



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

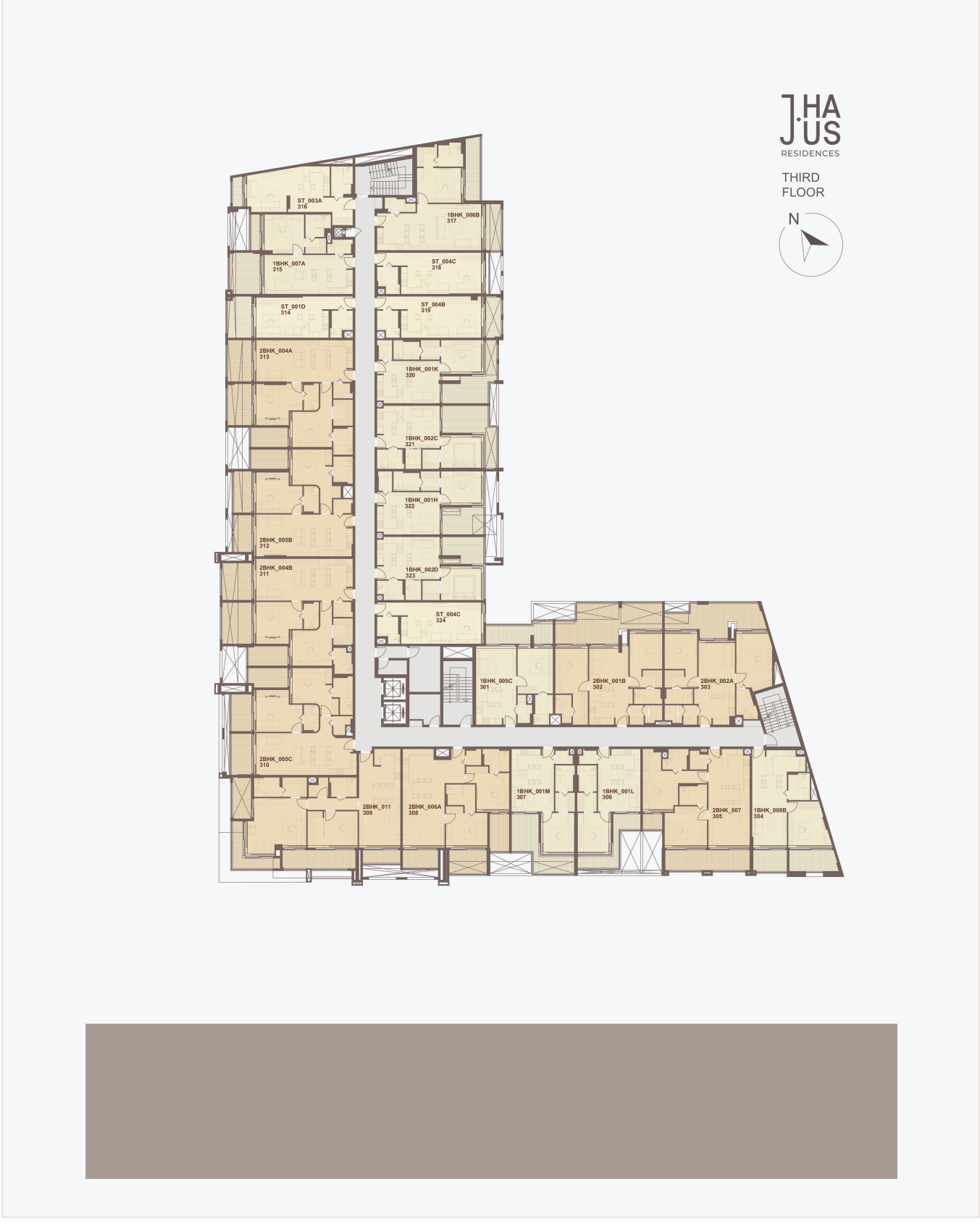
PREPARED FOR Sallam Mohammad Mustafa Alhendi Prospective Buyer	ISSUED THROUGH MR Tarek Samy Mahmoud Aboelela MELOSA REAL ESTATE LLC
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02 Property

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 Floor Plan

Indicative layout — UNIT 324



04 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% 10 months from booking date; 10% 15 months from booking date; 10% 19 months from booking date; 20% at handover date; 8 installments of 3.75% (quarterly) = 30%, starting 3 months from handover date	
DOWN PAYMENT AED 108,246 USD 29,495	
DURING CONSTRUCTION AED 303,560 USD 82,714	
ON HANDOVER AED 151,780 USD 41,357	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY) AED 227,670 USD 62,035	
TOTAL PAYABLE AED 791,256 USD 215,601 · incl. fees	

DOWN PAYMENT			
TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	75,890	20,678
Booking	DLD (4%)	30,356	8,271
Booking	Oqood	2,000	545
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
July 2027	10% Payment	75,890	20,678
December 2027	10% Payment	75,890	20,678
April 2028	10% Payment	75,890	20,678
Section total		303,560	82,714
ON HANDOVER			
TIMING	DESCRIPTION	AED	USD
On handover	20% Payment	151,780	41,357
Section total		151,780	41,357
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)			
INSTALMENT	DUE	AED	USD
01	Sep 2027	28,459	7,754
02	Dec 2027	28,459	7,754
03	Mar 2028	28,459	7,754
04	Jun 2028	28,459	7,754
05	Sep 2028	28,459	7,754
06	Dec 2028	28,459	7,754
07	Mar 2029	28,459	7,754
08	Jun 2029	28,457	7,754
Section total		227,670	62,035

DEVELOPER Hirat Developers	VALIDITY Offer No. OFR-2025-357 · Rev. 4 Issued 29 Sep 2026 Expires 13 Oct 2026 Valid for 14 days from issue
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This offer is issued by Hirat Developers 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.