Developer Platform

OFF-PLAN SALES OFFER · JUMEIRAH VILLAGE CIRCLE

OFFER REFERENCE	
Offer No.	DFP - 2026 - 450
Issue Date	30 Sep 2026
Valid Until	14 Oct 2026

• Offer valid for 14 days from issue

J-HAUS RESIDENCE

UNIT 411

Apartment · 507 sq.ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,156,400

Approx. USD 315,095

01 Offer Details

Prepared for the client below through the appointed brokerage

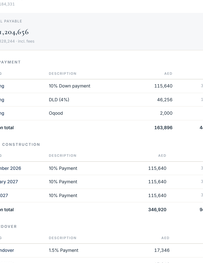
PREPARED FOR	ISSUED THROUGH
Aisha Mehta Prospective Buyer	LAIZA United Seven Real Estate Broker

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 411
UNIT TYPE	**SALEABLE AREA**	**REGISTRATION**	**SELECTED PLAN**
Apartment	507 sq.ft	DLD · Opood	Scheme C

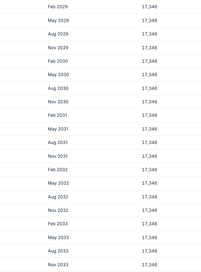
03 Floor Plan

Indicative layout — UNIT 411



04 Unit Plan

Indicative layout — UNIT 411



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 163,896

USD 44,658

DURING CONSTRUCTION

AED 346,920

USD 94,529

ON HANDOVER

AED 17,346

USD 4,726

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

AED 675,494

USD 184,331

TOTAL PAYABLE

AED 1,204,656

USD 328,248 · Incl. fees

DOWN PAYMENT

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	115,640	31,510
Booking	DLD (4%)	46,256	12,604
Booking	Opood	2,000	545
Section total		**163,896**	**44,658**

DURING CONSTRUCTION

TIMING	DESCRIPTION	AED	USD
November 2026	10% Payment	115,640	31,510
February 2027	10% Payment	115,640	31,510
May 2027	10% Payment	115,640	31,510
Section total		**346,920**	**94,529**

ON HANDOVER

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	17,346	4,726
Section total		**17,346**	**4,726**

INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)

INSTALMENT	DUE	AED	USD
01	Aug 2027	17,346	4,726
02	Nov 2027	17,346	4,726
03	Feb 2028	17,346	4,726
04	May 2028	17,346	4,726
05	Aug 2028	17,346	4,726
06	Nov 2028	17,346	4,726
07	Feb 2029	17,346	4,726
08	May 2029	17,346	4,726
09	Aug 2029	17,346	4,726
10	Nov 2029	17,346	4,726
11	Feb 2030	17,346	4,726
12	May 2030	17,346	4,726
13	Aug 2030	17,346	4,726
14	Nov 2030	17,346	4,726
15	Feb 2031	17,346	4,726
16	May 2031	17,346	4,726
17	Aug 2031	17,346	4,726
18	Nov 2031	17,346	4,726
19	Feb 2032	17,346	4,726
20	May 2032	17,346	4,726
21	Aug 2032	17,346	4,726
22	Nov 2032	17,346	4,726
23	Feb 2033	17,346	4,726
24	May 2033	17,346	4,726
25	Aug 2033	17,346	4,726
26	Nov 2033	17,346	4,726
27	Feb 2034	17,346	4,726
28	May 2034	17,346	4,726
29	Aug 2034	17,346	4,726
30	Nov 2034	17,346	4,726
31	Feb 2035	17,346	4,726
32	May 2035	17,346	4,726
33	Aug 2035	17,346	4,726
34	Nov 2035	17,346	4,726
35	Feb 2036	17,346	4,726
36	May 2036	17,346	4,726
37	Aug 2036	17,346	4,726
38	Nov 2036	17,346	4,726
39	Feb 2037	17,346	4,726
Section total		**676,494**	**184,331**

06 Available Payment Schemes

Alternative structures for UNIT 411

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 954,100**

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; 29 installments of 2.83% (quarterly) = 58.5%, starting 3 months from handover date

TOTAL PRICE — **AED 1,052,800**

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 1,156,400**

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 963,700**

Scheme D

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

TOTAL PRICE — **AED 1,110,200**

Scheme E

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

TOTAL PRICE — **AED 951,700**

Scheme F

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

TOTAL PRICE — **AED 1,093,800**

DEVELOPER

Developer Platform

VALIDITY

Offer No. DFP-2026-450

Issued 30 Sep 2026

Expires 14 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.