



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,747,400

Approx. USD 476,131

01 Offer Details

Prepared for the client below

PREPARED FOR

Shehzad

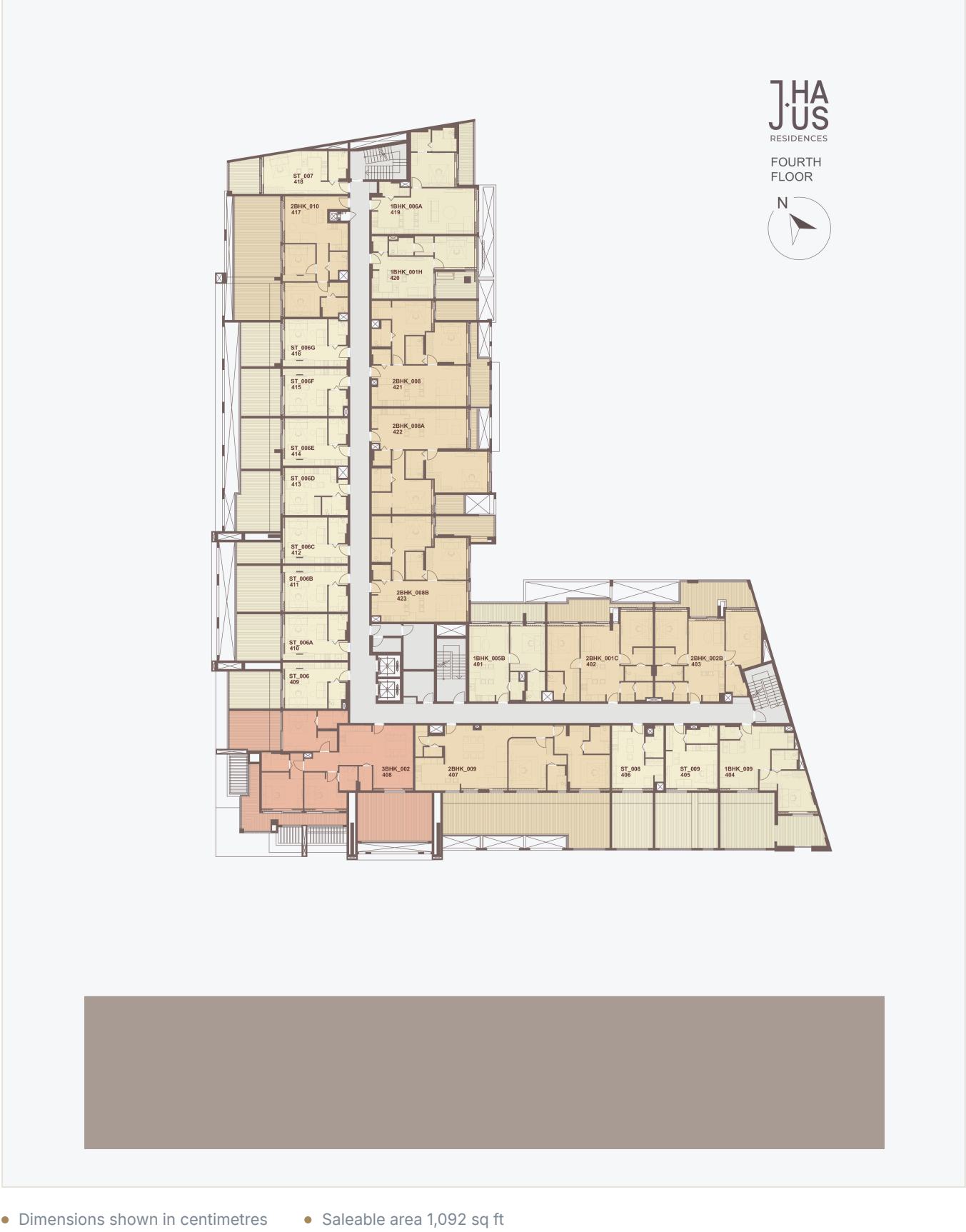
Prospective Buyer

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 Original Scheme

03 Floor Plan

Indicative layout — UNIT 423



- Dimensions shown in centimetres
- Saleable area 1,092 sq ft

- Layout indicative; subject to final construction drawings

04 Selected Payment Plan

Original Scheme — 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

ORIGINAL SCHEME

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

DURING CONSTRUCTION AED 945,596 USD 257,656 · incl. fees	ON HANDOVER AED 349,480 USD 95,226	POST HANDOVER AED 524,220 USD 142,839	TOTAL PAYABLE AED 1,819,296 USD 495,721 · incl. fees
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DURING CONSTRUCTION (BEFORE HANDOVER)

TIMING	DESCRIPTION	AED	USD
On signing	Down Payment	174,740	47,613
On signing	Oqood	2,000	545
On signing	DLD (4%)	69,896	19,045
October 2026	10% Construction Payment	174,740	47,613
January 2027	10% Construction Payment	174,740	47,613
April 2027	20% Construction Payment	349,480	95,226
Total during construction (incl. fees)		945,596	257,656

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	349,480	95,226
On handover total		349,480	95,226

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS

INSTALMENT	DUE	AED	USD
01	Aug 2027	43,685	11,903
02	Nov 2027	43,685	11,903
03	Feb 2028	43,685	11,903
04	May 2028	43,685	11,903
05	Aug 2028	43,685	11,903
06	Nov 2028	43,685	11,903
07	Feb 2029	43,685	11,903
08	May 2029	43,685	11,903
09	Aug 2029	43,685	11,903
10	Nov 2029	43,685	11,903
11	Feb 2030	43,685	11,903
12	May 2030	43,685	11,903
Post-handover total		524,220	142,839

05 Available Payment Schemes

Alternative structures for UNIT 423

Scheme A

40% payment during construction; 60% on handover;

TOTAL PRICE **AED 1,729,900**

Scheme B

40% during construction; balance 60% over 5 years post handover ; with first year service charges waived for the unit under this scheme The balance 60% to be paid by way of 20 quarterly installments equivalent to 3% of the Sale Price starting from the date of handover

TOTAL PRICE **AED 1,909,000**

Scheme C

40% during construction; balance 60% over 10 years post handover ; with first three year's service charges waived for the unit under this scheme. The balance 60% to be paid by way of 40 quarterly installments equivalent to 1.5% of the Sale Price starting from the date of handover.

TOTAL PRICE **AED 2,096,900**

Original Scheme

50% payment during construction; 20% on handover; Balance 30% over 2 years post handover

TOTAL PRICE **AED 1,747,400**

DEVELOPER

Hirat Developers

VALIDITY

Offer No. OFR-2026-000 · Rev. 2

Issued 10 Aug 2026

Expires 24 Aug 2026

Valid for 14 days from issue