



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,909,000

Approx. USD 520,163

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Kirill Zlobin Prospective Buyer	ISSUED THROUGH NR Boshra
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02 Property

PROJECT J- Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 423
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Scheme B

03 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; 20 installments of 3.00% (quarterly) = 60%, starting from handover date
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DOWN PAYMENT AED 269,260 USD 73,368	DURING CONSTRUCTION AED 572,700 USD 156,049	INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY) AED 1,145,400 USD 312,098	TOTAL PAYABLE AED 1,987,360 USD 541,515 · incl. fees
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DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	76,360	20,807
Booking	Oqood	2,000	545
Booking	10% Down payment	190,900	52,016
Section total		269,260	73,368

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	190,900	52,016
January 2027	10% Payment	190,900	52,016
April 2027	10% Payment	190,900	52,016
Section total		572,700	156,049

INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	May 2027	57,270	15,605
02	Aug 2027	57,270	15,605
03	Nov 2027	57,270	15,605
04	Feb 2028	57,270	15,605
05	May 2028	57,270	15,605
06	Aug 2028	57,270	15,605
07	Nov 2028	57,270	15,605
08	Feb 2029	57,270	15,605
09	May 2029	57,270	15,605
10	Aug 2029	57,270	15,605
11	Nov 2029	57,270	15,605
12	Feb 2030	57,270	15,605
13	May 2030	57,270	15,605
14	Aug 2030	57,270	15,605
15	Nov 2030	57,270	15,605
16	Feb 2031	57,270	15,605
17	May 2031	57,270	15,605
18	Aug 2031	57,270	15,605
19	Nov 2031	57,270	15,605
20	Feb 2032	57,270	15,605
Section total		1,145,400	312,098

04 Available Payment Schemes

Alternative structures for UNIT 423

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 1,729,900	SELECTED Scheme B 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 20 installments of 3.00% (quarterly) = 60%, starting from handover date TOTAL PRICE AED 1,909,000
Scheme C 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 TOTAL PRICE AED 2,096,900	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,600
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,013,000	Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,983,300
Original Scheme 20% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 7 months from booking date; 20% at handover date; 24 installments of 1.25% = 30%, starting from handover date TOTAL PRICE AED 1,747,400	

DEVELOPER

Hirat Developers

VALIDITY

Offer No. **OFR-2026-002 · Rev. 8**

Issued 14 Aug 2026

Expires 28 Aug 2026

Valid for 14 days from issue