17,346	4,726
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14	Nov 2030	17,346	4,726
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15	Feb 2031	17,346	4,726
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16	May 2031	17,346	4,726
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17	Aug 2031	17,346	4,726
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18	Nov 2031	17,346	4,726
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19	Feb 2032	17,346	4,726
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20	May 2032	17,346	4,726
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21	Aug 2032	17,346	4,726
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22	Nov 2032	17,346	4,726
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23	Feb 2033	17,346	4,726
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24	May 2033	17,346	4,726
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25	Aug 2033	17,346	4,726
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26	Nov 2033	17,346	4,726
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27	Feb 2034	17,346	4,726
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28	May 2034	17,346	4,726
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29	Aug 2034	17,346	4,726
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30	Nov 2034	17,346	4,726
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31	Feb 2035	17,346	4,726
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32	May 2035	17,346	4,726
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33	Aug 2035	17,346	4,726
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34	Nov 2035	17,346	4,726
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35	Feb 2036	17,346	4,726
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36	May 2036	17,346	4,726
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37	Aug 2036	17,346	4,726
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38	Nov 2036	17,346	4,726
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39	Feb 2037	17,346	4,726
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Section total		676,494	184,331
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06 Available Payment Schemes

Alternative structures for UNIT 411

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 954,100**

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 1,052,800**

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 1,156,400**

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 963,700**

Scheme D

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

TOTAL PRICE **AED 1,110,200**

Scheme E

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

TOTAL PRICE **AED 951,700**

Scheme F

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

TOTAL PRICE **AED 1,093,800**

DEVELOPER

Developer Platform

VALIDITY

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Issued 23 Sep 2026

Expires 07 Oct 2026

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This offer is issued by Developer Platform 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.