Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

| | |
|---|---|
| Offer No. | OFR-2026-017 · Rev. 2 |
| Issue Date | 25 Aug 2026 |
| Valid Until | 08 Sep 2026 |

• Offer valid for 14 days from issue

J-HAUS RESIDENCE

# UNIT 418

Apartment · 469 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,069,300

Approx. USD 291,262

## 01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

**Demo Developer**

## 02 Property

| PROJECT | COMMUNITY | CATEGORY | UNIT |
|---|---|---|---|
| J-Haus Residence | Jumeirah Village Circle | Residential | UNIT 418 |
| **UNIT TYPE** | **SALEABLE AREA** | **REGISTRATION** | **SELECTED PLAN** |
| Apartment | 469 sq ft | DLD · Ogood | Scheme C |

## 03 Floor Plan

Indicative layout — UNIT 418

## 04 Unit Plan

Indicative layout — UNIT 418

## 05 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 151,702

USD 41,336

DURING CONSTRUCTION

AED 320,790

USD 87,409

ON HANDOVER

AED 16,040

USD 4,370

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 625,541

USD 170,447

TOTAL PAYABLE

AED 1,114,072

USD 303,562 · incl. fees

### DOWN PAYMENT

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| Booking | DLD (4%) | 42,772 | 11,654 |
| Booking | Ogood | 2,000 | 545 |
| Booking | 10% Down payment | 106,930 | 29,136 |
| **Section total** | | **151,702** | **41,336** |

### DURING CONSTRUCTION

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| October 2026 | 10% Payment | 106,930 | 29,136 |
| January 2027 | 10% Payment | 106,930 | 29,136 |
| April 2027 | 10% Payment | 106,930 | 29,136 |
| **Section total** | | **320,790** | **87,409** |

### ON HANDOVER

| TIMING | DESCRIPTION | AED | USD |
|---|---|---|---|
| On handover | 1.5% Payment | 16,040 | 4,370 |
| **Section total** | | **16,040** | **4,370** |

### INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

| INSTALLMENT | DUE | AED | USD |
|---|---|---|---|
| 01 | Aug 2027 | 16,040 | 4,370 |
| 02 | Nov 2027 | 16,040 | 4,370 |
| 03 | Feb 2028 | 16,040 | 4,370 |
| 04 | May 2028 | 16,040 | 4,370 |
| 05 | Aug 2028 | 16,040 | 4,370 |
| 06 | Nov 2028 | 16,040 | 4,370 |
| 07 | Feb 2029 | 16,040 | 4,370 |
| 08 | May 2029 | 16,040 | 4,370 |
| 09 | Aug 2029 | 16,040 | 4,370 |
| 10 | Nov 2029 | 16,040 | 4,370 |
| 11 | Feb 2030 | 16,040 | 4,370 |
| 12 | May 2030 | 16,040 | 4,370 |
| 13 | Aug 2030 | 16,040 | 4,370 |
| 14 | Nov 2030 | 16,040 | 4,370 |
| 15 | Feb 2031 | 16,040 | 4,370 |
| 16 | May 2031 | 16,040 | 4,370 |
| 17 | Aug 2031 | 16,040 | 4,370 |
| 18 | Nov 2031 | 16,040 | 4,370 |
| 19 | Feb 2032 | 16,040 | 4,370 |
| 20 | May 2032 | 16,040 | 4,370 |
| 21 | Aug 2032 | 16,040 | 4,370 |
| 22 | Nov 2032 | 16,040 | 4,370 |
| 23 | Feb 2033 | 16,040 | 4,370 |
| 24 | May 2033 | 16,040 | 4,370 |
| 25 | Aug 2033 | 16,040 | 4,370 |
| 26 | Nov 2033 | 16,040 | 4,370 |
| 27 | Feb 2034 | 16,040 | 4,370 |
| 28 | May 2034 | 16,040 | 4,370 |
| 29 | Aug 2034 | 16,040 | 4,370 |
| 30 | Nov 2034 | 16,040 | 4,370 |
| 31 | Feb 2035 | 16,040 | 4,370 |
| 32 | May 2035 | 16,040 | 4,370 |
| 33 | Aug 2035 | 16,040 | 4,370 |
| 34 | Nov 2035 | 16,040 | 4,370 |
| 35 | Feb 2036 | 16,040 | 4,370 |
| 36 | May 2036 | 16,040 | 4,370 |
| 37 | Aug 2036 | 16,040 | 4,370 |
| 38 | Nov 2036 | 16,040 | 4,370 |
| 39 | Feb 2037 | 16,040 | 4,370 |
| **Section total** | | **625,541** | **170,447** |

## 06 Available Payment Schemes

Alternative structures for UNIT 418

### 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 882,200**

### 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% at handover date; 20 installments of 2.25% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 973,500**

### 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 1,069,300**

### Original Scheme

20% at booking date; 10% 3 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 891,100**

### Scheme D

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

TOTAL PRICE **AED 1,026,500**

### Scheme E

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

TOTAL PRICE **AED 880,000**

### Scheme F

35% at booking date; 70 installments of 1.00% (monthly) = 70%, starting 3 months from booking date

TOTAL PRICE **AED 1,011,400**

DEVELOPER

**Developer Platform**

VALIDITY

**Offer No. OFR-2026-017 · Rev. 2**

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 stated in UAE Dirhams (AED). USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.