OFFER REFERENCE
Offer No. OFR-2026-452
Issue Date 06 Oct 2026
Valid Until 20 Oct 2026
• Offer valid for 14 days from issue



J-HAUS RESIDENCE

# UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,282,842

Approx. USD 349,349

## 01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR
Adam Ahmed
Prospective Buyer

ISSUED THROUGH
LS
Laiza
United Seven Real Estate Broker

## 02 Property

| PROJECT | COMMUNITY | CATEGORY | UNIT |
|---|---|---|---|
| J-Haus Residence | Jumeirah Village Circle | Residential | UNIT 420 |
| **UNIT TYPE** | **SALEABLE AREA** | **REGISTERED** | **SELECTED PLAN** |
| Apartment | 635 sq ft | DLD · Oqood | Scheme C |

## 03 Floor Plan

Indicative layout — UNIT 420




## 04 Unit Plan

Indicative layout — UNIT 420




## 05 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 181,598
USD 49,482

DURING CONSTRUCTION
AED 384,852
USD 104,868

ON HANDOVER
AED 19,243
USD 5,243

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)
AED 750,463
USD 204,486

TOTAL PAYABLE
AED 1,336,156
USD 364,079 · incl. fees

DOWN PAYMENT

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| Booking | 10% Down payment | 128,284 | 34,955 |
| Booking | DLD (4%) | 51,314 | 13,982 |
| Booking | Oqood | 2,000 | 545 |
| **Section total** | | **181,598** | **49,482** |

DURING CONSTRUCTION

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| December 2026 | 10% Payment | 128,284 | 34,955 |
| March 2027 | 10% Payment | 128,284 | 34,955 |
| June 2027 | 10% Payment | 128,284 | 34,955 |
| **Section total** | | **384,852** | **104,864** |

ON HANDOVER

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| On handover | 1.5% Payment | 19,243 | 5,243 |
| **Section total** | | **19,243** | **5,243** |

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

| INSTALMENT | DUE | AED | USD |
|---|---|---|---|
| 01 | Aug 2027 | 19,243 | 5,243 |
| 02 | Nov 2027 | 19,243 | 5,243 |
| 03 | Feb 2028 | 19,243 | 5,243 |
| 04 | May 2028 | 19,243 | 5,243 |
| 05 | Aug 2028 | 19,243 | 5,243 |
| 06 | Nov 2028 | 19,243 | 5,243 |
| 07 | Feb 2029 | 19,243 | 5,243 |
| 08 | May 2029 | 19,243 | 5,243 |
| 09 | Aug 2029 | 19,243 | 5,243 |
| 10 | Nov 2029 | 19,243 | 5,243 |
| 11 | Feb 2030 | 19,243 | 5,243 |
| 12 | May 2030 | 19,243 | 5,243 |
| 13 | Aug 2030 | 19,243 | 5,243 |
| 14 | Nov 2030 | 19,243 | 5,243 |
| 15 | Feb 2031 | 19,243 | 5,243 |
| 16 | May 2031 | 19,243 | 5,243 |
| 17 | Aug 2031 | 19,243 | 5,243 |
| 18 | Nov 2031 | 19,243 | 5,243 |
| 19 | Feb 2032 | 19,243 | 5,243 |
| 20 | May 2032 | 19,243 | 5,243 |
| 21 | Aug 2032 | 19,243 | 5,243 |
| 22 | Nov 2032 | 19,243 | 5,243 |
| 23 | Feb 2033 | 19,243 | 5,243 |
| 24 | May 2033 | 19,243 | 5,243 |
| 25 | Aug 2033 | 19,243 | 5,243 |
| 26 | Nov 2033 | 19,243 | 5,243 |
| 27 | Feb 2034 | 19,243 | 5,243 |
| 28 | May 2034 | 19,243 | 5,243 |
| 29 | Aug 2034 | 19,243 | 5,243 |
| 30 | Nov 2034 | 19,243 | 5,243 |
| 31 | Feb 2035 | 19,243 | 5,243 |
| 32 | May 2035 | 19,243 | 5,243 |
| 33 | Aug 2035 | 19,243 | 5,243 |
| 34 | Nov 2035 | 19,243 | 5,243 |
| 35 | Feb 2036 | 19,243 | 5,243 |
| 36 | May 2036 | 19,243 | 5,243 |
| 37 | Aug 2036 | 19,243 | 5,243 |
| 38 | Nov 2036 | 19,243 | 5,243 |
| 39 | Feb 2037 | 19,229 | 5,236 |
| **Section total** | | **750,463** | **204,486** |

## 06 Available Payment Schemes

Alternative structures for UNIT 420

### 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 1,069,000**

### 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; 39 installments of 2.83% (quarterly) = 56.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,179,700**

### Scheme C — 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; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,295,800**

### 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 1,079,800**

### Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE **AED 1,243,900**

### Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE **AED 1,066,300**

### Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,225,600**

DEVELOPER
Developer Platform

VALIDITY
Offer No. OFR-2026-452
Issued 06 Oct 2026
Expires 20 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.