



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME D

AED 1,963,467

Approx. USD 535,005

01 Offer Details

Prepared for the client below through the appointed brokerage

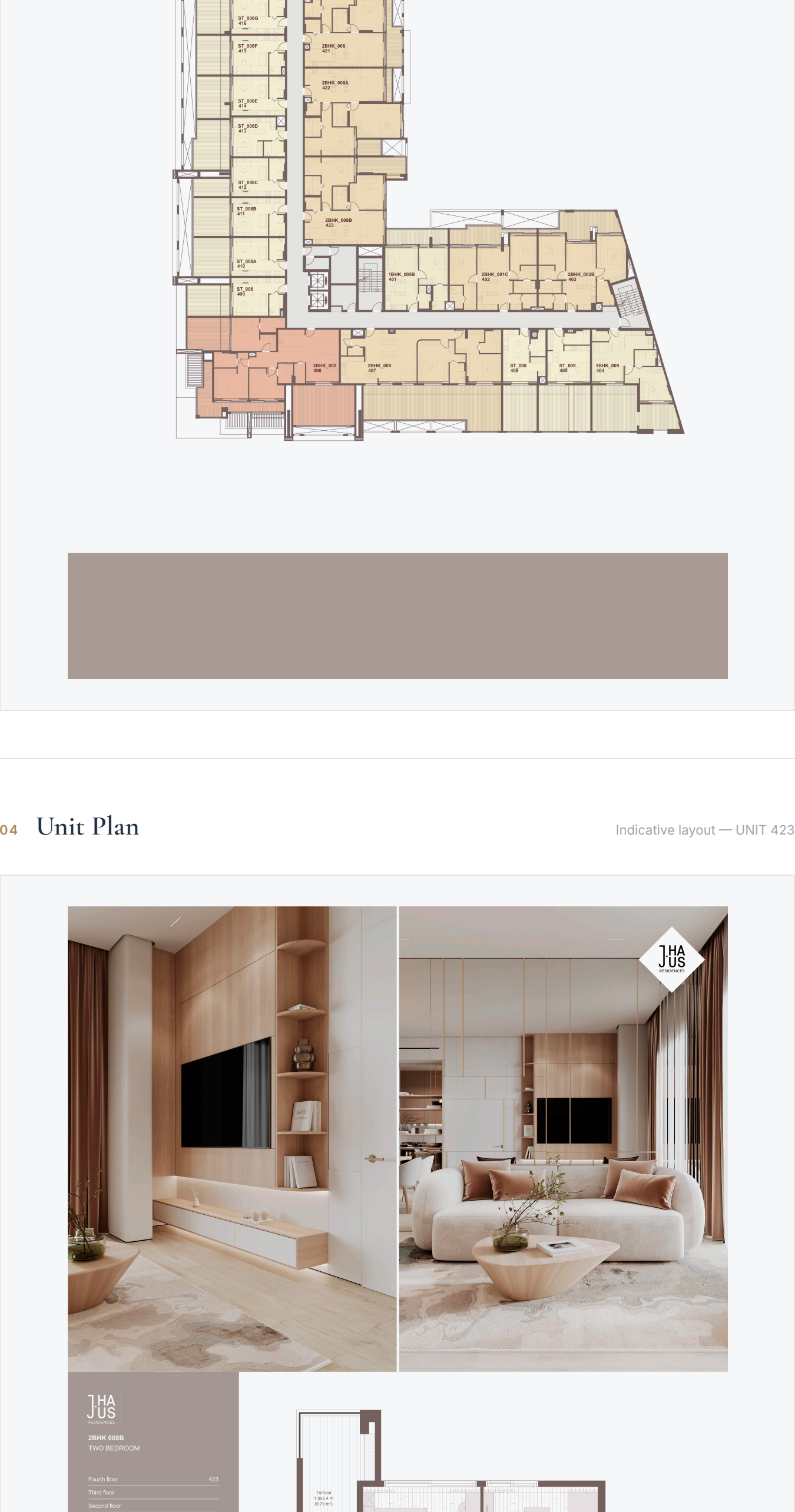
PREPARED FOR	ISSUED THROUGH
Afshin Abbas Kazemi Prospective Buyer	NR Boshra Novagare real estate I.Lc

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 423
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD · Qqood	Custom — Scheme D

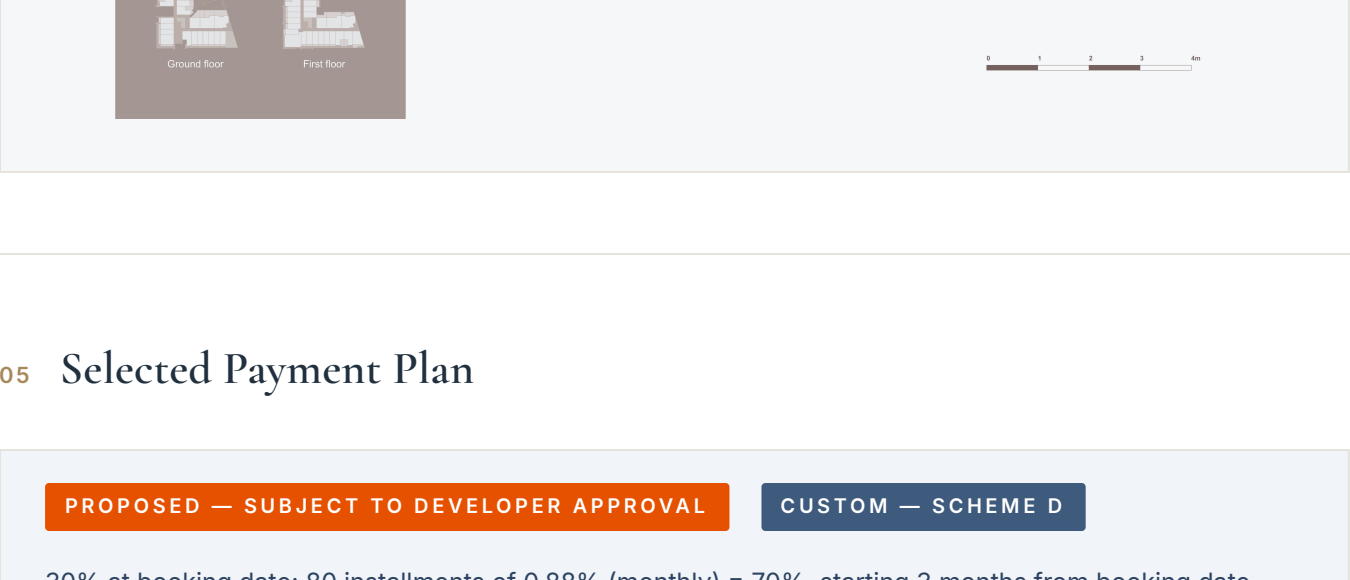
03 Floor Plan

Indicative layout — UNIT 423



04 Unit Plan

Indicative layout — UNIT 423



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL	CUSTOM — SCHEME D
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30% at booking date; 80 installments of 0.88% (monthly) = 70%, 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 669,579 USD 182,447	AED 1,374,427 USD 374,503	AED 2,044,006 USD 556,950 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	78,539	21,400
Booking	Qqood	2,000	545
Booking	30% Down payment	589,040	160,501
Section total		669,579	182,447
INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)			
INSTALMENT	DUE	AED	USD
01	Nov 2026	17,180	4,681
02	Dec 2026	17,180	4,681
03	Jan 2027	17,180	4,681
04	Feb 2027	17,180	4,681
05	Mar 2027	17,180	4,681
06	Apr 2027	17,180	4,681
07	May 2027	17,180	4,681
08	Jun 2027	17,180	4,681
09	Jul 2027	17,180	4,681
10	Aug 2027	17,180	4,681
11	Sep 2027	17,180	4,681
12	Oct 2027	17,180	4,681
13	Nov 2027	17,180	4,681
14	Dec 2027	17,180	4,681
15	Jan 2028	17,180	4,681
16	Feb 2028	17,180	4,681
17	Mar 2028	17,180	4,681
18	Apr 2028	17,180	4,681
19	May 2028	17,180	4,681
20	Jun 2028	17,180	4,681
21	Jul 2028	17,180	4,681
22	Aug 2028	17,180	4,681
23	Sep 2028	17,180	4,681
24	Oct 2028	17,180	4,681
25	Nov 2028	17,180	4,681
26	Dec 2028	17,180	4,681
27	Jan 2029	17,180	4,681
28	Feb 2029	17,180	4,681
29	Mar 2029	17,180	4,681
30	Apr 2029	17,180	4,681
31	May 2029	17,180	4,681
32	Jun 2029	17,180	4,681
33	Jul 2029	17,180	4,681
34	Aug 2029	17,180	4,681
35	Sep 2029	17,180	4,681
36	Oct 2029	17,180	4,681
37	Nov 2029	17,180	4,681
38	Dec 2029	17,180	4,681
39	Jan 2030	17,180	4,681
40	Feb 2030	17,180	4,681
41	Mar 2030	17,180	4,681
42	Apr 2030	17,180	4,681
43	May 2030	17,180	4,681
44	Jun 2030	17,180	4,681
45	Jul 2030	17,180	4,681
46	Aug 2030	17,180	4,681
47	Sep 2030	17,180	4,681
48	Oct 2030	17,180	4,681
49	Nov 2030	17,180	4,681
50	Dec 2030	17,180	4,681
51	Jan 2031	17,180	4,681
52	Feb 2031	17,180	4,681
53	Mar 2031	17,180	4,681
54	Apr 2031	17,180	4,681
55	May 2031	17,180	4,681
56	Jun 2031	17,180	4,681
57	Jul 2031	17,180	4,681
58	Aug 2031	17,180	4,681
59	Sep 2031	17,180	4,681
60	Oct 2031	17,180	4,681
61	Nov 2031	17,180	4,681
62	Dec 2031	17,180	4,681
63	Jan 2032	17,180	4,681
64	Feb 2032	17,180	4,681
65	Mar 2032	17,180	4,681
66	Apr 2032	17,180	4,681
67	May 2032	17,180	4,681
68	Jun 2032	17,180	4,681
69	Jul 2032	17,180	4,681
70	Aug 2032	17,180	4,681
71	Sep 2032	17,180	4,681
72	Oct 2032	17,180	4,681
73	Nov 2032	17,180	4,681
74	Dec 2032	17,180	4,681
75	Jan 2033	17,180	4,681
76	Feb 2033	17,180	4,681
77	Mar 2033	17,180	4,681
78	Apr 2033	17,180	4,681
79	May 2033	17,180	4,681
80	Jun 2033	17,180	4,681
Section total		1,374,427	374,503

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-100 Issued 29 Aug 2026 Expires 12 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.