

Developer Platform

OFF-PLAN SALES OFFER - JUMEIRAH VILLAGE CIRCLE

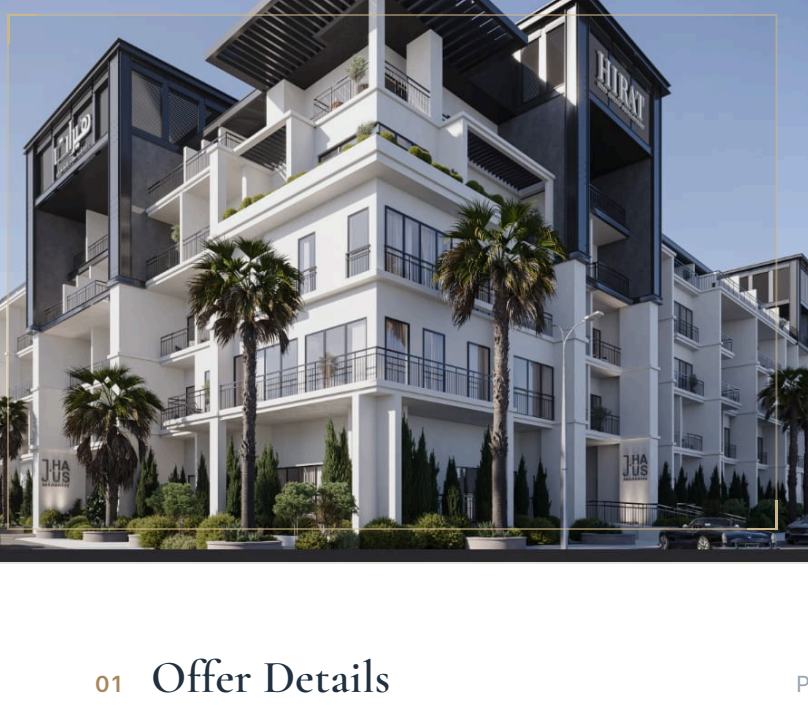
OFFER REFERENCE

Offer No. OFR-2026-455

Issue Date 18 Oct 2026

Valid Until 01 Nov 2026

Offer valid for 14 days from issue



J-HAUS RESIDENCE

UNIT 420

Apartment · 635 sq ft · Jumeirah Village Circle

SELLING PRICE — SCHEME C

AED 1,231,010

Approx. USD 335,425

01 Offer Details

Prepared for the client below through the appointed brokerage

PREPARED FOR	ISSUED THROUGH
Anne Markle Prospective Buyer	Sina Ghaderi AKT Real Estate
	BRN 718301

02 Property

PROJECT	COMMUNITY	CATEGORY	UNIT
J-Haus Residence	Jumeirah Village Circle	Residential	UNIT 420
UNIT TYPE	SALEABLE AREA	REGISTRATION	SELECTED PLAN
Apartment	635 sq ft	DLD · Oqood	Scheme C

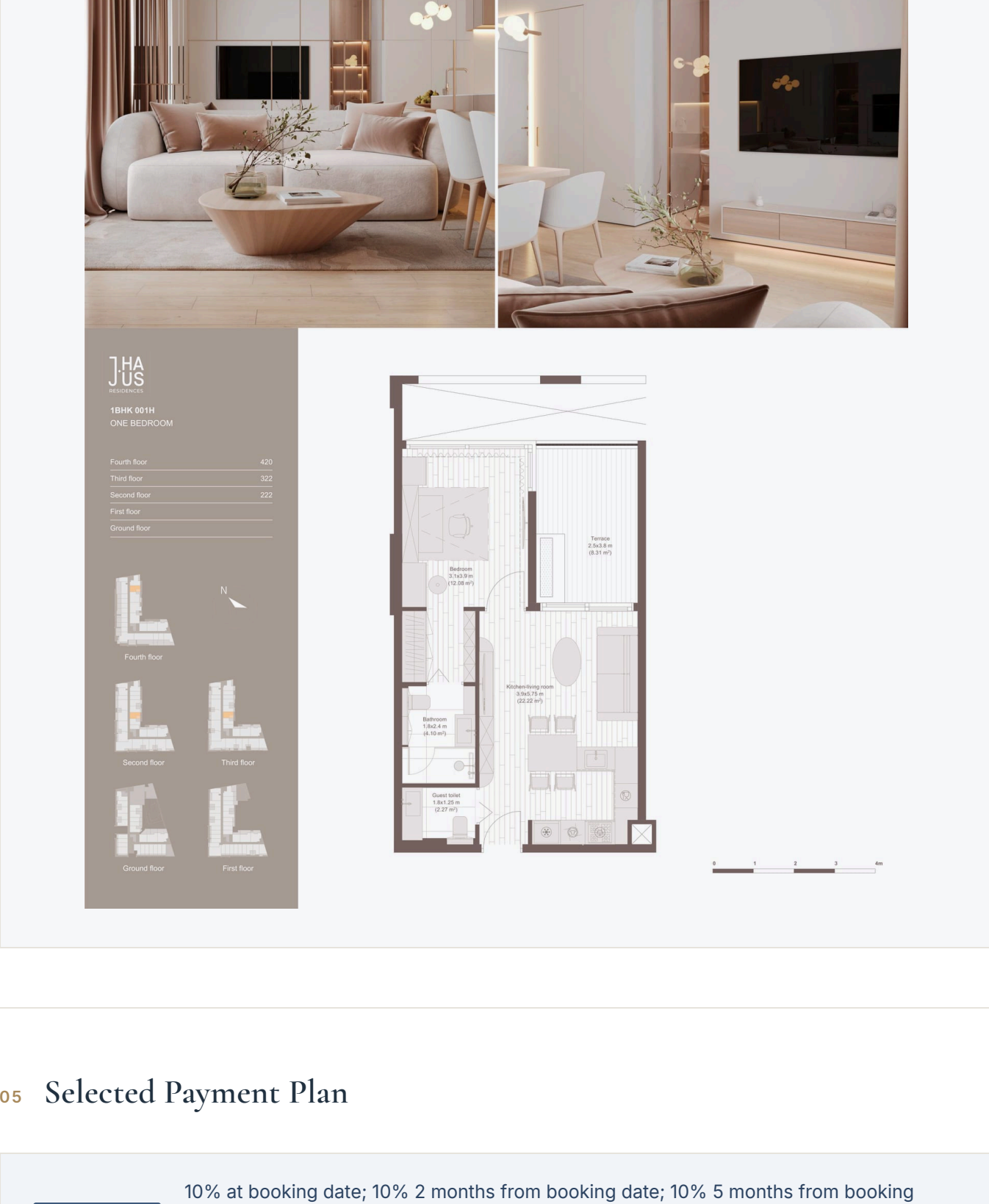
03 Floor Plan

Indicative layout — UNIT 420



04 Unit Plan

Indicative layout — UNIT 420



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 174,341	
USD 47,504	
DURING CONSTRUCTION	
AED 369,303	
USD 100,628	
ON HANDOVER	
AED 18,465	
USD 5,031	
INSTALLMENTS — 3 MONTHS FROM HANDOVER DATE (QUARTERLY)	
AED 720,141	
USD 196,224	
TOTAL PAYABLE	
AED 1,282,250	
USD 349,387 - incl. fees	

TIMING	DESCRIPTION	AED	USD
Booking	10% Down payment	123,101	33,543
Booking	DLD (4%)	49,240	13,417
Booking	Oqood	2,000	545
Section total		174,341	47,504

TIMING	DESCRIPTION	AED	USD
December 2026	10% Payment	123,101	33,543
March 2027	10% Payment	123,101	33,543
June 2027	10% Payment	123,101	33,543
Section total		369,303	100,628

TIMING	DESCRIPTION	AED	USD
On handover	1.5% Payment	18,465	5,031
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INSTALMENT	DUE	AED	USD
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33	Oct 2036	18,465	5,031
34	Jan 2037	18,465	5,031
35	Apr 2037	18,465	5,031
36	Jul 2037	18,465	5,031
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38	Jan 2038	18,465	5,031
39	Apr 2038	18,471	5,033
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