

Offer No.	OFR-2026-001
Issue Date	10 Aug 2026
Valid Until	24 Aug 2026

● Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,712,060

Approx. USD 466,501

01 Offer Details

Prepared for the client below through the appointed brokerage

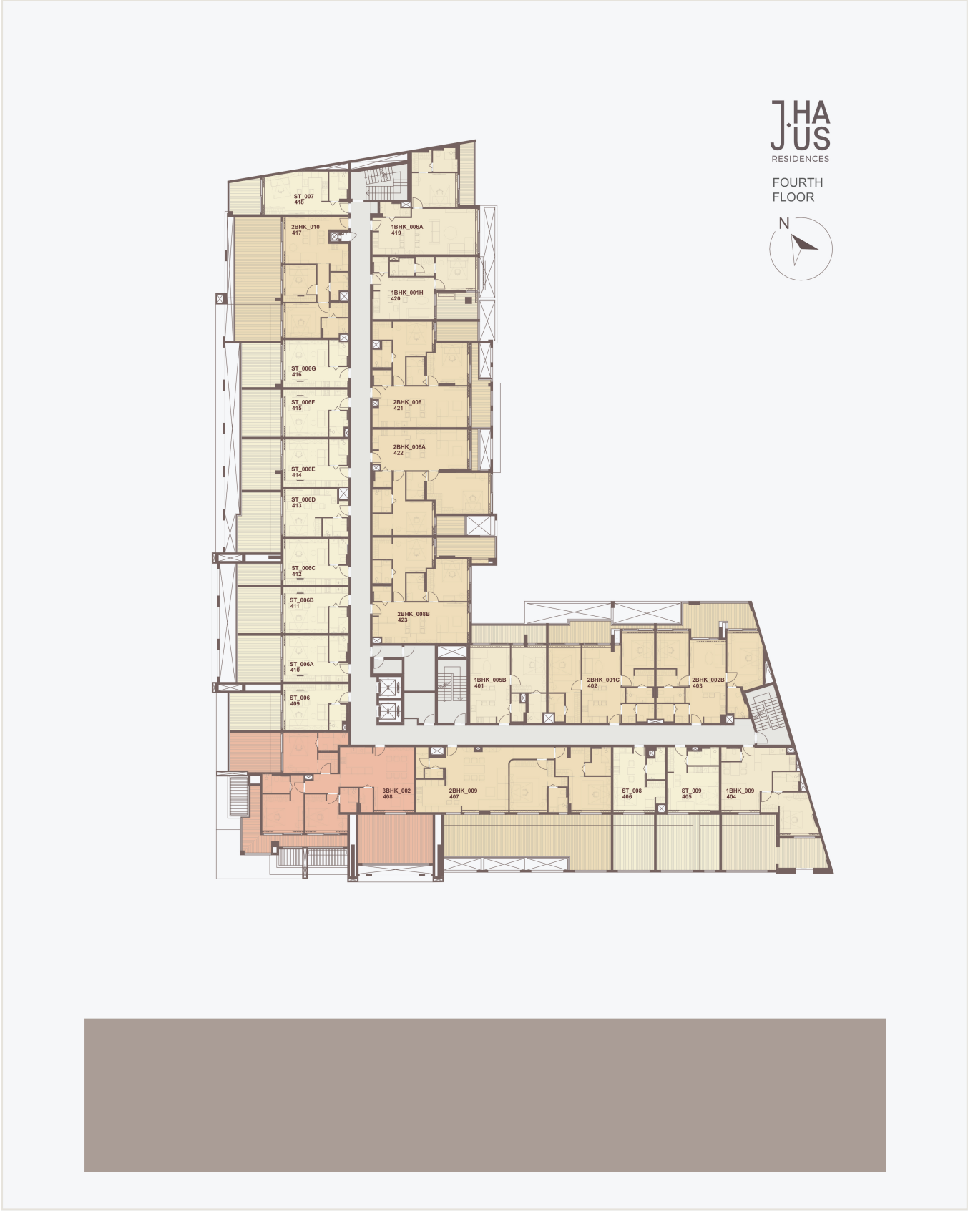
PREPARED FOR Shehzad Masood Prospective Buyer	ISSUED THROUGH AK Marie AL KHAIL REAL ESTATE BROKER LLC — Appointed Brokerage
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 422
UNIT TYPE Apartment	SALEABLE AREA 1,092 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Original Scheme

03 Floor Plan

Indicative layout — UNIT 422



- 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 926,512 USD 252,456 · incl. fees	ON HANDOVER AED 342,412 USD 93,300	POST HANDOVER AED 513,618 USD 139,950	TOTAL PAYABLE AED 1,782,542 USD 485,706 · incl. fees

DURING CONSTRUCTION (BEFORE HANDOVER)			
TIMING	DESCRIPTION	AED	USD
On signing	Down Payment	171,206	46,650
On signing	Oqood	2,000	545
On signing	DLD (4%)	68,482	18,660
October 2026	10% Construction Payment	171,206	46,650
January 2027	10% Construction Payment	171,206	46,650
April 2027	20% Construction Payment	342,412	93,300
Total during construction (incl. fees)		926,512	252,456

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Handover Payment	342,412	93,300
On handover total		342,412	93,300

POST-HANDOVER PAYMENTS — 12 QUARTERLY INSTALMENTS			
INSTALMENT	DUE	AED	USD
01	Aug 2027	42,802	11,663
02	Nov 2027	42,802	11,663
03	Feb 2028	42,802	11,663
04	May 2028	42,802	11,663
05	Aug 2028	42,802	11,663
06	Nov 2028	42,802	11,663
07	Feb 2029	42,802	11,663
08	May 2029	42,802	11,663
09	Aug 2029	42,802	11,663
10	Nov 2029	42,802	11,663
11	Feb 2030	42,802	11,663
12	May 2030	42,802	11,663
Post-handover total		513,618	139,950

05 Available Payment Schemes

Alternative structures for UNIT 422

Scheme A 40% payment during construction; 60% on handover; TOTAL PRICE AED 1,729,500	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 1,908,600
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 2,096,400	Original Scheme 50% payment during construction; 20% on handover; Balance 30% over 2 years post handover TOTAL PRICE AED 1,747,000

DEVELOPER

Hirat Developers

VALIDITY

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This offer is issued by Hirat Developers 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.