

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-108
Issue Date	02 Sep 2026
Valid Until	16 Sep 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 414

Apartment · 512 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME A

AED 963,200

Approx. USD 262,452

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR

Boshra

Novagate real estate l.l.c

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 414
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	512 sq ft	DLD · Oqood	Scheme A

03 Floor Plan

Indicative layout — UNIT 414



04 Unit Plan

Indicative layout — UNIT 414



05 Selected Payment Plan

SCHEME A10% 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 136,848 USD 37,288	AED 288,960 USD 78,736	AED 577,920 USD 157,471	AED 1,003,728 USD 273,495 · incl. fees
DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	38,528	10,498
Booking	Oqood	2,000	545
Booking	10% Down payment	96,320	26,245
Section total		136,848	37,288
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	96,320	26,245
February 2027	10% Payment	96,320	26,245
May 2027	10% Payment	96,320	26,245
Section total		288,960	78,736
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	577,920	157,471
Section total		577,920	157,471

06 Available Payment Schemes

Alternative structures for UNIT 414

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) TOTAL PRICE AED 963,200	Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,062,900
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,167,500	Original Scheme 20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date TOTAL PRICE AED 972,900
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,120,800	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 960,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,104,200	

DEVELOPER

Hirat Developers

VALIDITY

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Expires 16 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.