

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-098
Issue Date	29 Aug 2026
Valid Until	12 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 411

Apartment · 507 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME A

AED 1,042,272

Approx. USD 283,998

01 Offer Details

Prepared for the client below through the appointed brokerage

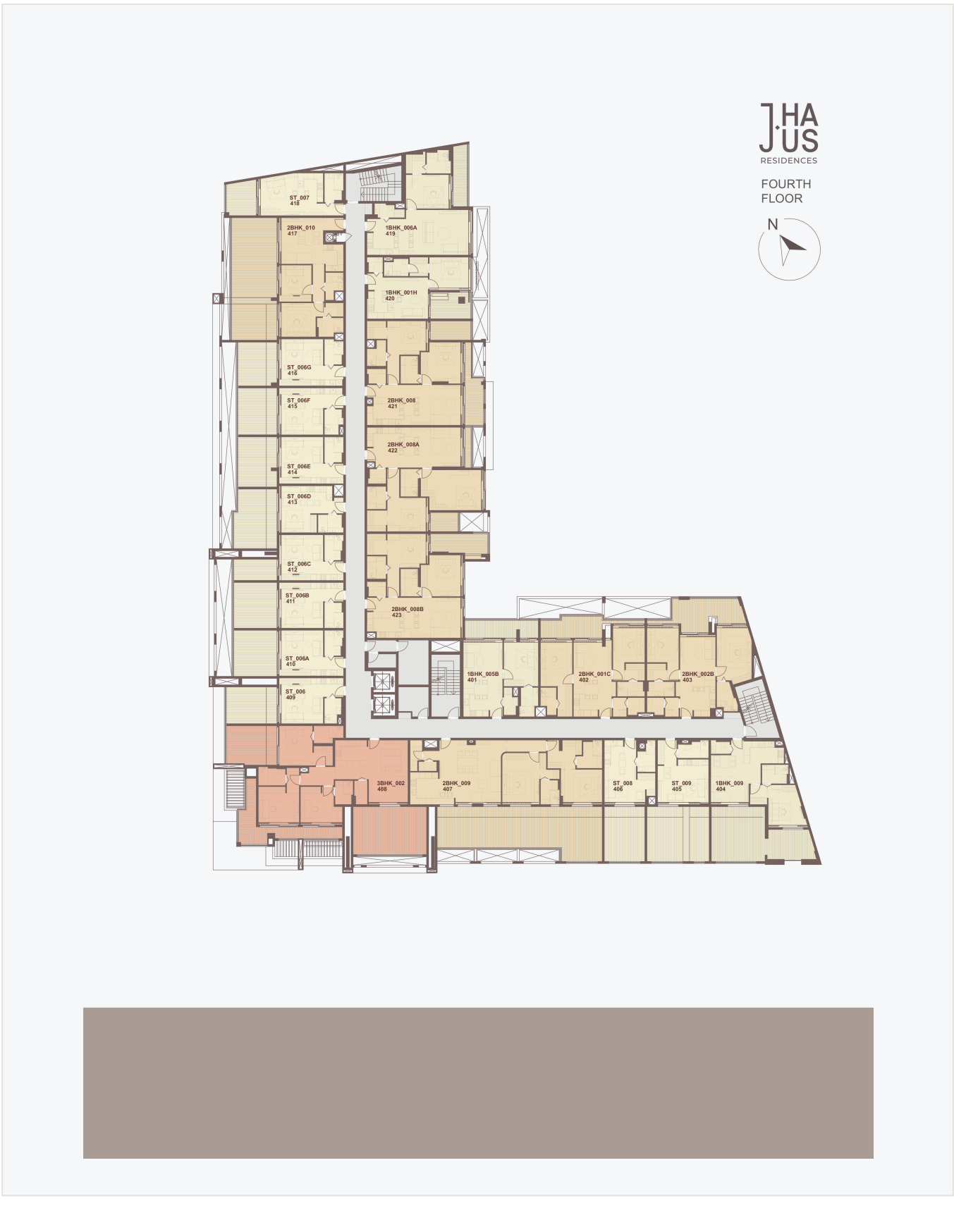
ISSUED THROUGH
Hripsime Arakelyan

02 Property

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

03 Floor Plan

Indicative layout — UNIT 411



04 Unit Plan

Indicative layout — UNIT 411



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — SCHEME A

15% 11 months from booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 55% at handover date (auto-computed)

Service charges waived for the first 2 years following handover

DOWN PAYMENT AED 304,259 USD 82,904	DURING CONSTRUCTION AED 208,454 USD 56,800	ON HANDOVER AED 573,250 USD 156,199	TOTAL PAYABLE AED 1,085,963 USD 295,903 · incl. fees
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DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	41,691	11,360
Booking	Oqood	2,000	545
April 2027	10% Down payment	104,227	28,400
July 2027	15% Down payment	156,341	42,600
Section total		304,259	82,904

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	104,227	28,400
January 2027	10% Payment	104,227	28,400
Section total		208,454	56,800

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	573,250	156,199
Section total		573,250	156,199

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-098

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Expires 12 Sep 2026

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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.