Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-011 · Rev. 2
Issue Date	25 Aug 2026
Valid Until	08 Sep 2026

+ Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 413

Apartment · 552 sq ft · Jumeirah Village Circle

SELLING PRICE — ORIGINAL SCHEME

AED 1,049,400

Approx. USD 285,940

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

AH **NEGAR**
Aveiron haus real estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 413
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	552 sq ft	DLD - Oqood	Original Scheme

03 Floor Plan

Indicative layout — UNIT 413

04 Unit Plan

Indicative layout — UNIT 413

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 253,856

USD 69,171

DURING CONSTRUCTION

AED 314,820

USD 85,782

ON HANDOVER

AED 209,880

USD 57,188

INSTALMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 314,820

USD 85,782

TOTAL PAYABLE

AED 1,093,376

USD 297,923 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	41,976	11,438
Booking	Oqood	2,000	545
Booking	20% Down payment	209,880	57,188
Section total		**253,856**	**69,171**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	104,940	28,594
January 2027	10% Payment	104,940	28,594
April 2027	10% Payment	104,940	28,594
Section total		**314,820**	**85,782**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	209,880	57,188
Section total		**209,880**	**57,188**

INSTALMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	39,353	10,723
02	Nov 2027	39,353	10,723
03	Feb 2028	39,353	10,723
04	May 2028	39,353	10,723
05	Aug 2028	39,353	10,723
06	Nov 2028	39,353	10,723
07	Feb 2029	39,353	10,723
08	May 2029	39,353	10,723
Section total		**314,820**	**85,782**

06 Available Payment Schemes

Alternative structures for UNIT 413

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 1,038,900**

Scheme B

10% at booking date; 10% 2 months from booking date; 10% 5 months from booking date; 10% 8 months from booking date; 1.5% at handover date; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,146,500**

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

TOTAL PRICE **AED 1,259,300**

Original Scheme

SELECTED

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 1,049,400**

Scheme D

20% at booking date; 80 installments of 1.00% (monthly) = 80%, starting 3 months from booking date

TOTAL PRICE **AED 1,208,900**

Scheme E

30% at booking date; Balance 70% at handover date (auto-computed)

TOTAL PRICE **AED 1,036,300**

Scheme F

30% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,191,100**

DEVELOPER

Developer Platform

VALIDITY

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Issued 25 Aug 2026
Expires 08 Sep 2026
Valid for 14 days from issue

This offer is issued by Developer Platform 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.