Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFB-2026-019
Issue Date	27 Aug 2026
Valid Until	10 Sep 2026

Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME B

AED 1,179,700

Approx. USD 321,444

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH
ishrat hussain

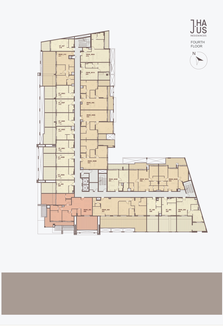
02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 420

UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	635 sq ft	DLD · Oqood	Scheme B

03 Floor Plan

Indicative layout — UNIT 420



04 Unit Plan

Indicative layout — UNIT 420

05 Selected Payment Plan

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 2.83% (quarterly) = 58.5%, starting 3 months from handover date

DOWN PAYMENT

AED 167,158

USD 45,547

DURING CONSTRUCTION

AED 353,910

USD 96,433

ON HANDOVER

AED 17,696

USD 4,822

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 690,125

USD 188,045

TOTAL PAYABLE

AED 1,228,888

USD 334,847 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	47,188	12,858
Booking	Oqood	2,000	545
Booking	10% Down payment	117,970	32,144
Section total		**167,158**	**45,547**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
October 2026	10% Payment	117,970	32,144
January 2027	10% Payment	117,970	32,144
April 2027	10% Payment	117,970	32,144
Section total		**353,910**	**96,433**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,696	4,822
Section total		**17,696**	**4,822**

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALLMENT	DUE	AED	USD
01	Aug 2027	34,506	9,402
02	Nov 2027	34,506	9,402
03	Feb 2028	34,506	9,402
04	May 2028	34,506	9,402
05	Aug 2028	34,506	9,402
06	Nov 2028	34,506	9,402
07	Feb 2029	34,506	9,402
08	May 2029	34,506	9,402
09	Aug 2029	34,506	9,402
10	Nov 2029	34,506	9,402
11	Feb 2030	34,506	9,402
12	May 2030	34,506	9,402
13	Aug 2030	34,506	9,402
14	Nov 2030	34,506	9,402
15	Feb 2031	34,506	9,402
16	May 2031	34,506	9,402
17	Aug 2031	34,506	9,402
18	Nov 2031	34,506	9,402
19	Feb 2032	34,506	9,402
20	May 2032	34,506	9,402
Section total		**690,125**	**188,045**

06 Available Payment Schemes

Alternative structures for UNIT 420

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 1,069,000**

Scheme B — 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; 20 installments of 2.93% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE **AED 1,179,700**

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 1,295,800**

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 1,079,800**

Scheme D

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

TOTAL PRICE **AED 1,243,900**

Scheme E

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

TOTAL PRICE **AED 1,066,300**

Scheme F

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

TOTAL PRICE **AED 1,225,600**

DEVELOPER

Developer Platform

VALIDITY

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Expires 10 Sep 2026

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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 sale.