

Hirat Developers

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. **OFR-2026-002 · Rev. 4**

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 C

AED 2,096,900

Approx. USD 571,362

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Shehzad Prospective Buyer	NR Boshra

02 Property

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

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 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 295,566 USD 80,536
DURING CONSTRUCTION
AED 629,070 USD 171,409
ON HANDOVER
AED 31,454 USD 8,570
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)
AED 1,226,687 USD 334,247
TOTAL PAYABLE
AED 2,182,776 USD 594,762 · incl. fees

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	83,876	22,854
Booking	Oqood	2,000	545
Booking	10% Down payment	209,690	57,136
Section total		295,566	80,536
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	209,690	57,136
January 2027	10% Payment	209,690	57,136
April 2027	10% Payment	209,690	57,136
Section total		629,070	171,409
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	31,454	8,570
Section total		31,454	8,570
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	31,454	8,570
02	Nov 2027	31,454	8,570
03	Feb 2028	31,454	8,570
04	May 2028	31,454	8,570
05	Aug 2028	31,454	8,570
06	Nov 2028	31,454	8,570
07	Feb 2029	31,454	8,570
08	May 2029	31,454	8,570
09	Aug 2029	31,454	8,570
10	Nov 2029	31,454	8,570
11	Feb 2030	31,454	8,570
12	May 2030	31,454	8,570
13	Aug 2030	31,454	8,570
14	Nov 2030	31,454	8,570
15	Feb 2031	31,454	8,570
16	May 2031	31,454	8,570
17	Aug 2031	31,454	8,570
18	Nov 2031	31,454	8,570
19	Feb 2032	31,454	8,570
20	May 2032	31,454	8,570
21	Aug 2032	31,454	8,570
22	Nov 2032	31,454	8,570
23	Feb 2033	31,454	8,570
24	May 2033	31,454	8,570
25	Aug 2033	31,454	8,570
26	Nov 2033	31,454	8,570
27	Feb 2034	31,454	8,570
28	May 2034	31,454	8,570
29	Aug 2034	31,454	8,570
30	Nov 2034	31,454	8,570
31	Feb 2035	31,454	8,570
32	May 2035	31,454	8,570
33	Aug 2035	31,454	8,570
34	Nov 2035	31,454	8,570
35	Feb 2036	31,454	8,570
36	May 2036	31,454	8,570
37	Aug 2036	31,454	8,570
38	Nov 2036	31,454	8,570
39	Feb 2037	31,454	8,570
Section total		1,226,687	334,247

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 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 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

Hirat Developers

VALIDITY

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Expires 28 Aug 2026

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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.