

Offer No.	OFR-2026-103
Issue Date	31 Aug 2026
Valid Until	14 Sep 2026

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME A

AED 1,772,001

Approx. USD 482,834

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

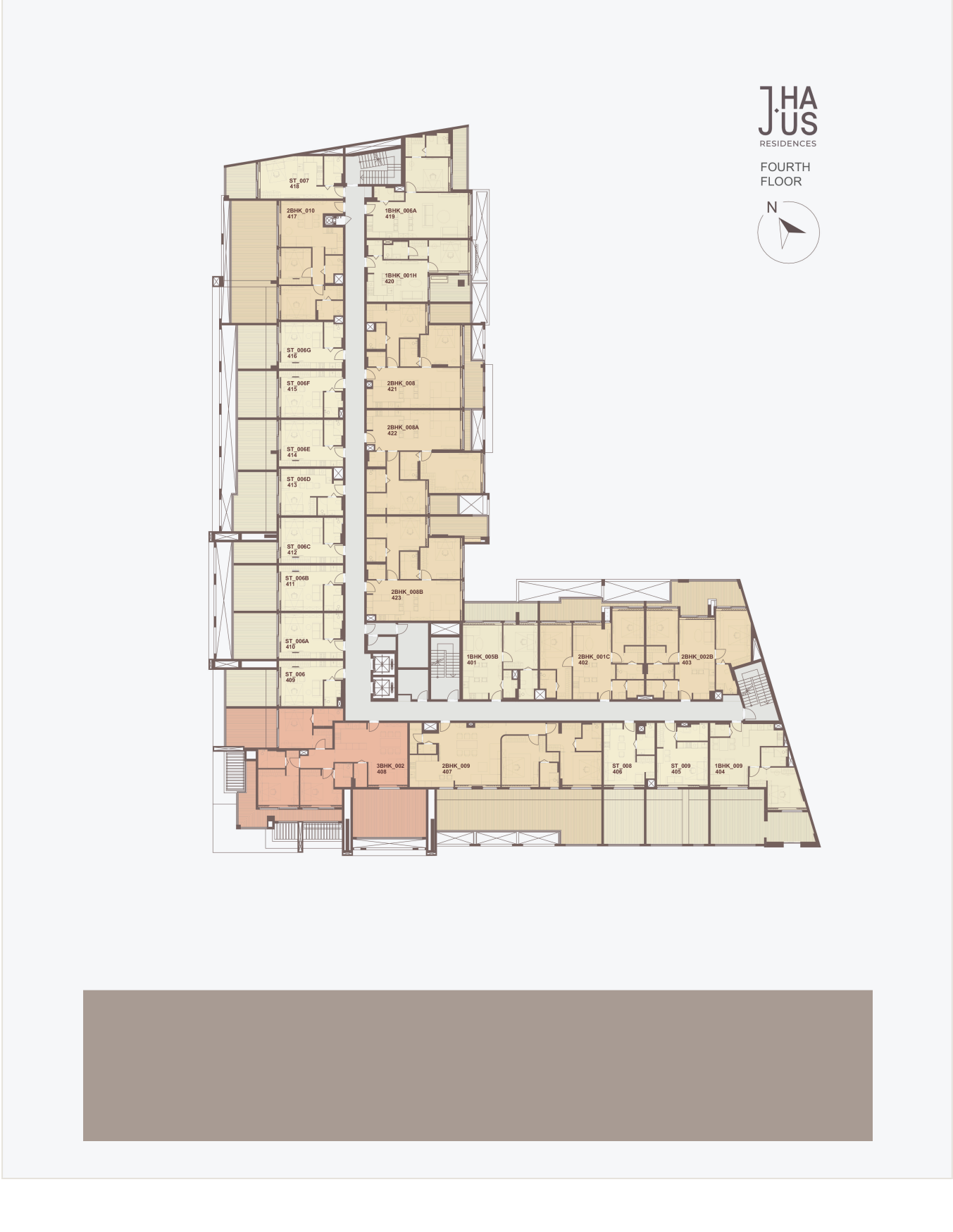
Novagate real estate I.L.c

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 421
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	1,119 sq ft	DLD · Oqood	Custom — Scheme A

03 Floor Plan

Indicative layout — UNIT 421



04 Unit Plan

Indicative layout — UNIT 421



05 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL

CUSTOM — 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)

DOWN PAYMENT	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 250,080 USD 68,142	AED 531,600 USD 144,850	AED 1,063,201 USD 289,700	AED 1,844,881 USD 502,692 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	70,880	19,313
Booking	Oqood	2,000	545
Booking	10% Down payment	177,200	48,283
Section total		250,080	68,142

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	177,200	48,283
January 2027	10% Payment	177,200	48,283
April 2027	10% Payment	177,200	48,283
Section total		531,600	144,850

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	1,063,201	289,700
Section total		1,063,201	289,700

DEVELOPER

Hirat Developers

VALIDITY

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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.