



OASIS CITY Masterplan · New Tashkent (Yangi Toshkent), Uzbekistan

Context.

OASIS CITY is a 79-hectare urban centre planned within New Tashkent—the national initiative that is extending the capital eastward, between the Chirchiq and Karasu rivers, as a contemporary "15-minute city." Within this larger framework, the project is conceived as a compact, mixed-use core that concentrates housing, business, education, culture and recreation into a single, walkable district and helps establish a polycentric structure for the growing capital.

The central idea: an urban oasis.

The organising concept responds directly to Tashkent's hot continental climate: a continuous blue-and-green spine forms the heart of the district and gives the project its name. A central water body, framed by pedestrian promenades and civic plazas, is woven together with a multi-level landscaped park in which ground-level gardens, sculptural shade canopies and an elevated, curving pedestrian promenade layer public space vertically. This landscape system is not a decorative feature but the structural core of the plan: it cools the microclimate, collects and displays water, links every neighbourhood on foot, and provides a shared civic stage for daily life, events and rest.

Urban structure.

Residential quarters, business clusters and social facilities are arranged around this green-blue core in a clear hierarchy. Mid-rise urban blocks establish a consistent, human-scaled street wall, while selective high-rise landmarks mark key positions and give the district a legible skyline. A layered network of boulevards, local streets and pedestrian routes separates traffic from an extensive, people-oriented public realm, with parking placed below grade to keep the surface free for landscape and movement.

Architecture.

The district is designed as a coordinated family of building types rather than a single repeated typology. Residential architecture uses an ordered, light-stone language with contemporary detailing; the business cluster is expressed through layered, curved volumes with bronze-toned vertical articulation and glazed façades above active retail podiums. Civic and cultural buildings provide focal points across the plan, anchored by a monumental mosque with a sculptural minaret that gives the community a clear spiritual and civic landmark and roots the development firmly in its Uzbek context.

Ecological strategy.

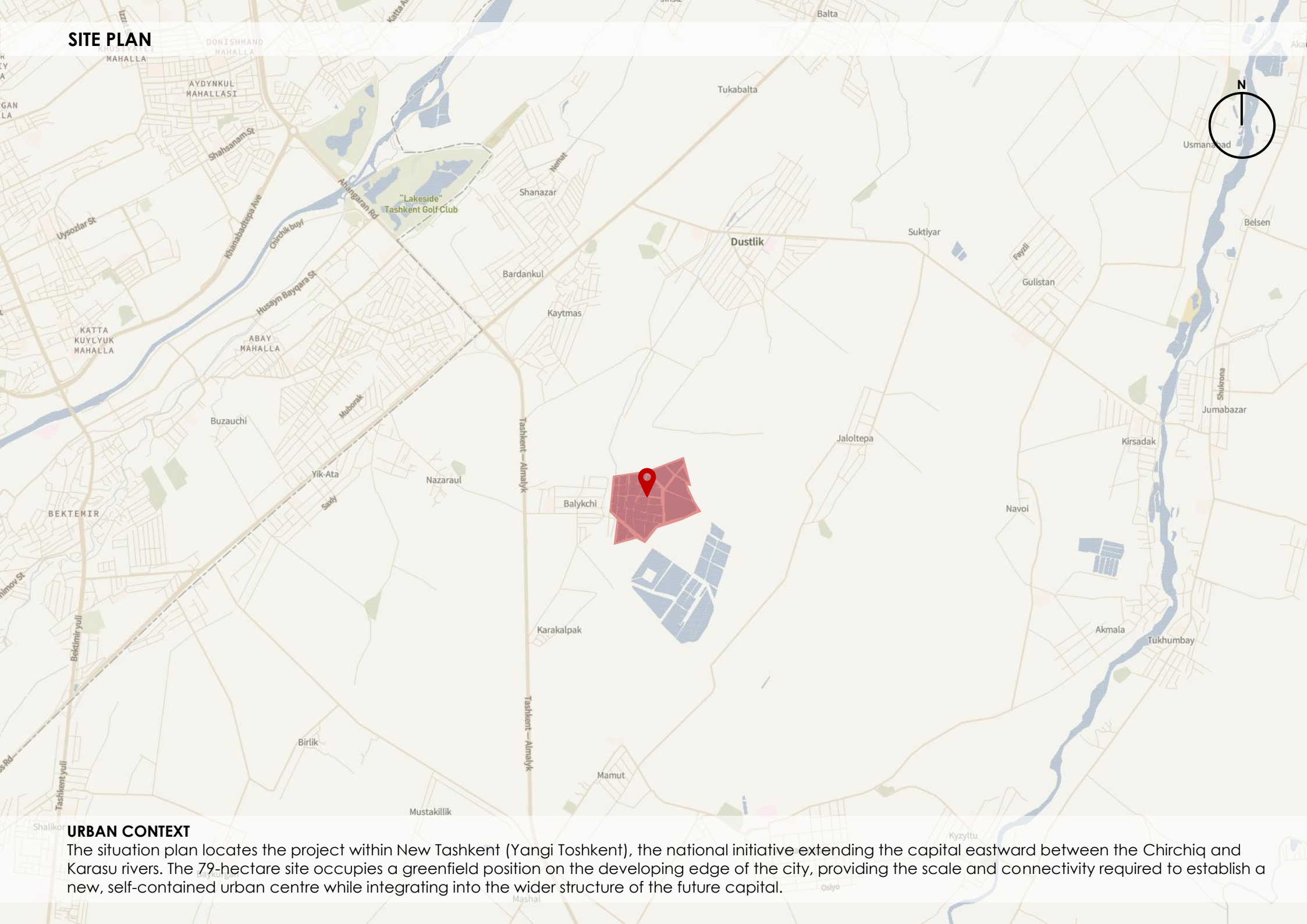
Environmental performance is a defining principle. Nearly the entire district is integrated into a multi-layered green infrastructure that extends from parks and boulevards to accessible roof gardens and green roofs on residential and public buildings. Green areas account for 29% of the site and water bodies a further 6%, creating a continuous ecological network that raises the effective share of planted surface and positions the project as a contemporary interpretation of the Garden City.

Programme and capacity.

The masterplan delivers a total gross floor area of 2,285,298 m² (1,201,536 m² saleable), comprising 9,254 residential units, 178,898 m² of serviced apartments, a 200-room hotel, over 342,000 m² of offices, and full social infrastructure—kindergartens, schools, an educational centre, a clinic, and cultural and religious facilities. Mobility is supported by 13,733 underground parking spaces across 606,551 m² of below-grade area.

OASIS CITY proposes a strategic model for the growth of New Tashkent: a dense, mixed-use district organised around a climate-responsive water-and-landscape core, served by a diverse and legible architecture and a strong pedestrian public realm—a resilient, sustainable and people-oriented centre for the capital's future.

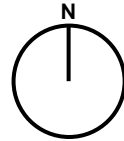
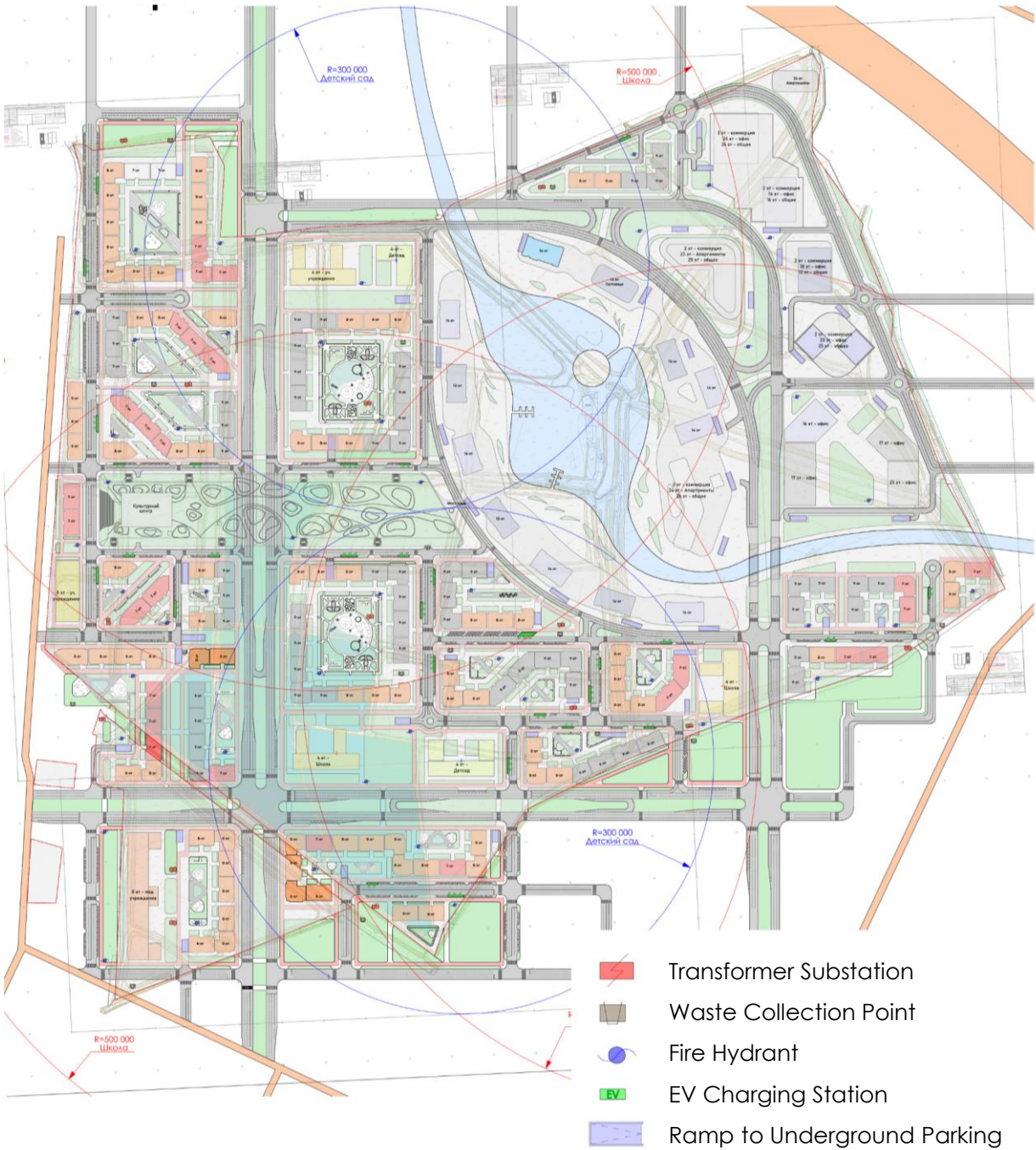
SITE PLAN



URBAN CONTEXT

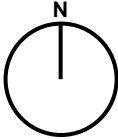
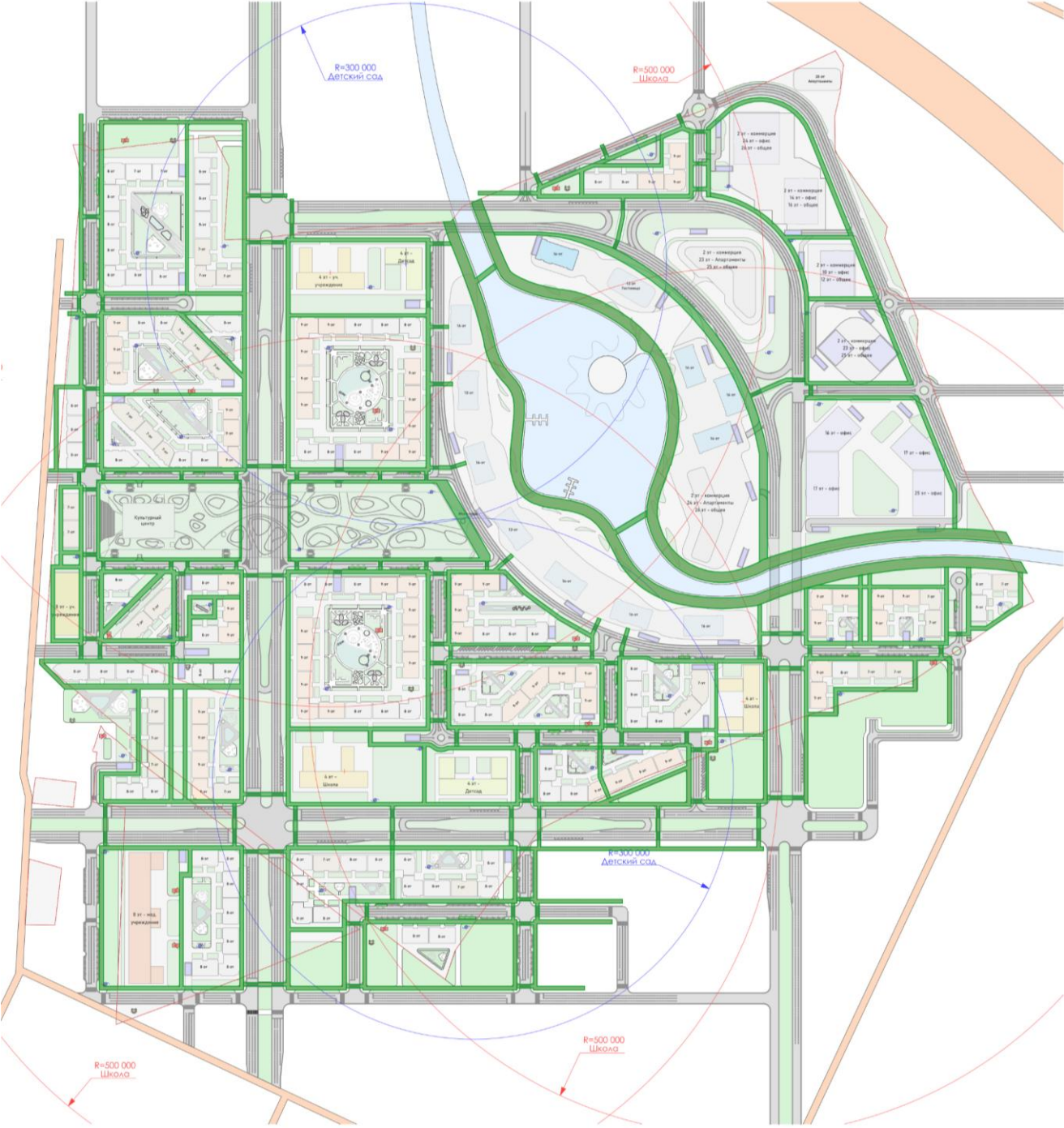
The situation plan locates the project within New Tashkent (Yangi Toshkent), the national initiative extending the capital eastward between the Chirchiq and Karasu rivers. The 79-hectare site occupies a greenfield position on the developing edge of the city, providing the scale and connectivity required to establish a new, self-contained urban centre while integrating into the wider structure of the future capital.

MASTERPLAN. SCALE 1:2000



The masterplan organises the 79-hectare district around a central water body and multi-level landscaped park, framed by pedestrian promenades and civic plazas. Residential quarters, business clusters and social facilities are arranged around this green-blue core in a clear hierarchy, combining mid-rise blocks with high-rise landmarks ranging from 4 to 26 storeys. Walkability radii to kindergartens (300 m) and schools (500 m) confirm **the "15-minute city" principle**, while all parking is placed below grade. Land use: building footprint 24.6%, roads 15.3%, green areas 29%, water bodies 6%.

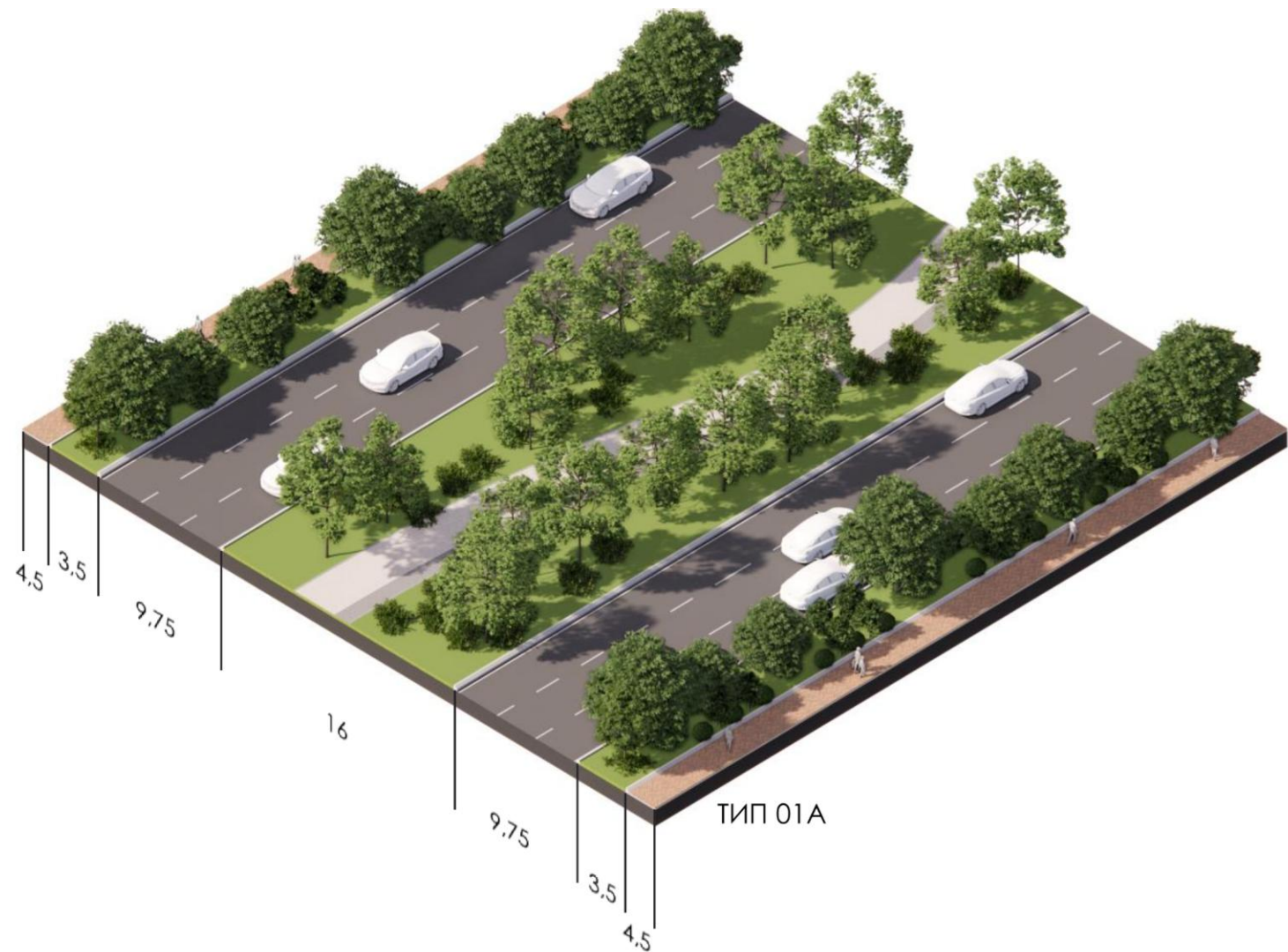
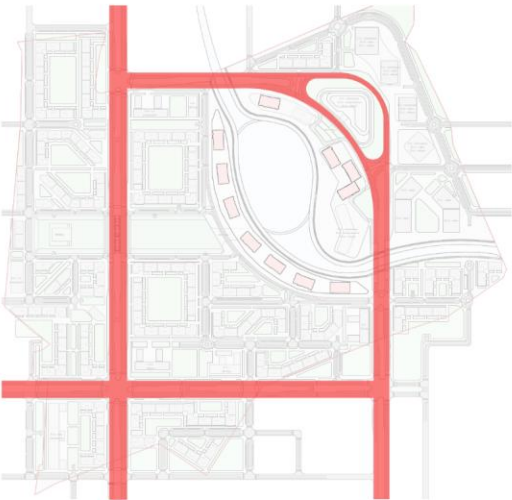
PEDESTRIAN CONNECTION. SCALE 1:2000



The pedestrian network establishes a continuous, safe and fully connected system of routes linking every block to the central park, social facilities and public spaces. Walkability catchments confirm that kindergartens lie within a 300-metre walk and schools within 500 metres of residential quarters, delivering the accessibility standards of a "15-minute city." Pedestrian movement is prioritised through green corridors and an elevated promenade over the central landscape, separating people from vehicular traffic.

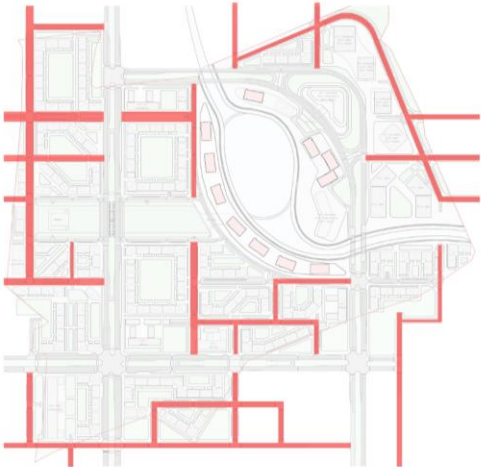
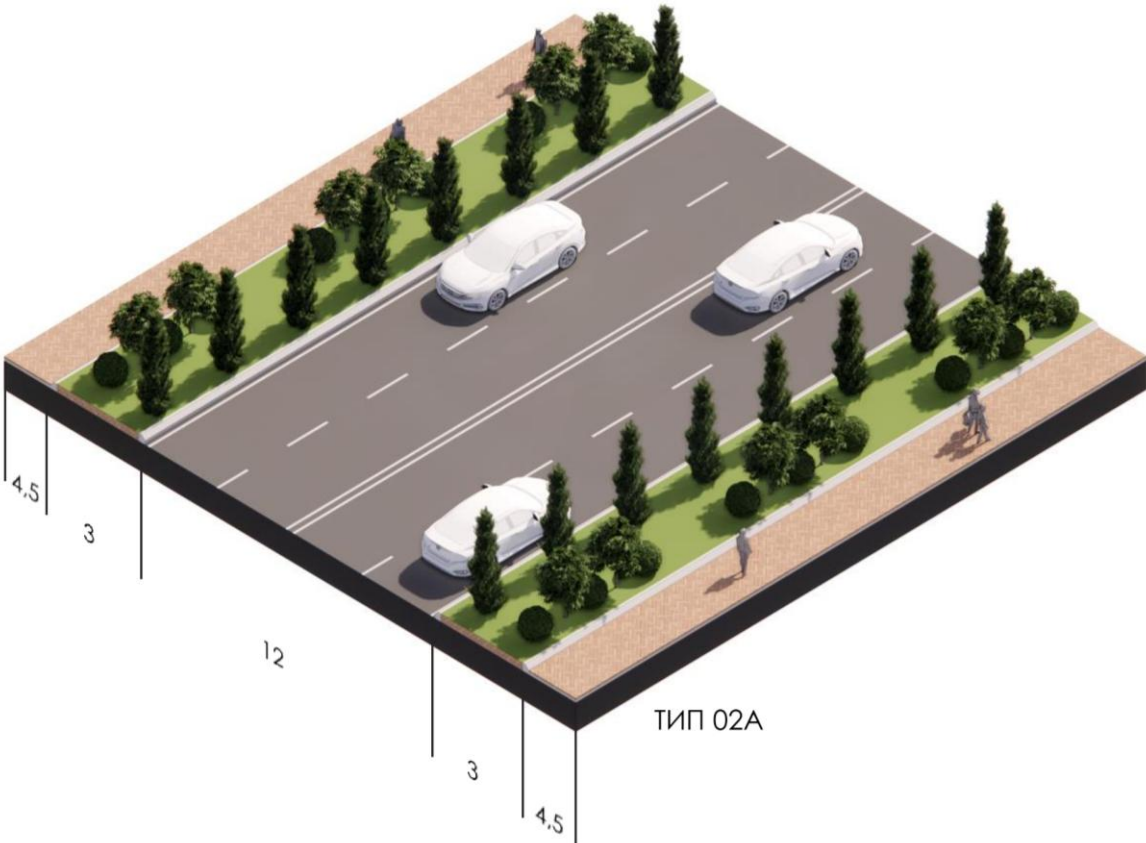
STREET PROFILES. TYPE 01 — MAIN BOULEVARD

The primary avenue is a dual-carriageway boulevard with two roadways separated by a wide central green median (approx. 16 m) containing a pedestrian promenade and dense tree planting. Flanked by planted verges and generous 4.5 m sidewalks, it serves as the district's main movement and landscape spine.



STREET PROFILES. TYPE 02 — SECONDARY STREET

The secondary distributor street carries a single carriageway (approx. 12 m) framed by continuous tree-lined green verges and 4.5 m sidewalks. Option A (Type 02B) incorporates on-street parking bays within planted islands, balancing local access and parking with a green streetscape.



STREET PROFILES. TYPE 03 — LOCAL STREET

The local residential street has a compact two-lane carriageway (approx. 6 m) with tree-lined green strips and 4.5 m sidewalks, prioritising a calm, pedestrian-friendly environment. Option A (Type 03B) integrates on-street parking bays with planting islands to serve adjacent blocks without compromising greenery

