FOR SALE · DURMON, BIRLIK MAHALLA, QIBRAY DISTRICT

Compound villa with a covered atrium

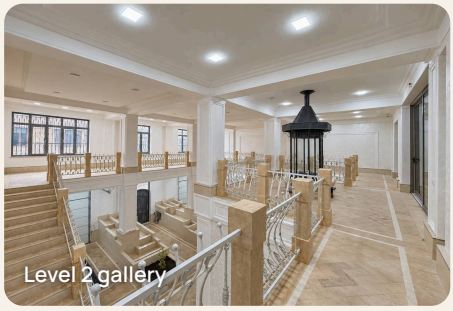
A private four-level house about 13 km from central Tashkent. Enclosed inner courtyard, lift, panorama deck facing the Chimgan range.

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
- 8-zone ventilation, 13 air conditioners
- 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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WhatsApp · Telegram · durmenvilla.com

The exact address is shared when you book a viewing.

Website, all photos and plans

Only the sky was replaced on the facade and deck photos. Areas per the cadastral passport. October 2026.