

Category : Master plan  
Project Country : Uzbekistan  
Project City : Davqara Aul Citizens' Assembly, Takhtakupir District, Republic of Karakalpakstan  
Completion Date : September 2025  
Google Maps Link : <https://maps.app.goo.gl/BnJjVhkGdFu4Te9L6>  
Project Area: 70 GA

Project 03

# “Qarateren”

## Master plan

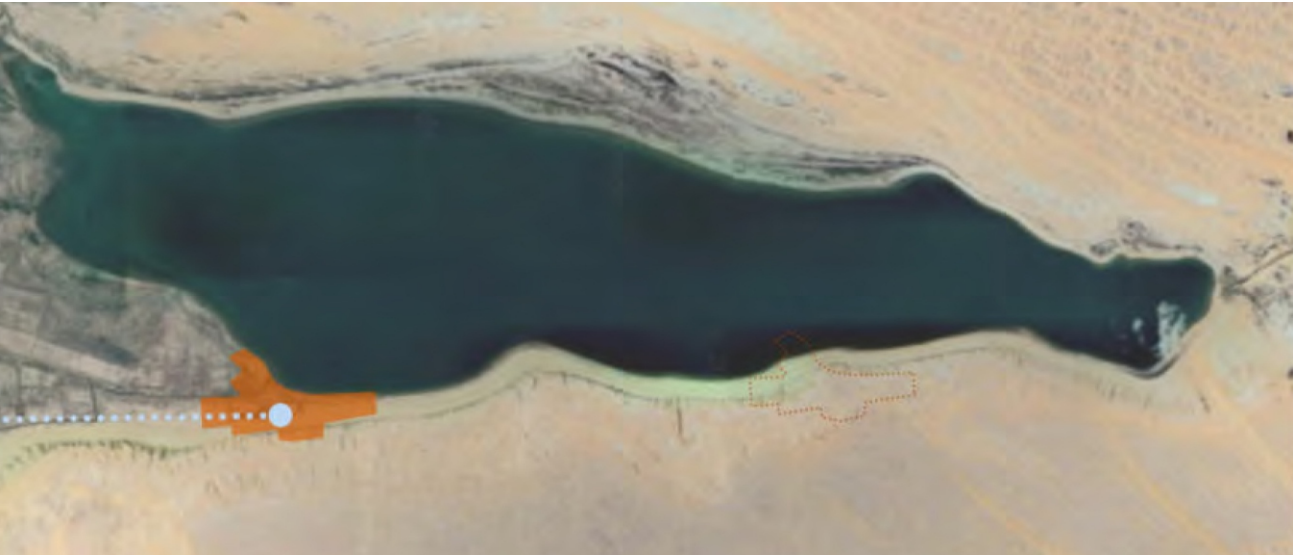
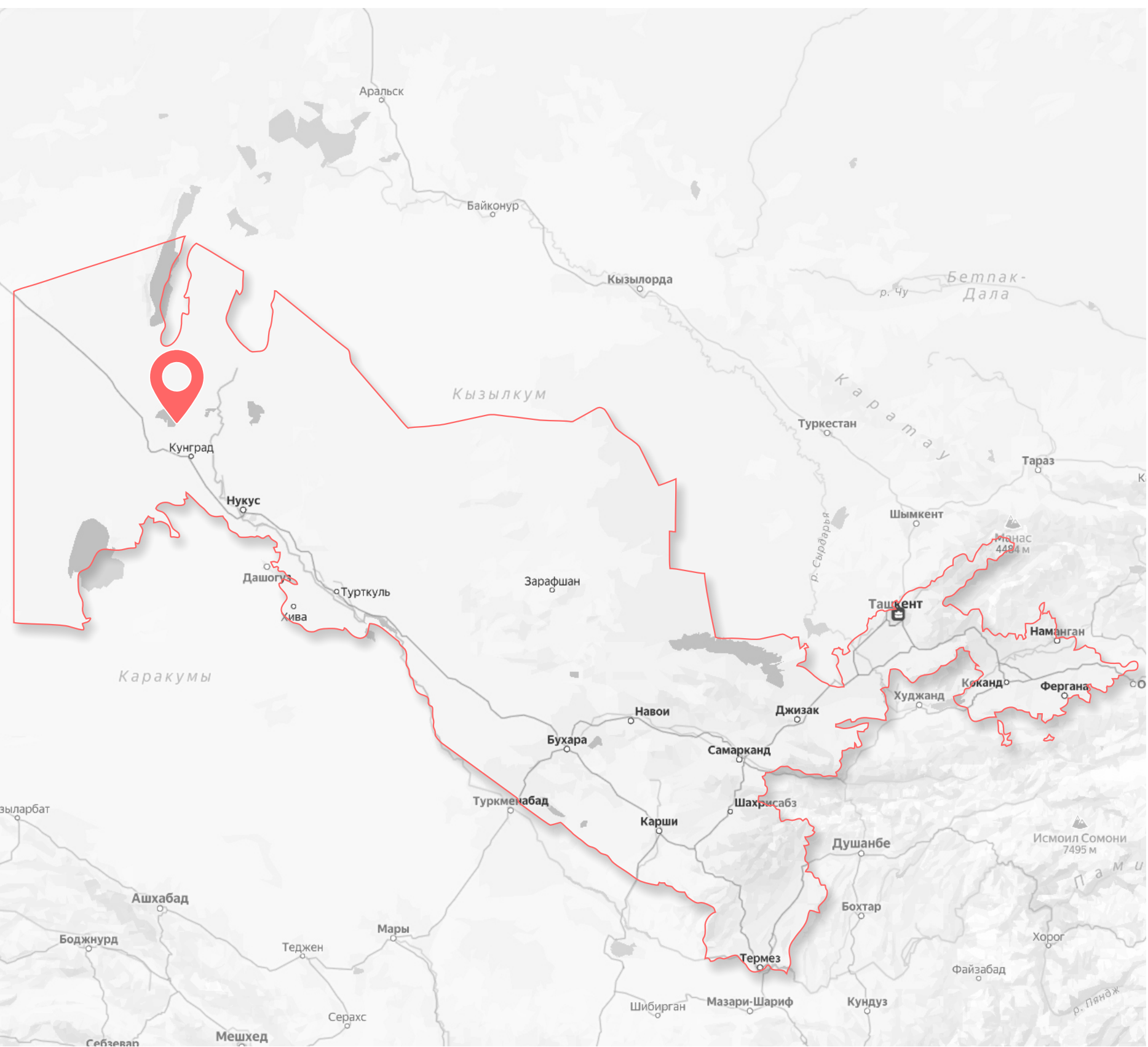
1. Main entrance group
2. Main pedestrian path
3. Main stream / water route
4. Parking lot
5. Entertainment shopping yurt
6. Artificial reservoir
7. Ethnic village
8. National games area
9. National games area
10. Open-air concert venue
11. Carousel
12. Amusement ride
13. Ferris wheel
14. Children's amusement ride
15. Small beach
16. Paintball field
17. Indoor football pitch
18. Local zoo
19. Public service point
20. Outdoor water reservoir
21. Small pond
22. Indoor water park
23. Parking lot
24. Helipad
25. Parking lot
26. 210-room hotel
27. Boat dock / marina
28. Existing waterway
29. Suspended scenic walkway
30. Waterfront cafés and restaurants
31. Boat dock / marina
32. Existing chalet hotels
33. Existing building
34. Existing stage
35. Existing multifunctional center
36. Summer therapeutic pool
37. Winter therapeutic pool
38. Fountain
39. Extreme racing track
40. Karting track
41. Green boulevard
42. Scenic plaza
43. Zipline
44. Central yurt stage
45. Scenic restaurants
46. Zipline
47. Equestrian sports area
48. Kopkari (Buzkashi) arena
49. Existing restaurants and cafés
50. Chalet hotels

51. Wellness center
52. Waterfront recreation area
53. Overwater bungalow area
54. Sports field
55. Fishing area





# Location of the area



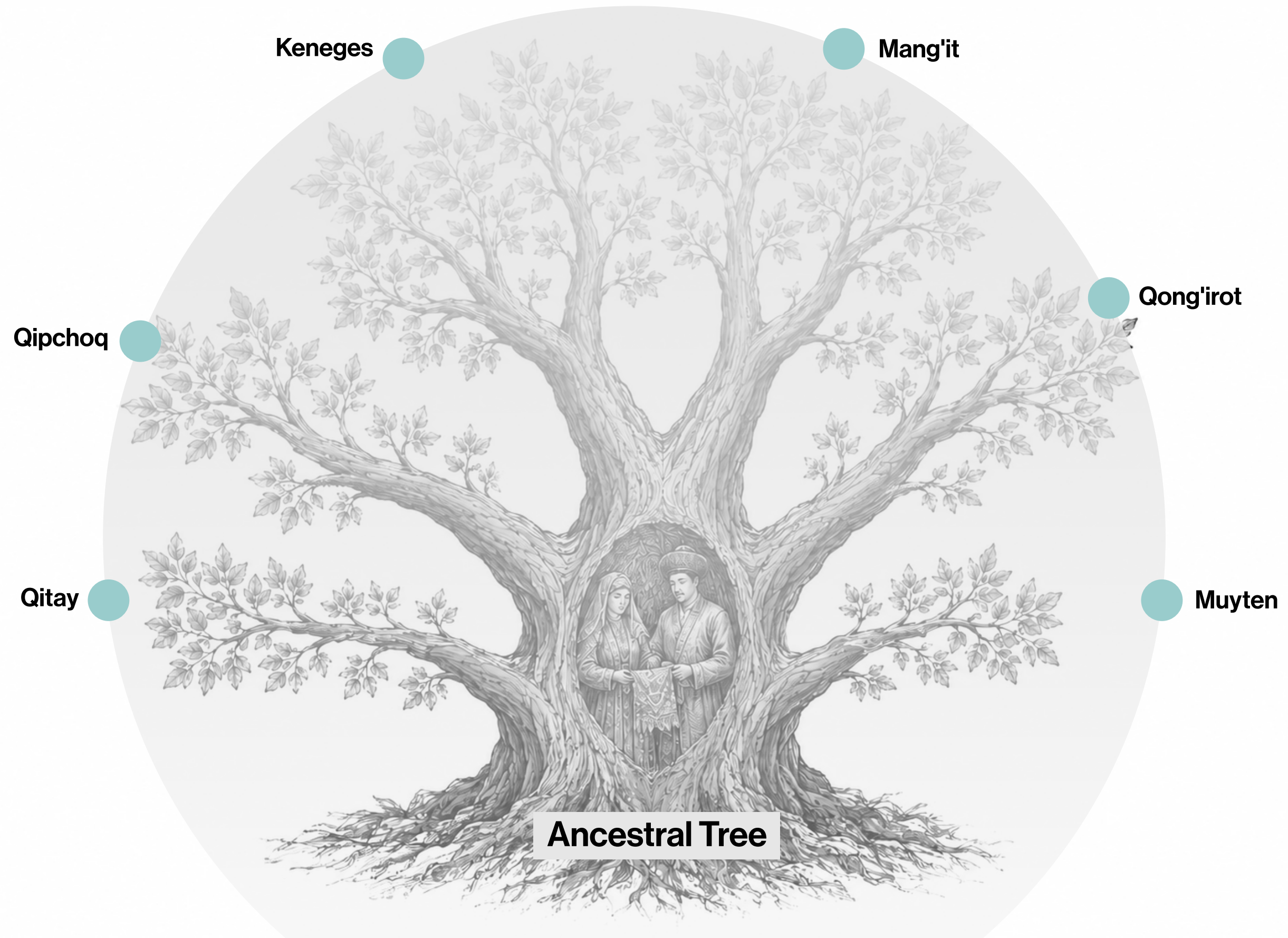


Existing Site and Landscape





The core concept of our masterplan is inspired by the six largest ancestral clans of the Karakalpak people. The site is organized into six districts, each named after one of these major clans, reflecting the region's cultural heritage and ancestral identity.





# "KARATEREN" ETHNO-TOURISM COMPLEX

On October 16, 2024, the grand opening of the new "Karateren" ethno-tourism complex took place in the scenic area near Borshitau, close to the "Daukara" settlement in the Takhtakupir district of the Republic of Karakalpakstan.

Second Section: A 272-step reinforced concrete staircase leads up Borshitau Hill to an observation platform offering breathtaking views of natural beauty and majestic panoramas of the surrounding landscape. The two-day event—held under the motto "Only united are we a united people, only together are we a strong country!"—was attended by members of the general public, media representatives, figures of culture and art, as well as foreign guests. The main heroes of the celebration were young people who gathered from all corners of Uzbekistan.

Third Section: Situated amidst beautiful natural scenery, the impressive Karateren complex left no one indifferent. The festival brought together youth from various ethnic groups, highlighting cultural diversity and unity among peoples. This served as remarkable proof that the country possesses strong and talented youth who understand the importance of preserving our cultural traditions and are capable of creating beautiful and meaningful events.

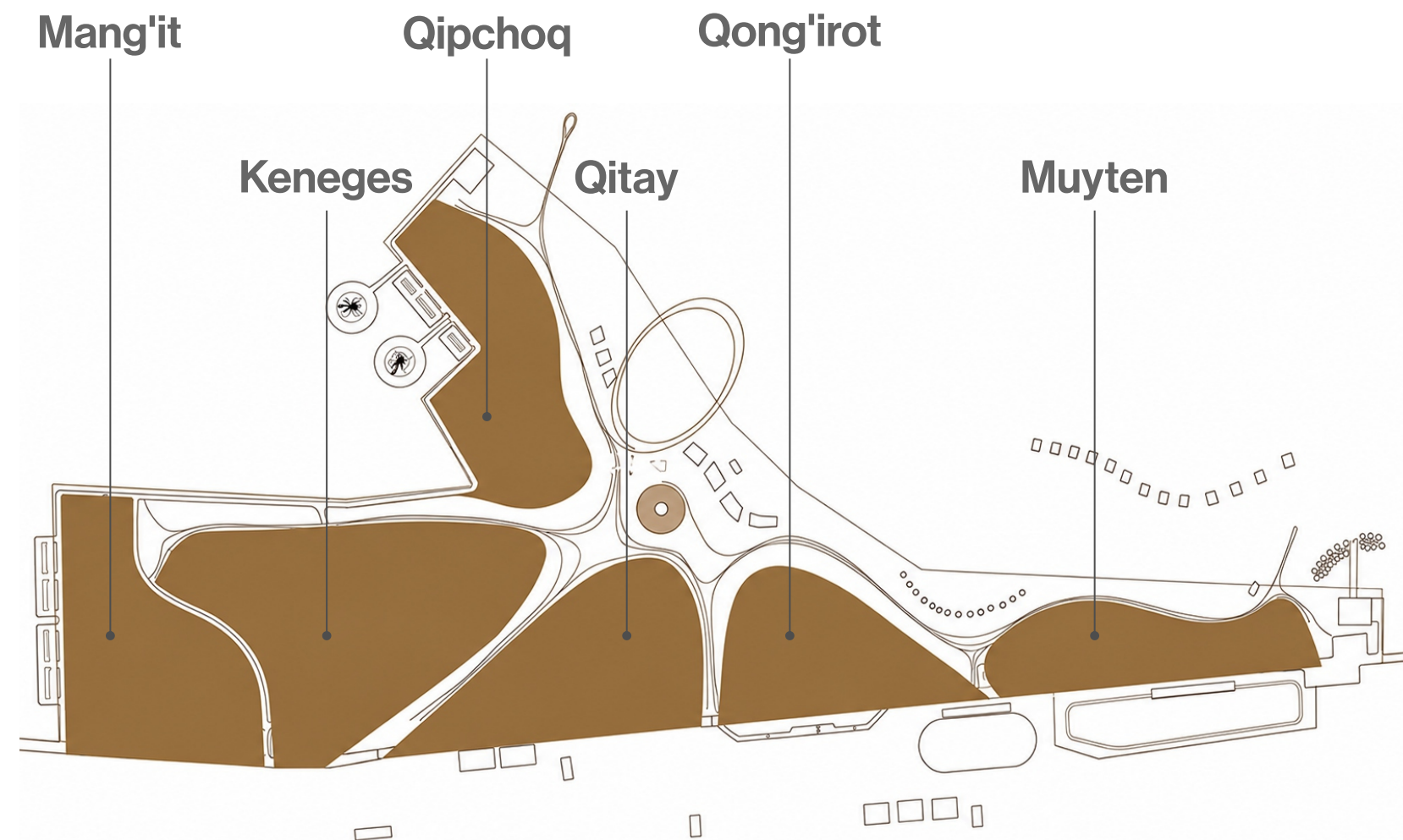




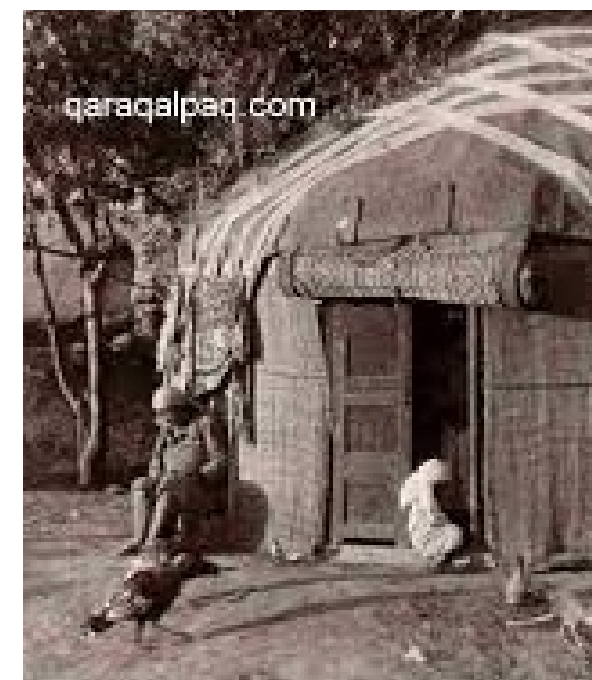
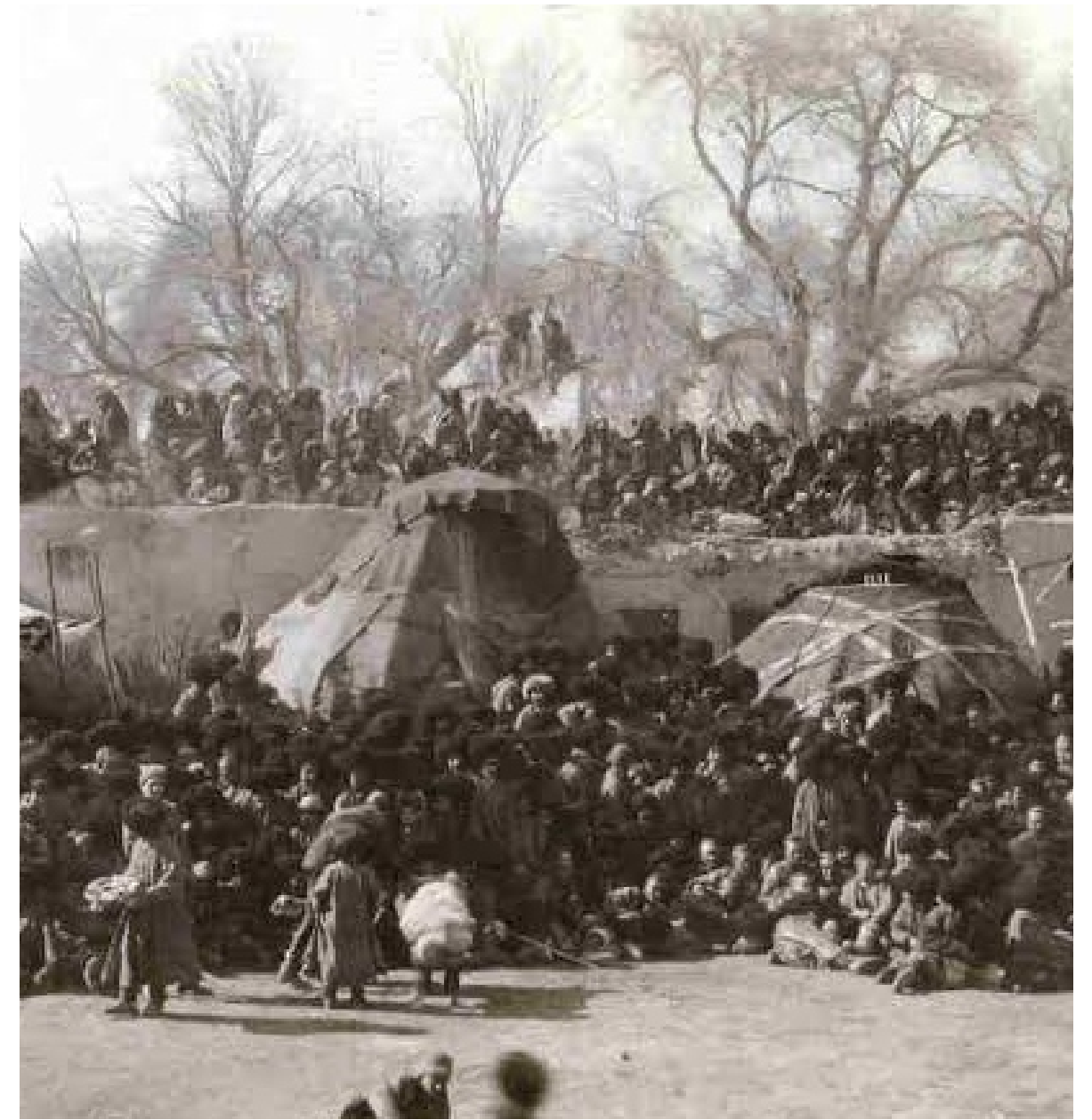
# Formation of Karakalpak Tribes

In the early XVII century, the Nogais were defeated by the Dzungars (Kalmyks) who invaded the banks of the Volga and Yaik rivers. As a result, they were forced to migrate to Crimea. The Karakalpaks settled along the shores of the Aral Sea and the Syr Darya river.

Biys and batyrs (military commanders) played an important role in the social life of the Karakalpaks. Biys led the Karakalpak clans and acted as representatives on behalf of their clan or tribe in relations with neighboring peoples. In the XVI–XVII centuries, the Karakalpaks were subject sometimes to the Khanate of Bukhara, and sometimes to Kazakh khans.



**6 LARGE TRIBES**





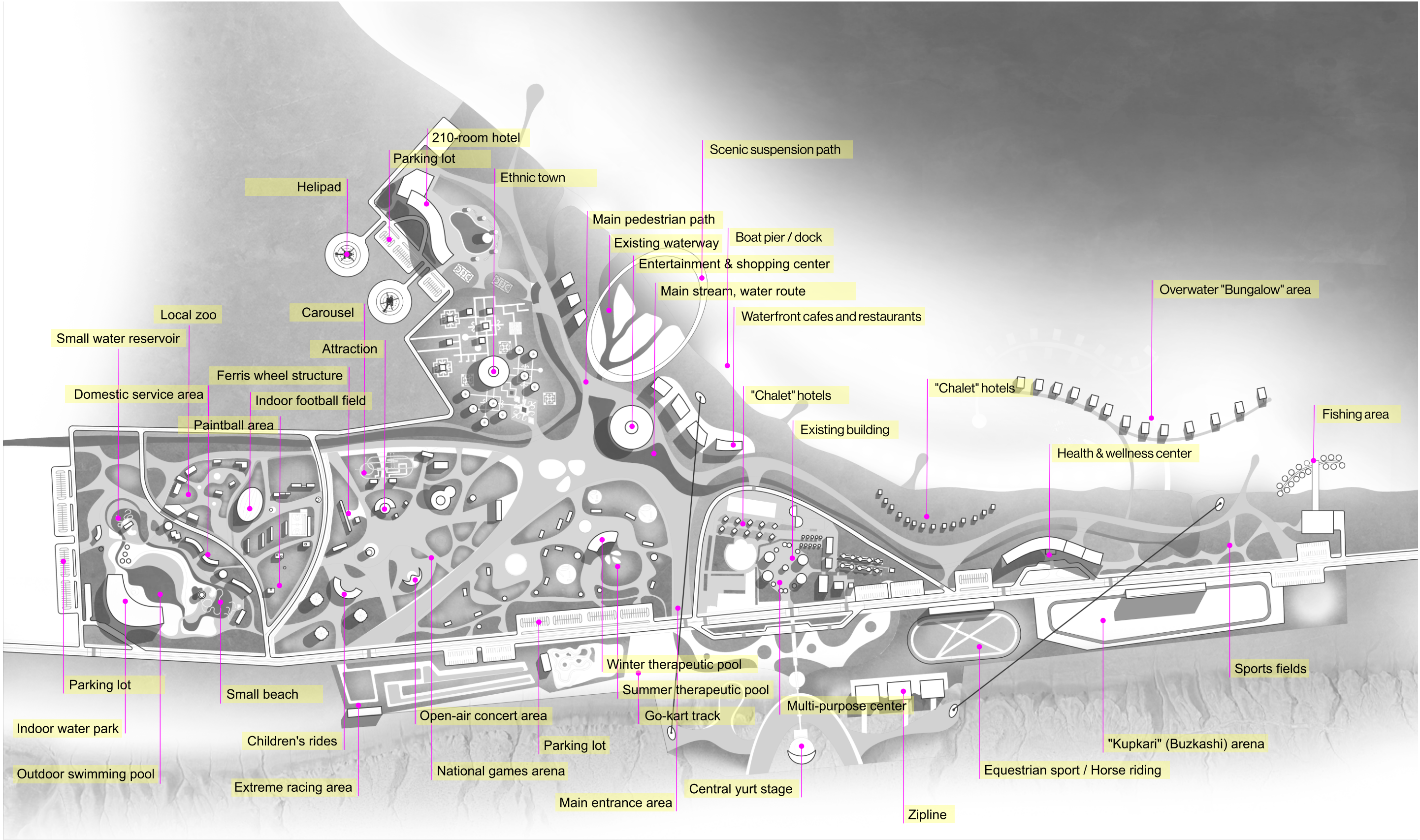
# Functional location of territories

- Amusement area
- Active area
- Coastal area
- Sports area
- Peace and relaxation zone
- Green garden area
- Available area
- Cultural zone
- Water park area





# Programme and Key Destinations





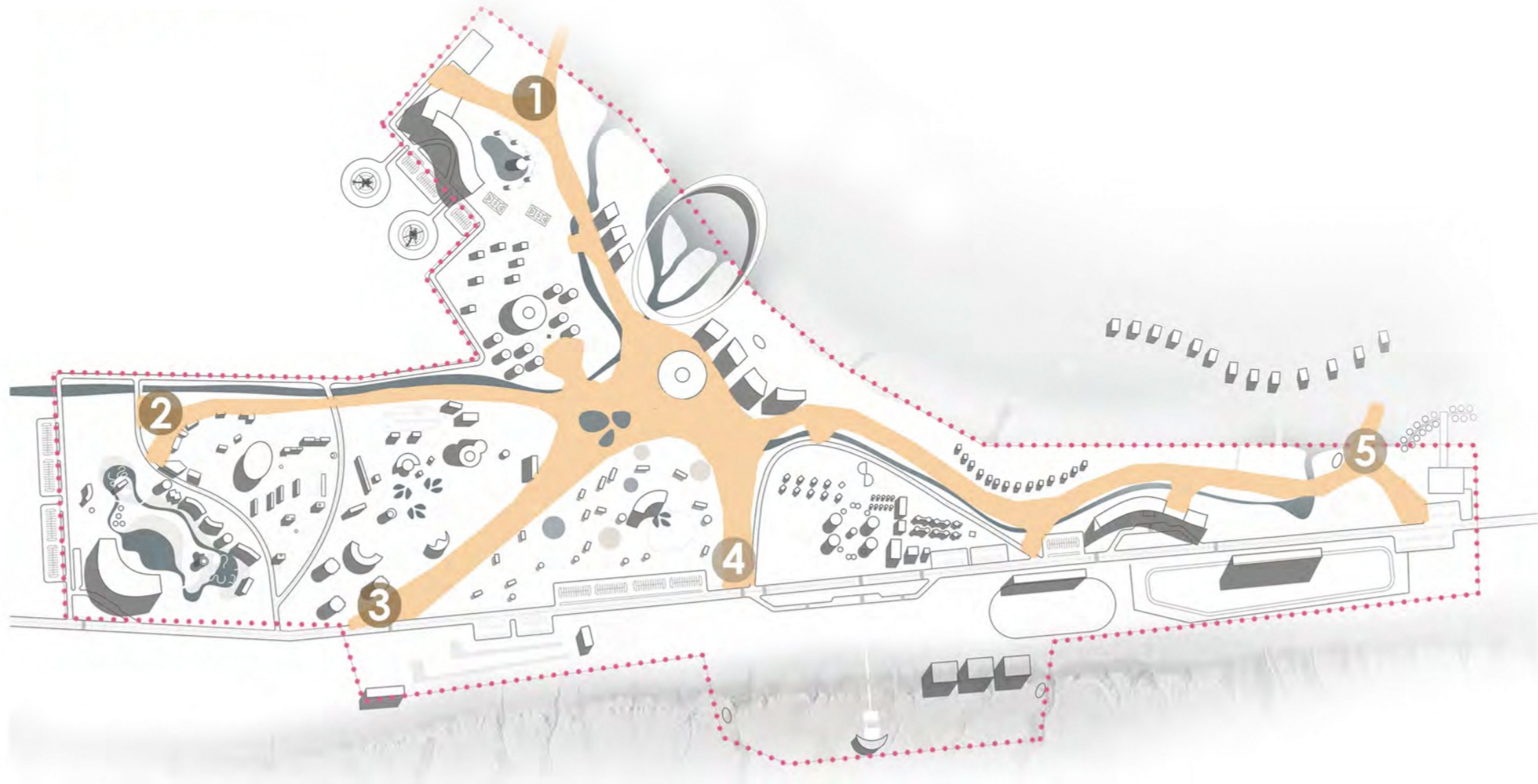
# Pedestrian Public Realm

## Main Pedestrian Route

Width of the main pedestrian route: 20 m, 10 m, 6 m

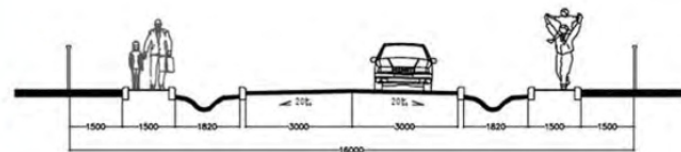
Length of the main pedestrian routes:

- 1. 400 m
- 2. 630 m
- 3. 427 m
- 4. 270 m
- 5. 1 km



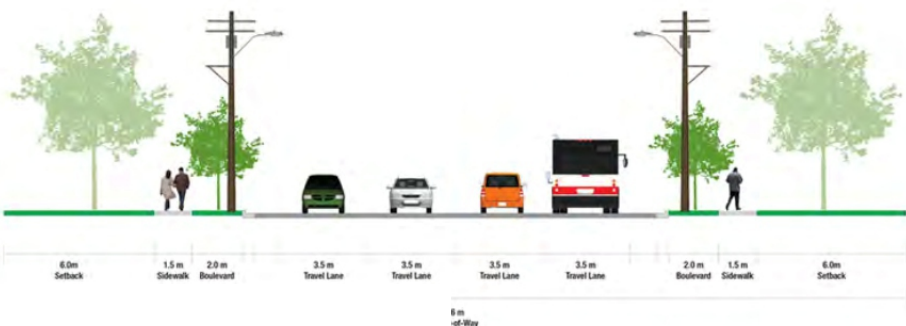


# Access and Vehicular Circulation

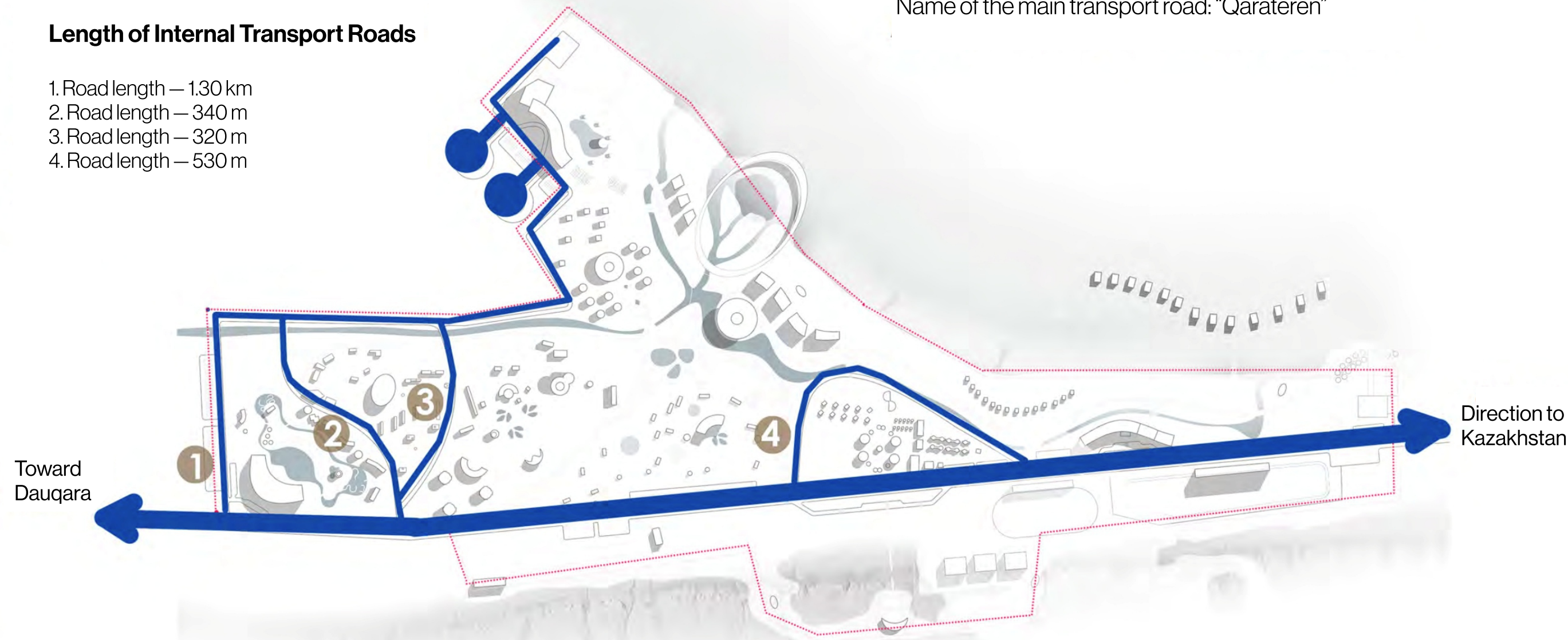


## Length of Internal Transport Roads

- 1. Road length — 1.30 km
- 2. Road length — 340 m
- 3. Road length — 320 m
- 4. Road length — 530 m



Main transport road  
Name of the main transport road: “Qarateren”





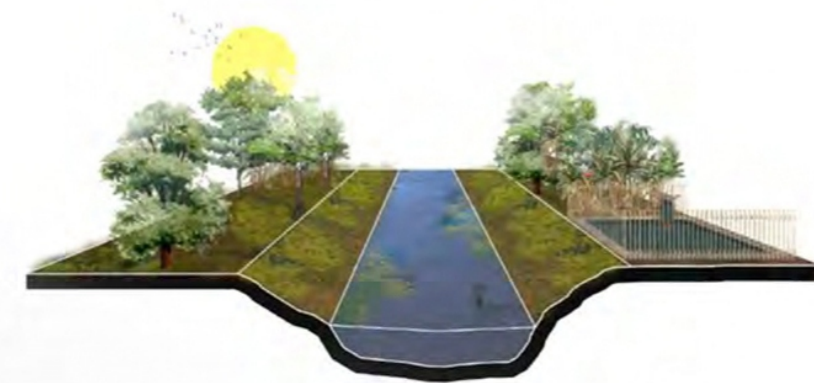
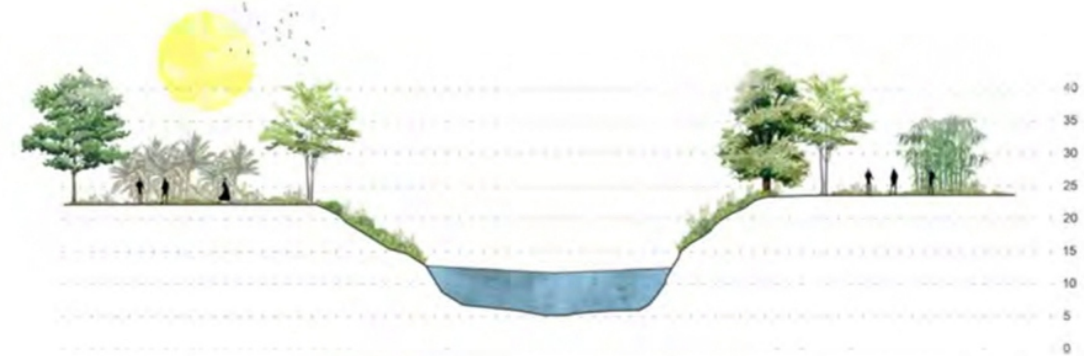
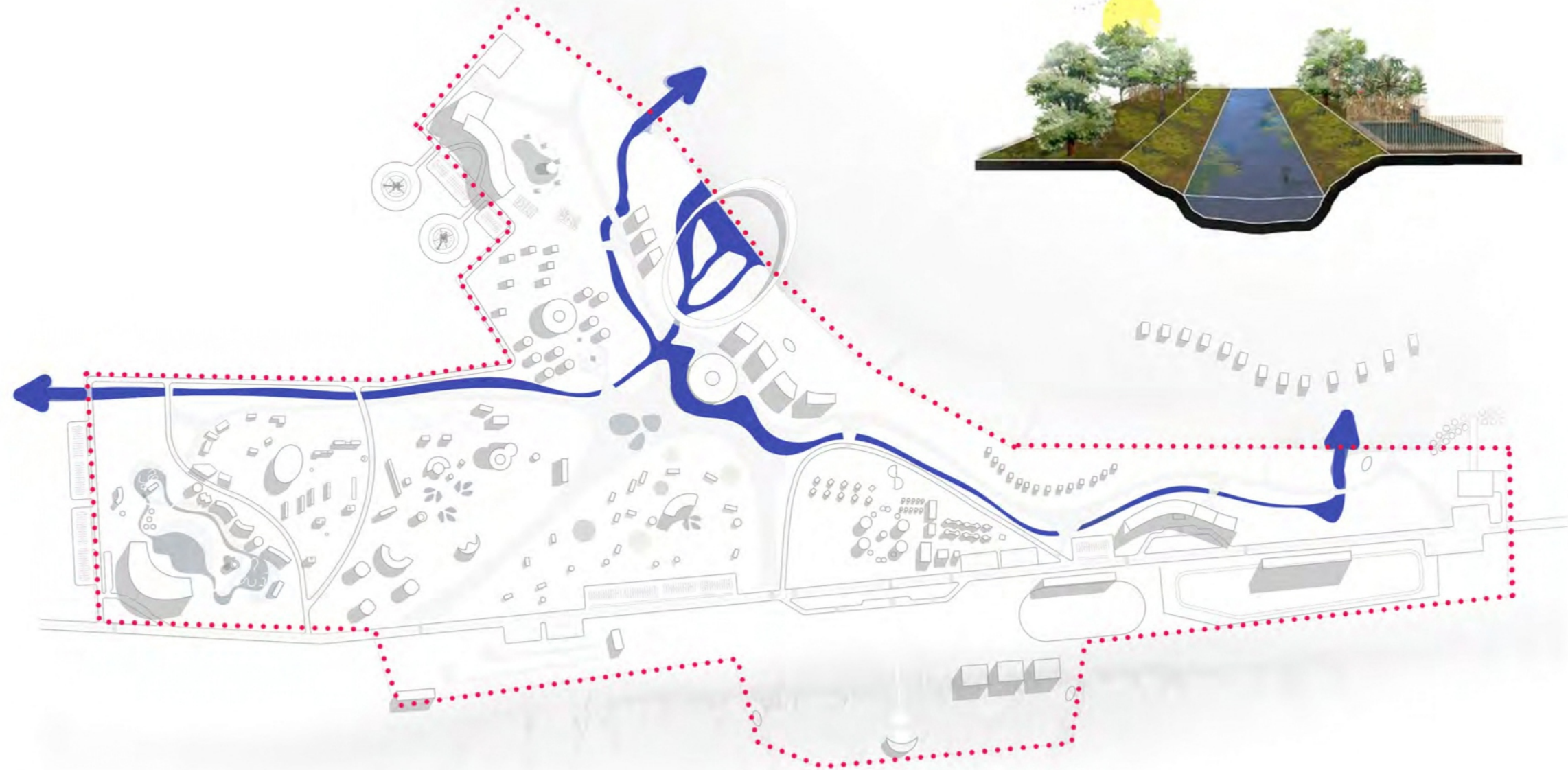
# Water Network and Landscape Cooling

## Water Transport Route

Length of the water transport route: 1.8 km

Width of the water transport route: 6 m, 8 m

Depth of the water transport route: 3.5 m, 4 m



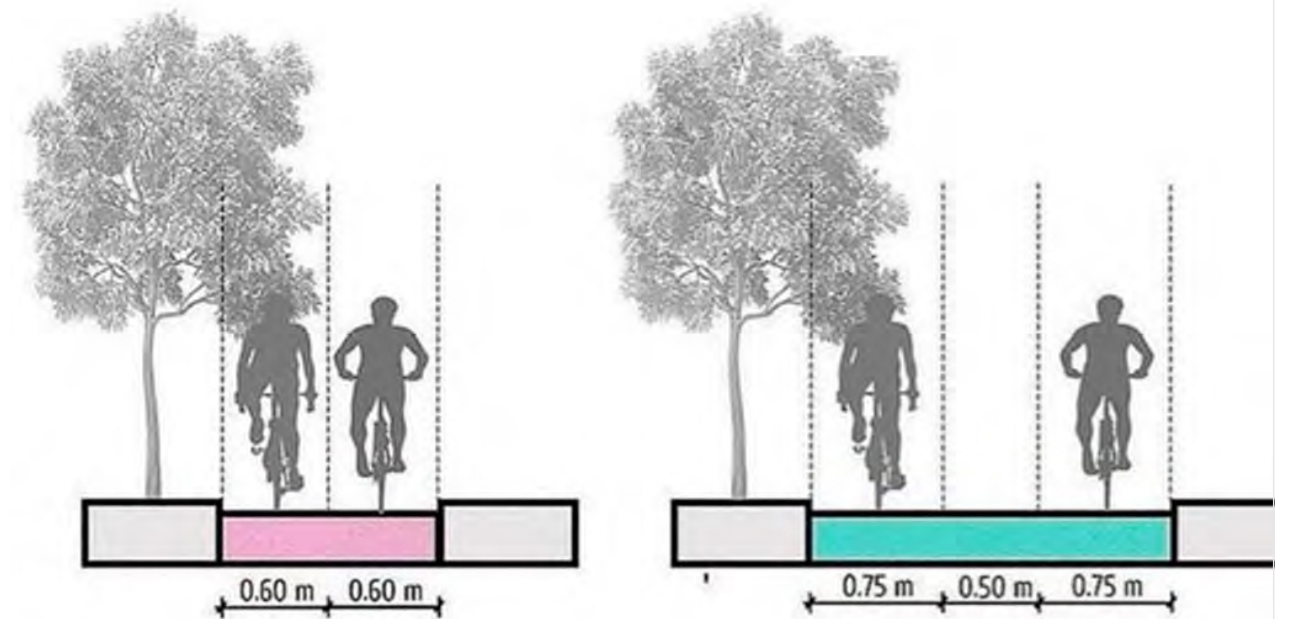
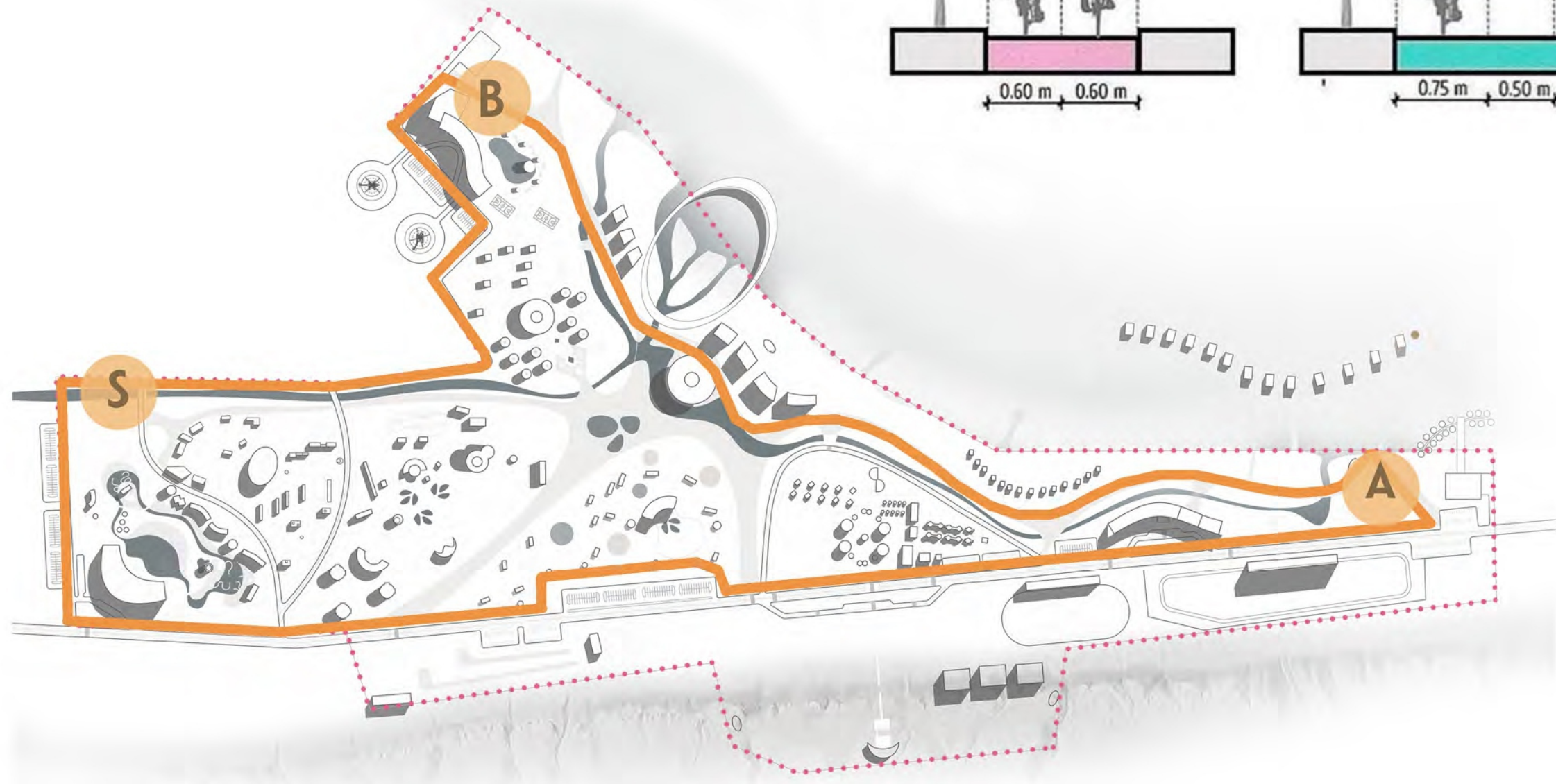


# Cycling and Active Mobility

## Bicycle Path

Bicycle path length — 4.68 km  
Bicycle path width — 1.5 m / 0.80 m

Map reference points: A, B and S





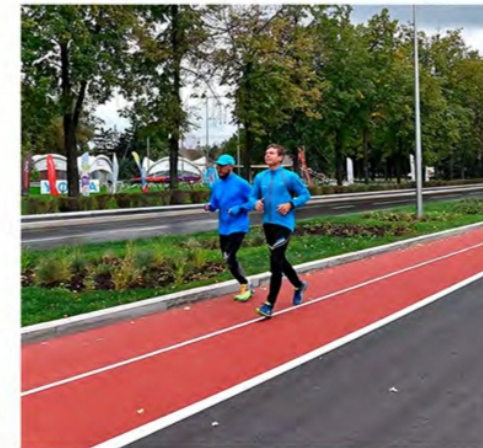
# Cycling and Active Mobility

## Running Track

Length of the running track: 4.68 km

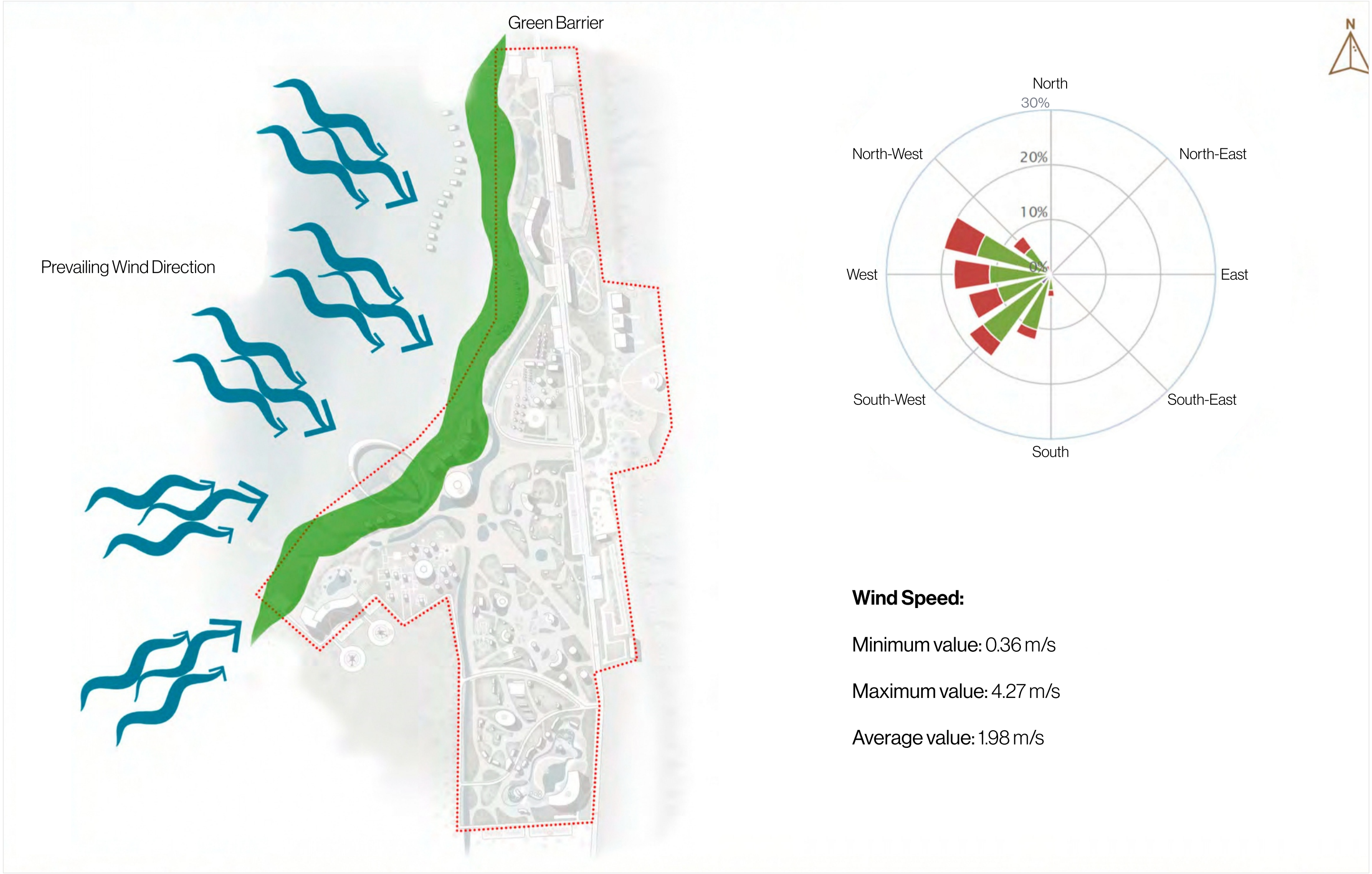
Width of the running track: 2 m

Running track surface material: Rubber (caoutchouc)





# Climate Response and Green Buffer





# Key Attractions and Social Anchors

## The “Qipchoq” Tribe



210-Room Hotel

A 210-room hotel - is a large-scale accommodation facility with 210 guest rooms. This type of hotel is designed to accommodate a large number of guests and is well suited for both tourism and business purposes. The hotel generally provides the following services:

- Guest rooms
- Restaurants and cafés
- Conference halls
- Guest facilities and amenities
- Transport services

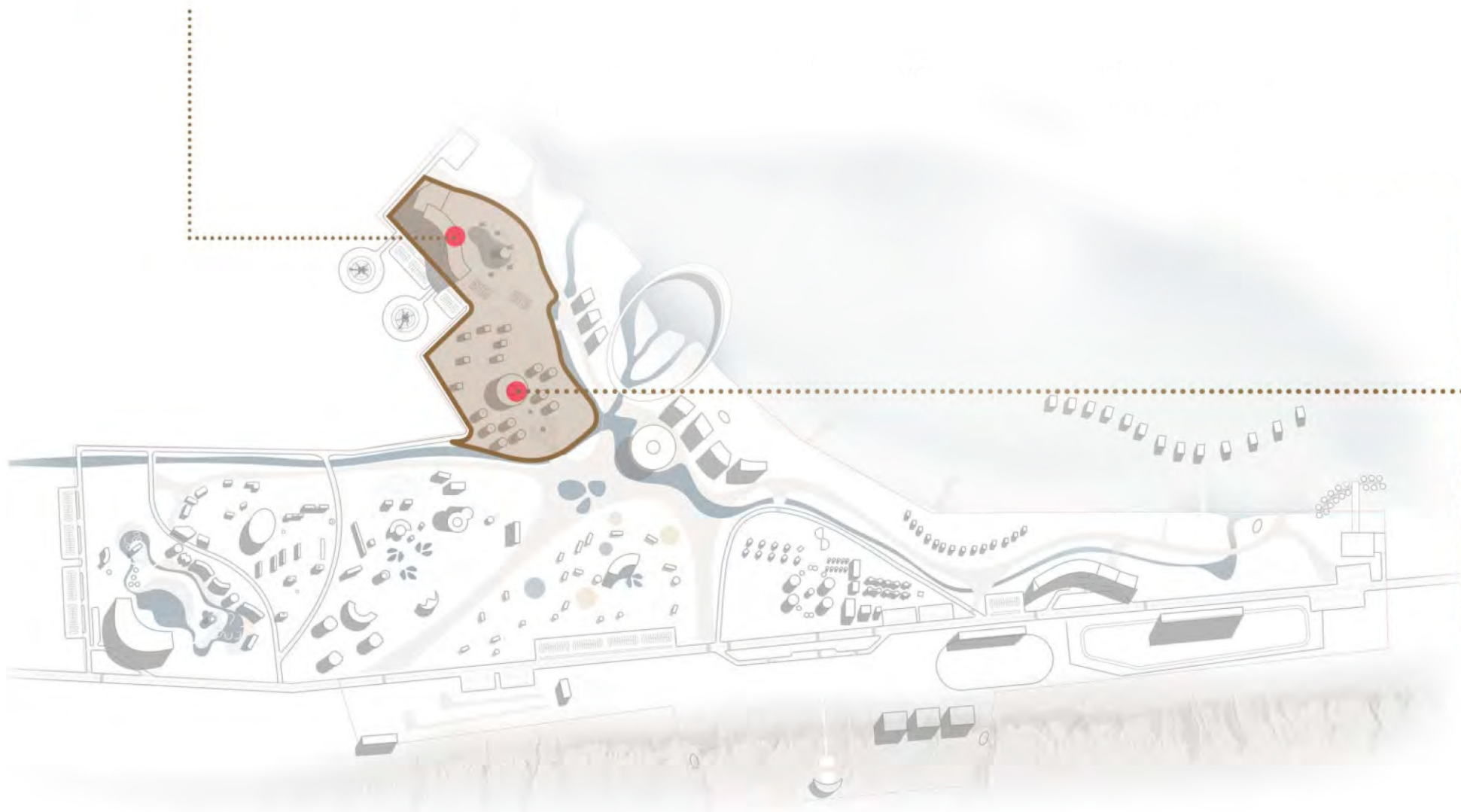
This hotel is an important infrastructure facility for the tourism and business sectors. In addition to providing guests with a high level of comfort, it contributes to the economic development of the area.

An ethnic village is - an area or settlement created to preserve and develop a community's traditions, culture, language and customs. Ethnic villages are generally designed in the form of traditional rural or small-town settlements and are distinguished by their unique cultural characteristics. Particular attention is given to preserving the traditional lifestyle, customs and language of a specific ethnic group.

### Key Features of the Ethnic Village:

- Preservation of cultural heritage
- Tourism and economic development
- Social cohesion

Through their distinctive identity and cultural richness, such villages contribute to the diverse development of society.



Wellness Centre



# Key Attractions and Social Anchors

## The “Myuten” Tribe



Sports Facilities

A wellness centre - is a facility that provides services aimed at improving physical and mental health, as well as prevention, treatment and rehabilitation. Such centres offer various healthcare services, consultations and treatment methods, thereby helping to improve people's overall health and well-being.

### Key Features of the Wellness Centre:

- Improving physical health
- Supporting mental well-being
- Preventive healthcare services
- Use of water and mineral resources
- Health and wellness programmes
- Nutrition and dietetics
- Rehabilitation services

### Benefits of the Wellness Centre:

- Improving health
- Reducing stress and improving mental well-being
- Positive impact on the community
- Promoting a healthy lifestyle

### Conclusion:

A wellness centre is a place that offers a comprehensive range of services aimed at improving health. Its purpose is to enhance not only physical health but also mental well-being. Such centres are beneficial for people of different ages and needs and make a significant contribution to improving overall well-being.



Wellness Centre



# Hospitality, Culture and Wellness Programme



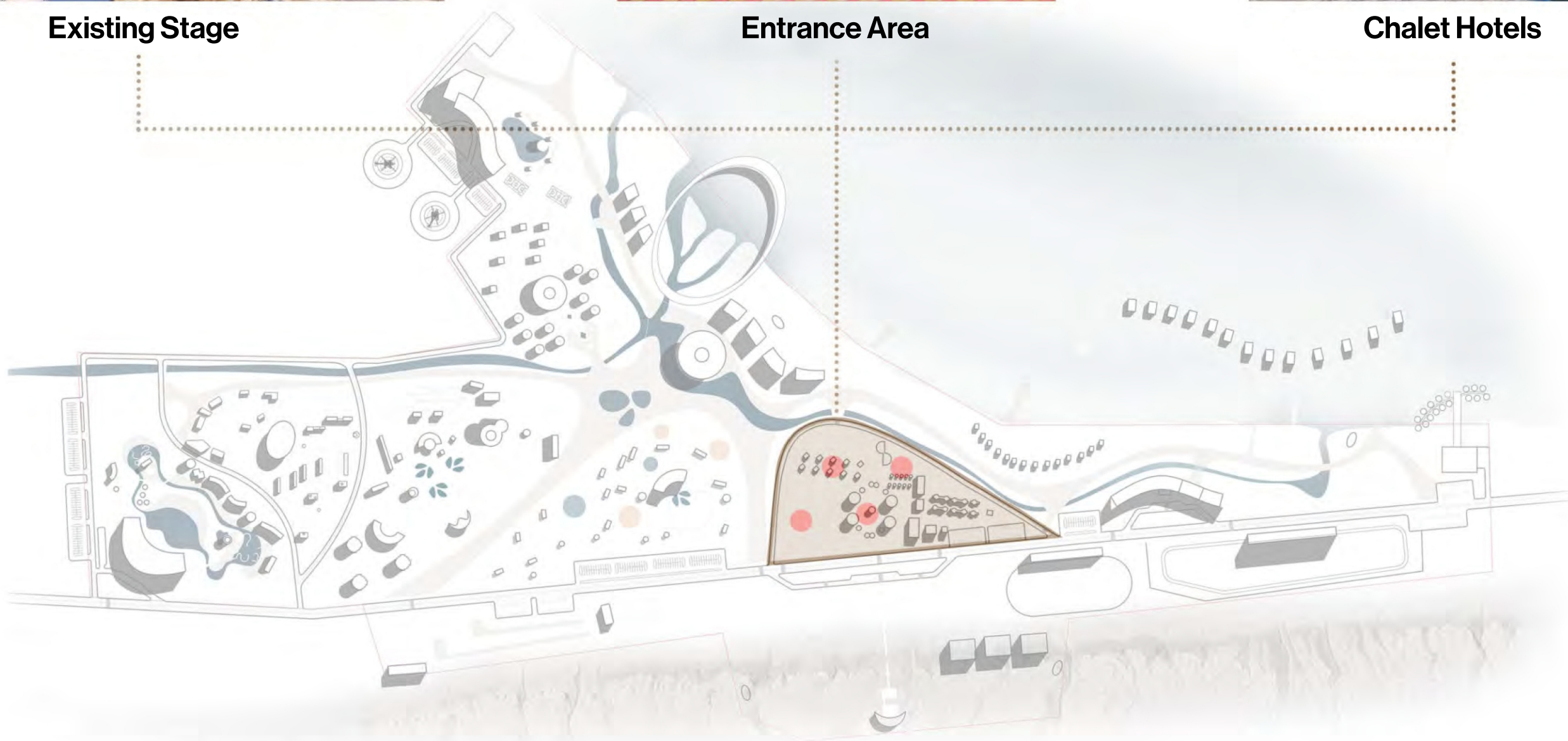
Existing Stage



Entrance Area

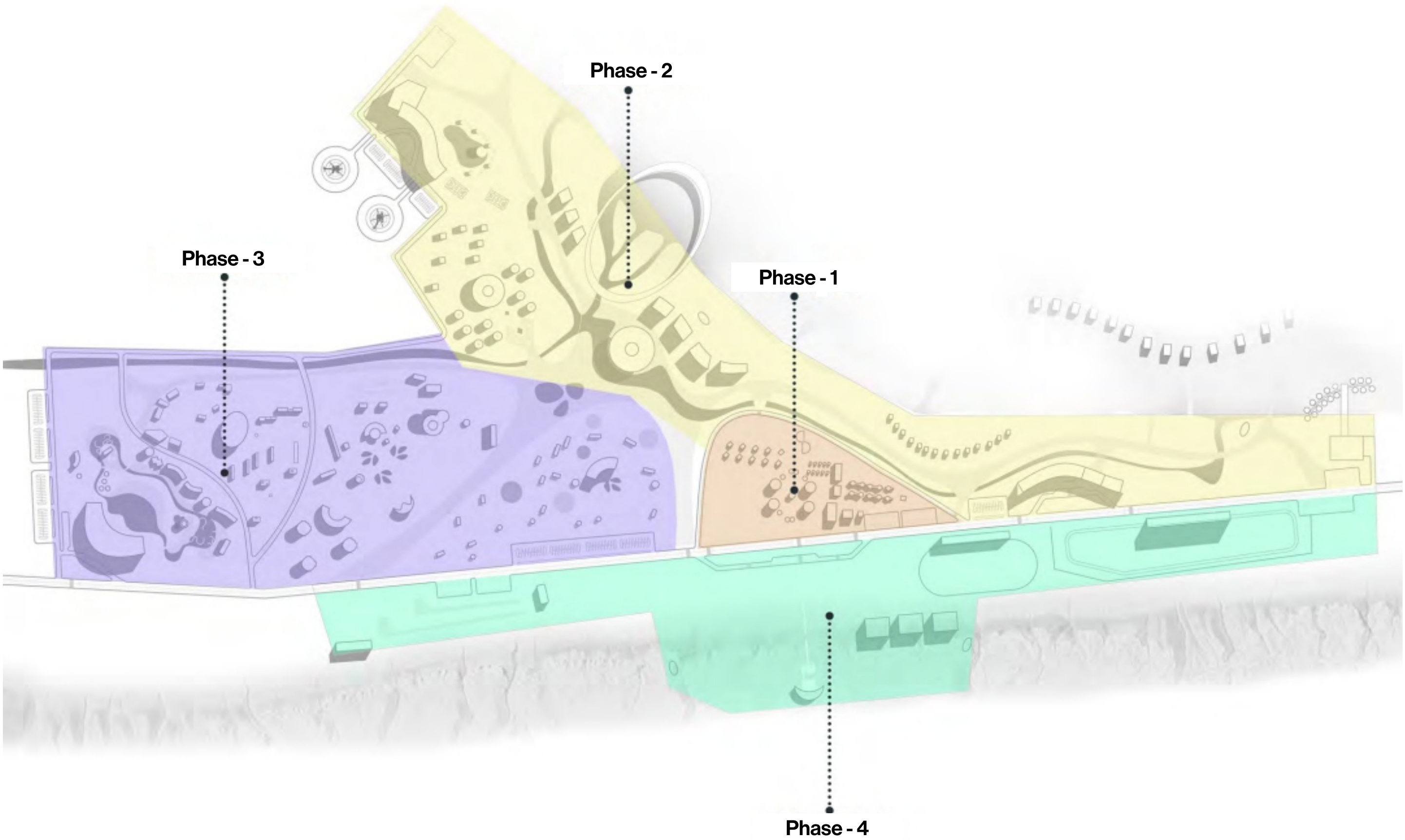


Chalet Hotels





# Construction Phases





“Qarateren” View Render Images

