

LONG-TERM LEASE · QIBRAY DISTRICT, TASHKENT REGION

Compound villa with a covered atrium

A private house — two floors, an attic level and a basement — in Durmon (Birlik mahalla), about 15 km from central Tashkent. Enclosed inner courtyard, a home-lift shaft to all levels, and a panorama deck above the rooftops facing the Chimgan range.

$10,000 per month — Minimum one year, renewable · unfurnished (furnishing can be discussed)

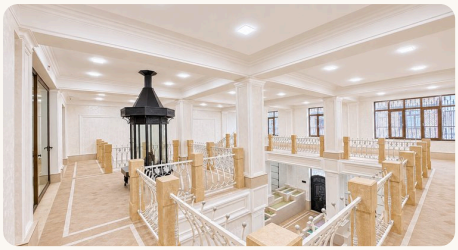
670 m² usable area	5 bedrooms	4 levels, home-lift shaft	170 m² covered atrium with parking
121 m² gallery with fireplace	100 m² panorama deck	6 bathrooms, all with shower	410 m² plot (4.1 sotka)

Location

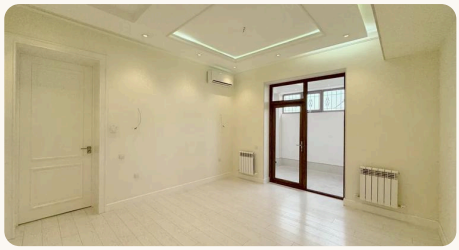
Central Tashkent	≈15 km, 30–35 min*	Airport	≈24 km, ≈45 min*
British School of Tashkent	≈11 km, ≈30 min*	Tashkent International School	≈24 km, ≈45–50 min*
New Tashkent	≈14 km, ≈20–25 min*	Korzinka supermarket	≈1.5 km
Durmon mosque	≈2 km	Polyclinic (Qibray)	≈2 km

All open spaces — atrium, courtyard, balconies, deck — sit inside the building perimeter and are not overlooked from the street.

Areas per the cadastral passport and working drawings. Photos were edited: colour, lighting, shadows and minor details. The house itself has not been altered. * Travel times per Google Maps, weekday; longer at rush hour. November 2026.


Level 2 gallery with fireplace


Kitchen and dining


Bedroom


Bathroom with bath and shower


Attic: gym opening onto the deck


Panorama deck

Levels

Level 1 — atrium and living areas

Covered 170 m² atrium with parking and two waterfalls; grand hall, formal living and reception room, TV lounge; kitchen and dining room; master bedroom with en-suite and walk-in closet; guest powder room, laundry, private rear courtyard 31 m².

Level 2 — gallery and private suites

Grand gallery, 121 m², with a wood-burning fireplace; library and media lounge, office; master suite with en-suite, bedroom, guest suite; two balconies, 10.9 m² each.

Attic — gym, wellness and deck

Gym, 49 m², opening onto the deck; two-person jacuzzi and shower; guest suite and wardrobe; panorama deck, 100 m², rear terrace 14 m².

Basement — service level

Boiler and water room, workshop, cold storage, home lift stop.

Engineering

- Home-lift shaft to four levels, basement to attic
- 12.5 kVA diesel generator with automatic start; three 30 kVA voltage stabilisers
- Two Watson gas boilers, 45 kW each, 300 l hot-water cylinder; underfloor heating and radiators
- Eight-zone supply and exhaust ventilation, 13 air conditioners
- Mains water with 3-stage filtration, 2,000 l reserve
- Cat7 socket in every room, 200 Mbps fibre, Wi-Fi throughout
- CCTV, burglar and fire alarms, video intercom

For a diplomatic mission, the lease is concluded through the Diplomatic Service under the Ministry of Foreign Affairs (Cabinet of Ministers Resolution No. 26 of 23 January 2026).

Viewings and terms

Mikhail Kan · +998 97 733 54 33
Listing agent, Keller Williams Uzbekistan · phone, WhatsApp, Telegram
m.kan@kwuzbekistan.com · durmenvilla.com/en/rent

The exact address is given when a viewing is booked.

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