Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE

Offer No.	OFR-2026-449
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 D

AED 2,012,500

Approx. USD 548,365

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Neha Al Falasi Prospective Buyer	IB Kerylle Inter Banca 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 · Oqood	Scheme D

03 Floor Plan

Indicative layout — UNIT 422

04 Unit Plan

Indicative layout — UNIT 422

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 — 3 MONTHS FROM BOOKING DATE (MONTHLY)	TOTAL PAYABLE
AED 485,000 USD 132,153	AED 1,610,000 USD 438,692	AED 2,095,000 USD 570,845 · incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	20% Down payment	402,500	109,673
Booking	DLD (4%)	80,500	21,935
Booking	Oqood	2,000	545
Section total		**485,000**	**132,153**

INSTALLMENTS — 3 MONTHS FROM BOOKING DATE (MONTHLY)

INSTALMENT	DUE	AED	USD
01	Dec 2026	20,125	5,484
02	Jan 2027	20,125	5,484
03	Feb 2027	20,125	5,484
04	Mar 2027	20,125	5,484
05	Apr 2027	20,125	5,484
06	May 2027	20,125	5,484
07	Jun 2027	20,125	5,484
08	Jul 2027	20,125	5,484
09	Aug 2027	20,125	5,484
10	Sep 2027	20,125	5,484
11	Oct 2027	20,125	5,484
12	Nov 2027	20,125	5,484
13	Dec 2027	20,125	5,484
14	Jan 2028	20,125	5,484
15	Feb 2028	20,125	5,484
16	Mar 2028	20,125	5,484
17	Apr 2028	20,125	5,484
18	May 2028	20,125	5,484
19	Jun 2028	20,125	5,484
20	Jul 2028	20,125	5,484
21	Aug 2028	20,125	5,484
22	Sep 2028	20,125	5,484
23	Oct 2028	20,125	5,484
24	Nov 2028	20,125	5,484
25	Dec 2028	20,125	5,484
26	Jan 2029	20,125	5,484
27	Feb 2029	20,125	5,484
28	Mar 2029	20,125	5,484
29	Apr 2029	20,125	5,484
30	May 2029	20,125	5,484
31	Jun 2029	20,125	5,484
32	Jul 2029	20,125	5,484
33	Aug 2029	20,125	5,484
34	Sep 2029	20,125	5,484
35	Oct 2029	20,125	5,484
36	Nov 2029	20,125	5,484
37	Dec 2029	20,125	5,484
38	Jan 2030	20,125	5,484
39	Feb 2030	20,125	5,484
40	Mar 2030	20,125	5,484
41	Apr 2030	20,125	5,484
42	May 2030	20,125	5,484
43	Jun 2030	20,125	5,484
44	Jul 2030	20,125	5,484
45	Aug 2030	20,125	5,484
46	Sep 2030	20,125	5,484
47	Oct 2030	20,125	5,484
48	Nov 2030	20,125	5,484
49	Dec 2030	20,125	5,484
50	Jan 2031	20,125	5,484
51	Feb 2031	20,125	5,484
52	Mar 2031	20,125	5,484
53	Apr 2031	20,125	5,484
54	May 2031	20,125	5,484
55	Jun 2031	20,125	5,484
56	Jul 2031	20,125	5,484
57	Aug 2031	20,125	5,484
58	Sep 2031	20,125	5,484
59	Oct 2031	20,125	5,484
60	Nov 2031	20,125	5,484
61	Dec 2031	20,125	5,484
62	Jan 2032	20,125	5,484
63	Feb 2032	20,125	5,484
64	Mar 2032	20,125	5,484
65	Apr 2032	20,125	5,484
66	May 2032	20,125	5,484
67	Jun 2032	20,125	5,484
68	Jul 2032	20,125	5,484
69	Aug 2032	20,125	5,484
70	Sep 2032	20,125	5,484
71	Oct 2032	20,125	5,484
72	Nov 2032	20,125	5,484
73	Dec 2032	20,125	5,484
74	Jan 2033	20,125	5,484
75	Feb 2033	20,125	5,484
76	Mar 2033	20,125	5,484
77	Apr 2033	20,125	5,484
78	May 2033	20,125	5,484
79	Jun 2033	20,125	5,484
80	Jul 2033	20,125	5,484
Section total		**1,610,000**	**438,692**

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

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

SELECTED

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-2026-449

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.