


TAXTAPUL

# Commercial building at 31 Taxtapul Street, Tashkent

Lease · Purchase · Lease with option to buy

31 Taxtapul Street, Shaykhantahur district, Tashkent

**1,855.0 m²**
total GLA

**5**
levels

**12**
parking spaces

**3.0-4.0 m**
ceilings

CASE PROPERTY

ABOUT THE PROJECT

# A standalone open-plan building

**1,855.0 m²**
leasable area (GLA)

**2,299.0 m²**
gross building area (GBA)

**5 levels**
basement + 4 floors, lift

**12 spaces**
parking: 6 underground + 6 surface

> The building is in its final stage - facade and interior finishing works are underway. Site visits by arrangement.

All floors are open plan: columns on a 5 950 × 7 150 mm grid and the lift core only, no internal partitions. Each floor plate can be subdivided to the tenant's brief.



VISUALISATION

PREMISES

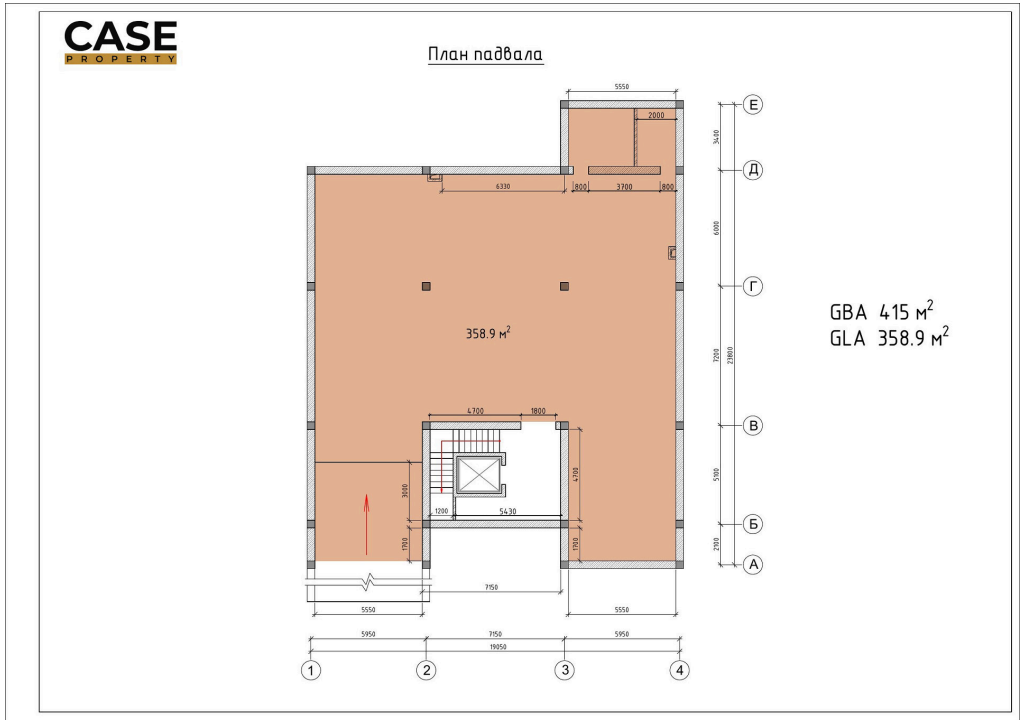
# Five levels - from one floor to the whole building

| LEVEL | ELEVATION | GBA | GLA | CEILING | SUGGESTED USE | STATUS |
|---|---|---|---|---|---|---|
| **Basement** | - | 415.0 m² | **358.9 m²** | 3.0 m | services, showroom, support functions | Available |
| **Floor 1** | ±0.000 | 440.0 m² | **381.6 m²** | 4.0 m | showroom, services, clinic reception | Available |
| **Floor 2** | +4.300 | 481.3 m² | **371.5 m²** | 3.6 m | clinic, office, training center | Available |
| **Floor 3** | +8.200 | 481.3 m² | **371.5 m²** | 3.6 m | clinic, office, training center | Available |
| **Floor 4** | +12.100 | 481.4 m² | **371.5 m²** (288,7 + 82,8) | 3.0 m | office, training center | Available |
| **Whole building** | | **2,299.0 m²** | **1,855.0 m²** | | clinic, training center, headquarters - the building under one brand | Available |

Prices and terms on request. Lease, purchase of a floor or the whole building, and lease with option to buy are available.

FLOOR PLAN

# Basement




GBA

**415.0 m²**

GLA

**358.9 m²**

CEILING (CLEAR)

**3.0 m**

ELEVATION

**-**

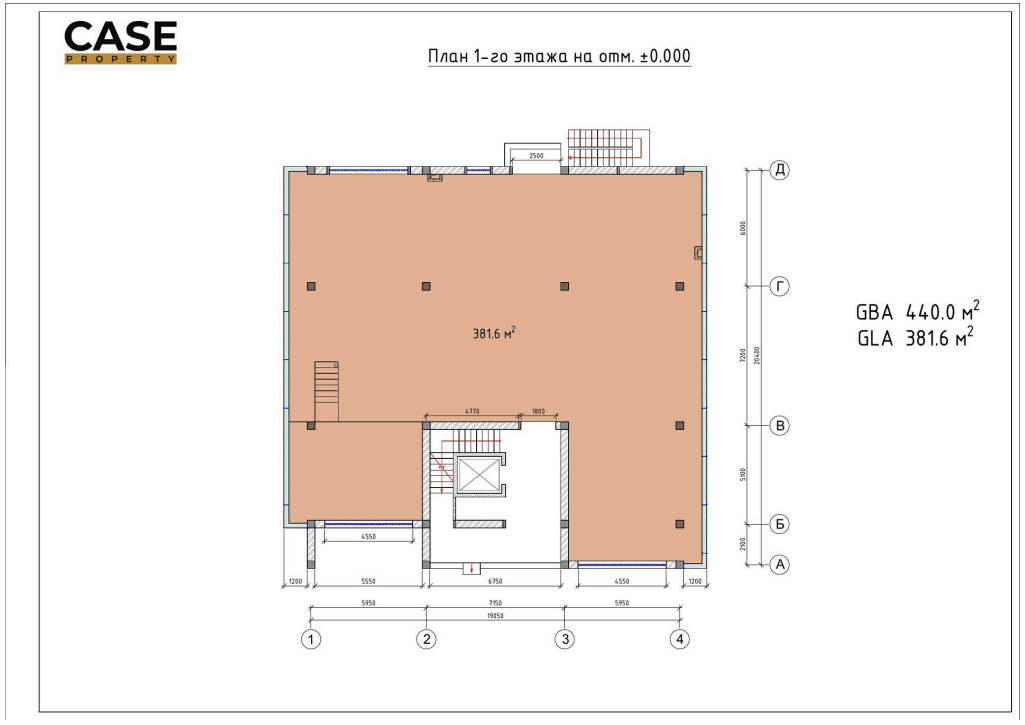
USE

**services, showroom, support functions**

Diagram based on working drawings, not a survey. Open plan: columns at 5,950 / 7,150 / 5,950 mm and the lift core.

FLOOR PLAN

# Floor 1




GBA

**440.0 m²**

GLA

**381.6 m²**

CEILING (CLEAR)

**4.0 m**

ELEVATION

**±0.000**

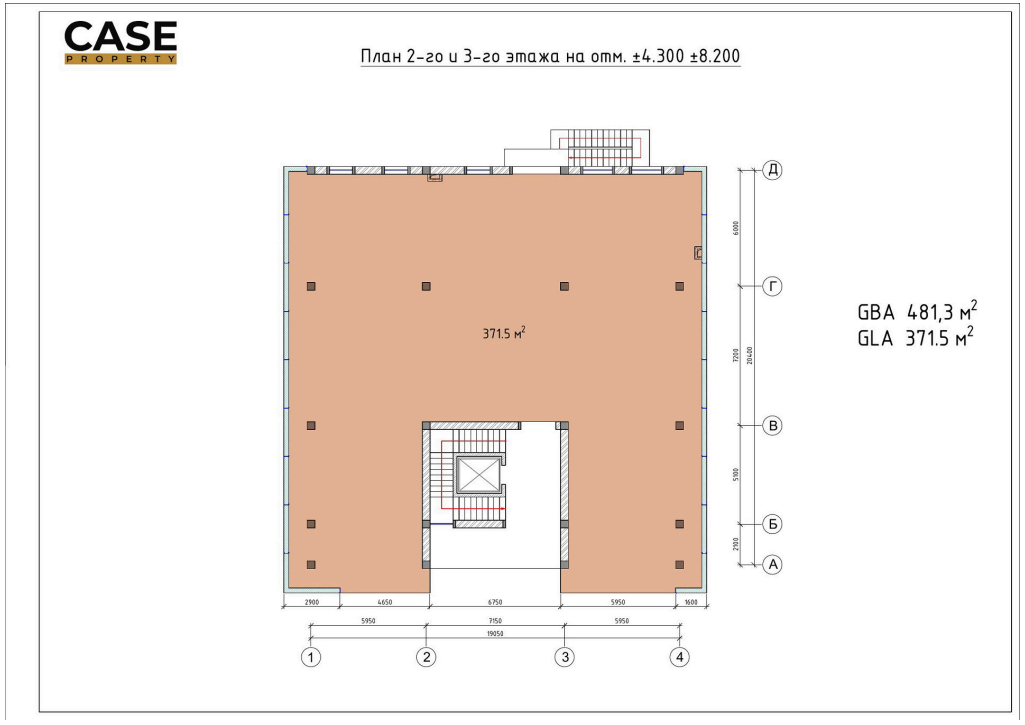
USE

**showroom, services, clinic reception**

Diagram based on working drawings, not a survey. Open plan: columns at 5,950 / 7,150 / 5,950 mm and the lift core.

FLOOR PLAN

# Floors 2 and 3 (identical)




GBA
**481.3 m²**

GLA
**371.5 m²**

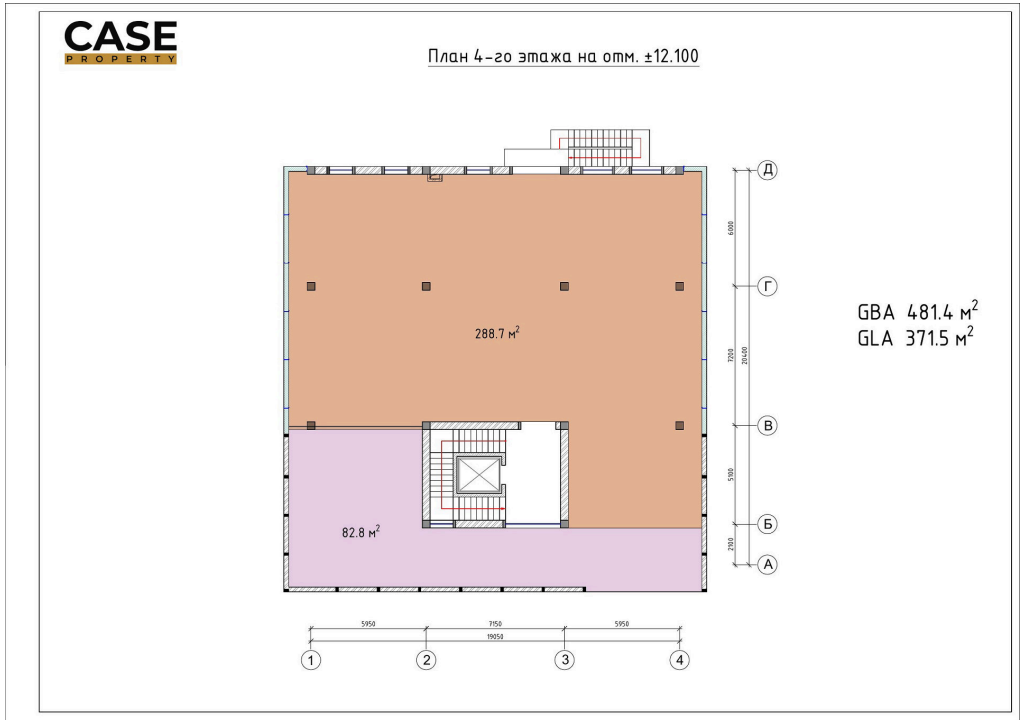
CEILING (CLEAR)
**3.6 m**

ELEVATION
**+4.300**

USE
**clinic, office, training center**

Diagram based on working drawings, not a survey. Open plan: columns at 5,950 / 7,150 / 5,950 mm and the lift core.

# Floor 4




GBA
**481.4 m²**

GLA
**371.5 m² (288,7 + 82,8)**

CEILING (CLEAR)
**3.0 m**

ELEVATION
**+12.100**

USE
**office, training center**

Diagram based on working drawings, not a survey. Open plan: columns at 5,950 / 7,150 / 5,950 mm and the lift core.

# Use cases

## Clinic

**floors 1-3**

An established medical cluster nearby: Sinomed MD International Hospital, the regional oncology center and the republican medical college within ~1 km. Open plan lets you lay out consulting and diagnostic rooms to licensing requirements.

## Training center

**floors 2-4**

A 395.6 m² floor plate with no partitions divides into classrooms of any size. Parking for staff and easy drive-in access for students.

## Office

**floors 2-4 or the whole building**

A headquarters with your own signage on the facade. One floor - one company, no corridor neighbours.

## Service / showroom

**floor 1 and basement**

First line, floor-to-ceiling glazing on the ground floor and parking at the door - a format for a showroom or service business whose clients arrive by car.

# Deal scenarios

## Lease

Flexible-use premises for offices, clinics, training centers or services. Terms are discussed per unit - area, duration, entry conditions.

## Purchase

Individual floors or the entire building are available for purchase.

## Lease with option to buy

We also work on a combined basis: enter as a tenant, decide on purchase later. Terms are structured around your specific situation.

Prices and terms on request: +998 77 047 73 75 · t.me/nodir_case

LOCATION

# Old city center, first line

## 31 Taxtapul Street, Shaykhantahur district, Tashkent

BY CAR

| | |
|---|---|
| Tashkent City | **~12 min · 4.5 km** |
| City center (Amir Temur square) | **~13 min · 5.2 km** |
| Islam Karimov International Airport | **~31 min · 14.9 km** |
| Small Ring Road access | **adjacent** |

For reference: Gafur Gulom metro station - a 25-minute walk (1.8 km). · Coordinates: 41.338889, 69.263403

Nearby is an established medical cluster: Sinomed MD International Hospital, the regional oncology center and the republican medical college (~1 km). Within 1-2.5 km - the Minor Mosque, Navruz Park, and the Crowne Plaza, AZIMUT and Radisson Blu hotels.

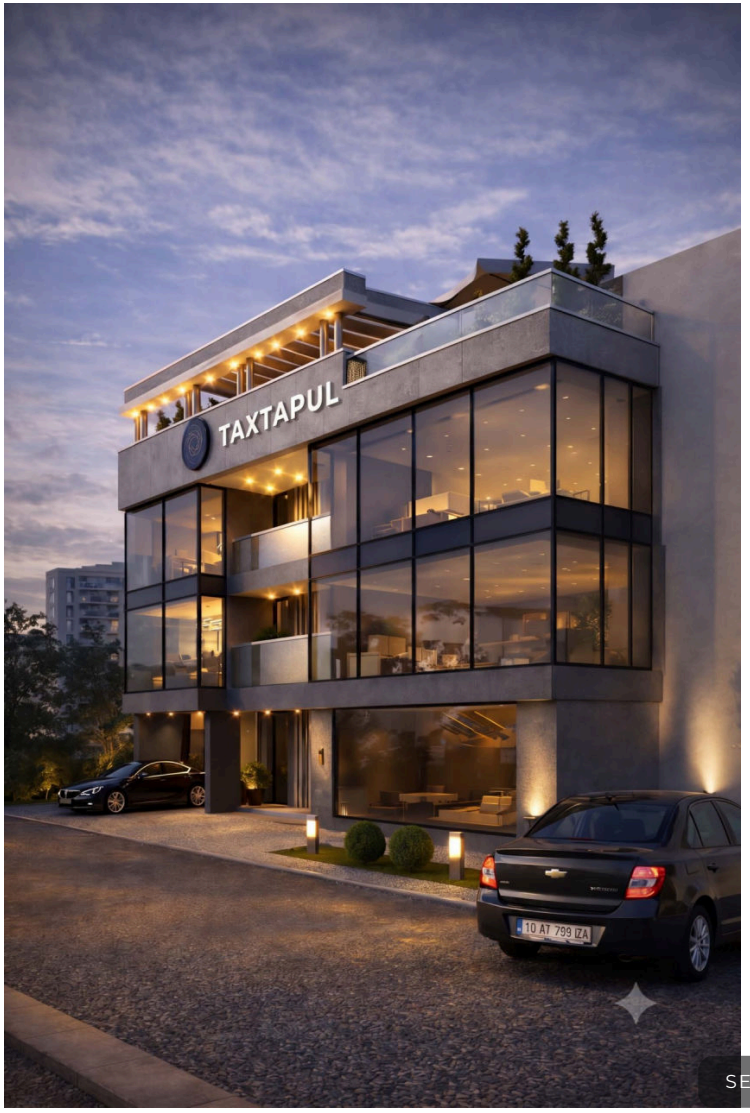
First line of Taxtapul Street, the Small Ring Road access is adjacent. Built for clients arriving by car: parking at the door and an underground level.

# Exterior

Floor-to-ceiling glazing around the perimeter, a rooftop terrace with a pergola and evening architectural lighting. The facade provides space for the tenant's signage - the building works for your brand visibility.

> The building is in its final stage - facade and interior finishing works are underway. Site visits by arrangement.




All images are project visualisations and do not constitute an offer or contract.

CASE PROPERTY

TAXTAPUL

# Shall we discuss your format?

We reply the same day with area, lease term and move-in terms.

**+998 77 047 73 75 · +998 70 520 73 75**

t.me/nodir_case · caseadvisory.uz/taxtapul/en/

Point your camera at the QR code to open the project website