Developer Platform

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-101
Issue Date	31 Aug 2026
Valid Until	14 Sep 2026

Offer valid for 14 days from issue

JUMAIRAH RESIDENCE

UNIT 423

Apartment · 1,092 sq.ft · Jumeirah Village Circle

SELLING PRICE — SCHEME D

AED 2,013,000

Approx. USD 548,001

01 Offer Details

Prepared for the client below through the appointed brokerage

ISSUED THROUGH

NR **Boshra**
Novagate real estate LLc

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 423

UNIT TYPE	GROSS AREA	REGISTRATION	SELECTED PLAN
Apartment	1,092 sq ft	DLD - Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 423

04 Unit Plan

Indicative layout — UNIT 423

05 Selected Payment Plan

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

Service charges waived for the first 2 years following handover

DOWN PAYMENT	INSTALLMENTS — 2 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 485,120 USD 132,081	AED 1,610,690 USD 438,801	AED 2,095,120 USD 570,882 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	DLD SPA2	80,520	21,940
Booking	Oqood	2,000	545
Booking	20% Down payment	402,600	109,700
Section total		**485,120**	**132,185**

INSTALLMENTS — 2 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Nov 2026	20,130	5,485
02	Dec 2026	20,130	5,485
03	Jan 2027	20,130	5,485
04	Feb 2027	20,130	5,485
05	Mar 2027	20,130	5,485
06	Apr 2027	20,130	5,485
07	May 2027	20,130	5,485
08	Jun 2027	20,130	5,485
09	Jul 2027	20,130	5,485
10	Aug 2027	20,130	5,485
11	Sep 2027	20,130	5,485
12	Oct 2027	20,130	5,485
13	Nov 2027	20,130	5,485
14	Dec 2027	20,130	5,485
15	Jan 2028	20,130	5,485
16	Feb 2028	20,130	5,485
17	Mar 2028	20,130	5,485
18	Apr 2028	20,130	5,485
19	May 2028	20,130	5,485
20	Jun 2028	20,130	5,485
21	Jul 2028	20,130	5,485
22	Aug 2028	20,130	5,485
23	Sep 2028	20,130	5,485
24	Oct 2028	20,130	5,485
25	Nov 2028	20,130	5,485
26	Dec 2028	20,130	5,485
27	Jan 2029	20,130	5,485
28	Feb 2029	20,130	5,485
29	Mar 2029	20,130	5,485
30	Apr 2029	20,130	5,485
31	May 2029	20,130	5,485
32	Jun 2029	20,130	5,485
33	Jul 2029	20,130	5,485
34	Aug 2029	20,130	5,485
35	Sep 2029	20,130	5,485
36	Oct 2029	20,130	5,485
37	Nov 2029	20,130	5,485
38	Dec 2029	20,130	5,485
39	Jan 2030	20,130	5,485
40	Feb 2030	20,130	5,485
41	Mar 2030	20,130	5,485
42	Apr 2030	20,130	5,485
43	May 2030	20,130	5,485
44	Jun 2030	20,130	5,485
45	Jul 2030	20,130	5,485
46	Aug 2030	20,130	5,485
47	Sep 2030	20,130	5,485
48	Oct 2030	20,130	5,485
49	Nov 2030	20,130	5,485
50	Dec 2030	20,130	5,485
51	Jan 2031	20,130	5,485
52	Feb 2031	20,130	5,485
53	Mar 2031	20,130	5,485
54	Apr 2031	20,130	5,485
55	May 2031	20,130	5,485
56	Jun 2031	20,130	5,485
57	Jul 2031	20,130	5,485
58	Aug 2031	20,130	5,485
59	Sep 2031	20,130	5,485
60	Oct 2031	20,130	5,485
61	Nov 2031	20,130	5,485
62	Dec 2031	20,130	5,485
63	Jan 2032	20,130	5,485
64	Feb 2032	20,130	5,485
65	Mar 2032	20,130	5,485
66	Apr 2032	20,130	5,485
67	May 2032	20,130	5,485
68	Jun 2032	20,130	5,485
69	Jul 2032	20,130	5,485
70	Aug 2032	20,130	5,485
71	Sep 2032	20,130	5,485
72	Oct 2032	20,130	5,485
73	Nov 2032	20,130	5,485
74	Dec 2032	20,130	5,485
75	Jan 2033	20,130	5,485
76	Feb 2033	20,130	5,485
77	Mar 2033	20,130	5,485
78	Apr 2033	20,130	5,485
79	May 2033	20,130	5,485
80	Jun 2033	20,130	5,485
Section total		**1,610,400**	**438,801**

06 Available Payment Schemes

Alternative structures for UNIT 423

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 1,729,900**

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 2.25%; (quarterly), 15%, starting 3 months from handover date

TOTAL PRICE **AED 1,909,000**

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; 20 installments of 2.25%; (quarterly), 15%, starting 3 months from handover date

TOTAL PRICE **AED 2,096,900**

Scheme D

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

TOTAL PRICE **AED 2,013,000**

SELECTED

Scheme E

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

TOTAL PRICE **AED 1,725,600**

Scheme F

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

TOTAL PRICE **AED 1,983,300**

DEVELOPER

Developer Platform

VALIDITY

Offer No. OFR-2026-101
Issued 31 Aug 2026
Expires 14 Sep 2026
Valid for 14 days from issue

This offer is issued by Developer Platform through its appointed brokerage only 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 Dirham (AED). USD figures are approximate and for reference only. This document does not constitute a contract or an obligation to sell.