



JHA JUS

RESIDENCES

HIRAT
REAL ESTATE DEVELOPMENT



Live Modern.
Live Central.



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About Hirat Real Estate Development

Hirat Real Estate Development LLC specializes in residential projects within the Jumeirah Village Circle (JVC) community of Dubai. With a focus on delivering high-quality, fully furnished living spaces, the company aims to meet the growing demand for modern, ready-to-move-in homes in one of Dubai's most sought-after neighbourhoods.

Key Highlights:

- **Strategic Location:** Developments are concentrated in Jumeirah Village Circle, a master-planned community known for its family-friendly environment, green spaces, and accessibility to major highways like Sheikh Mohammed Bin Zayed Road and Al Khail Road.
- **Quality Construction:** The developer uses premium materials and finishes, ensuring every unit meets high standards of comfort and aesthetics.
- **Customer-Centric Approach:** JVC Hirat Real Estate LLC incorporates smart home technologies and offers flexible payment plans to make homeownership more accessible.
- **Community Integration:** Projects blend seamlessly with JVC's existing infrastructure, providing residents with access to parks, schools, retail outlets, and essential amenities.

Hirat Real Estate Development positions itself as a key contributor to Dubai's evolving real estate landscape.

HIRAT
REAL ESTATE DEVELOPMENT



Live Elegantly
In Dubai's Most
Connected Community.



About J-Haus Residences

Boutique Urban Living in the Heart of JVC

Step into a world where sophisticated design meets effortless living. J-Haus Residences is an exclusive collection of contemporary homes that redefines boutique urban living in JVC, one of Dubai's most vibrant and connected communities.

Designed for the modern aesthete, J-Haus offers an elegant mix of studios, one-bedroom, and two-bedroom residences, each crafted with an emphasis on space, light, and harmony. Floor-to-ceiling windows invite natural light to flow through minimalist interiors finished in soft neutrals and premium materials, creating a serene canvas for your personal style.

Smart, functional layouts blend beauty with purpose, while every detail speaks to refined taste and urban sensibility. Whether you're starting a new chapter or investing in a lifestyle upgrade, J-Haus brings you home to a place that feels truly yours.



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Where Every Detail
Reflects Taste & Tranquillity.



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ANH-7852

Jumeirah Village Circle

Unmatched Convenience

MALL

1. Circle Mall

SUPERMARKET

1. Spinneys
2. Grandiose
3. Choithrams
4. Nesto Hypermarket
5. Viva Supermarket

SCHOOL

1. JSS International School
2. Kids World Nursery
3. Ladybird Nursery

HOSPITAL/CLINIC

1. Aster Medical Clinic
2. Life Medical Center
3. Magnum Family Medical Center
4. Dr. Joy Dental Clinic

PARK

1. Halfa Park
2. RootsCamp
3. Community Park South
4. Community Park North

E44 Dubai - Al Khail Road

E44 Dubai - Al Khail Road

Hessa Street

Hessa Street





Swimming Pool

Gym & Spa

Cinema

Kids' Area

Lobby

Music Room

Rooftop

Social Hall

| Swimming Pool



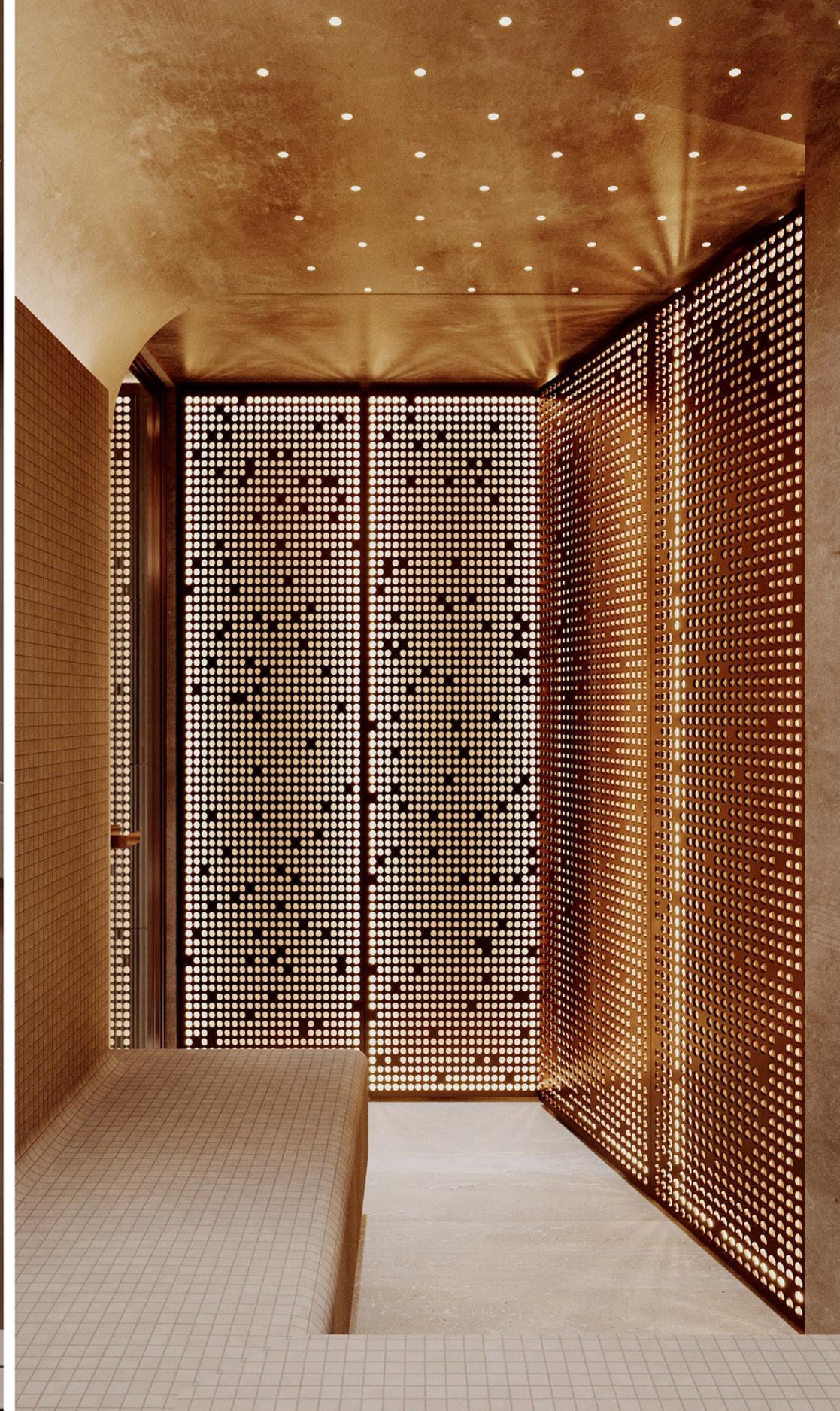
An elegant retreat designed for relaxation and leisure. Whether you're enjoying a morning swim or lounging poolside in the afternoon sun, the pool area invites calm with every detail.



| Gym & Spa



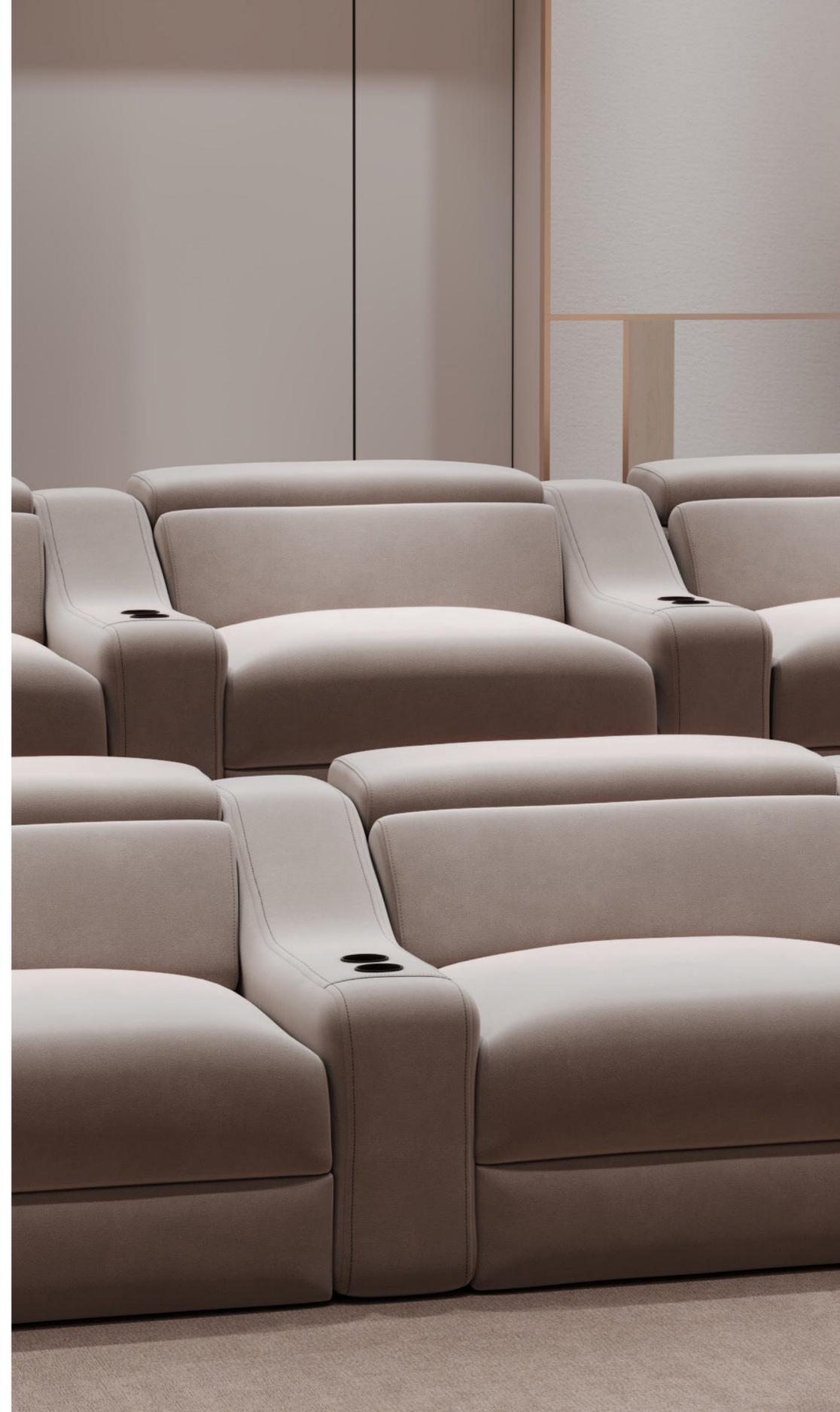
Find your rhythm in the state-of-the-art fitness studio, where modern equipment meets a focused atmosphere. Afterward, restore your senses in the tranquil spa zone dedicated to wellness and renewal.



| Cinema



A boutique-style private cinema where you can enjoy films in comfort and style. With plush seating and immersive sound, every screening becomes an experience to look forward to.



| Kids' Area



A bright and cheerful environment created for play, discovery, and imagination. Safe, stimulating, and thoughtfully designed, it's a place where children can thrive and have fun.





The artfully designed lobby offers a graceful welcome, with warm lighting, refined finishes, and a sense of arrival that reflects the sophistication of J-Haus.



| Music Room

| Music Room



An inspiring hideaway for artists, musicians, and enthusiasts. The music room offers acoustic comfort and a refined atmosphere to explore creativity and sound.



| Rooftop



Elevated above the city, the rooftop terrace is your open-air sanctuary. Whether it's an evening gathering or a quiet sunset, the skyline creates the perfect backdrop.



| Social Hall



Crafted for connection, the social hall provides a refined setting for gatherings, events, and relaxed moments among neighbours and friends.



Payment Plan: 50-20-30 Plan

10%

Booking Amount

5%

Dec-25

5%

Mar-26

10%

Jul-26

10%

Nov-26

10%

Mar-27

20%

on Completion

30%

Post Completion - 3.75% every quarter for 8 quarters

2.5%

Discount

For those who are willing to pay 70% upfront and remaining 30% in 8 quarterly instalments post completion

4%

Discount

For those who are willing to pay 100% upfront

Prices

Unit Type	Area (sq.ft)	Price (AED)
Studio	From 386	From 706,000
1 Bedroom	From 569	From 910,400
2 Bedroom	From 1002	From 1,703,400
3 Bedroom	From 1554	From 2,719,500

| Studios



Perfect for professionals or investors, J-Haus studios combine smart layouts with sleek design, making every inch stylish, practical, and effortlessly chic.



1 Bedroom Apartments



Elegant and thoughtfully designed, the 1-bedroom residences offer open kitchens, cozy living spaces, and serene bedrooms, perfect for stylish living and effortless comfort.



1 2 Bedroom Apartments



Spacious and serene, our 2-bedroom homes offer en-suite comfort, smart layouts, and a modern design that blends privacy with togetherness.





13 Bedroom Apartments

Perfect for growing families, our 3-bedroom residences feature expansive living areas, multiple en-suites, and versatile spaces designed for both relaxation and entertaining.



1 Murphy Bed in Every Apartment



A perfect harmony of function and finesse: the integrated Murphy Bed offers a dedicated office by day and a plush extra bed by night, all beautifully concealed within your refined interior.

About Harbor Real Estate

Harbor Real Estate is a fully integrated real estate service provider based in Dubai and part of an established world-class group of real estate companies in Australia. Harbor Real Estate offers a comprehensive range of services, including Research & Investment Advisory, Marketing, Sales & Rentals, Property Management, as well as Handover, Project Management, and Development Supervision. Harbor has an extensive clientele base that consists of public and private entities, major developers, private and institutional investors, and owner-occupiers. Harbor Real Estate has a dedicated team of award-winning realtors and consultants who are renowned for their expertise, high level of professionalism, and insight into local and international markets.

