



J-HAUS RESIDENCE

UNIT 421

Apartment · 1,119 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — SCHEME A

AED 1,754,102

Approx. USD 477,957

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

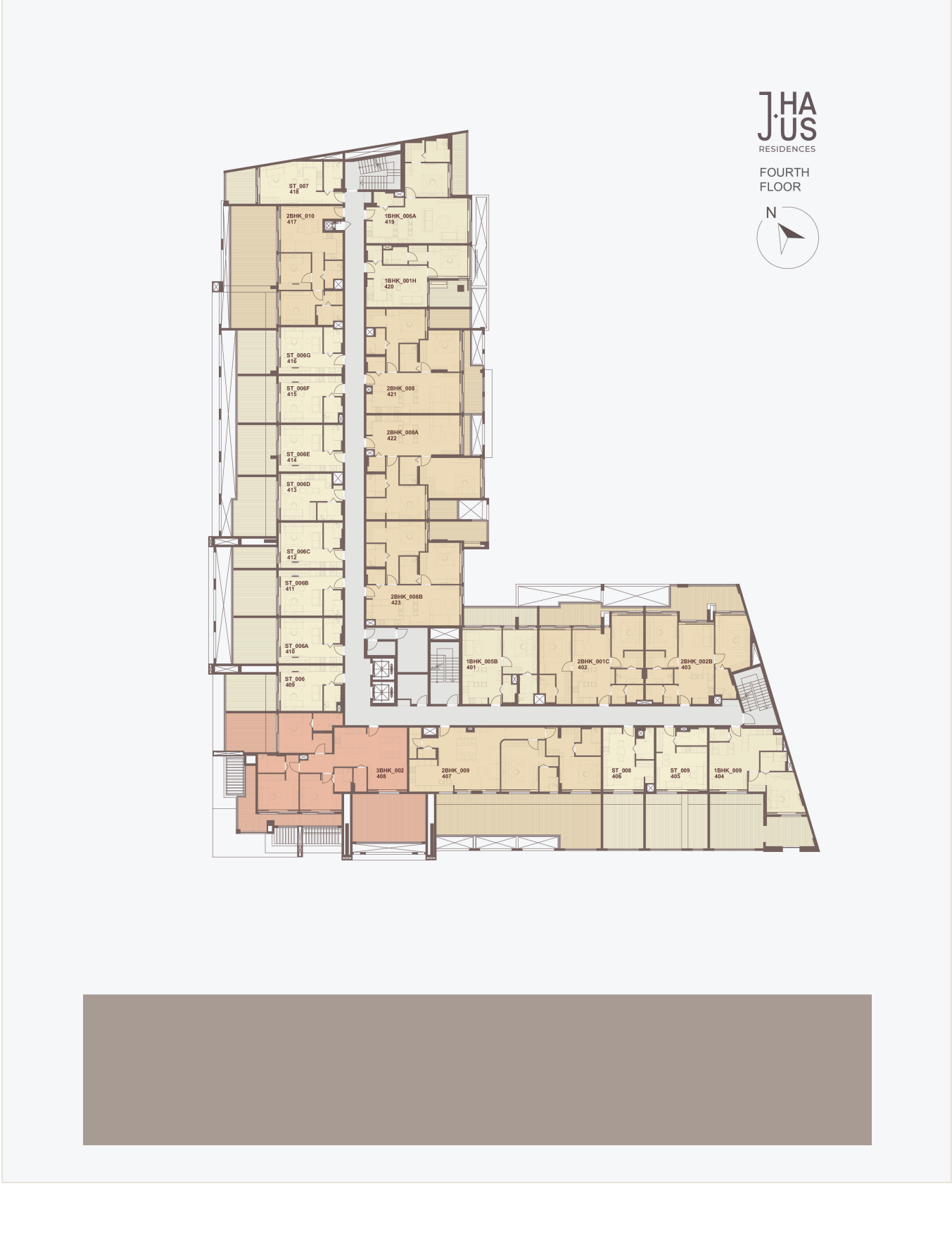
Novagate real estate I.L.c

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

20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; Balance 50% at handover date (auto-computed)

DOWN PAYMENT	DURING CONSTRUCTION	ON HANDOVER	TOTAL PAYABLE
AED 422,984	AED 526,231	AED 877,051	AED 1,826,266
USD 115,255	USD 143,387	USD 238,978	USD 497,620 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	70,164	19,118
Booking	Oqood	2,000	545
Booking	20% Down payment	350,820	95,591
Section total		422,984	115,255

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	175,410	47,796
January 2027	10% Payment	175,410	47,796
April 2027	10% Payment	175,410	47,796
Section total		526,231	143,387

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	877,051	238,978
Section total		877,051	238,978

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-103 · Rev. 2

Issued 31 Aug 2026

Expires 14 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.