



MJ DEVELOPERS

BUILDING NEW LIFESTYLE



# **MJ Developers** is an international developer with over 15 years of real estate experience.

Headquartered in Dubai, it is a creation of the Jalan family that has a wealth of business experience in diverse industries spanning over 40 years in various countries including India, Russia, Brazil, UAE and Uzbekistan. MJ Developers is guided by a high standard of corporate and ethical governance that define its operational approach. Innovation, creativity and vertical integration are core drivers of the brand's long-term vision.

MJ Developers diversified portfolio ranges from investment and development of multiple real estate projects as well as the leasing of heavy-duty construction equipment to some of the most recognized multinational corporations in Dubai, UAE.

Expanding its footprint internationally and realizing the real estate potential in Uzbekistan, the brand has committed itself to invest in Uzbekistan

# MJ Developers' Projects in Uzbekistan



• **4 Star Hotel** (2.75 ha)  
228 Rooms – **Bukhara city**

• **Namangan Square**  
(18 ha) – **Namangan city**

• **Minerva City**  
(93 ha) – **Tashkent city**

• **Lake City**  
(100 ha) – **Tashkent city**

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# 4-STAR HOTEL, BUKHARA

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Architect  
Hafeez  
Contractor



*2.75 Hectares; 228 Rooms; Basement + 7 floors*

**4-star hotel in Bukhara city**



*Current status*

**4-star hotel in Bukhara city**

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# NAMANGAN SQUARE, NAMANGAN

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*First golf course community in Fergana Valley*



Architect  
Hafeez  
Contractor



**COMMERCIAL AREA**

1. PLAZA ENTRANCE
2. STEPPED WATER FEATURE
3. GRAND STEPS
4. SEATER STEPS
5. STEPPED PLANTATION
6. CENTRAL PLAZA
7. CENTRAL WATER FOUNTAIN
8. APPLE SHOWCASE
9. PLANTATION
10. SHOPPING ARCADE
11. DENSE PLANTATION
12. SHOPFRONT COMMERCIAL PLAZA
13. SCULPTURE WITH WATER FEATURE
14. SHOWCASE EXHIBITION AREA
15. CENTRAL WATERFEATURE
16. PALM PLANTATION
17. THEMATIC PLANTATION
18. WATER BODY
19. ENTRY / EXIT
20. DRIVEWAY
21. DROP OFF
22. PEDESTRIAN PLAZA
23. WATER FEATURE







**18 ha; 6,5 km from railway station; 1 km from the airport**

## Namangan Square in Namangan city



*The tallest buildings in Namangan region*

**Namangan Square in Namangan city**



Architect  
Hafeez  
Contractor



**18 ha; 1 500 apartments; 60% green area**

**Namangan Square in Namangan city**



Architect  
Hafeez  
Contractor



*First golf course community in Fergana Valley*

**Namangan Square in Namangan city**



Architect  
Hafeez  
Contractor



*Current status*

**Namangan Square in Namangan city**



Architect  
Hafeez  
Contractor

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# LAKE CITY, TASHKENT

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*First entertainment city at Rokhat Lake*



Architect  
Hafeez  
Contractor

## Lake City

100 hectares of land

Residential buildings and retail centers

Hotel for tourists

Social Infrastructure

Aqua park, artificial beach, lake

Science Park



## Lake city in Tashkent city

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# MINERVA CITY, TASHKENT

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*Silicon Valley of Central Asia*



Architect  
Hafeez  
Contractor





## LOCATION DETAILS: TASHKENT, UZBEKISTAN - CENTRAL ASIA

- THE SITE LIES IIN THE SERGELI DISTRICT OF TASHKENT
- SITE LIES ON THE BORDERS OF THE CITY



5 MIN FROM TASHKENT  
PHARM ZONE



10 MIN FROM AIRPORT  
(INTERNATIONAL AIRPORT)

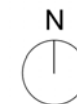


5 MIN FROM TRAIN  
(SERGELI STATION)



22 MIN FROM  
CITY CENTRE

## SITE ANALYSIS



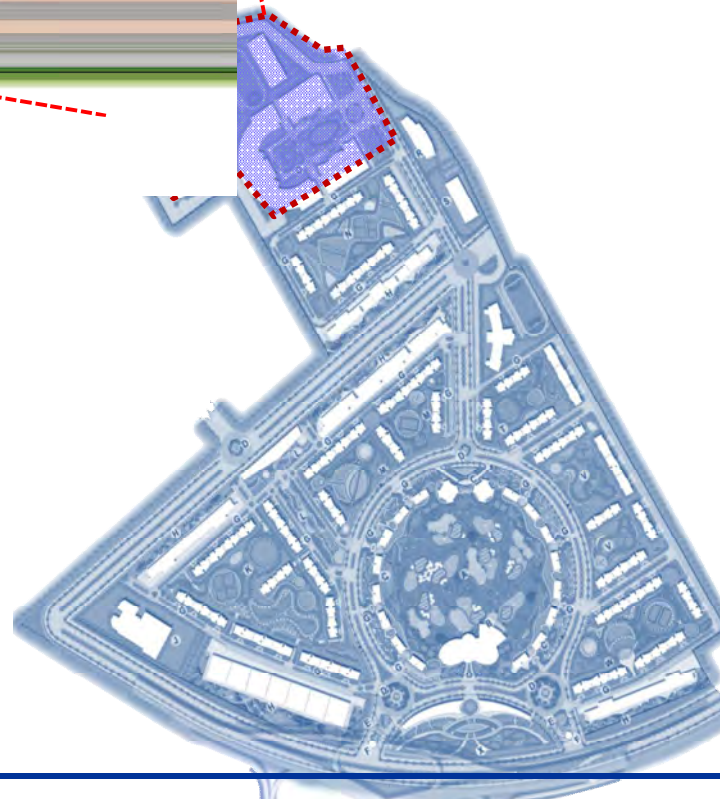
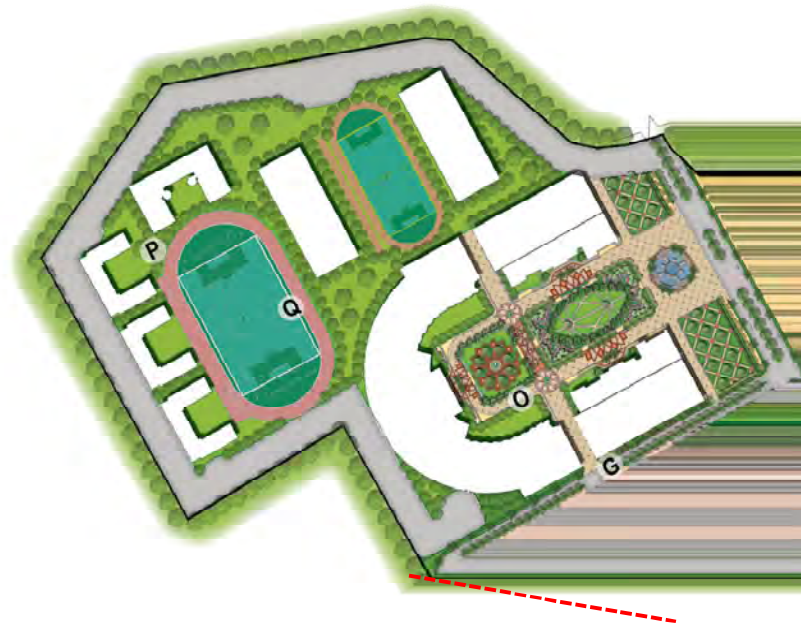
Architect  
Hafeez  
Contractor



## Silicon Valley of Central Asia

will consist of:

- First and the largest hi-tech university in Uzbekistan for approx **10,000 students**
- Student and staff accommodation **within the premises**
- **World class medical college**
- **State of the art hospital**
- **One K12 School** and **5 kindergartens**
- **4 business campuses** for IT companies
- Resident & floating population **in excess of 100,000**
- **Convention centers, shopping malls and retail areas** within walking distance
- **Golf courses, green areas and one 4 – star hotel**



## Largest private university in Uzbekistan

### 1<sup>st</sup> American university planned on this scale

- Proposed faculties in IT, engineering, business administration, liberal arts, life science, architectural design, law and others
- Planned construction of 5,000 sq. mt. for university in 1<sup>st</sup> phase
- **Proposed stone laying ceremony on 1<sup>st</sup> Sept, 2020**
- Master plan for the entire with education complex already sanctioned
- **Proposed session start in Fall 2021**
- Construction already started in the clubhouse and residential areas



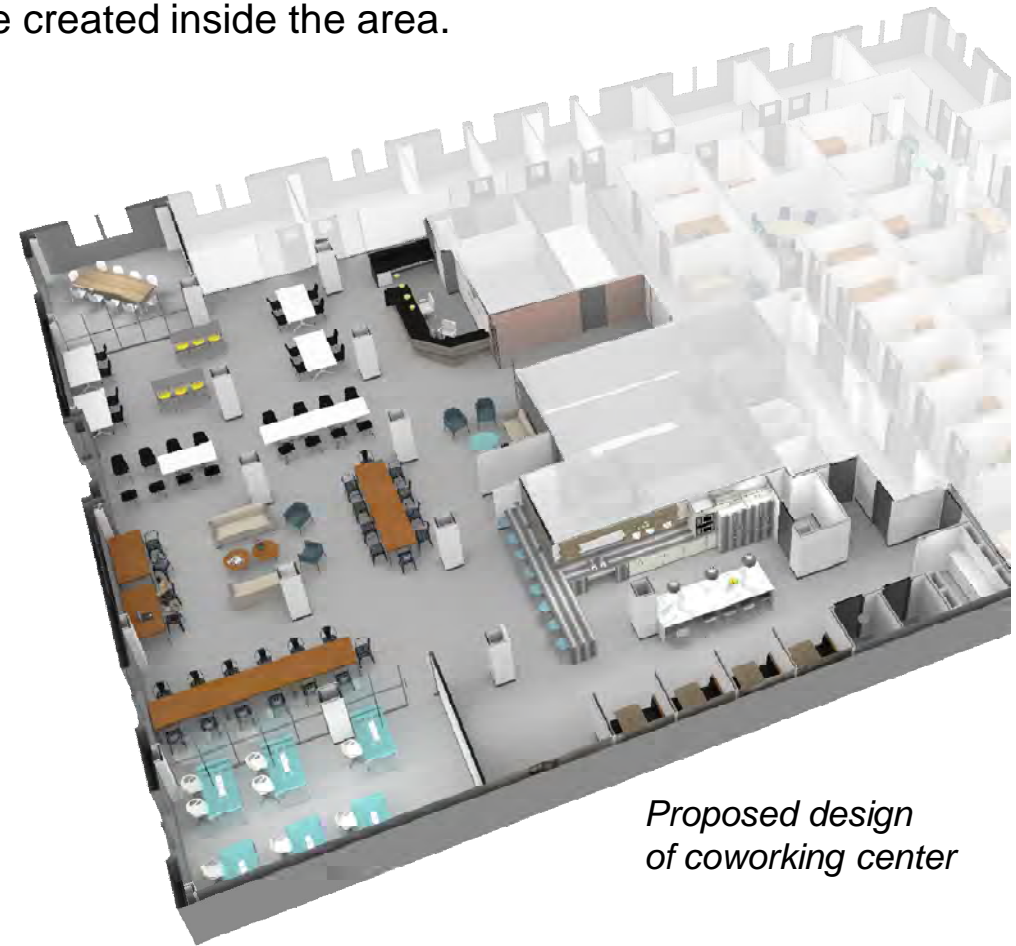
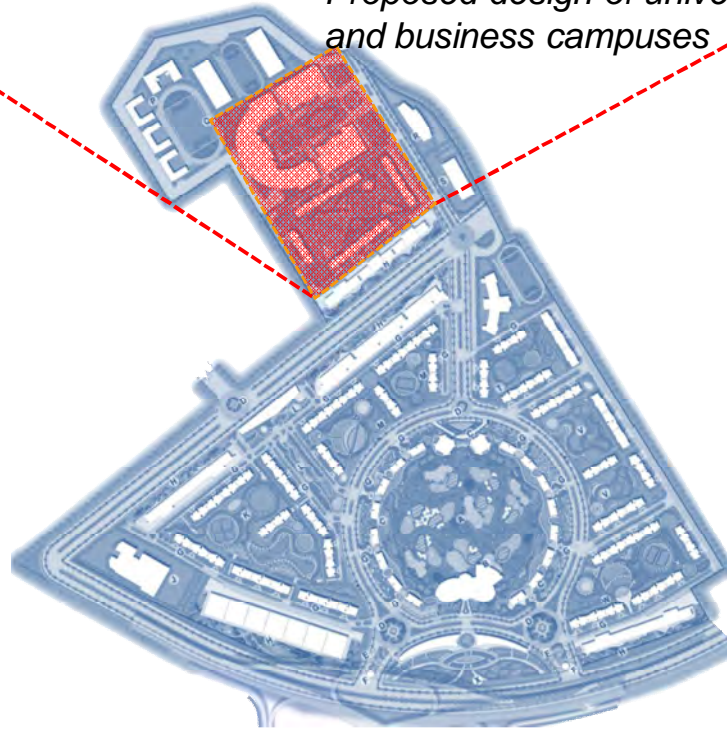
*Proposed stone-laying ceremony on 1<sup>st</sup> of September 2020*

## Business campuses for 100-500 technological companies and startups

The buildings will consist of coworking centers and business offices. Motivating and collaborative campus environment will be created inside the area.



*Proposed design of university and business campuses*

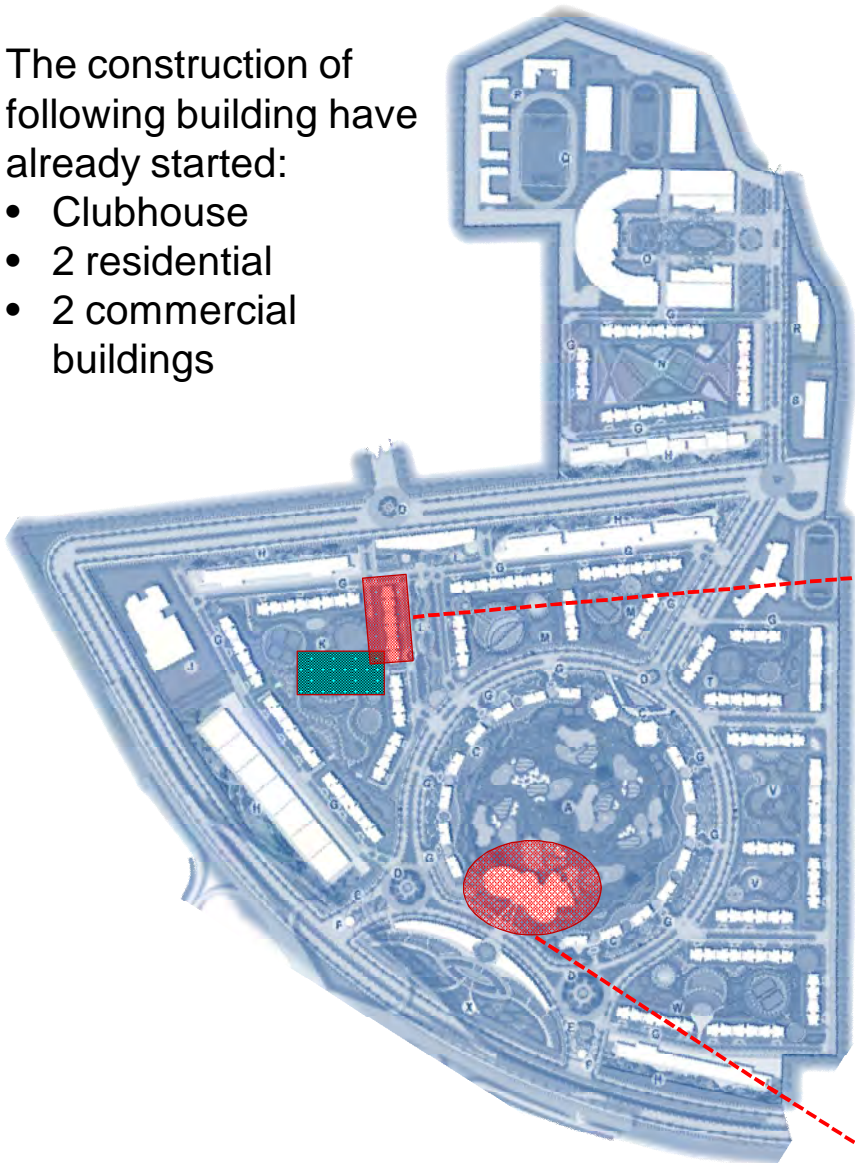


*Proposed design of coworking center*

Site photos

The construction of following building have already started:

- Clubhouse
- 2 residential
- 2 commercial buildings



**Current status**





**Bird's Eye View**



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# THANK YOU

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*Minerva City*  
*Silicon Valley of Central Asia*



Architect  
Hafeez  
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