



J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,694,590

Approx. USD 461,741

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
shehzad Masood Prospective Buyer	ER Michaela 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

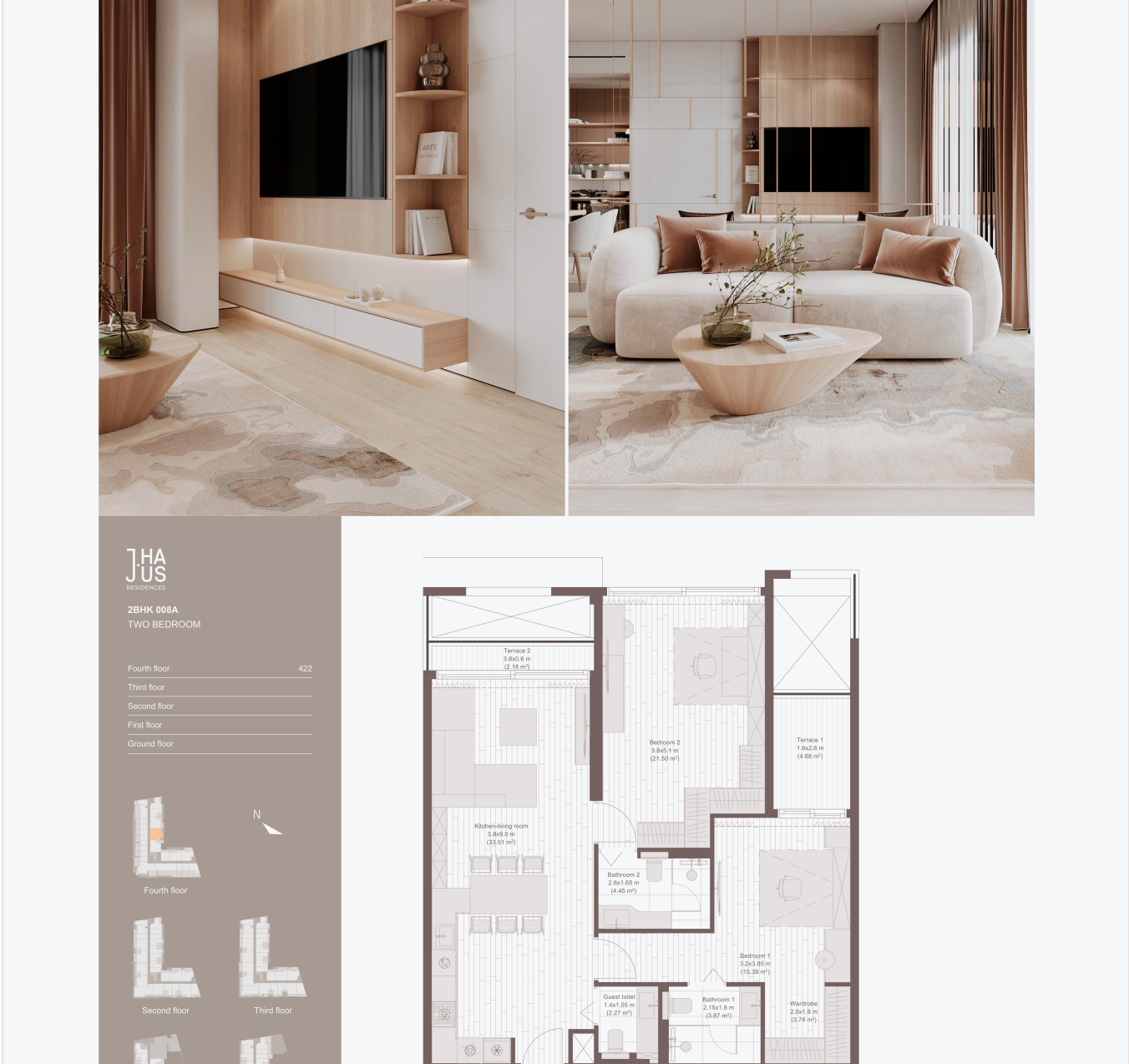
03 Floor Plan

Indicative layout — UNIT 422



04 Unit Plan

Indicative layout — UNIT 422



05 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 408,702	
USD 111,363	
DURING CONSTRUCTION	
AED 508,377	
USD 138,522	
ON HANDOVER	
AED 338,918	
USD 92,348	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 508,377	
USD 138,522	
TOTAL PAYABLE	
AED 1,764,374	
USD 480,756 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	67,784	18,470
Booking	Oqood	2,000	545
Booking	20% Down payment	338,918	92,348
Section total		408,702	111,363
DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	169,459	46,174
January 2027	10% Payment	169,459	46,174
April 2027	10% Payment	169,459	46,174
Section total		508,377	138,522
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	338,918	92,348
Section total		338,918	92,348
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Aug 2027	63,547	17,315
02	Nov 2027	63,547	17,315
03	Feb 2028	63,547	17,315
04	May 2028	63,547	17,315
05	Aug 2028	63,547	17,315
06	Nov 2028	63,547	17,315
07	Feb 2029	63,547	17,315
08	May 2029	63,547	17,315
Section total		508,377	138,522

06 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; 10% 8 months from booking date; 15% at handover date; 39 installments of 1.50% (quarterly) = 58.5%, starting 3 months from handover date 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; 15% 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; 15% at handover 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

Hirat Developers

VALIDITY

Offer No. OFR-2026-003 · Rev. 2

Issued 15 Aug 2026

Expires 14 Sep 2026

Valid for 30 days from issue