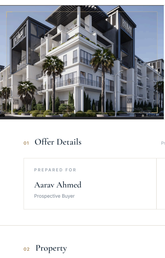
Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-451 · Rev. 2
Issue Date	05 Oct 2026
Valid Until	19 Oct 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 419

Apartment · 871 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,617,100

Approx. USD 440,627

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Aarav Ahmed

Prospective Buyer

ISSUED THROUGH

LZ

Laiza

United Seven Real Estate Broker

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 B

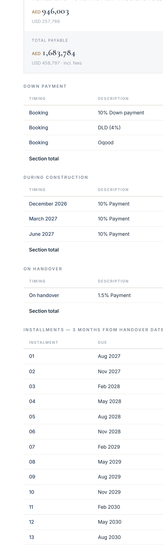
03 Floor Plan

Indicative layout — UNIT 419



04 Unit Plan

Indicative layout — UNIT 419



05 Selected Payment Plan

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

DOWN PAYMENT

AED 228,394

USD 62,233

DURING CONSTRUCTION

AED 485,130

USD 132,188

ON HANDOVER

AED 24,257

USD 6,610

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 946,003

USD 257,766

TOTAL PAYABLE

AED 1,683,784

USD 458,797 · Inc. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	161,710	44,063
Booking	DLD (4%)	64,684	17,625
Booking	Oqood	2,000	545
Section total		**228,394**	**62,233**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
December 2026	10% Payment	161,710	44,063
March 2027	10% Payment	161,710	44,063
June 2027	10% Payment	161,710	44,063
Section total		**485,130**	**132,188**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	24,257	6,610
Section total		**24,257**	**6,610**

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	47,300	12,888
02	Nov 2027	47,300	12,888
03	Feb 2028	47,300	12,888
04	May 2028	47,300	12,888
05	Aug 2028	47,300	12,888
06	Nov 2028	47,300	12,888
07	Feb 2029	47,300	12,888
08	May 2029	47,300	12,888
09	Aug 2029	47,300	12,888
10	Nov 2029	47,300	12,888
11	Feb 2030	47,300	12,888
12	May 2030	47,300	12,888
13	Aug 2030	47,300	12,888
14	Nov 2030	47,300	12,888
15	Feb 2031	47,300	12,888
16	May 2031	47,300	12,888
17	Aug 2031	47,300	12,888
18	Nov 2031	47,300	12,888
19	Feb 2032	47,300	12,888
20	May 2032	47,303	12,889
Section total		**946,003**	**257,766**

06 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 65% at handover date (auto-computed)

TOTAL PRICE **AED 1,465,400**

Scheme B

SELECTED

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

Developer Platform

VALIDITY

Offer No. OFR-2026-451 · Rev. 2

Issued 05 Oct 2026

Expires 19 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.