Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR · 2026 · 443
Issue Date	29 Sep 2026
Valid Until	13 Oct 2026

• Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 422

Apartment · 1,092 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 2,096,400

Approx. USD 570,218

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR

Adam Ahmed

Prospective Buyer

ISSUED THROUGH

AB **Naomi**

Ahsar Real Estate

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	**Jumeirah Village Circle**	**Residential**	**UNIT 422**

UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	**1,092 sq ft**	**DLD · Ojood**	**Scheme C**

03 Floor Plan

Indicative layout — UNIT 422

04 Unit Plan

Indicative layout — UNIT 422

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 295,496

USD 80,517

DURING CONSTRUCTION

AED 628,920

USD 171,388

ON HANDOVER

AED 31,446

USD 8,568

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 1,226,394

USD 334,187

TOTAL PAYABLE

AED 2,182,256

USD 594,660 · Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	209,640	57,123
Booking	DLD (4%)	83,856	22,849
Booking	Ojood	2,000	545
Section total		**295,496**	**80,517**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	209,640	57,123
February 2027	10% Payment	209,640	57,123
May 2027	10% Payment	209,640	57,123
Section total		**628,920**	**171,388**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	31,446	8,568
Section total		**31,446**	**8,568**

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALLMENT	DUE	AED	USD
01	Aug 2027	31,446	8,568
02	Nov 2027	31,446	8,568
03	Feb 2028	31,446	8,568
04	May 2028	31,446	8,568
05	Aug 2028	31,446	8,568
06	Nov 2028	31,446	8,568
07	Feb 2029	31,446	8,568
08	May 2029	31,446	8,568
09	Aug 2029	31,446	8,568
10	Nov 2029	31,446	8,568
11	Feb 2030	31,446	8,568
12	May 2030	31,446	8,568
13	Aug 2030	31,446	8,568
14	Nov 2030	31,446	8,568
15	Feb 2031	31,446	8,568
16	May 2031	31,446	8,568
17	Aug 2031	31,446	8,568
18	Nov 2031	31,446	8,568
19	Feb 2032	31,446	8,568
20	May 2032	31,446	8,568
21	Aug 2032	31,446	8,568
22	Nov 2032	31,446	8,568
23	Feb 2033	31,446	8,568
24	May 2033	31,446	8,568
25	Aug 2033	31,446	8,568
26	Nov 2033	31,446	8,568
27	Feb 2034	31,446	8,568
28	May 2034	31,446	8,568
29	Aug 2034	31,446	8,568
30	Nov 2034	31,446	8,568
31	Feb 2035	31,446	8,568
32	May 2035	31,446	8,568
33	Aug 2035	31,446	8,568
34	Nov 2035	31,446	8,568
35	Feb 2036	31,446	8,568
36	May 2036	31,446	8,568
37	Aug 2036	31,446	8,568
38	Nov 2036	31,446	8,568
39	Feb 2037	31,446	8,568
Section total		**1,226,394**	**334,187**

06 Available Payment Schemes

Alternative structures for UNIT 422

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 1,729,500**

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 1,908,600**

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 2,096,400**

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 1,747,000**

Scheme D

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

TOTAL PRICE **AED 2,012,500**

Scheme E

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

TOTAL PRICE **AED 1,725,200**

Scheme F

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

TOTAL PRICE **AED 1,982,800**

DEVELOPER

Developer Platform

VALIDITY

Offer No. OFR·2026·443

Issued 29 Sep 2026

Expires 13 Oct 2026

Valid for 14 days from issue

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.