

SHERON RESIDENCE



DESCRIPTION

SHERON RESIDENCE — Premium Mixed-Use Development **Tashkent, Uzbekistan**

Overview

Sheron Residence is a premium, gated mixed-use development on a 36.7-hectare site in eastern Tashkent, adjacent to New Uzbekistan Park. The masterplan integrates a gated villa community, apartment residences, a business centre, education and a full range of leisure, cultural and wellness facilities within a single planning framework. The site is supported by an established context of social infrastructure—schools, kindergartens, polyclinics and higher education—and a direct connection to the "Yangi O'zbekiston" corridor, combining a green, low-density setting with strong urban accessibility.

Planning strategy

The plan is structured around a continuous green-and-water spine that runs through the centre of the site and acts as its principal organising element. Residential quarters are arranged along this landscaped core in a clear gradient from public to private, while access is managed through three controlled entrances connected to the external network by a roundabout that regulates flows and separates through-traffic from quiet internal streets. A dedicated technical zone and social infrastructure are incorporated into the plan to support efficient operation and long-term flexibility.

Residential offer

The residential programme is graded by plot type to address a range of family requirements, distributing villas across four plot sizes—400, 600, 900 and 1,200 m²—alongside apartment buildings that carry integrated retail, a kindergarten and a school. This gradation delivers a diverse yet coherent residential fabric within a unified architectural and landscape system.

Architecture

The architecture is contemporary, incorporating elements of national tradition inspired by Tashkent's Navoi Street and executed in natural stone. The language is applied consistently across a defined range of building types: elegant residential façades carrying Central Asian motifs, such as pointed arches and carved lattice (panjara) detailing, and more monumental civic and amenity buildings framed by stone colonnades, with carved reliefs, reflecting pools and rooftop terraces. Natural stone, water and landscape provide a common material and spatial framework that unifies the ensemble.

Community and civic facilities

The development is anchored by a dedicated community and administrative centre combining a banquet hall, traditional teahouses (chaikhana), meeting rooms and service spaces, arranged around a landscaped forecourt with visitor parking and a controlled entrance sequence. Additional amenities include a business centre, a guzar and teahouse, dedicated sports and SPA centres, and a wellness complex, together providing for work, social life and everyday needs within the development.

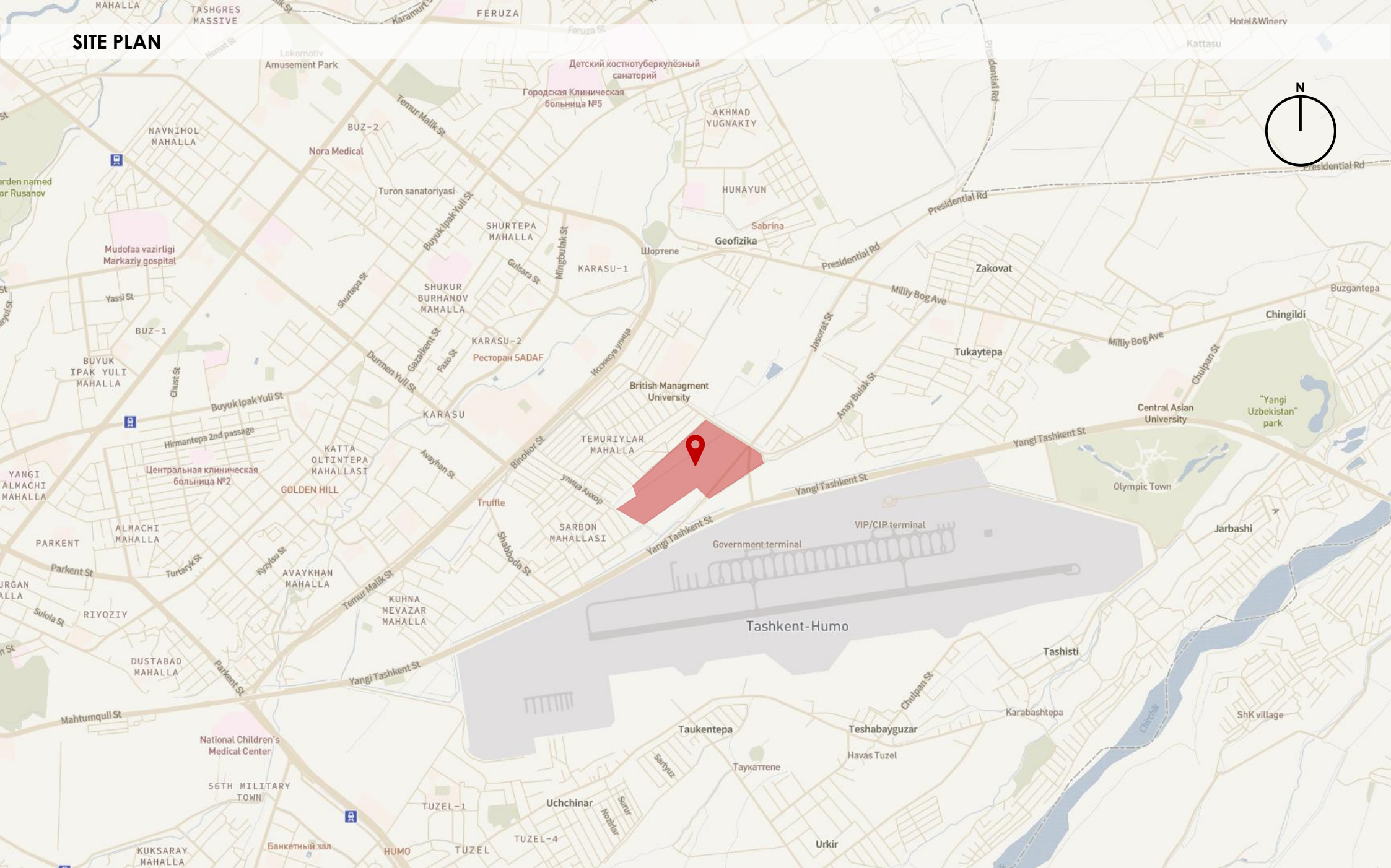
Landscape and public realm

Landscape is treated as a structural component of the plan rather than an addition. At its centre is a designed residents' park of more than ten hectares: mature tree canopies, naturalistic perennial planting and ornamental flowering trees frame a network of curving paths, open recreation lawns and sculptural seating. An elevated pedestrian promenade with water features crosses the park, and a considered lighting scheme extends its use into the evening. Programmed zones—sports and fitness areas, a meditation garden, children's playgrounds and picnic lawns—distribute activity along the spine, while rooftop gardens and extensive tree planting reinforce a continuous green framework that moderates the microclimate across the site.

Security and operation

The development operates as a controlled, private environment under 24-hour security with modern surveillance and access-control systems, providing residents with a protected setting and direct access to a comprehensive range of everyday and lifestyle amenities.

SITE PLAN



URBAN CONTEXT

The situation plan locates Sheron Residence in eastern Tashkent, along the "Yangi O'zbekiston" road and close to Tashkent-East Airport. The site is well served by an established network of social infrastructure—schools, kindergartens, polyclinics and higher education (including AKFA University)—all within the immediate surroundings, giving residents excellent everyday accessibility while remaining connected to the wider city.

MASTERPLAN. SCALE 1:2000

The masterplan organises the 36.7-hectare site around a continuous green-and-water spine that runs through the heart of the development. Villa quarters and apartment blocks are arranged along this landscaped core, served by three controlled entrances and a clear internal road hierarchy, with a dedicated technical zone and social infrastructure integrated into the plan. The composition balances privacy, generous landscaping and efficient access throughout.



LAND USE BALANCE	
Kindergarten	— 0.12 ha
Landscaped (green) area	— 10.8 ha
Villa development area	— 16.8 ha
Apartment development area	— 9.0 ha
Total site area	— 36.7 ha

PEDESTRIAN CONNECTION. SCALE 1:2000



The transport scheme provides access through three controlled entrances (Entrances 01, 02 and 03), linked to the surrounding road network via a roundabout that regulates traffic and distributes flows smoothly. A clear internal hierarchy separates through-movement from quiet residential streets, ensuring safe, convenient circulation while keeping the residential core calm and pedestrian-friendly.

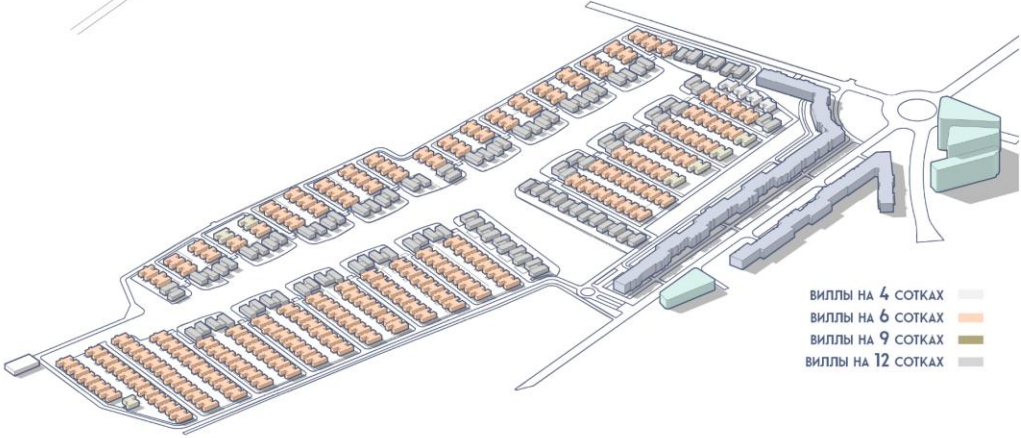
● TRANSPORT SCHEME

A continuous landscaped green spine forms the social and ecological heart of the development, weaving through the residential quarters and linking a sequence of programmed spaces: sports grounds, a fitness area, a golf area, a meditation garden, rest areas and children's playgrounds. This linear park provides residents with recreation, wellbeing and everyday contact with nature, while improving the microclimate across the site.



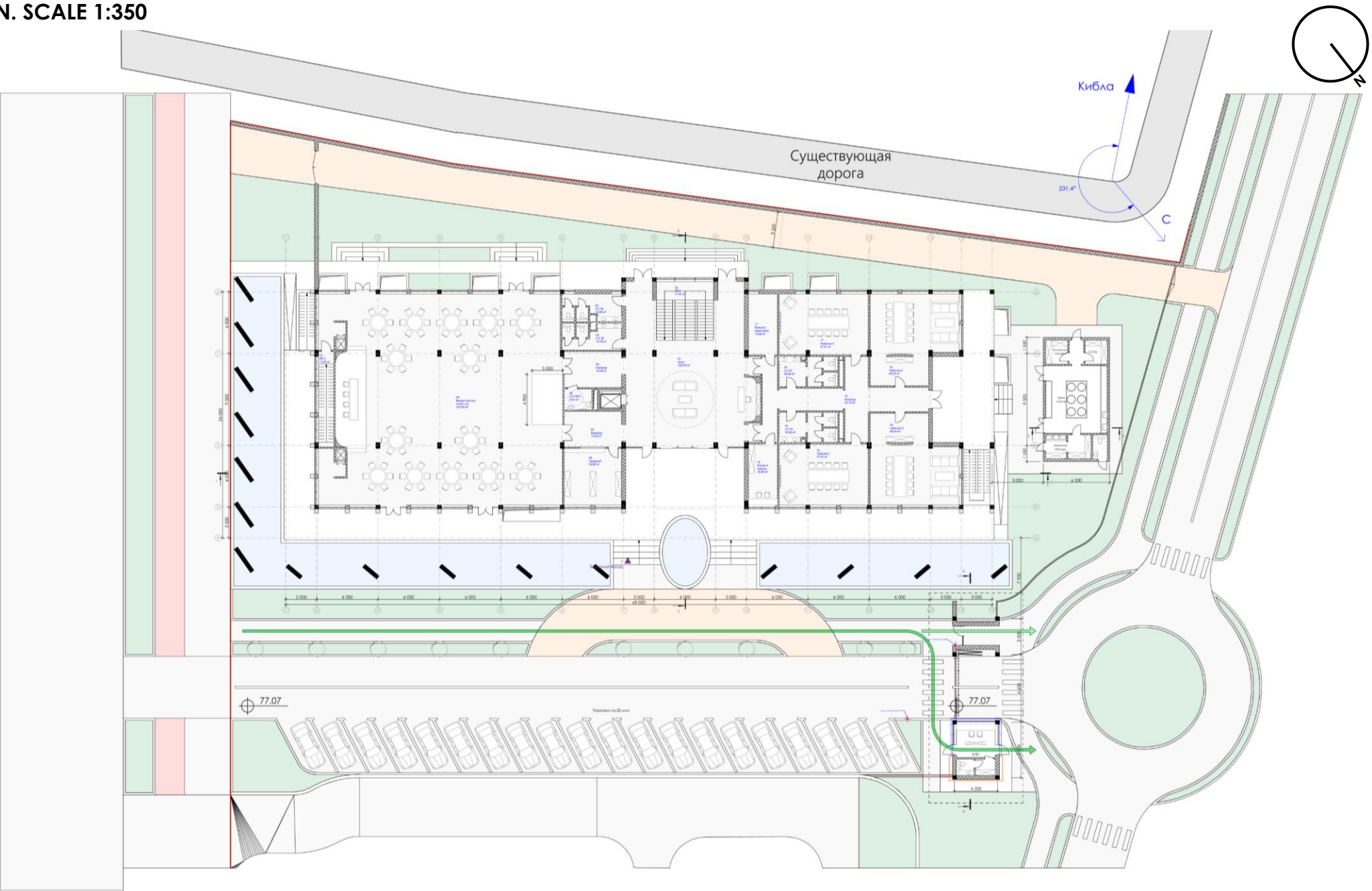
● GREEN ZONE SCHEME

The functional zoning organises the residential offer by plot type, distributing villas across four plot sizes—400, 600, 900 and 1,200 m²—alongside the apartment blocks. This clear gradation provides a range of residential formats to suit different family needs and lifestyles, while maintaining a coherent, well-structured urban fabric across the development.



● FUNCTIONAL ZONING SCHEME

ВИЛЛЫ НА 4 СОТКАХ
ВИЛЛЫ НА 6 СОТКАХ
ВИЛЛЫ НА 9 СОТКАХ
ВИЛЛЫ НА 12 СОТКАХ



The administrative and community centre accommodates the development's social and cultural life. Its plan combines a large banquet hall with traditional teahouses (chaikhana), meeting rooms and service spaces, opening onto a landscaped forecourt with a central fountain. A dedicated visitor car park (25 spaces) and a clear entrance sequence from the roundabout ensure convenient access, while the building's orientation is coordinated with the Qibla direction in keeping with local cultural context



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