

Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-360
Issue Date	23 Sep 2026
Valid Until	07 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,776,200

Approx. USD 483,978

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 419
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	871 sq ft	DLD · Oqood	Scheme C

03 Selected Payment Plan

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
DOWN PAYMENT	
AED 250,668	
USD 68,302	
DURING CONSTRUCTION	
AED 532,860	
USD 145,193	
ON HANDOVER	
AED 26,643	
USD 7,260	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 1,039,077	
USD 283,127	
TOTAL PAYABLE	
AED 1,849,248	
USD 503,882 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	177,620	48,398
Booking	DLD (4%)	71,048	19,359
Booking	Oqood	2,000	545
Section total		250,668	68,302
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	177,620	48,398
February 2027	10% Payment	177,620	48,398
May 2027	10% Payment	177,620	48,398
Section total		532,860	145,193
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	26,643	7,260
Section total		26,643	7,260
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	26,643	7,260
02	Nov 2027	26,643	7,260
03	Feb 2028	26,643	7,260
04	May 2028	26,643	7,260
05	Aug 2028	26,643	7,260
06	Nov 2028	26,643	7,260
07	Feb 2029	26,643	7,260
08	May 2029	26,643	7,260
09	Aug 2029	26,643	7,260
10	Nov 2029	26,643	7,260
11	Feb 2030	26,643	7,260
12	May 2030	26,643	7,260
13	Aug 2030	26,643	7,260
14	Nov 2030	26,643	7,260
15	Feb 2031	26,643	7,260
16	May 2031	26,643	7,260
17	Aug 2031	26,643	7,260
18	Nov 2031	26,643	7,260
19	Feb 2032	26,643	7,260
20	May 2032	26,643	7,260
21	Aug 2032	26,643	7,260
22	Nov 2032	26,643	7,260
23	Feb 2033	26,643	7,260
24	May 2033	26,643	7,260
25	Aug 2033	26,643	7,260
26	Nov 2033	26,643	7,260
27	Feb 2034	26,643	7,260
28	May 2034	26,643	7,260
29	Aug 2034	26,643	7,260
30	Nov 2034	26,643	7,260
31	Feb 2035	26,643	7,260
32	May 2035	26,643	7,260
33	Aug 2035	26,643	7,260
34	Nov 2035	26,643	7,260
35	Feb 2036	26,643	7,260
36	May 2036	26,643	7,260
37	Aug 2036	26,643	7,260
38	Nov 2036	26,643	7,260
39	Feb 2037	26,643	7,260
Section total		1,039,077	283,127

04 Available Payment Schemes

Alternative structures for UNIT 419

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 1,465,400	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 1,617,100
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 1,776,200	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 1,480,200
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 1,705,200	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,461,700
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,680,000	

DEVELOPER	VALIDITY
Developer Platform	Offer No. OFR-2026-360
	Issued 23 Sep 2026
	Expires 07 Oct 2026
	Valid for 14 days from issue

This offer is issued by Developer Platform 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.