



J-HAUS RESIDENCE

UNIT 324

Apartment · 422 sq ft · Jumeirah Village Circle

SELLING PRICE — CUSTOM — ORIGINAL SCHEME

AED 758,900

Approx. USD 206,785

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR Sallam Mohammad Mustafa Alhendi Prospective Buyer	ISSUED THROUGH MR Tarek Samy Mahmoud Aboelela MELOSA REAL ESTATE LLC
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02 Property

PROJECT J-Haus Residence	COMMUNITY Jumeirah Village Circle	CATEGORY Residential	UNIT UNIT 324
UNIT TYPE Apartment	SALEABLE AREA 422 sq ft	REGISTRATION DLD · Oqood	SELECTED PLAN Custom — Original Scheme

03 Selected Payment Plan

PROPOSED — SUBJECT TO DEVELOPER APPROVAL	CUSTOM — ORIGINAL SCHEME
10% at booking date; 5% 3 months from booking date; 5% 6 months from booking date; 10% 9 months from booking date; 10% 12 months from booking date; 10% 15 months from booking date; 9 installments of 2.22% (quarterly) = 20%, starting from handover date; Balance 30% at handover date (auto-computed)	
DOWN PAYMENT AED 108,246 USD 29,495	
DURING CONSTRUCTION AED 303,560 USD 82,714	
ON HANDOVER AED 227,670 USD 62,035	
INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY) AED 151,780 USD 41,357	
TOTAL PAYABLE AED 791,256 USD 215,601 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	DLD (4%)	30,356	8,271
Booking	Oqood	2,000	545
Booking	10% Down payment	75,890	20,678
Section total		108,246	29,495

DURING CONSTRUCTION			
TIMING	DESCRIPTION	AED	USD
December 2026	5% Payment	37,945	10,339
March 2027	5% Payment	37,945	10,339
June 2027	10% Payment	75,890	20,678
September 2027	10% Payment	75,890	20,678
December 2027	10% Payment	75,890	20,678
Section total		303,560	82,714

ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	Balance on handover	227,670	62,035
Section total		227,670	62,035

INSTALLMENTS — FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Jun 2027	16,864	4,595
02	Sep 2027	16,864	4,595
03	Dec 2027	16,864	4,595
04	Mar 2028	16,864	4,595
05	Jun 2028	16,864	4,595
06	Sep 2028	16,864	4,595
07	Dec 2028	16,864	4,595
08	Mar 2029	16,864	4,595
09	Jun 2029	16,868	4,596
Section total		151,780	41,357

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2025-273 · Rev. 3 Issued 11 Sep 2026 Expires 25 Sep 2026 Valid for 14 days from issue
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