

Offer No. OFR-2026-003

Issue Date 15 Aug 2026

Valid Until 14 Sep 2026

Offer valid for 30 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	ISSUED THROUGH
shehzad	Michaela
Prospective Buyer	Emertat Real Estate

02 Property

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

03 Floor Plan

Indicative layout — UNIT 422



04 Selected Payment Plan

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
DOWN PAYMENT	
AED 412,894	
USD 112,505	
DURING CONSTRUCTION	
AED 513,618	
USD 139,950	
ON HANDOVER	
AED 342,412	
USD 93,300	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 513,618	
USD 139,950	
TOTAL PAYABLE	
AED 1,782,542	
USD 485,706 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	68,482	18,660
Booking	Oqood	2,000	545
Booking	20% Down payment	342,412	93,300
Section total		412,894	112,505
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	171,206	46,650
January 2027	10% Payment	171,206	46,650
April 2027	10% Payment	171,206	46,650
Section total		513,618	139,950
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	342,412	93,300
Section total		342,412	93,300
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	64,202	17,494
02	Nov 2027	64,202	17,494
03	Feb 2028	64,202	17,494
04	May 2028	64,202	17,494
05	Aug 2028	64,202	17,494
06	Nov 2028	64,202	17,494
07	Feb 2029	64,202	17,494
08	May 2029	64,202	17,494
Section total		513,618	139,950

05 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500	Scheme B 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; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 1,908,600
Scheme C 10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date TOTAL PRICE AED 2,096,400	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 1,747,000
Scheme D 20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date TOTAL PRICE AED 2,012,500	Scheme E 30% at booking date; Balance 70% at handover date (auto-computed) TOTAL PRICE AED 1,725,200
Scheme F 30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date TOTAL PRICE AED 1,982,800	

DEVELOPER	VALIDITY
Hirat Developers	Offer No. OFR-2026-003
	Issued 15 Aug 2026
	Expires 14 Sep 2026
	Valid for 30 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.