

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE	
Offer No.	OFR-2026-002
Issue Date	14 Aug 2026
Valid Until	28 Aug 2026
● Offer valid for 14 days from issue	



J-HAUS RESIDENCE

UNIT 423

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME F

AED 1,983,300

Approx. USD 540,409

01 Offer Details

Prepared for the client below through the appointed brokerage

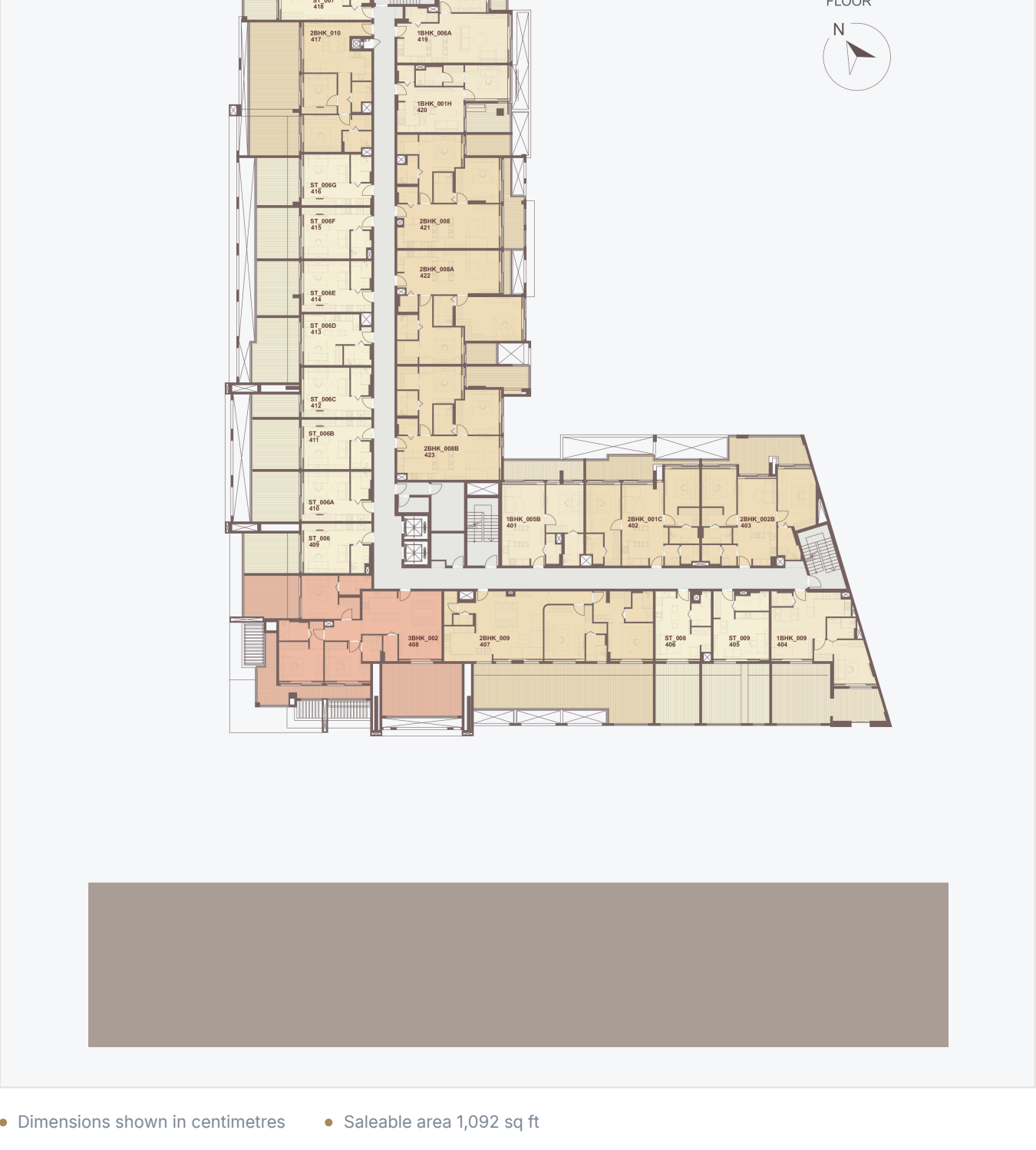
PREPARED FOR	ISSUED THROUGH
Shehzad Prospective Buyer	NR Boshra

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 F

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

SCHEME F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date			
DOWN PAYMENT	INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE	
AED 676,322 USD 184,284	AED 1,388,310 USD 378,286	AED 2,064,632 USD 562,570 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	79,332	21,616
Booking	Oqood	2,000	545
Booking	30% Down payment	594,990	162,123
Section total		676,322	184,284

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)			
INSTALMENT	DUE	AED	USD
01	Nov 2026	19,833	5,404
02	Dec 2026	19,833	5,404
03	Jan 2027	19,833	5,404
04	Feb 2027	19,833	5,404
05	Mar 2027	19,833	5,404
06	Apr 2027	19,833	5,404
07	May 2027	19,833	5,404
08	Jun 2027	19,833	5,404
09	Jul 2027	19,833	5,404
10	Aug 2027	19,833	5,404
11	Sep 2027	19,833	5,404
12	Oct 2027	19,833	5,404
13	Nov 2027	19,833	5,404
14	Dec 2027	19,833	5,404
15	Jan 2028	19,833	5,404
16	Feb 2028	19,833	5,404
17	Mar 2028	19,833	5,404
18	Apr 2028	19,833	5,404
19	May 2028	19,833	5,404
20	Jun 2028	19,833	5,404
21	Jul 2028	19,833	5,404
22	Aug 2028	19,833	5,404
23	Sep 2028	19,833	5,404
24	Oct 2028	19,833	5,404
25	Nov 2028	19,833	5,404
26	Dec 2028	19,833	5,404
27	Jan 2029	19,833	5,404
28	Feb 2029	19,833	5,404
29	Mar 2029	19,833	5,404
30	Apr 2029	19,833	5,404
31	May 2029	19,833	5,404
32	Jun 2029	19,833	5,404
33	Jul 2029	19,833	5,404
34	Aug 2029	19,833	5,404
35	Sep 2029	19,833	5,404
36	Oct 2029	19,833	5,404
37	Nov 2029	19,833	5,404
38	Dec 2029	19,833	5,404
39	Jan 2030	19,833	5,404
40	Feb 2030	19,833	5,404
41	Mar 2030	19,833	5,404
42	Apr 2030	19,833	5,404
43	May 2030	19,833	5,404
44	Jun 2030	19,833	5,404
45	Jul 2030	19,833	5,404
46	Aug 2030	19,833	5,404
47	Sep 2030	19,833	5,404
48	Oct 2030	19,833	5,404
49	Nov 2030	19,833	5,404
50	Dec 2030	19,833	5,404
51	Jan 2031	19,833	5,404
52	Feb 2031	19,833	5,404
53	Mar 2031	19,833	5,404
54	Apr 2031	19,833	5,404
55	May 2031	19,833	5,404
56	Jun 2031	19,833	5,404
57	Jul 2031	19,833	5,404
58	Aug 2031	19,833	5,404
59	Sep 2031	19,833	5,404
60	Oct 2031	19,833	5,404
61	Nov 2031	19,833	5,404
62	Dec 2031	19,833	5,404
63	Jan 2032	19,833	5,404
64	Feb 2032	19,833	5,404
65	Mar 2032	19,833	5,404
66	Apr 2032	19,833	5,404
67	May 2032	19,833	5,404
68	Jun 2032	19,833	5,404
69	Jul 2032	19,833	5,404
70	Aug 2032	19,833	5,404
Section total		1,388,310	378,286

05 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	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; 40 installments of 1.50% (quarterly) = 60%, starting from handover date TOTAL PRICE AED 2,096,900	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 1,747,400
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 E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,600
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	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-002 Issued 14 Aug 2026 Expires 28 Aug 2026 Valid for 14 days from issue

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.