

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-099
Issue Date	29 Aug 2026
Valid Until	12 Sep 2026
Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME C

AED 1,465,398

Approx. USD 399,291

01 Offer Details

Prepared for the client below through the appointed brokerage

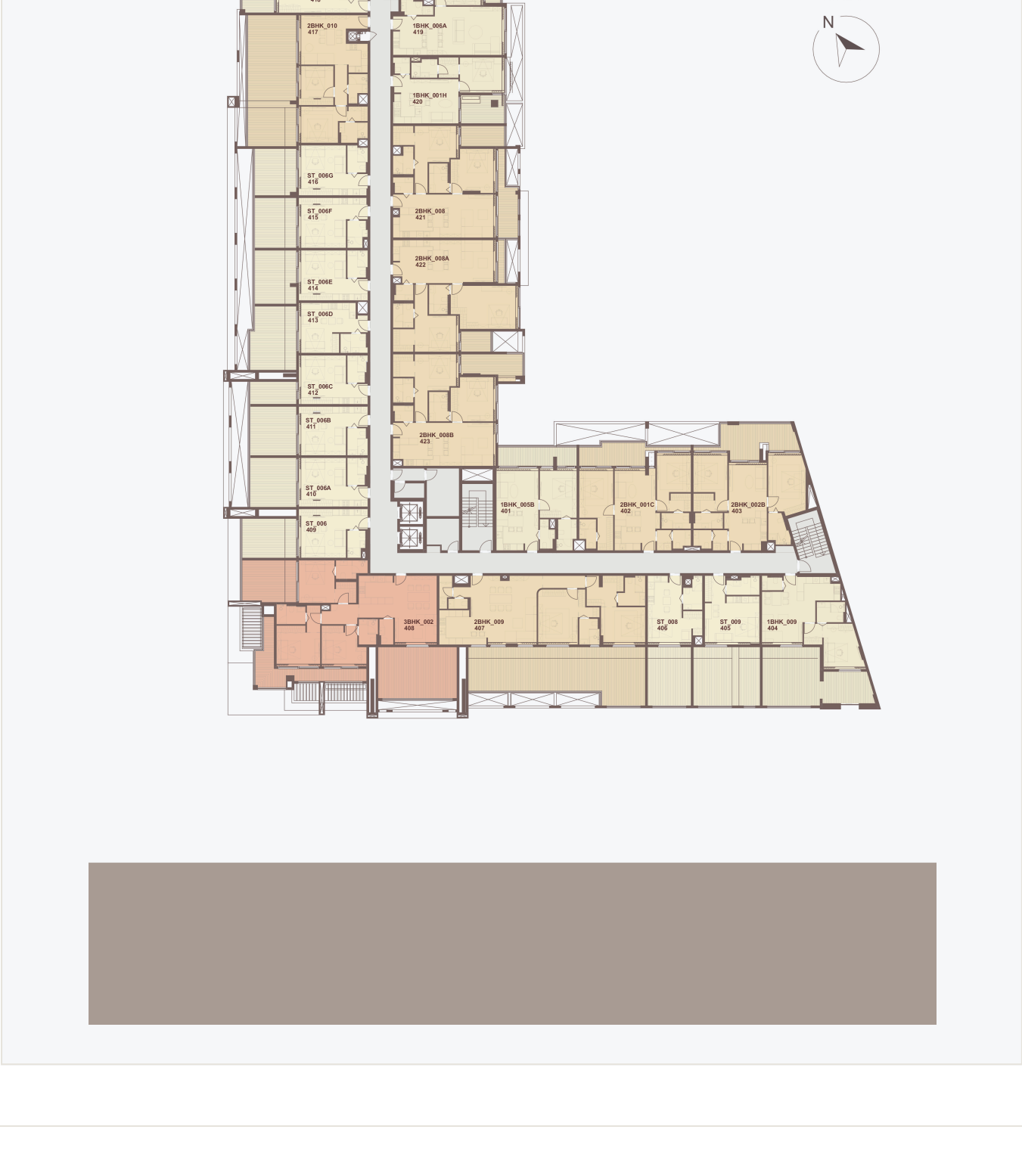
PREPARED FOR Afshin Abbas Kazemi Prospective Buyer	ISSUED THROUGH AH NEGAR Averon haus real estate
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 419
UNIT TYPE Apartment	SALEABLE AREA 871 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Custom — Scheme C

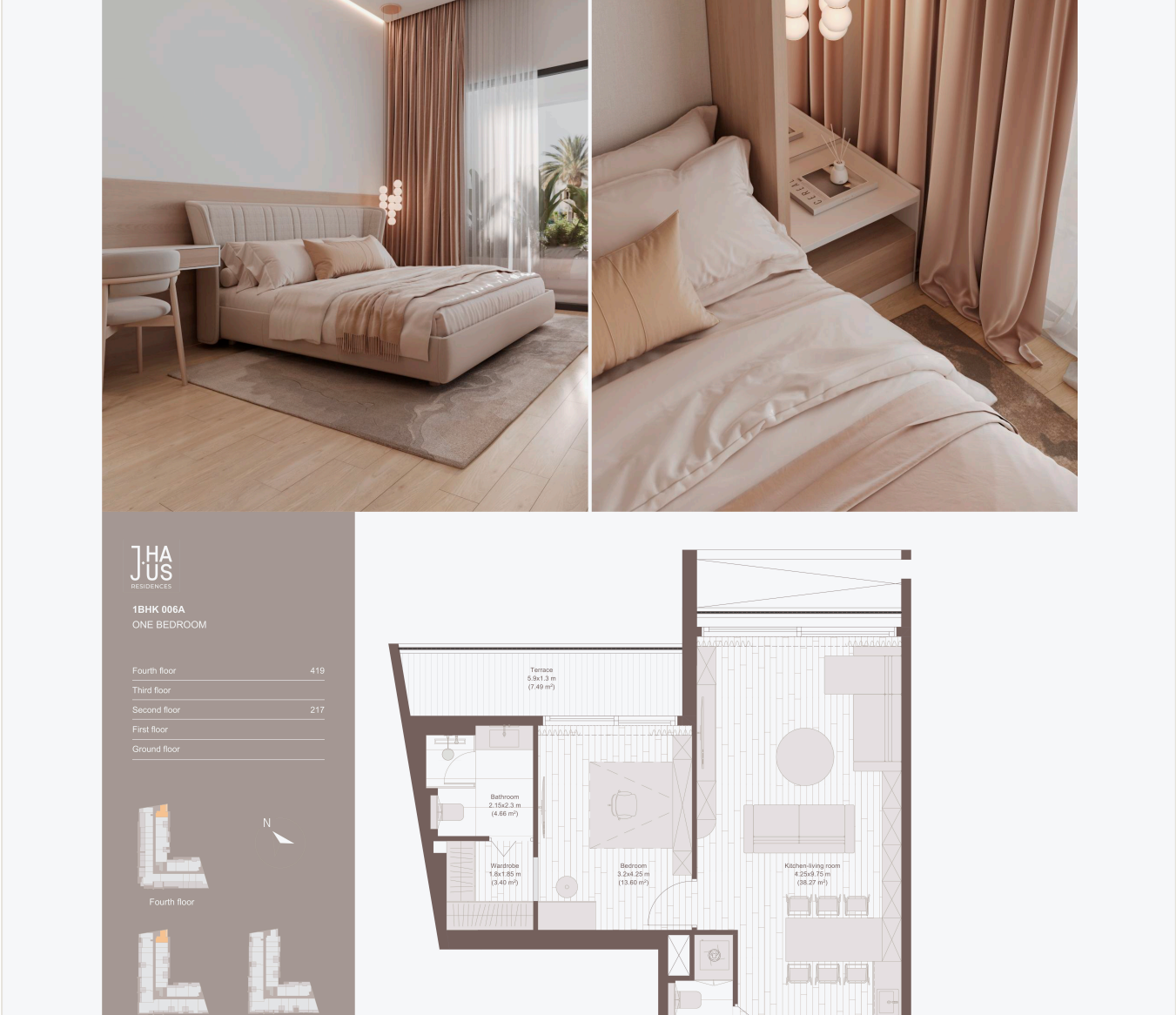
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL	CUSTOM — SCHEME C
15% at booking date; 5% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 15% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date	
Service charges waived for the first year following handover	
DOWN PAYMENT	
AED 426,965	
USD 116,339	
DURING CONSTRUCTION	
AED 219,810	
USD 59,894	
ON HANDOVER	
AED 21,981	
USD 5,989	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 857,258	
USD 233,585	
TOTAL PAYABLE	
AED 1,526,014	
USD 415,808 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	58,616	15,972
Booking	Oqood	2,000	545
Booking	15% Down payment	219,810	59,894
April 2027	10% Down payment	146,540	39,929
Section total		426,965	116,339
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	5% Payment	73,270	19,965
January 2027	10% Payment	146,540	39,929
Section total		219,810	59,894
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	21,981	5,989
Section total		21,981	5,989
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	21,981	5,989
02	Nov 2027	21,981	5,989
03	Feb 2028	21,981	5,989
04	May 2028	21,981	5,989
05	Aug 2028	21,981	5,989
06	Nov 2028	21,981	5,989
07	Feb 2029	21,981	5,989
08	May 2029	21,981	5,989
09	Aug 2029	21,981	5,989
10	Nov 2029	21,981	5,989
11	Feb 2030	21,981	5,989
12	May 2030	21,981	5,989
13	Aug 2030	21,981	5,989
14	Nov 2030	21,981	5,989
15	Feb 2031	21,981	5,989
16	May 2031	21,981	5,989
17	Aug 2031	21,981	5,989
18	Nov 2031	21,981	5,989
19	Feb 2032	21,981	5,989
20	May 2032	21,981	5,989
21	Aug 2032	21,981	5,989
22	Nov 2032	21,981	5,989
23	Feb 2033	21,981	5,989
24	May 2033	21,981	5,989
25	Aug 2033	21,981	5,989
26	Nov 2033	21,981	5,989
27	Feb 2034	21,981	5,989
28	May 2034	21,981	5,989
29	Aug 2034	21,981	5,989
30	Nov 2034	21,981	5,989
31	Feb 2035	21,981	5,989
32	May 2035	21,981	5,989
33	Aug 2035	21,981	5,989
34	Nov 2035	21,981	5,989
35	Feb 2036	21,981	5,989
36	May 2036	21,981	5,989
37	Aug 2036	21,981	5,989
38	Nov 2036	21,981	5,989
39	Feb 2037	21,981	5,989
Section total		857,258	233,585

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2026-099 Issued 29 Aug 2026 Expires 12 Sep 2026 Valid for 14 days from issue
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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.