



FOR SALE · DURMEN, KIBRAY DISTRICT

Compound villa with a covered atrium

A private four-level house about 13 km from central Tashkent. Enclosed inner courtyard, lift, panorama deck facing the Chimgan range.

950 000 \$

Cashless settlement, in soum at the Central Bank of Uzbekistan rate on the payment date

670 m²

usable area

410 m²

plot

4 levels

lift to all

5

bedrooms

170 m²

covered atrium with
parking

121 m²

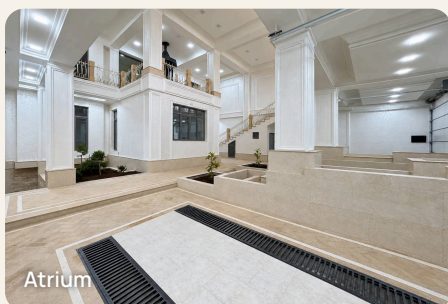
gallery with fireplace

100 m²

panorama deck

754 m²

total, external
measurement



Atrium



Level 2 gallery



Panorama deck

Levels

Level 1 · atrium and living

- Covered atrium, 170 m², with parking, travertine
- Hall, formal living room, TV lounge
- Kitchen and dining
- Master bedroom with en-suite and walk-in closet
- Laundry, guest powder room, rear courtyard 31 m²

Level 2 · gallery and suites

- Gallery, 121 m², with wood-burning fireplace
- Library and media lounge, office
- Master suite, bedroom, guest suite
- Two balconies, 10.9 m² each

Level 3 · gym, wellness, deck

- Gym, 49 m², opening onto the deck
- Two-person jacuzzi, shower, room for a sauna
- Guest suite and wardrobe
- Deck 100 m² with mountain views, terrace 14 m²

Basement · 48 m²

- Boiler and water room
- Workshop
- Cold storage, lift stop

Engineering and structure

- Lift serving four levels
- 12.5 kVA diesel generator with automatic transfer switch
- Three 30 kVA stabilisers, three-phase supply
- Two dual-circuit gas boilers
- 2,000 l water reserve
- Eight-zone ducted climate with humidity control
- Cat7 network, 200 Mbps fibre, Wi-Fi throughout
- 14 cameras with remote access, fire alarm
- Brick with RC frame, site seismic rating 8, strengthened 2020
- White travertine facade, granite plinth

Title

- House: private ownership, single owner
- Land: lifetime inheritable possession, passes to the buyer
- No encumbrances, mortgage or registered residents (extract 21.09.2026)
- Foreign buyers: confirm eligibility with a notary

Viewings and questions

Listing agent: Mikhail Kan

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The exact address is shared when you book a viewing.



Website, all photos and plans