Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No. OFR-2026-017 · Rev. 3

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 291,362

01 Offer Details

Prepared for the client below through the appointed brokerage

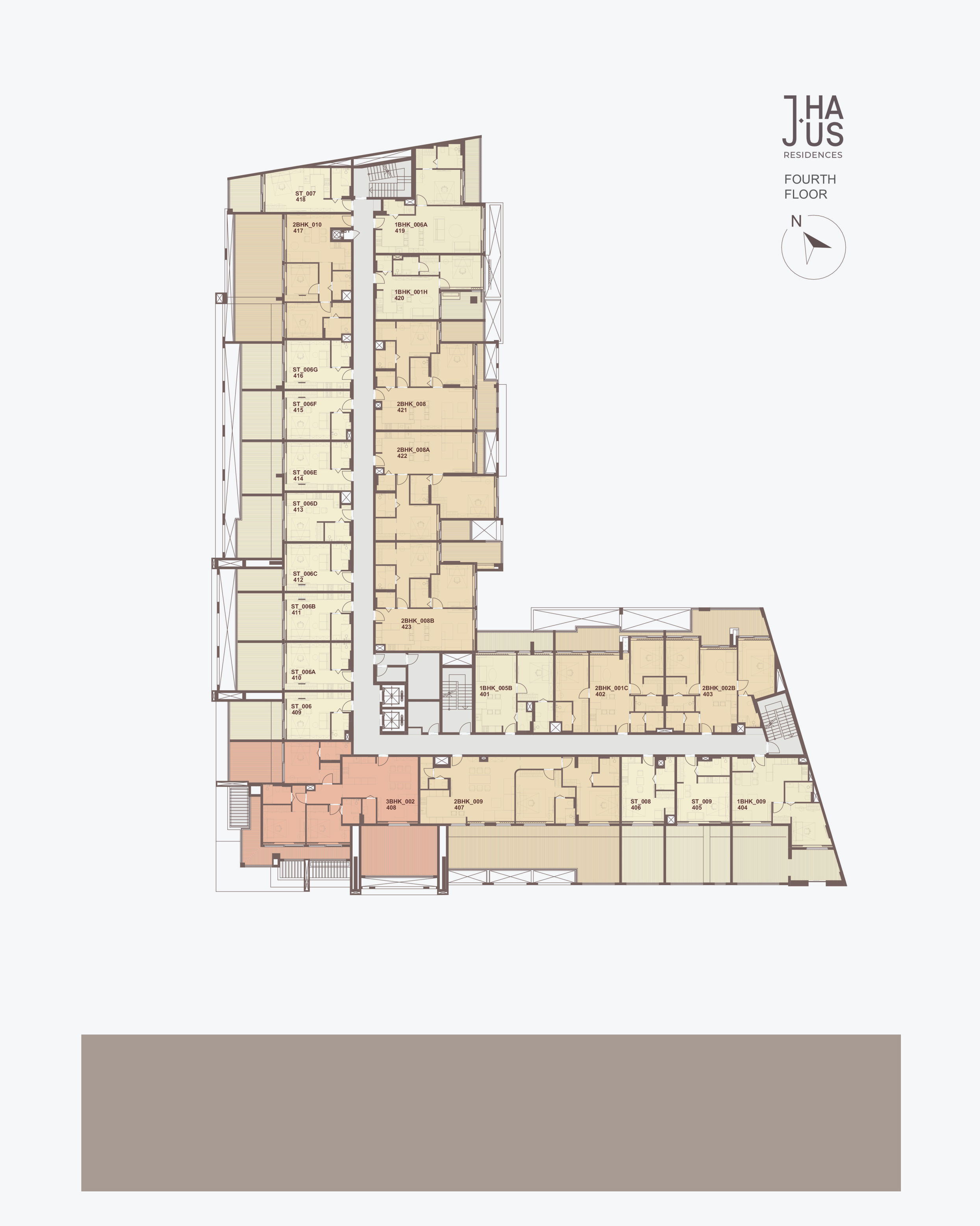
PREPARED FOR	ISSUED THROUGH
Ali Khan Prospective Buyer	Demo Developer

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 · Oqood	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	Oqood	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)

INSTALMENT	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; 1.5% at handover date; 20 installments of 2.93% (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% 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 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

30% 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

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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.