BEKTEMIR

RESIDENCE

bu Tiara Group

TIARA GROUP

Turar joy majmualari quruvchisi

Biz zamonaviy arxitektura, yuqori qurilish sifati va puxta o‘ylangan investitsion qiymat uyg‘unlashgan turar joy majmualarini yaratamiz.

Biz uchun shunchaki uy qurish emas, balki uzoq yillar davomida o‘z jozibadorligi va qiymatini saqlab qoladigan qulay muhitni shakllantirish muhim.

Tiara Group’ning har bir loyihasi — bu shahar, hamkorlarimiz va bizni tanlagan oilalar oldidagi mas’uliyatimizdir.

Hurmat bilan,

Tiara Group jamoasi



Hayot uchun puxta o‘ylangan muhitga ega oilaviy rezidensiya

Bektemir Residence — yashash uchun qulay bo‘lgan turar joy majmuasi. **Yopiq hudud, qulay rejalashtirilgan xonadonlar va katta ichki hovli — oilaviy rezidensiyaning yangi standartidir.**

Bektemir tumani rivojlanmoqda va biz ham ushbu rivojlanishning bir qismimiz. Majmuada ishlash va dam olish uchun joylar — kafelar, ofislar va do‘konlar ko‘zda tutilgan. Xonadonlar rejalari qulay: katta oshxona va yashash maydonidan maksimal darajada samarali foydalanish imkoniyati mavjud.

Yopiq hudud va videokuzatuv xavfsizlikni ta’minlaydi. Avtomobillarsiz katta ichki hovli aholi sayr qilishi va dam olishi uchun mo‘ljallangan. Majmuaning o‘z bank bo‘limi, xususiy klinikasi va bolalar bog‘chasi kundalik infratuzilmaga bo‘lgan ehtiyojlarni qoplaydi.

3 Ga
Yer uchastkasining umumiy maydoni

30%
Qurilish maydoni ulushi

40%
Ko‘kalamzorlashtirish ulushi


2-sonli sport maktabi
Tuman ichki ishlar bo'limi
blok 1
blok 2
blok 3
blok 4
blok 5
blok 6
blok 7
blok 8
blok 9
blok 10
blok 11
Блок 12
Блок 13
Блок 14
Блок 15
Блок 16
YANGI MAGISTRAL YO'L

BEKTEMIR

3 Ga
Umumiy maydon

1 Ga dan ortiq
Yopiq hovli maydoni

1 154
Xonadonlar soni

1 154
Avtoturargoh joylari soni





2 800+
Aholi soni

16
Kirish yo‘laklari soni

16
Tijorat binolari soni

RESIDENCE



Uy yaqinida rivojlangan infratuzilma

Bugungi kunda Bektemir tumani jadal rivojlanayotgan hududlardan biridir. Sanoat zonalari shahar tashqarisiga ko‘chirilmoqda, ularning hududlarida esa tuman aholisi uchun yangi infratuzilma yaratilmoqda. **Yangi maktablar va bolalar bog‘chalari, turar joy majmualari hamda transport yo‘l yechimlari qurilmoqda.**

JAMOAT TRANSPORTI

450 м — avtobus bekatlari
3,2 км — Qo‘yliq metro bekati
5,7 км — Rohat metro bekati

SAVDO VA XARIDLAR

200 м-1км — 10 dan ortiq do‘kon
3,1 км — Qo‘yliq bozori
3,2 км — Compass savdo markazi
6,5 км — Food City

DAVLAT XIZMATLARI VA BANKLAR

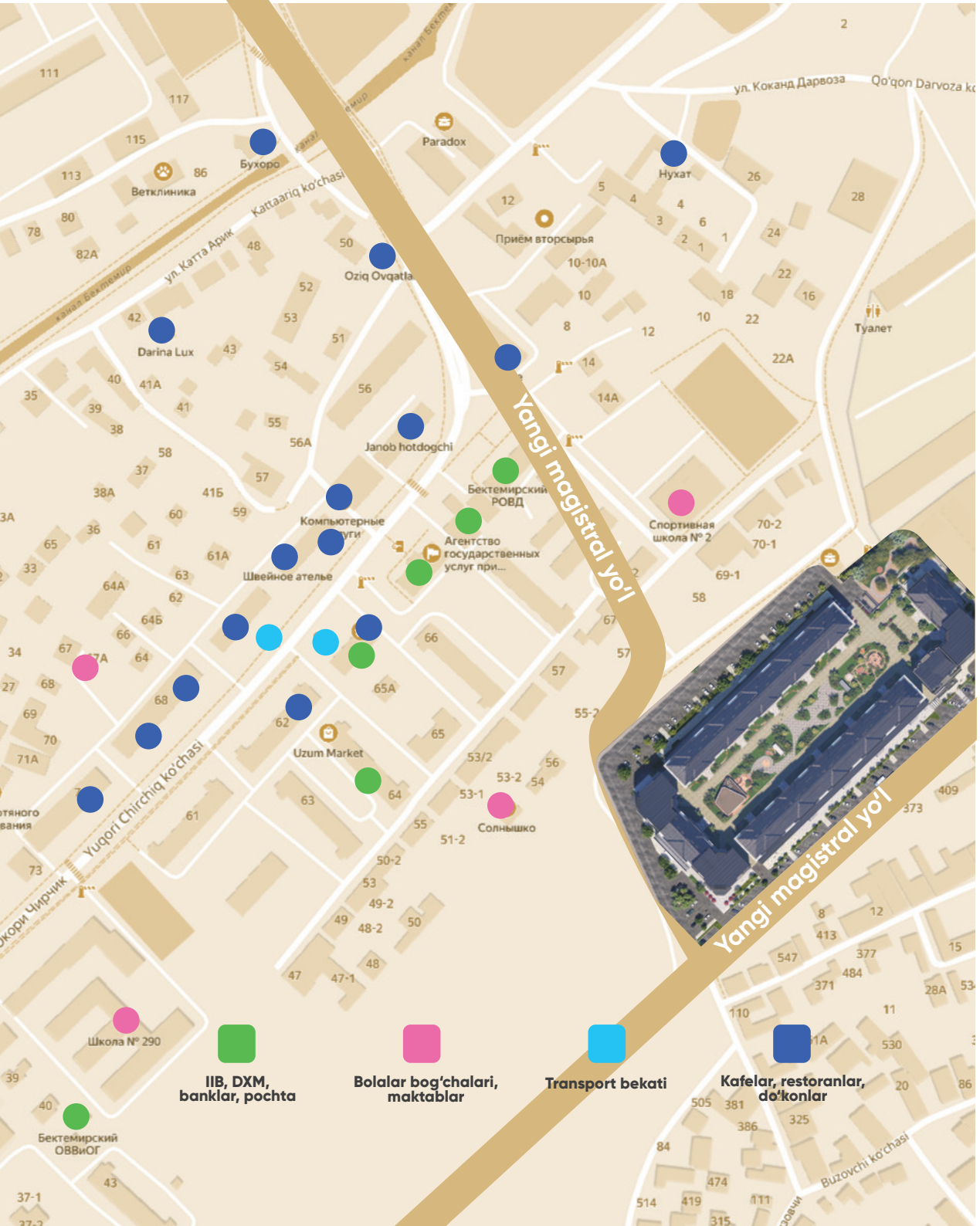
250 м — Bektemir tumani IIB, DXM
800 м — Bektemir tumani OVViOT
1,7 км — NBU va Xalq Banki filiallari

MAKTABLAR

222 м — 2-sonli sport maktabi
840 м — 290-sonli maktab
1,3 км — 358-sonli maktab
2,08 км —289-sonli maktab

BOLALAR BOG‘CHALARI

400 м — «Solnishko» yaslisi
570 м — Enjoy Baby
1,19 км — 582-sonli bolalar bog‘chasi
1,3 км — bolalar bog‘chasi


Yangi magistral yo'l
Yangi magistral yo'l
Yuqori Chirchiq ko'chasi
Buzovchi ko'chasi
Kattaariq ko'chasi
ул. Коканд Дарвоза
Qo'qon Darvoza ko
ул. Катта Арик
Бухоро
Ветклиника
Paradox
Нухат
Прием вторсырья
Oziq Ovqatla
Туалет
Darina Lux
Janob hotdogchi
Бектемирский РОВД
Спортивная школа № 2
Компьютерные
Агентство государственных услуг при...
Швейное ателье
Uzum Market
Солнышко
Школа № 290
Бектемирский ОВВиОГ
IIB, DXM, banklar, pochta
Bolalar bog'chalari, maktablar
Transport bekati
Kafelar, restoranlar, do'konlar


Rohat yo'l halqasi
Chirchiq daryosidagi «Riverside» loyihasi
Compass savdo markazi
Qo'yliq bozori
Loyiha lokatsiyasi
Yangi magistral yo'l
Yangi magistral yo'l
Yangi magistral yo'l
bozori Food City
Bektemir City
Bektemir shossesi
Yangi Toshkent
Birlik shahri





Arxitektura va fasad yechimlari

Bektemir Residence fasadlari — puxta o‘ylangan ish natijasidir. Har bir element o‘z funksional ahamiyatiga ega. Balkon va lodjiyalar soya hosil qiladi hamda yog‘ingarchilikdan himoya qiladi. Lodjiyalar esa yashash xonalarining ochiq davomi hisoblanadi.

Devorlarning ko‘p qatlamli tuzilishi qishda issiqlikni saqlaydi, yozda esa jazirama issiqni ichkariga o‘tkazmaydi. Fasadning och ranglari issiq kunlarda binoning ortiqcha qizib ketishiga yo‘l qo‘ymaydi.





Kirish yo‘laklari va kirish guruhlari

Bektemir Residence’ning kirish guruhlari zamonaviy tendensiyalar asosida yaratilgan. Granit pol qoplamasi uzoq muddat xizmat qiladi va ta’mirlash oson. Devorlar hamda lift shaxtalari atrofidagi dekorativ panellar interyerga o‘ziga xos ko‘rinish beradi.

Har bir kirish yo‘lagida ikkita lift: yo‘lovchi va yuk lifti joylashgan. Liftlar yer osti avtoturargohigacha tushadi. Kirish ichki hovli tomonidan tashkil etilgan, har bir kirish yo‘lagida bolalar aravachalari va velosipedlarni saqlash uchun maxsus joy ko‘zda tutilgan



Bektemir Residence



Yangi formatdagi oilaviy rezidensiya, unda muhit barqaror va uyg'un hayotning poydevori sifatida loyihalashtirilgan.



YASHASH

Oilaning kundalik hayoti uchun qulay muhit.

Xususiy bolalar bog‘chasi
Yopiq va ochiq bolalar maydonchalari
Yopiq «Qo‘shnilar markazi»
Tadbirlar o‘tkazish uchun joy
Poliklinika
Supermarketlar



ISH UCHUN

Biznes va ish faoliyati uchun makon.

Kovorking
Bank
Tijorat binolari



TIKLANISH UCHUN

Hududni tark etmasdan salomatlik va muvozanat uchun.

Fitnes markazi
Vorkaut zona
Wellness xizmatlari
LOR
Dorixonalar



DAM OLISH UCHUN

Muloqot, uchrashuvlar va shahar hayoti uchun joy.

Restoranlar
Kiyim-kechak do‘konlari
Gastronomiya va xizmatlar
Bilyardxona



Ichki hovli va landshaft muhiti

Barcha avtoturargoh joylari yer ostida joylashgan. **Shu tufayli Bektemir Residence'da ko'kalamzorlashtirilgan, keng va yopiq ichki hovli yaratilgan.**

Park hududi bir nechta zonalarga bo'lingan: bolalar maydonchasi, sokin dam olish zonasi va sayr qilish zonasi. Ortiqcha shovqinni kamaytirish uchun katta bolalar maydonchasi majmuaning chekka qismida alohida joylashtirilgan.

Guruhli o'yinlar va ko'ngilochar tadbirlar uchun zinapoyalarga ega kichik amfiteatr ham ko'zda tutilgan.

Majmuaning butun hududida:

- Dekorativ daraxtlar va butalar
- Sayr xiyobonlari va piyodalar yo'laklari
- O'rindiqlarga ega dam olish zonalari
- Xavfsiz bolalar maydonchalari
- Zamonaviy vorkaut zonasi





Qo‘shnilar markazi

Bektemir Residence hovlisida ikki qavatli qo‘shnilar markazi joylashgan. Bu muloqot qilish va dam olish uchun alohida makon.

Har bir rezident bu yerda o‘z tadbirini, banketdan tortib kichik to‘ygacha, o‘tkazishi mumkin. Markaz birgalikda vaqt o‘tkazish uchun yaratilgan: aholi mahorat darslari, qiziqish klublarini tashkil qilishi yoki undan yopiq bolalar maydonchasi sifatida foydalanishi mumkin.

Ikkinchi qavatda terassa ko‘zda tutilgan. **Markazdan faqat majmua aholisi foydalanishi mumkin.**



1-qavat
• Sirpanchiqlarga ega bolalar o‘yin xonasi;
• Sharchali quruq basseyn;
• Faol o‘yinlar uchun maydon;
• Ota-onalar uchun qahva ichib, bolalarni kuzatish mumkin bo‘lgan dam olish zonasi.

2-qavat
• Katta yoshdagi bolalar uchun o‘yin maydoni;
• PlayStation zonasi;
• Tadbirlar, tug‘ilgan kunlar va aholi uchrashuvlarini o‘tkazish uchun terassa.



Majmua ichidagi sport zali

Bektemir Residence’da majmua aholisi foydalanishi mumkin bo‘lgan zamonaviy sport zali ko‘zda tutilgan.

Makon kundalik qulay mashg‘ulotlar uchun loyihalashtirilgan: **kardio zona, kuch trenajyorlari va funksional mashg‘ulotlar zonasi.**









Biznes infratuzilmasi

Bektemir Residence ichida kovorking va alohida ofis xonalariga ega maxsus biznes zonasi tashkil etiladi.

Moslashuvchan format qulay ritmda ishlash imkonini beradi: ochiq ish maydonidan tortib, individual rejalashtirilgan shaxsiy ofisgacha.





Salomatlik va xizmatlar

Bektemir Residence'da aholi salomatligi va kundalik qulayligi uchun zarur xizmatlar ko'zda tutilgan.

Majmua hududida klinika, dorixonalar va boshqa tibbiy xizmatlar joylashadi. Bu zarur tibbiy yordamni uydan uzoqlashmasdan olish imkonini beradi.



Bolalar bog‘chasi va o‘quv markazi

Bektemir Residence ichida bolalar bog‘chasi va o‘quv markazi joylashadi.

Bolalar uyga yaqin, xavfsiz va zamonaviy muhitda ta’lim olishlari, o‘ynashlari va rivojlanishlari mumkin. Bu oilalar uchun qulay yechim: bolalarning ta’lim olishi va rivojlanishi uchun zarur bo‘lgan barcha sharoitlar uy yonida.



Ishonchlilik va servis

24/7 videokuzatuv

Kameralar kecha-yu kunduz ishlaydi va aholi uchun foydalanish imkoniyati mavjud. Xavfsizlik real vaqt rejimida nazorat qilinadi.

Kirish nazorati

Kirish va chiqish elektron tizimlar orqali boshqariladi. Begona shaxslar hududga kira olmaydi, aholi oqimi qat’iy nazorat qilinadi.

O‘z boshqaruv kompaniyasi

Uyni boshqarish joyida faoliyat yuritadigan professional jamoa qo‘lida. Masalalar tezkor hal qilinadi va aholi uchun shaffof servis ta’minlanadi.



Bektemir Residence’dagi xonadonlar

Bektemir Residence’dagi xonadonlar har bir kvadrat metrdan maksimal darajada samarali foydalanish imkonini beruvchi funksional rejalashtirish va puxta o‘ylangan zonalarga ajratilishi bilan ajralib turadi.

Alohida katta oshxona. Shkaf va saqlash tizimi uchun joy ajratilgan kirish qismi. Yo‘laklarning yo‘qligi. Xonadon maydoni katta bo‘lmasa ham, barcha makon yashash uchun qulay tashkil etilgan.

35 m^2
minimal maydon

123 m^2
maksimal maydon

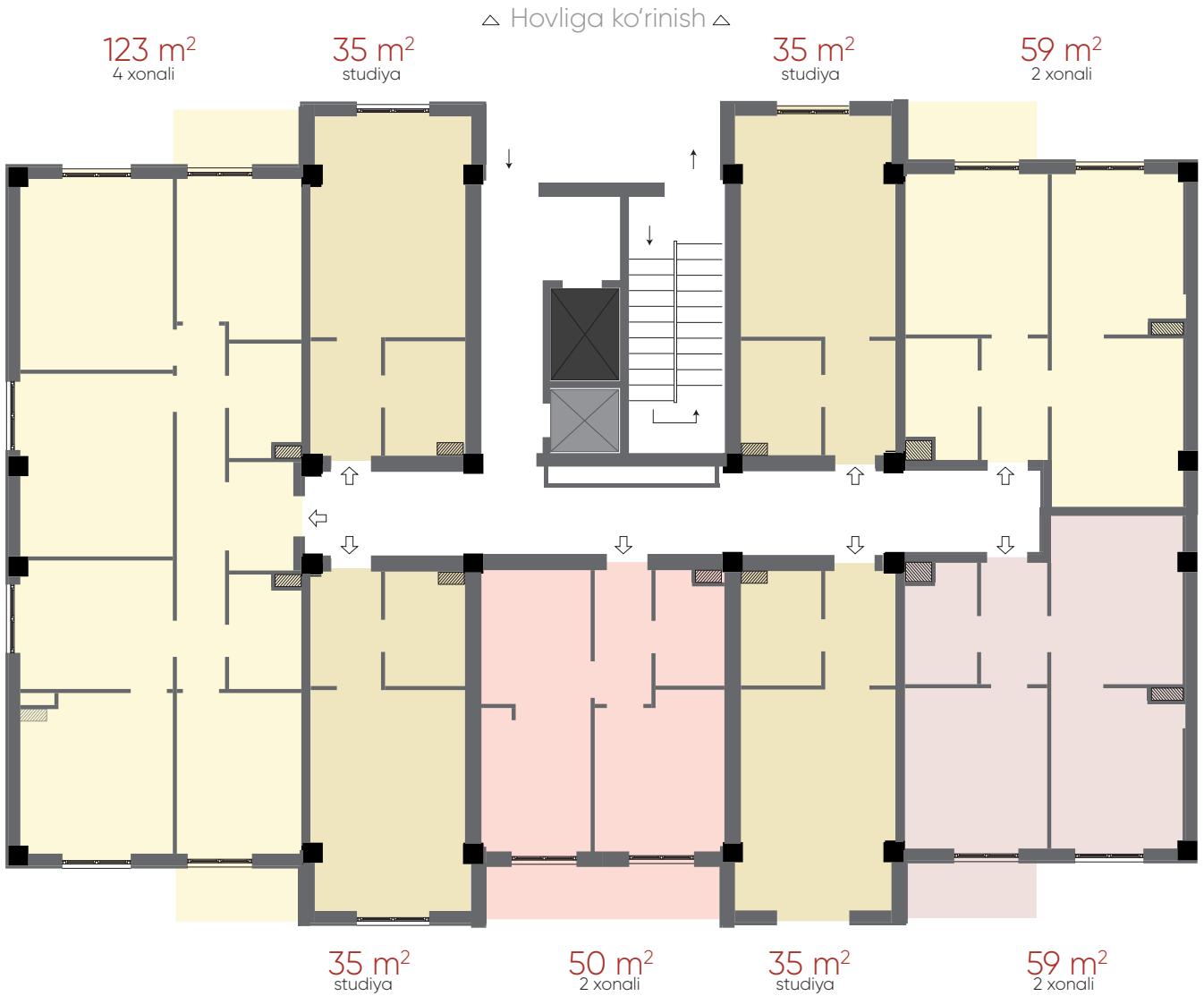
2,8 m
shift balandligi

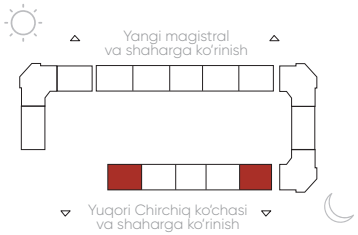


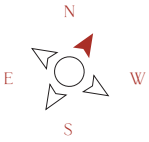
1, 5-blok

1-turdagi qavat rejasi

2-10 qavat

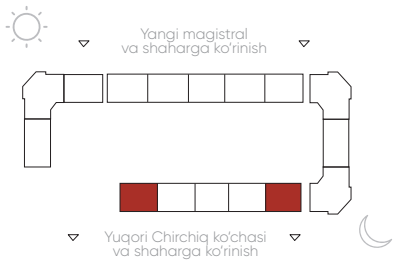




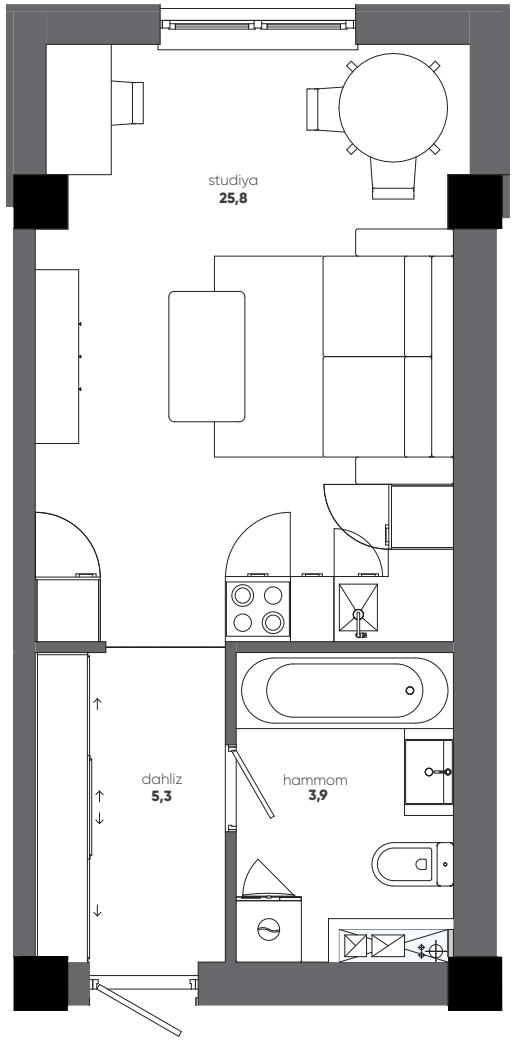


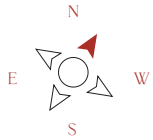
35 m²
studiya

studiya	**25,8 m²**
hammom	**3,9 m²**
dahliz	**5,3 m²**



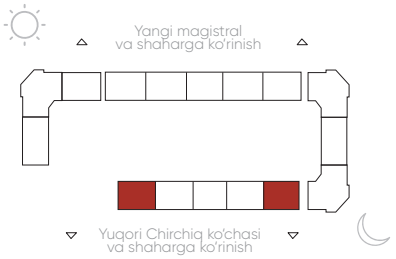
△ Hovliga ko'rinish △

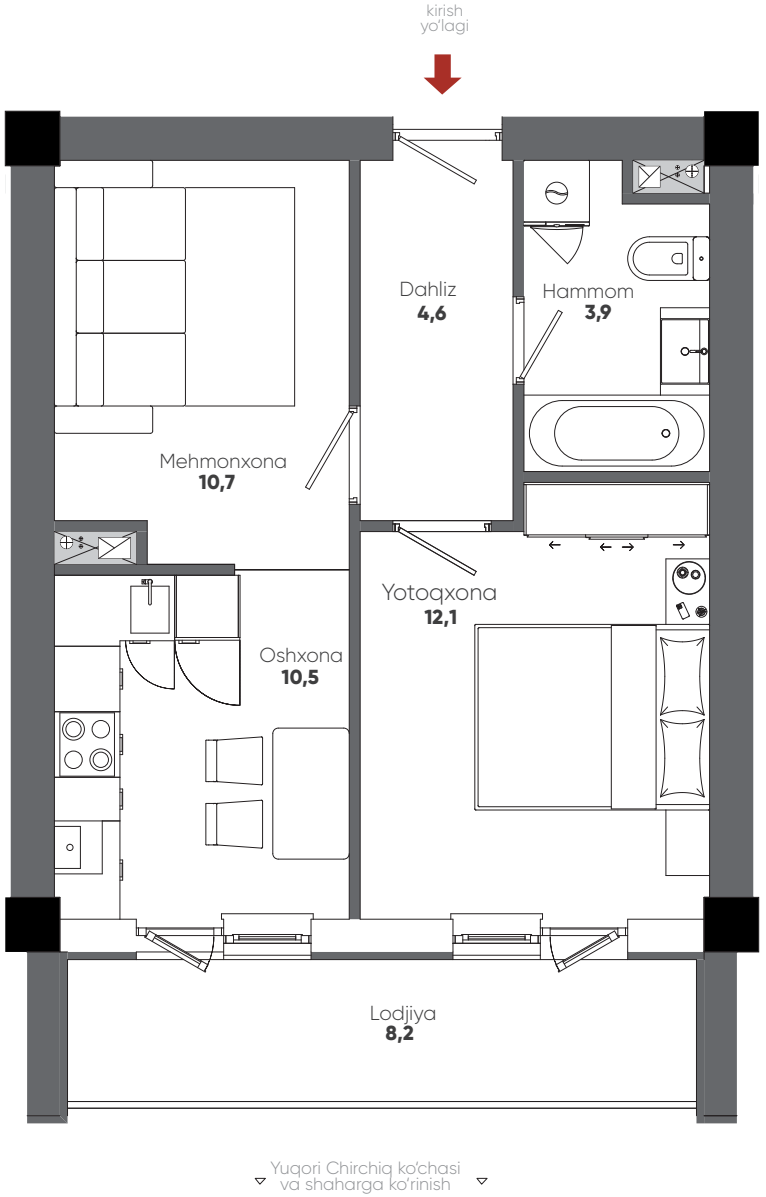


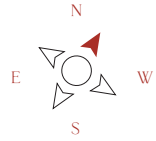


50 m²
2 xonali

Dahliz	**4,6 m²**
Hammom	**3,9 m²**
Mehmonxona	**10,7 m²**
Yotoqxona	**12,1 m²**
Oshxona	**10,5 m²**
Lodjiya	**8,2 m²**



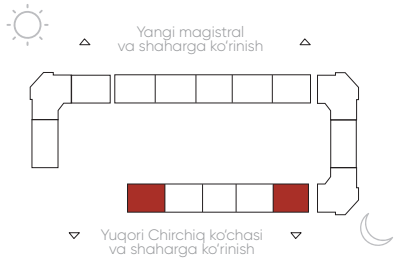


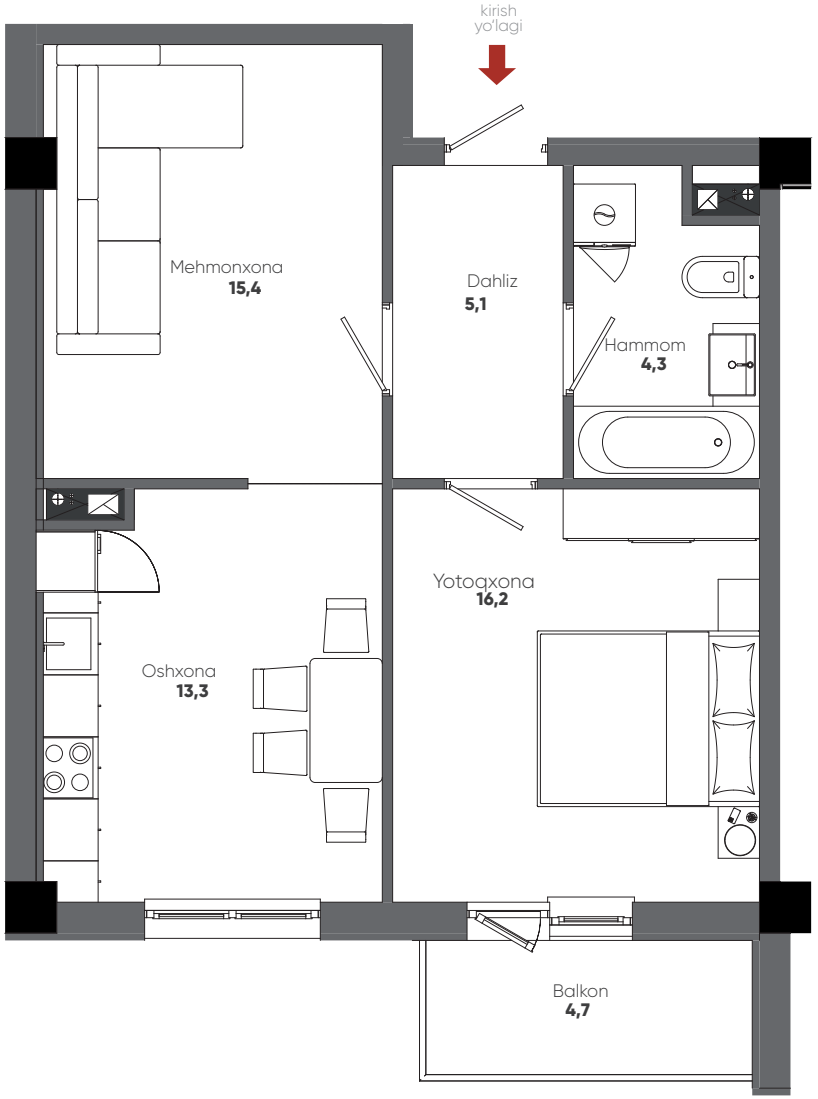


59 m²

2 xonali

Dahliz	**5,1 м²**
Hammom	**4,3 м²**
Mehmonxona	**15,4 м²**
Yotoqxona	**16,2 м²**
Oshxona	**13,3 м²**
Balkon	**4,7 м²**

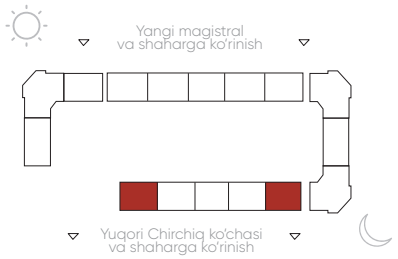


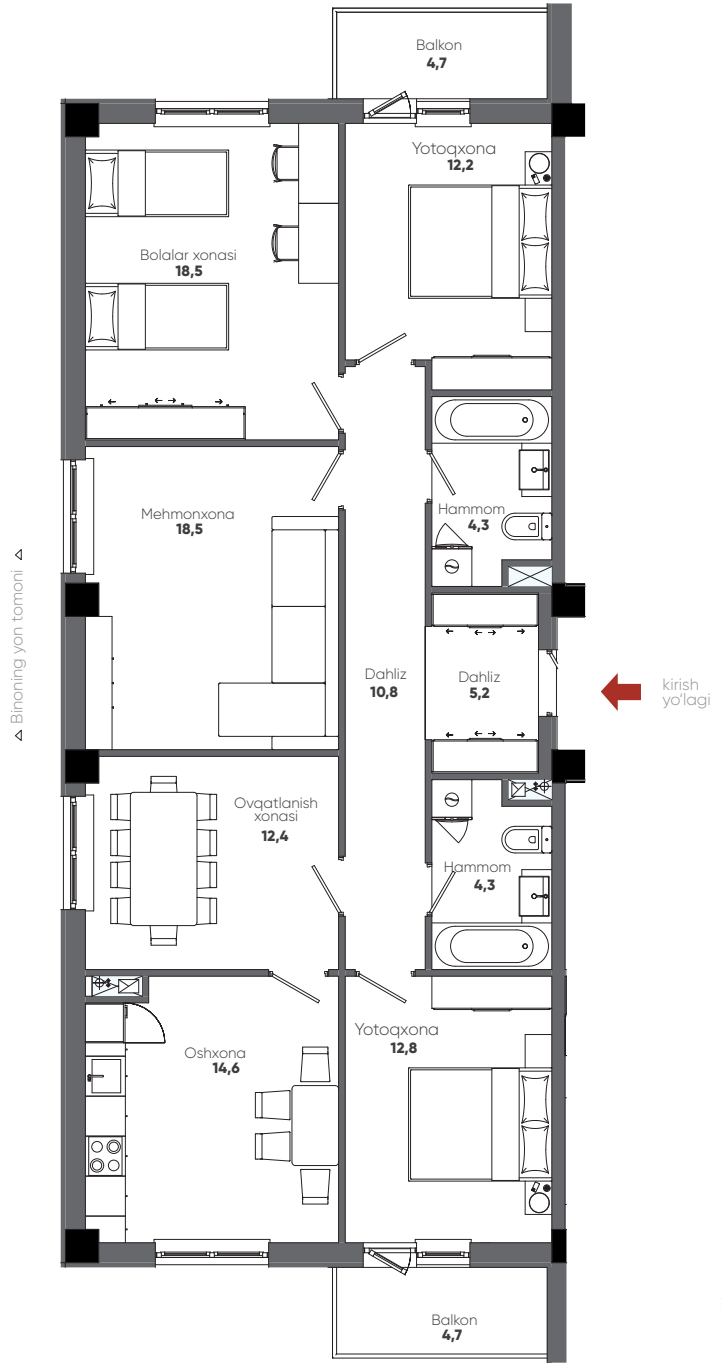


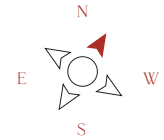
123 m²

4 xonali

Balkon	**4,7 м²**
Balkon	**4,7 м²**
Dahliz	**5,2 м²**
Dahliz	**10,8 м²**
Hammom	**4,3 м²**
Hammom	**4,3 м²**
Yotoqxona	**12,2 м²**
Yotoqxona	**12,8 м²**
Ovqatlanish xonasi	**12,4 м²**
Mehmonxona	**18,5 м²**
Bolalar xonasi	**18,5 м²**
Oshxona	**14,6 м²**









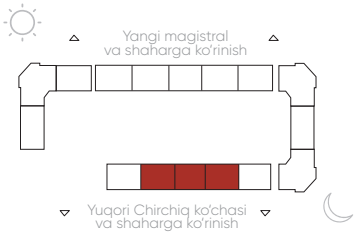
Aniq geometriya.
Oqilona zonalarga ajratish.
Har bir metrdan maksimal darajada samarali foydalanish.

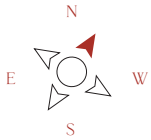
2, 3, 4 -blok

2-turdagi qavat rejasi

2-10 qavat

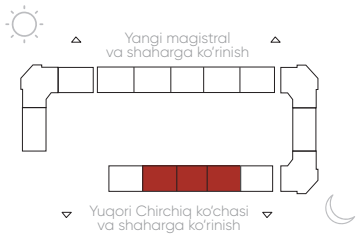




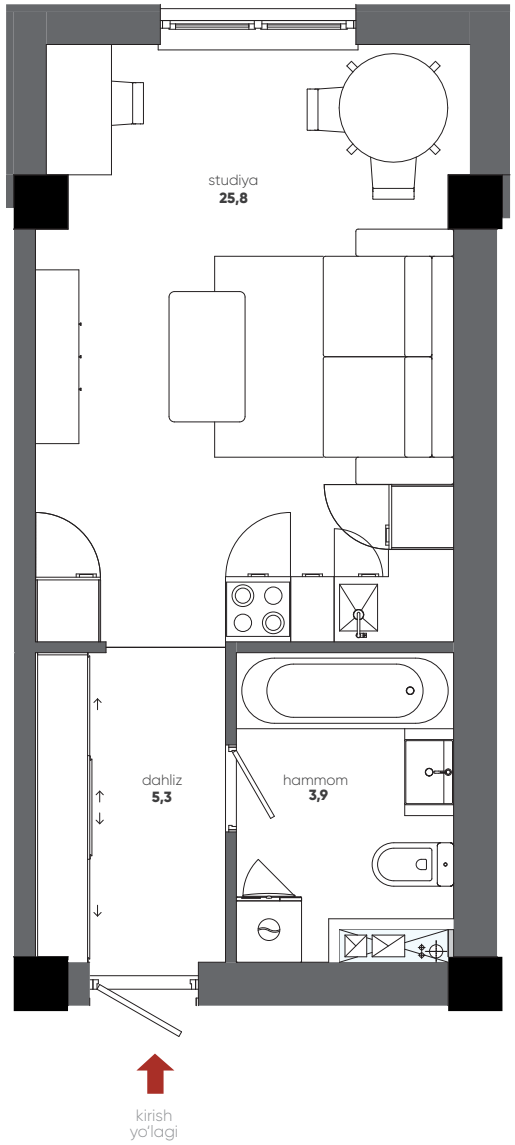


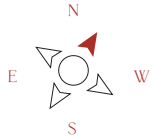
35 m²
studiya

studiya	**25,8 m²**
hammom	**3,9 m²**
dahliz	**5,3 m²**



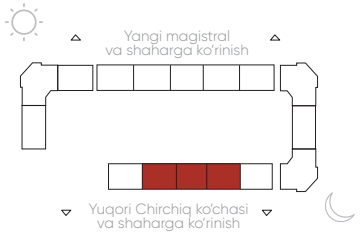
△ Hovliga ko'rinish △

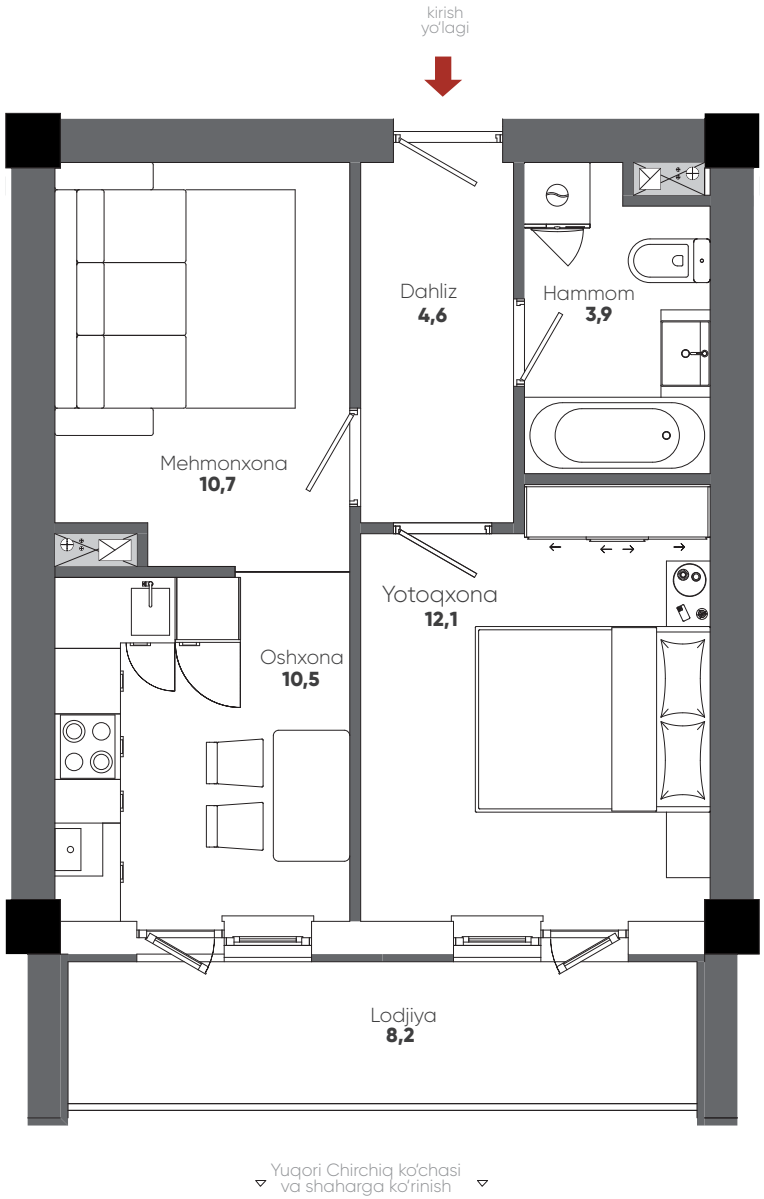


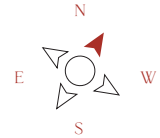


50 m²
2 xonali

Dahliz	**4,6 m²**
Hammom	**3,9 m²**
Mehmonxona	**10,7 m²**
Yotoqxona	**12,1 m²**
Oshxona	**10,5 m²**
Lodjiya	**8,2 m²**



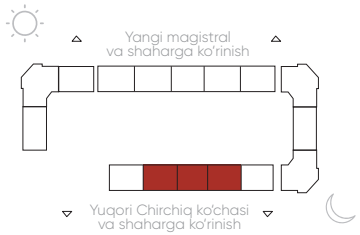


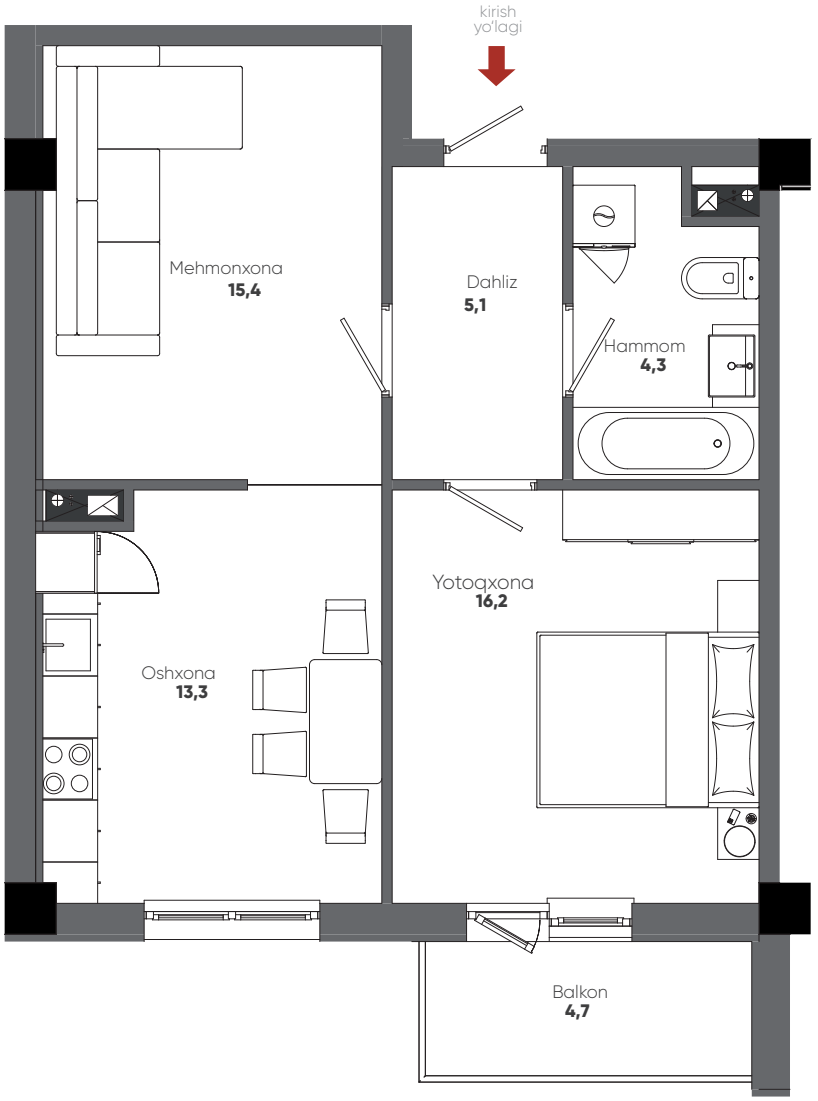


59 m²

2 xonali

Dahliz	**5,1 м²**
Hammom	**4,3 м²**
Mehmonxona	**15,4 м²**
Yotoqxona	**16,2 м²**
Oshxona	**13,3 м²**
Balkon	**4,7 м²**







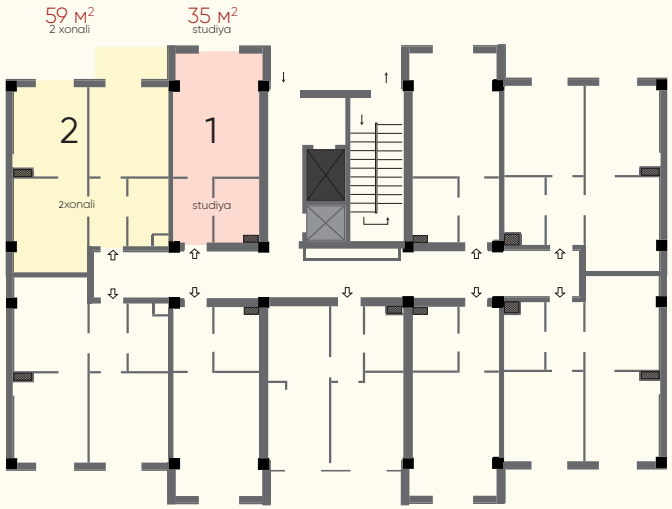
Xonadonlarni birlashtirish imkoniyati

Loyihada yonma-yon joylashgan xonadonlarni birlashtirish imkoniyati ko‘zda tutilgan. Bu kattaroq maydonga ega individual rejalashtirish yechimlarini yaratish imkonini beradi.

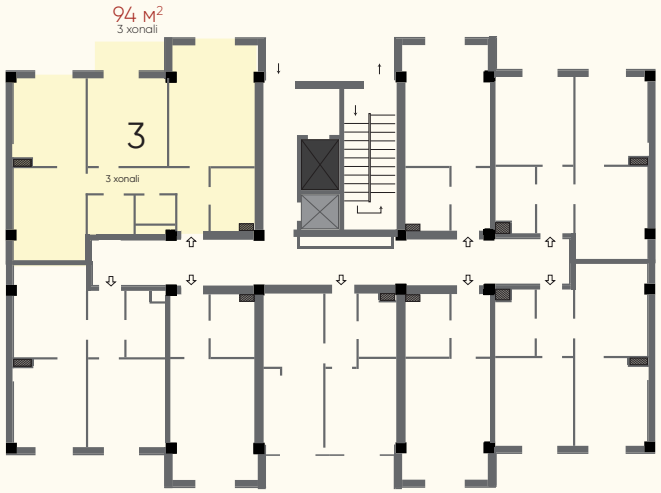
Bunday yondashuv xonadon maydonini tanlashda moslashuvchanlikni ta’minlaydi hamda oila kengayishi yoki yanada katta yashash maydonini yaratish uchun qo‘shimcha imkoniyat beradi.

Xonadonlarni birlashtirish imkoniyati va uni amalga oshirishning texnik shartlari savdo ofisida individual tarzda muhokama qilinadi.

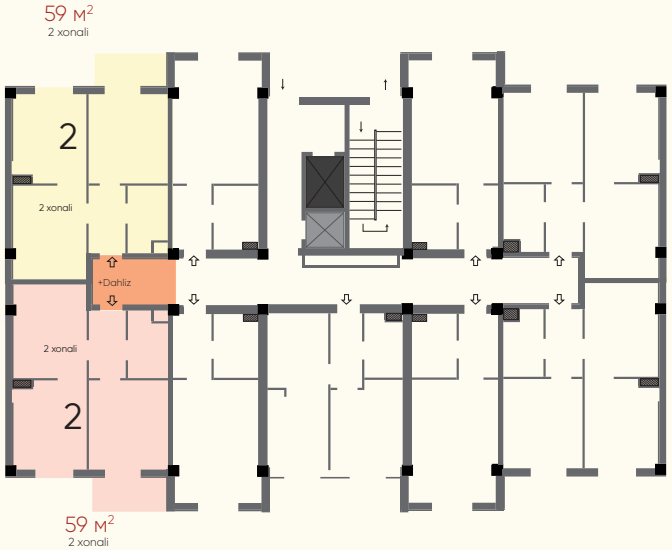
Birlashtirishdan oldin



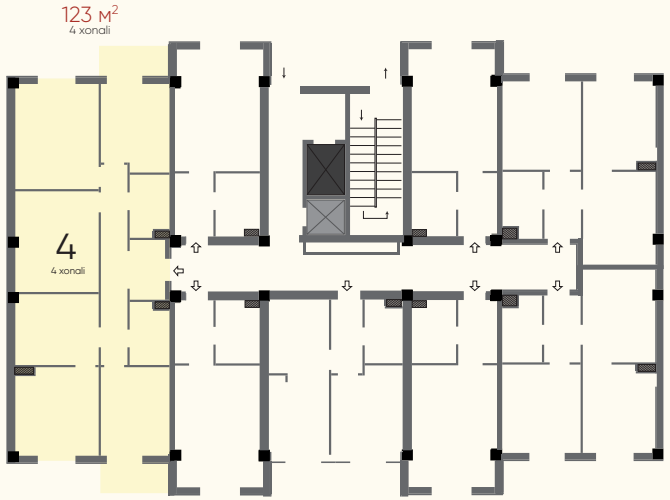
Birlashtirilgandan keyin



Birlashtirishdan oldin



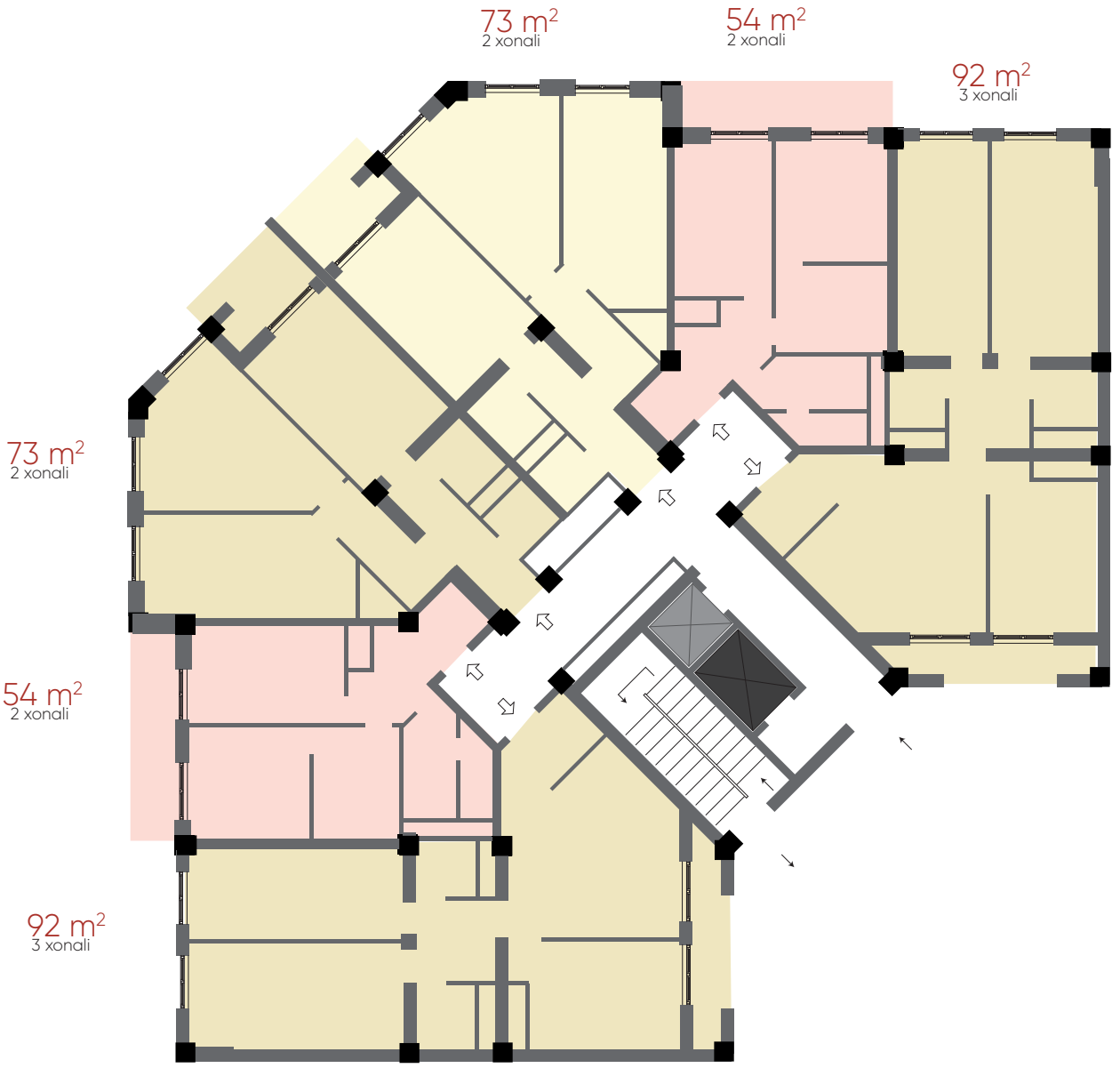
Birlashtirilgandan keyin

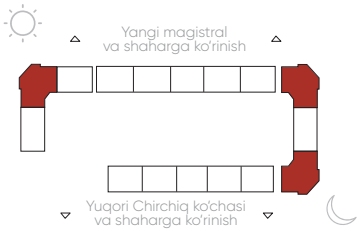


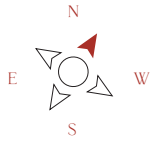
6, 8, 15-blok

3-turdagi qavat rejasi

2-10 qavat



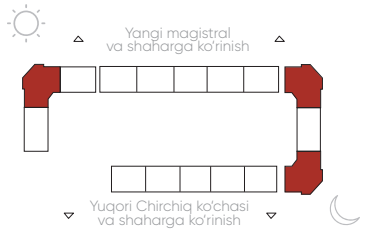


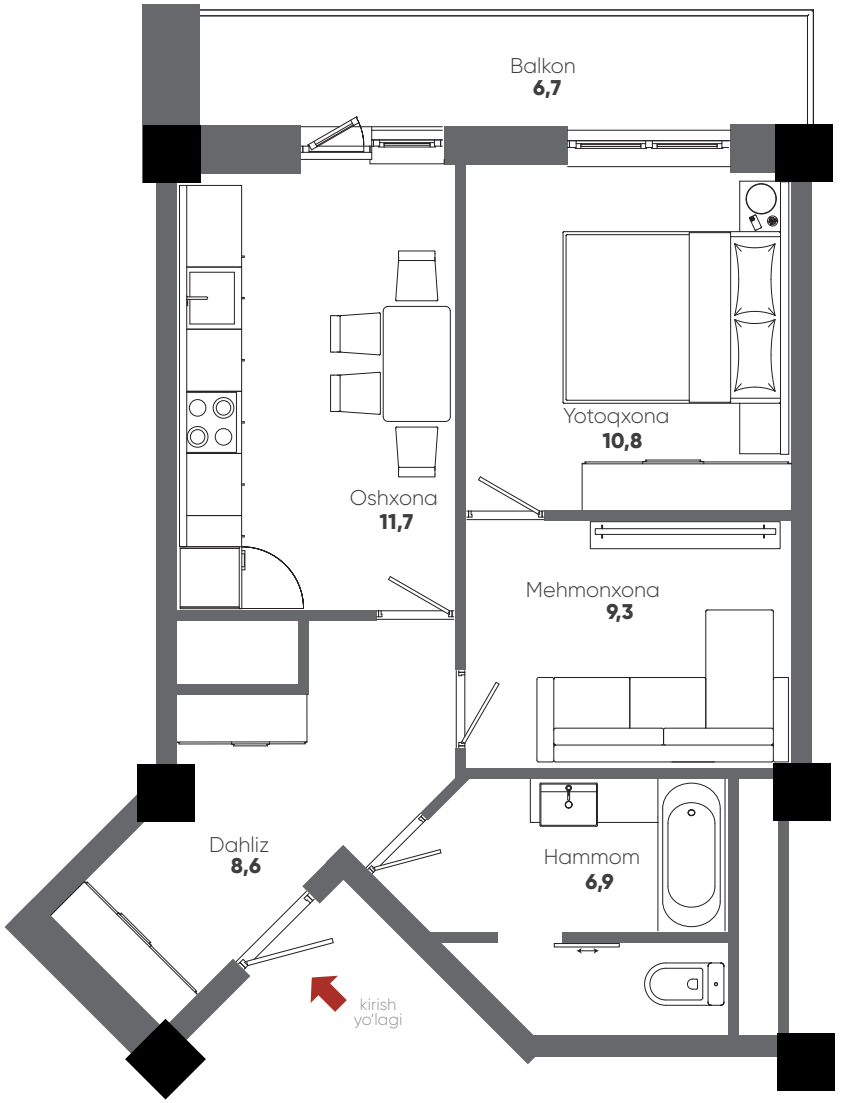


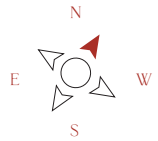
54 m²

2 xonali

Dahliz	**8,6 m²**
Hammom	**6,9 m²**
Mehmonxona	**9,3 m²**
Yotoqxona	**10,8 m²**
Oshxona	**11,7 m²**
Balkon	**6,7 m²**



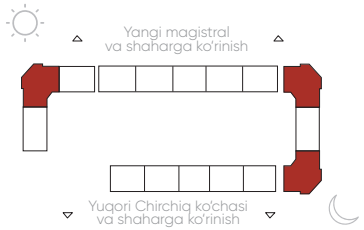


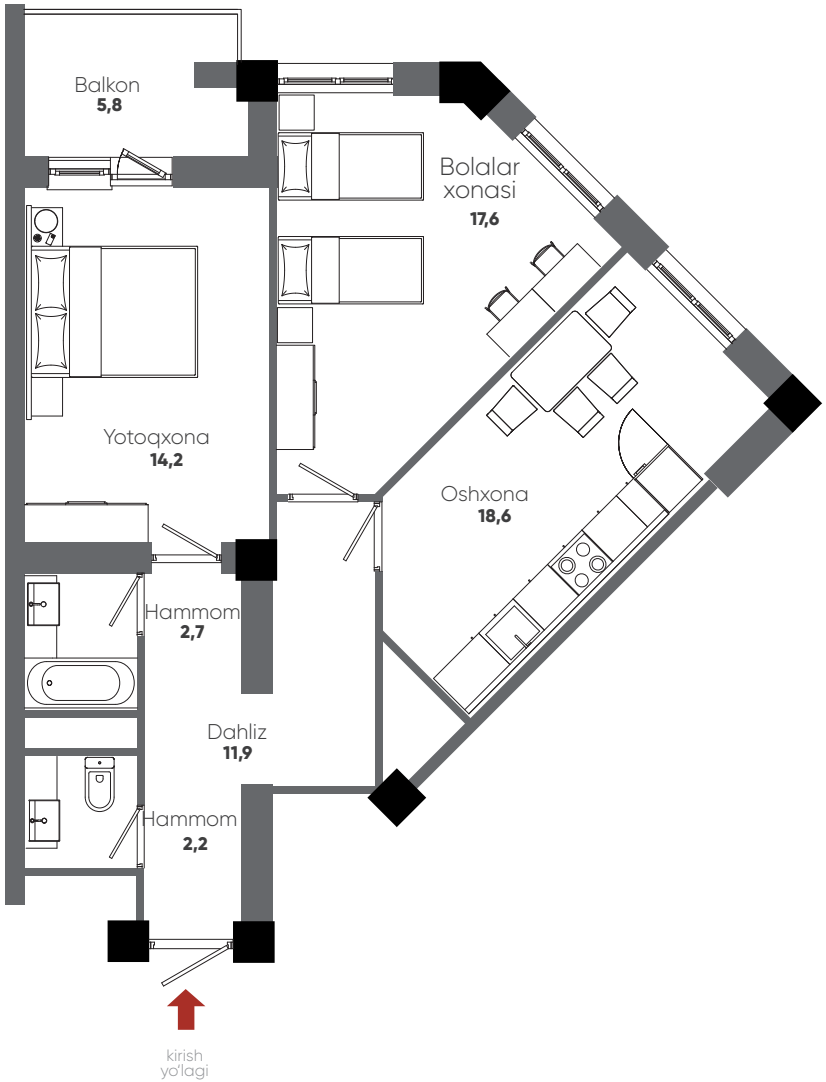


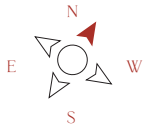
73 m²

2 xonali

Dahliz	**11,9 m²**
Hammom	**2,7 m²**
Hammom	**2,2 m²**
Bolalar xonasi	**17,6 m²**
Yotoqxona	**14,2 m²**
Oshxona	**18,6 m²**
Balkon	**5,8 m ²**



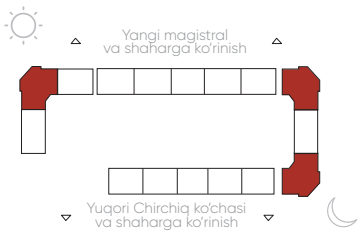


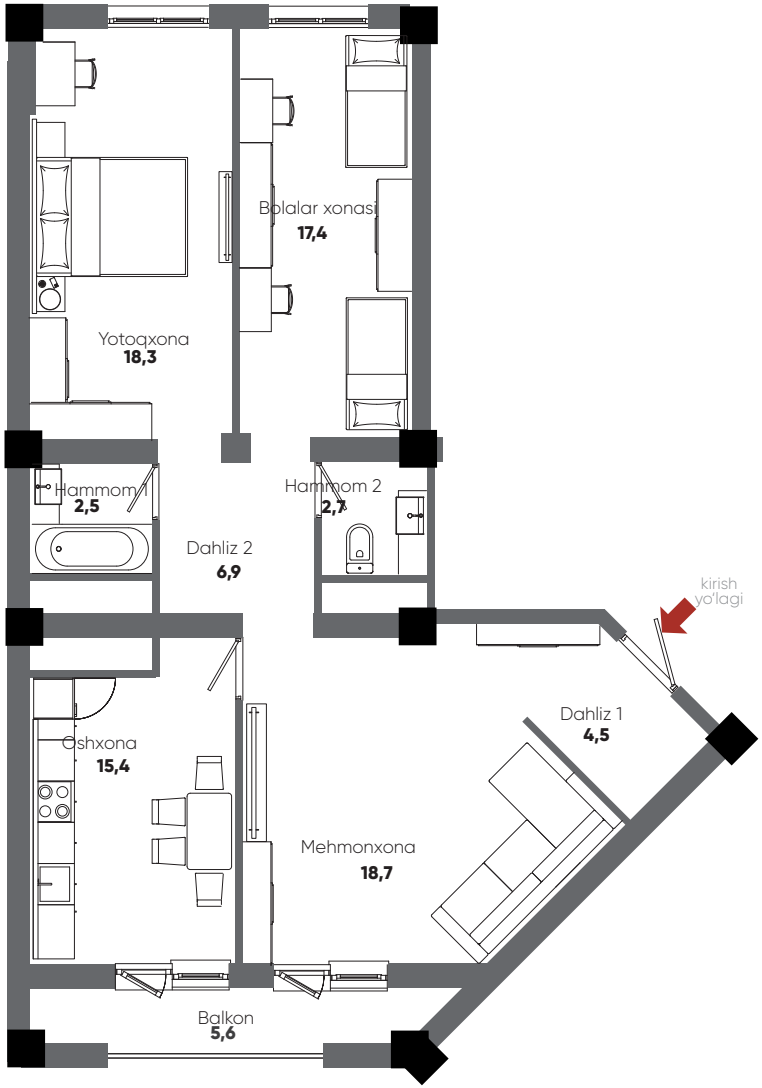


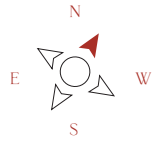
92 m²

3 xonali

Dahliz 1	**4,5m²**
Dahliz 2	**6,9 m²**
Mehmonxona	**18,7 m²**
Oshxona	**15,4 m²**
Yotoqxona	**18,3 m²**
Hammom 1	**2,5 m²**
Hammom 2	**2,7 m²**
Bolalar xonasi	**17,4 m²**
Balkon	**5,6 m²**







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