



The  Moscow Times

# Real Estate

N° 27, June 2006

C A T A L O G



ARTKATI

Modern wicker garden furniture has the classic allure of its traditional counterpart, while at the same time is far more durable and easy to maintain.

## Furnishing The Garden

By Adrian Carnegie

**W**ith summer just about here, bringing a short but blissful season of long, balmy evenings when the light never quite goes from the sky, the outdoor terraces of suburban houses come into their own. It's payback time for anyone who has been confined indoors throughout the long, miserable winter months with sub-zero tempera-

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continued from page 1

tures. Being able to make the most of outdoor living means having serviceable garden furniture, but this is not something to which people usually give much thought, beyond the requirement that it be cheap, solid and practical. In the past this might have been understandable, especially given that it was only of use at the weekend. But times have changed, and not only do more and more people live out of town all week - and, indeed, all year round - suburban houses these days are grand, stylish affairs and getting furniture worthy of a garden able to set it off is as important as fitting out the interior. Though the prices may sometimes be enough to cause a sharp intake of breath, good quality, solid garden furniture is a worthwhile investment, and essential in a country with less than clement weather even in the summer months, which will be a match for all but the most durable offerings.

"Once the interior has been sorted out, home owners eventually start looking at how to rearrange the exterior of their property," said Natalya Titova, director of the Artkati furniture salon. But not many get round to it. "One only has to look as far as the Rublyovo-Uspenskoye Shosse to see a great deal of luxuriously appointed houses with near-empty gardens." Although the market for garden furniture in Russia still only represents 5 percent of the total furniture market in comparatively tiny Britain, the demand is certainly there, and in the future is only going to increase. "Trends have already started to change," said Titova. "With a little love and care, high-quality furniture will be a loyal friend to any garden for many years." Alexander Pavlovsky at the



Teak furniture is a perennial favorite for its durability and classic good looks, which improve with age.

metal furniture studio Strigin Art agrees: "Provided it has been properly made, metal furniture can be left outside for almost an eternity."

One of the most popular options for outdoor furniture is resin. It is widely available in discount stores, cheap, reasonably durable, portable, and easy to clean. But

despite all these factors in its favor, it has one big disadvantage - a slight gust of wind can send it flying across the garden. The traditional and most practical materials for garden furniture are heavyweight teak, iron, or wicker. Thanks to its natural oil content which protects it against rotting, teak is ultra-durable and can withstand both freeze-

ing temperatures and sweltering heat with which Moscow's climate is equally likely to assault it over the course of a year. Short supply of teak, the result of illegal and unsustainable logging practices in the forests of Southeast Asia where it grows, means that the wood is now only available from a limited number of plantations and this is reflected in the high price.

Furthermore, even if the furniture is made from real teak, the age of the wood dictates the lifespan of the furniture - only teak which has matured to the correct age will guarantee the longevity of the furniture. "Don't be fooled if you stumble upon cheap teak furniture with attractive colors," says Titova. "Purchasing such a piece will only lead to disappointment, and although the cost of a top-quality full outdoor dining set may initially seem steep, genuine teak furniture can be exposed to the elements for countless years and any investment in top quality will be repaid in terms of much longer service to its owner." Artkati, the official dealer in Russia of Gloster, a British producer of teak garden furniture, provides an official guarantee for any teak product. But even after seven years of trading these products, not one complaint has yet to be made about the quality. "After all," Titova added, "Gloster has been producing teak furniture for many years now and has its own plantation in Indonesia so as to control the felling process." Teak can change in appearance over time, and this depends on how it is maintained by the owner. If nature is allowed to take its course and the furniture is left permanently in the sun, the wood will eventually turn an elegant silvery color. But retaining the original color requires applying a new coat of varnish

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Metalwork allows for a creative flair that makes pieces of garden furniture into artworks in their own right.

every six months. Teak furniture is not prone to warping or shrinking, so tables made of it, and, indeed, anything placed on them will always sit firmly. Anyone in doubt as to the durability of teak has only to visit a London park where it is possible to find any number of teak park benches, some more than 100 years old, still in perfectly decent condition.

Metal garden furniture first appeared in the late 19th century, made of cast or wrought iron, and often elaborately ornate. Furniture of its age and type can still be found either still serving its original pur-

pose in numerous English gardens or at auction for often-exorbitant prices. It was during the war when metal was redirected for military purposes that furniture manufacturers started searching for lighter, cheaper materials. This eventually culminated in the classic 1960s aluminum deck chair, which was a world away from its Victorian roots. Modern finishing processes protect metal furniture against the scourges of chipping, scratching and corrosion. Metal furniture is not always as comfortable as wooden furniture, but this problem can easily be solved by putting down cushions.

It can also be heavy and awkward to move, but on the other hand, if well designed and well placed in a garden it can adorn it as a piece of art in its own right. Metal furniture can also be repainted any number of times, something which would wreck a piece of teak furniture for good. "Practically anything can be made from metal and although styles change over the years, there are no limitations to what form, color and design the client can choose from," notes Strigin. "The price of furniture is important to the client but people are willing to pay for quality and individual attention."

"Wicker is perfect for shaded areas. A patio, balcony, or porch will welcome the addition of anything wicker." So runs the slogan from an old advertisement of an American furniture manufacturer. In fact, it is not so much the case that wicker is perfect for shaded areas as that they are the only places where wicker furniture can be placed, because of its limited durability. For that reason, wicker still holds rather a slim share of the outdoor furniture market. Strong sunshine dries out the fibers, leaving them dry and brittle, while rain or any other type of moisture loosens the glued joints and warps the frame. However, thanks to the appearance of the revolutionary, all-weather wicker in the last few years producers are hoping for a rebound in popularity. This new generation woven furniture is made from polyvexin, a non-toxic, 100-percent synthetic vinyl-based material which is woven in the same way as natural fiber. Thanks to the fact that it is more supple than natural twig it can be worked in a far more freer way, this allowing greater design choices, while still retaining the sophisticated looks of original pieces.

Artificial wicker is durable (the manufacturers claim that, like metal and teak, it can be left outside year round), and will not flake, peel, shrink or stretch like its natural equivalent. Discoloration and fading are also not a problem as dyes are mixed into the plastic compound. Dedon, the German manufacturer of modern wicker furniture has pounced on this new technology and has turned the market around. "If Gloster goes for more classic designs, Dedon aims to provide its clients with a groovier, funkier style," says Titova. "New wicker is as hardy as teak and takes no time to clean," she adds. "Simply spray with a hose and wipe it down." New wicker is not a great deal cheaper than teak or metal, but its price can be justified, as is the case with more traditional materials, by the length of service to the owner.



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## Architect's Corner



PYOTR VINOGRADOV

**T**here are no prizes for observation for guessing in which sector of the realty market most interesting new buildings in Moscow have appeared recently. The architectural boom of the last couple of years has really touched only a small part of the construction industry. But wait — while by no means everyone might be aware of any architectural boom, it's simply not possible to ignore the present construction boom. For every hyped new square meter of elite new housing that appears on the so-called Golden Mile, hundreds, if not thousands of square meters go up in less exalted areas, easing an acute housing shortage and replacing life-expired Soviet-era temporary apartment blocks. Most of it seems to be right off the press's radar screen and, even with the best will in the world, one look is

## Getting Off to a Good Start

By Edmund Harris

enough to make it clear why. But why should good new architecture be reserved for the elite?

Pyotr Vinogradov was in no doubt that decent architecture ought to be shared out more evenly when he built for the City Government at 21 Nizhnyaya Krasnoselskaya Ulitsa one of the few municipal apartment blocks to be brought to the attention of architectural buffs, which happened in

April through the Moscow Architects' Union 'Perspektiva' competition for young architects (Vinogradov graduated from the Moscow Architectural Institute three years ago). Finished in September last year and already partly inhabited, this apartment block rubbed shoulders at the competition with some weird and wonderful unexcitable works of 'paper architecture' and won the 'Successful Start' nomination.

Perhaps this apartment block isn't ground-breaking in a world-wide context, but for anyone who has seen the gauche, functional buildings with token 'Legoland'-style details going up, for instance, on the site of demolished Khrushchev-era five-story temporary apartment blocks, it is a revelation. The careful proportions, neat details, varying rhythm of the windows and the contrast between the smooth, white rendering, the black brick cladding and the splashes of orange give this building the distinction lacking from so much economy-class housing. Vinogradov said that the apartments are quite small, with nine to each floor, but all conform to municipal norms, with one-, two- and three-room apartments being 35, 54 and 72 square meters in size respectively, and each one has its own balcony. Moreover, the construction



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of the building makes it possible to demolish internal dividing walls and thus knock two flats into one, added Vinogradov. "I was aiming at giving it character — they're cozy apartments, which can be seen on the facade and felt within the building," he said.

Vinogradov is in no doubt as to why only elite housing gets the five-star treatment from architects. "Architects aren't interested in commissions for municipal housing; they think it's not prestigious enough," he said in a telephone interview. "People aren't taught how to design, they've lost their sense of direction. [What they do] is a mess, it's fakes styled after real architecture, for me personally this is a huge shame. Vinogradov admits that there are a few private firms doing good municipal housing, "but the people able to do worthwhile things have gone off and set up their own firms." Paradoxically, according

to Vinogradov, it can be easier to be inventive when working on low-budget projects: "The people commissioning municipal housing are less interested in architecture, they don't want to dictate anything, they don't insist on making it look like a classical mansion." Instead, he explained, the attitude is 'I just want so many square meters and to fit within such and such a budget.' In this case the budgeted cost was around \$400 per square meter, which would have been met had not costs been raised by the need to relocate central heating pipes on the site. Vinogradov said he thought this could mean that some of the apartments will end up being sold rather than allocated to people entitled to state housing, and when they have such an edge over most economy class housing, can anyone imagine that there will be problems finding takers?



Glazed balconies are a prominent feature of the facade facing Nizhnaya Krasnoselskaya Ulitsa.



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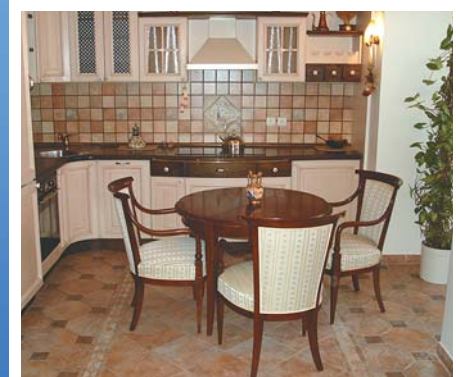
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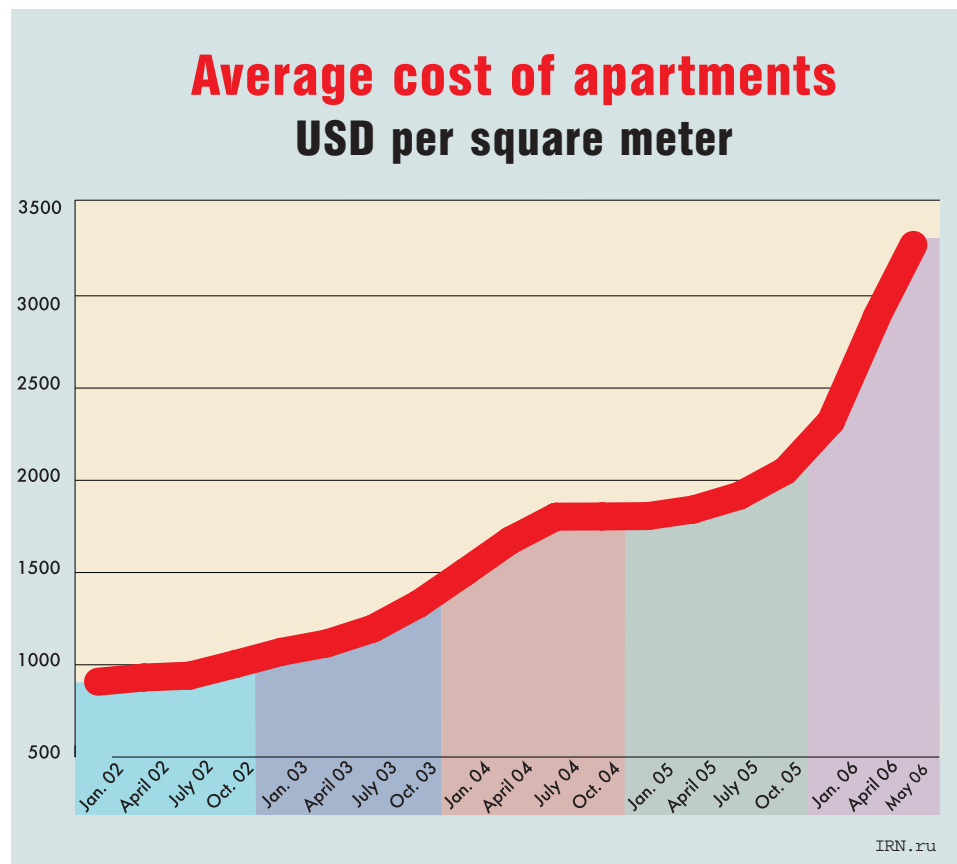
Secured compound in "Nikolina Gora" area, 3-level modern cottage, very light and sunny, 450 sq.m., 4 bedrooms, 3 bathrooms, partly furnished, within 50m of forest.

# Moscow Market Reaches Record High

By Peter Kovalenko

**M**oscow does not believe in tears," says the Russian proverb, implying that the capital can be indifferent to suffering. But the nightmare scenarios unfolding on the residential market in the first quarter of 2006 cannot fail to make an impression on even the most steely-hearted. The rush is here, with sellers holding back while they wait for prices to stabilize, and desperate young couples and middle-class families asking for higher mortgage loans to compensate for the growing gap between their desired and actual spending power.

The rate of price growth broke all previous records for the Moscow real estate in April 2006. This was an all-time high for the Moscow market, when the monthly growth rate in prices grew a staggering 10 percent, beating even the preceding months of 2006. The situation started to get out of control at the end of 2005, when demand began to outstrip supply and kick started a run on the market. Prices started to grow by 4 to 5 percent a month. The situation was easily foreseeable and, according to some analysts, deliberately planned to exploit circum-



stances resulting from the petrodollar soaked economy, general economic euphoria and Federal Law 214, which has toughened the requirements for attracting private investment for residential construction projects and thus limited the number of new apartments coming on stream. May saw a slight slowdown with a monthly increase of 6.9 percent, according to IRN.ru analytical group.

After the stagnation of 2004, things started to heat up in mid-2005 and prices rose slowly to reach a peak at the end of last year. The second half of 2005 bore comparison only with now notorious 2003. At the beginning of 2003, the average cost of a square meter reached the psychological barrier of \$1000, below which prices had fallen after the economic crisis of 1998. Only a few experts were optimistic enough to expect prices to cross this important threshold, but this did indeed happen in 2003. All in all, it was a record year for price increases. At the beginning of 2005 prices reached the next major psychological barrier of \$2000 per square meter, when growth got under way again following a period of stagnation in 2004.

The next psychological barrier after that of \$3000 per square meter for apartments on the primary market was broken in March 2006. The average price for one square meter in apartments on the secondary market stood at \$3279 as of the end of May, according to IRN.ru analytical group. Both the secondary and primary real estate markets are facing an increase in demand of 40 to 45 percent.

As far as suburban realty goes, according to Vladimir Yakhontov from

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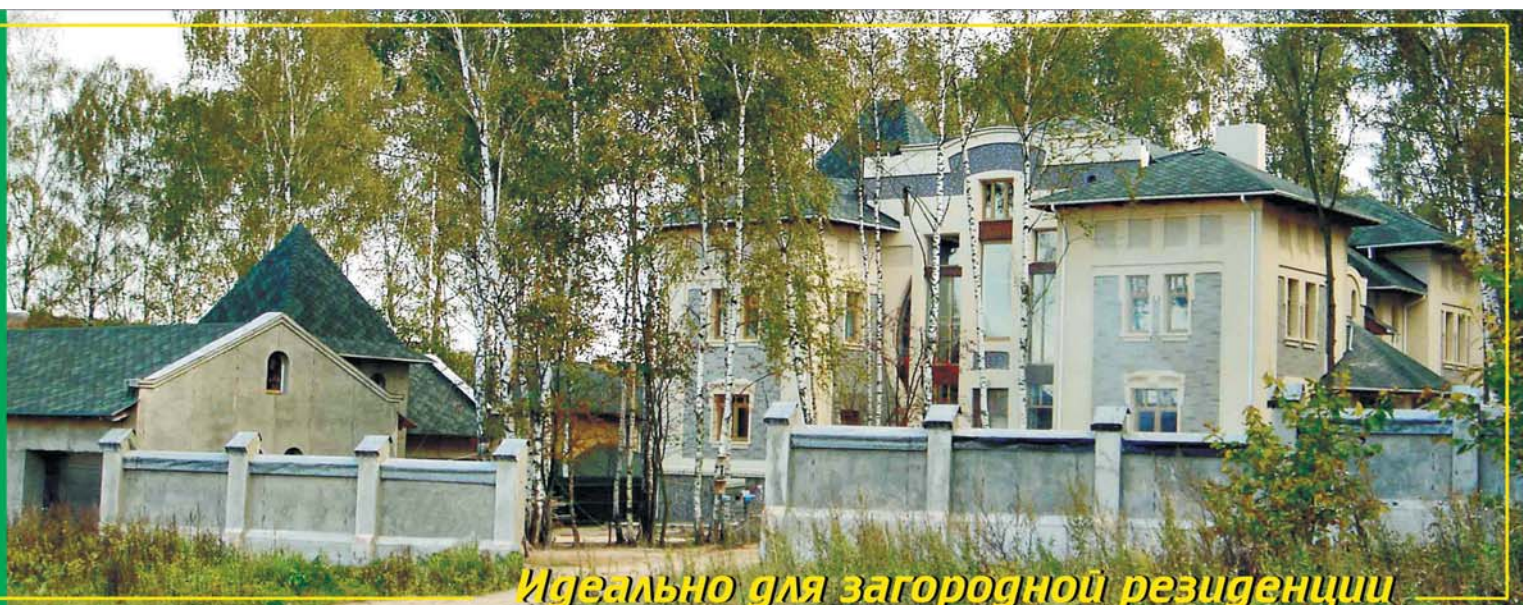
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Miel-Realty's Suburban Real Estate Department, "in the last 3 to 4 years, prices have grown six- to eight-fold, while houses on the Rublyovo-Uspenskoye Shosse have become 10 times more expensive." In 2005, price growth on the suburban real estate market stood at 15 percent, although in some prestigious areas to the west of Moscow this figure has reached 40 percent. Second-hand suburban properties have not seen the same growth — buyers are looking for first-hand, custom-built houses.

## Reasons

There are several factors which have led to this exceptional price growth, among them general prosperity and a growth in incomes, high export prices, development of the mortgage market, and problems on the primary market resulting from the reforms brought by the introduction of Federal Law 214 mentioned above.

But apart from these objective reasons, during 2005 all players on the market speculated on an imminent growth in prices because of the monopolization of the cement industry and a rise in gasoline prices. Wide media coverage of fraud of private stakeholders in residential construction projects shifted investors' interest to the secondary market.

"According to economic logic, price growth should have remained at no more than 2 percent a month," said Oleg Repchenko from the IRN.ru analytical group. "Figures larger than that are the result of a buyers' rush."

In the first quarter of 2006 price growth reached 15 percent, as much as 20

percent for certain properties. According to Miel-Realty, in April 2006 the supply of apartments on the secondary market stood at 50 percent of that in the same month of 2005. The only logical explanation possible is that sellers are waiting for the prices to stabilize.

Another cause is the gap between buyers' needs and the market situation. An abnormal ratio of housing supply to buying power is forcing people to move from the center to less expensive parts of Moscow. That is why the largest price growth has been witnessed in areas of Moscow far from the center for 1- or 2-room Khrushchev-era panel and brick buildings, explained Vladislav Lutskov, head of primary market analysis at Miel-Realty.

## Forecast

According to information supplied by AMIAN Real Estate, significant price growth is expected in presently undervalued southeastern industrial suburbs and in Krylatskoye and the area near Polezhaevskaya metro station, where major improvements in the transport infrastructure will soon come on stream.

According to Nina Kuznetsova, CEO of MIAN, "there are no prerequisites for a decrease in prices and demand is great. We would not recommend to buyers wasting any time thinking over offers."

Miel-Realty's prognosis for 2006 is a 50-percent chance that prices will stop rising and start falling. If supply continues to diminish, the market can expect a 30- to 35-percent growth, and if the supply deficit starts to ease, then growth will be

nearer 20 to 25 percent.

The best selling apartments are those with one or two rooms and those in concrete and mixed mass-concrete and brick buildings. Apartments with good views and facing the warmer south, east and the west will also be among the top sellers.

Strangely, Moscow region bestsellers are small apartments in economy-class buildings, while in Moscow, on the contrary, on the primary market 3- or 4-room apartments sell quickest. The minimum price growth predicted will not be less than 30 percent, according to a report by MIAN.

According to Miel-Realty "state intervention could change the situation, but not within the next two to three years. This could take the form of revisions to Federal law 214 on stakeholder development, state guarantees of provision of land for construction, subsidizing developers and so on. First signs of stabilization of the situation could be faced in the second half of 2006."

Vladislav Lutskov from Miel-Realty's analytical service also foresees price stagnation within three to six months. "If this unnatural growth rate continues, then stagnation is not far off because sooner or later no buyers will be able to purchase such expensive housing. As a result, demand will be lower, price growth will stop in some sectors and will slacken off in the economy-class sector. Stagnation will be inevitable."

Suburban real estate is already overpriced, but, according to Miel-Realty, price growth might reach 17 percent, and as much 25 percent for the most popular areas.

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**Ref. 30059**



**PYATNITSKAYA STREET, ZAMOSKVORECHIE AREA**

Modern, tasteful and comfortable 4-room 150 sq.m. residence. Architect designed interiors, high ceilings, lots of light and air. 3 bedrooms, ample closets, eat-in kitchen. Stalin-period building, secure parking.

**Ref. 32477**

**Quality living**  
from the team that cares



**M. MOLCHANOVKA STREET, ARBAT AREA**

4 room/2 bath 190 sq.m. residence. Architect designed interiors, modern furniture, top-of-the-line appliances. Brand new condominium featuring 24-hour guards, video surveillance, secure parking.

**\$12,000/month**

**Ref. 32435**



**NEW DEVELOPMENT ON STUDENETSKY LANE**

Total area 200 sq.m., 3 bedrooms, 3 baths. Renovated with the highest and most exacting standards. Tight security, underground parking. Panoramic windows, sweeping city views.

**\$13,000/month**

**Ref. 32470**





**ROMANOV LANE**

A rare offer in this famous building once favored by creme de la creme of Soviet elite. A gorgeous 6 room / 3 bath, 250 sq.m. residence. Premium Western renovated. Concierge, 24-hour guards, parking in the gated courtyard.

**Ref. 30684**



**GROKHOLSKY LANE**

Brand new home in a brand new development. Total area 130 sq.m., 2 bedrooms, 2 baths. Bay windows, French balcony, lots of light and air. Newly renovated to the highest of standards. Top-of-the-line equipment, Italian furniture.

**\$5,500/month**

**Ref. 32432**

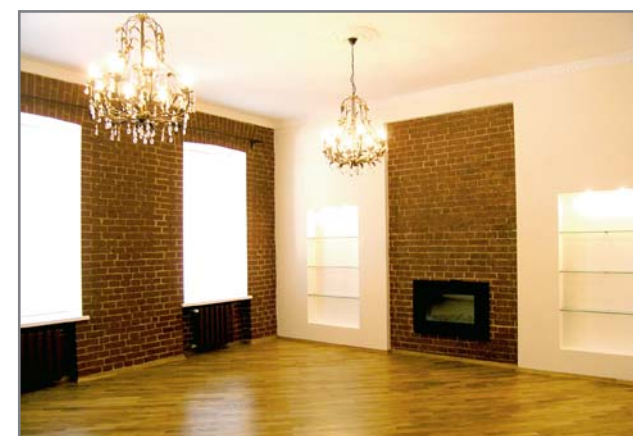


**ZOOLOGICHESKAYA STREET**

A bright, airy 3-room 2 bath apartment featuring bay windows and open views. Total area 120 sq.m., functional layout, walk-in closet. Premium Western renovated, elegantly furnished. New building with concierge, secure parking.

**\$6,500/month**

**Ref. 32517**



**M. DMITROVKA STREET**

Great location off Tverskaya. A unique designer renovated 4-room 135 sq.m. apartment with lots of features including exposed brick and authentic chandeliers. 2 baths, walk-in closet. Early 20th century building, concierge, intercom.

**\$7,500/month**

**Ref. 33247**

**SERVICED APARTMENTS**



**LENINSKY PROSPEKT, 12  
ONLY FOR 6 MONTHS**

A fabulous, enormous 4-room 2-level residence featuring fireplace, open terrace, pool, panoramic windows, and breathtaking views. 320 sq.m., 3 full baths. Top floor of a 10-storey Stalin building. Secure parking. Architect designed interiors.

**\$12,000/month**

**MAYAKOVSKAYA**

Sadovo-Triumfalnaya 4/10. 10th floor, nice entrance/concierge. Sauna. 85 sq. m 1 bedroom. rooms are 30+20, kitchen is 10, bathroom is 8sq.m. Fully furnished and equipped. Satellite Tv+High-speed internet. Cleaning is 1 per week.

**\$150/night**



**1st BASSMANNY LANE**

A rare find on the short-term rental market, 5-room 150 sq.m. residence, large enough to accommodate a family. Spacious rooms, eat-in fully equipped kitchen, historical mansion, great location near the Garden Ring / Kransye Vorota Metro. Satellite TV, broadband Internet.

**\$400/night**



**To book these or other short-term apartments, please call Lydia at 507-9660**

**926 4488**

more options at  
**www.beatrix.ru**

**EXCLUSIVE OFFER ON STRASTNOY BLVD!**



**ID 82932**

- 106 sq.m., 3 rooms
- An exceptional modern interior on the top floor of a brand new development with professional security, underground parking and fitness in the building!
- All latest techniques, panoramic glassing with fantastic views
- Best shopping and entertainment area!

**ZAMOSKVORECHYE AREA**



**ID 111932**

- 150 sq.m., 4 rooms
- A superb apartment with a blend of coziness and elegant charm
- High-quality western renovation, all latest equipment, convenient layout
- 2 baths (Jacuzzi, shower cabin), satellite TV, Internet access, climate control system
- One of the nicest and greenest areas of Moscow centre

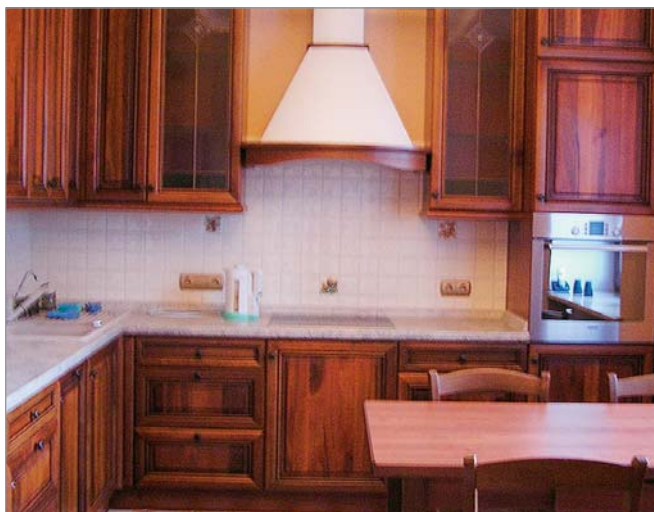
**EASY ACCESS TO ANGLO-AMERICAN SCHOOL!**



**ID 99928**

- 132 sq.m., 5 rooms
- Very modern, exceptionally designed 2-level apartment in a new residential building with top-security and underground parking
- Latest amenities, 2 baths, air-cons, Internet access
- A nice balcony and a great terrace with breathtaking view over Moscow!
- Few minutes from Silver Forest, a famous fitness-centre right in the building!

**KROPOTKINSKY LANE, SIVTSEV VRAZHEK**



**ID 111966**

- 125 sq.m., 3 rooms
- An attractive 2-bedroom apartment on the top floor of an elite building with secured entrance and safe parking
- All modern techniques, 2 baths (shower cabin, heated floors), climate control system, Internet access
- A great view over the Cathedral of Christ the Savior!

**MODERN RESIDENTIAL DEVELOPMENT ON OSTOZHENKA**



**ID 91073**

- 150 sq.m., 4 rooms
- Newly renovated, bright and spacious apartment
- Nice view, balcony, 2 bathrooms (Jacuzzi), air-conditioning system
- 24-hour security and underground parking

**MINUTES FROM PATRIARSHY PRUDY**



**ID 89138**

- 215 sq.m., 4 rooms
- An excellent 2-level apartment in a beautiful pre-revolutionary mansion with secured entrance and guarded parking
- Cozy interior with high ceilings, real fireplace, home-cinema
- All modern amenities, 2,5 baths, air-conditioning, satellite TV

**CHISTY PRUDY AREA**



**ID 90852**

- 140 sq.m., 4 rooms
- Well-presented, premium designed penthouse in a refurbished mansion with video monitoring system and closed parking
- Fully equipped with modern appliances, satellite TV, fire-place, nice balcony, air-cons
- Close to the French school!

**SMOLENSKAYA AREA**



**ID 100352**

- 170 sq.m., 4 rooms
- An elegantly appointed interior located in a beautiful refurbished mansion in the famous and prestigious city centre
- Fully equipped with modern appliances, 2 baths (Jacuzzi, shower cabin), satellite TV, climate control system, Internet access
- Guarded entrance and safe parking

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## EASY ACCESS TO THE FRENCH SCHOOL!



**ID 88293**

- 227 sq.m., 5 rooms
- Western 3-bedroom apartment full of light and furnished in a manner of modern elegance
- State-of-the-art equipment, 3 baths, satellite TV, dedicated Internet line
- Located in a new modern complex with top security and 2 slots in the underground parking

## OVERLOOKING THE CATHEDRAL OF CHRIST THE SAVIOR!



**ID 102815**

- 240 sq.m., 5 rooms
- A spacious 3-bedroom apartment with panoramic floor-to-ceiling windows, secured entrance, 2 slots in the guarded parking
- Exclusively designed interior! Fully equipped with built-in kitchen and bathroom appliances
- Breathtaking view over the Cathedral of Christ the Savior and Moscow centre!

## TVERSKAYA



**ID 112095**

- 135 sq.m., 4 rooms
- A perfect 3-bedroom apartment tastefully designed and furnished in European style
- Equipped in accordance with latest amenities, 2 baths, Internet access, satellite TV, climate control system
- Located in the Moscow premier financial and shopping district!

## UNFORGETTABLE VIEW OVER THE PATRIARSHY PRUDY!



**ID 107040**

- 85 sq.m., 3 rooms
- An extremely charming 2-bedroom apartment in a beautiful pre-Revolutionary mansion minutes from the famous restaurants and boutiques
- Contemporary equipment, nice balcony, home cinema, satellite TV
- Secured entrance and fenced guarded yard

## KROPOTKINSKAYA AREA



**ID 111476**

- 186 sq.m., 5 rooms
- Spectacular newly renovated residence in a fabulous pre-Revolutionary mansion with 24-hour security, European entrance and safe parking
- Completely fitted with modern appliances, beautiful fireplace, nice balcony, 2 equipped baths
- One of the most prestigious addresses in Moscow!

## NEXT TO PATRIARSHY PRUDY



**ID 112096**

- 100 sq.m., 3 rooms
- Fashionable 3-room apartment stylishly appointed and furnished
- Lovely decorated with natural materials, ideal lightning, all modern built-in appliances
- Delightful quiet surroundings, historical sights, respectable neighborhood

## ARBAT AREA



**ID 63146**

- 72 sq.m., 2 rooms
- Modern 1-bedroom apartment located in an elite building with 24-hour security, representative entrance and underground parking
- Tastefully complemented with latest techniques and furniture, 2 baths, nice balcony
- An irresistible charm of quiet Moscow centre!

## A UNIQUE OFFER IN A HIGHLY-DEMANDED AREA OF SEREBRYANY BOR!



**ID 109956**

- 220 sq.m., 6 rooms
- A tastefully designed 2-level house
- Fully equipped kitchen and bathrooms
- Professional 24-hour security, property maintenance, landscaping services
- Easy access to the Anglo-American school

*Premium properties from the premium agency*

SALE

**B. Gruzinskaya, 37**



**Sale price: € 3 100 000**  
**ID 31122**

Elegant 2-level apartment with designer renovation. Total area of 250 meters, 6 rooms, 3 bathrooms, Jacuzzi, fireplace, fully furnished. 14th floor of a fifteen-story modern development with a beautiful view. AC, Satellite TV, Internet. 24-hour security, video cameras.

**Trekhrudny Lane, 11/13, bldg. 2**



**Sale price: \$ 940 000**  
**ID 30821**

Beautiful apartment located in the heart of historic Moscow - the Patriarchy Ponds. Total area of 117 meters, great renovation, high-quality furniture and appliances, sauna, AC. Fifth floor of a six-story pre-Revolutionary building. Satellite TV, Internet, parking, guarded territory.

**Ilyinskoe Shosse, 10km**



**Sale price: \$ 1 450 000**  
**ID 31229**

Elegant 4-level cottage with a total area of 450 meters in the guarded part of Gluhovo compound. 3 bedrooms, 5 bathrooms, Jacuzzi, sauna, swimming pool, winter garden, fitness room, barbeque area, fireplace, billiards rooms with a bar. Fully furnished and stocked with modern appliances. Moscow phone line, Satellite TV, Internet. Total plot size of 1300 sq. m. with covered parking for six cars and video cameras.

**"Pokrovskoe-Glebovo"**



**Sale price: \$ 3 500 000**  
**ID 30402**

Luxurious 2-level apartment in the elite "Pokrovskoe-Glebovo" development. Total area of 436 sq. m., 5 bedrooms, 3 bathrooms, Jacuzzi; mosaic floor inlaid with stone and fine-wood. Original layout and exclusive renovation provide a unique character for the apartment. Underground parking and open visitors parking. Near Anglo-American school. Multilevel security system.

**Ermolaevsky Lane**



**Total area of 56 sq.m**  
**ID 14073**

**Novoslobodskaya, 11**



**Total area of 300 sq.m**  
**ID 21624**

**Rublevo-Uspenskoye Sh., 14 km Voronezhskaya, 46**



**Total area of 700 sq.m**  
**ID 24709**



**Total area of 83 sq.m**  
**ID 30827**

**Rosinka**



**Total area of 190-600 meters**  
**ID 30328**



RENT

**Sretensky Blvd., 6/1**



**Rental payment: \$ 11 000**  
**ID 11736**

Patriarchy Ponds charm! A 6-room apartment with a total area of 360 sq. m. on the last floor of a five-story pre-Revolutionary building. Western renovation, classical interior decoration. Great view of the boulevard! Parking and video cameras.

**Chysty Lane, 5A**



**Rental payment: \$ 3 100**  
**ID 20061**

Exquisite 2-room loft in a pre-Revolutionary building. Total area of 64 sq. m., Western renovation, new parquet. Secure entrance with video cameras.

**Udaltsova, 50**



**Rental payment: \$ 6 000**  
**ID 20934**

Bright and comfortable 3-room apartment on the tenth floor of a 22 story modern development. Total area of 100 sq. m., exclusive renovation, 2 bathrooms, Jacuzzi, heated floors. Internet, Satellite TV, AC. Underground parking, 24-hour security, video cameras.

**Pyatnitskaya, 53**



**Rental payment: \$ 10 000**  
**ID 31121**

Uniquely designed, 4-room apartment in the very heart of the capital. Total area of 150 sq. m., Western renovation, modern furniture, 2 bathrooms, Internet, Satellite TV, Intercom.

**Davydkovskaya, 3**



**Total area of 150 sq.m**  
**ID 31130**

**Tverskoy Blvd., 9**



**Total area of 115 sq.m**  
**ID 22507**

**B. Pirogovskaya, 37/43**



**Total area of 67 sq.m**  
**ID 30887**

**Arbat, 15/43**



**Total area of 73 sq.m**  
**ID 18398**

**Tverskaya, 15**



**Total area of 98 sq.m**  
**ID 10095**



**KUNTSEVSKAYA**

Remarkable, extremely well presented two-level penthouse.  
Superb city views.  
Conditioning. Jacuzzi.  
Underground garage.  
Well developed infrastructure.  
200 sq.m., 4 rooms, 2 bedrooms, 3 bathrooms.  
\$ 12 000

ID 464



**Kuntsevskaya**  
9 km from MKAD.  
Well presented three-storey brick cottage. Fully furnished and equipped. Conservatory. Swimming pool. Jacuzzi. Secured territory. Garage.  
610 sq.m., 12 rooms, 6 bedrooms, 4 bathrooms.  
\$ 21 000 ID 560



**Serebryany Bor**  
Exclusive offer! Cottages in the famous Serebryany Bor! Unique natural landscape. Fenced secured territory. Parking.  
140 – 253 sq.m.  
from \$ 9 000 to \$ 15 000 ID's 2608, 2610, 2611, 2612, 2613



**Mozhaiskoe Shosse**  
5 km from MKAD.  
Forest area! Three-storey townhouse. Balcony. All appliances. Jacuzzi. Heated floors. Security. Parking.  
150 sq.m., 4 rooms, 3 bedrooms, 2 bathrooms.  
\$ 6 000 ID 896



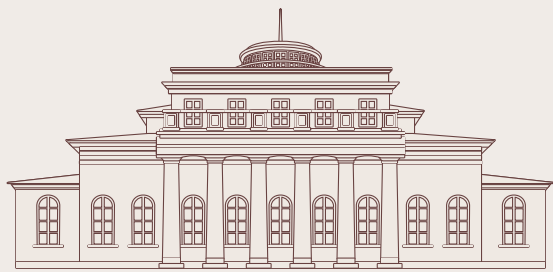
**Krasnaya Presnya**  
Bright and spacious apartment in a modern elite house. Fully equipped. Fenced territory. Video surveillance. Underground parking.  
102 sq.m., 2 rooms, 2 bathrooms.  
\$ 5 500 ID 2590



**Leninskiy**  
Outstanding truly spacious apartment. High quality renovation, expensive classic style furniture. Winter garden. Panoramic views of Moscow. Underground parking.  
180 sq.m., 4 rooms, 3 bedrooms, 2 bathrooms.  
\$ 9 000 ID 582



**Polyanka**  
Magnificent High-Tech designed apartment in a new development. Fully furnished. Marvelous views. Underground parking.  
135 sq.m., 3 rooms, 2 bedrooms.  
\$ 11 000 ID 2336



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[arenda@usadba.ru](mailto:arenda@usadba.ru)



**Polyanka**

Remarkable spacious apartment right next to the Kremlin. Splendid view of Christ The Savior Cathedral. Unique designer renovation.

Security. Garage.

200 sq.m., 5 rooms, 3 bedrooms.

\$ 12 000

ID 2329



**Vavilova**

Exclusively designed stylish two-level apartment in a brick house. Panoramic views.

Winter garden.

Underground parking.

133 sq.m., 3 rooms, 2 bathrooms.

\$ 8 000

ID 2521



**Krasnaya Presnya**

Luxurious two-level apartment in an elite house.

Panoramic city views.

Underground parking.

280 sq.m., 6 rooms, 4 bedrooms, 4 bathrooms.

\$ 22 000

ID 2584



**Sretenka**

Enormous residence in a restored pre-Revolutionary building. Tastefully furnished in classical style and fully equipped. Conditioning. Video surveillance.

Security. Parking.

240 sq.m., 4 rooms, 3 bedrooms, 2 bathrooms.

\$ 13 000

ID 2463



**Novy Arbat**

Pleasant two-level apartment in the very center of Moscow. Spectacular view over Moscow River.

Secured parking.

200 sq.m., 5 rooms, 2 bathrooms.

\$ 7 000

ID 2568



**Tverskaya**

Attractive designed apartment in an A-class building in the heart of Moscow.

Fully equipped.

Underground parking.

150 sq.m., 4 rooms, 3 bedrooms, 2 bathrooms.

\$ 12 000

ID 2432

<b>ARBAT</b>	3 rooms	107 sq.m.	\$ 7000	Modern furnished apartment in the center of Moscow. 4 balconies. Cozy green yard. Parking.	ID 2606
	3 rooms	116 sq.m.	\$ 7000	Fully equipped apartment with panoramic city views. Video surveillance. Security. Parking.	ID 2560
<b>ZAMOSKVORECHYE</b>	2 rooms	90 sq.m.	\$ 3500	Cozy apartment in a brick building. Fully furnished and equipped. View over the embankment.	ID 2582
	2 rooms	75 sq.m.	\$ 3350	Classical style apartment on the Moscow River embankment. Fully equipped kitchen. Conditioning. 2 balconies.	ID 2499
<b>KUTUZOVSKIY</b>	4 rooms	140 sq.m.	\$ 6000	Lovely apartment with a view over Park Pobedy. 2 bathrooms. Well-developed infrastructure.	ID 2616
	3 rooms	85 sq.m.	\$ 3000	Freshly renovated apartment minutes away from the center. Superb view over Moscow River. Fully furnished and equipped.	ID 2551
<b>PATRIARSHIYE PONDS</b>	4 rooms	127 sq.m.	\$ 7000	Great offer in the prestigious area! Furnished in classical style. Fully equipped kitchen. 2 bathrooms.	ID 2555
	5 rooms	140 sq.m.	\$ 5500	New offer in the highly demanded area. Fully furnished apartment in a restored pre-Revolutionary building.	ID 2325
<b>TVERSKAYA</b>	3 rooms	67 sq.m.	\$ 5000	Fully furnished apartment in the center of Moscow. Security. Parking.	ID 2547
	3 rooms	100 sq.m.	\$ 2500	Spacious apartment in a modern brick house. Furnished in classical style. Equipped.	ID 594
	2 rooms	65 sq.m.	\$ 2300	Apartment with a view of the Czeck Embassy. Finnish furniture. Secured parking.	ID 2345
<b>LENINSKIY</b>	3 rooms	80 sq.m.	\$ 3000	Modern stylish apartment. Exclusively designer renovated. Furnished. Conditioning.	ID 2397
	3 rooms	105 sq.m.	\$ 3800	Luxurious apartment in the unique house. High quality renovated. Fully equipped. Garage.	ID 2572



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**OUR UNMISSABLE PROPERTIES THIS MONTH. LEASE**



**MICHURINSKY PROSPECT AREA**

A 3-bedroom 100 sq.m. apartment, western renovation, functional layout, modern household appliances, 1.5 bathrooms, Jacuzzi, shower cabin, heated floor, air conditioning. Concierge. Partly furnished. Underground parking.

**\$5,000 /month** (ID 47610)



**CHISTYE PONDS AREA**

A newly renovated and very well presented 58 sq.m. 1-bedroom apartment located in prestigious Petrovka street area. The property benefits from designer renovation of a high quality and fully equipped studio. Available furnished or unfurnished.

**\$3,500/month** (ID: 14875)



**ARBAT AREA**

A well presented fully furnished and equipped 55 sq.m. apartment located in Novy Arbat Street. Designer renovation, quality furniture, fully equipped kitchen and bathroom, air conditioning, boiler, heated floor. Coded entrance. Voice intercom.

**\$4,000/month** (ID: 47580)



**LENINSKY PROSPEKT AREA**

A modern style designer renovated 145 sq.m apartment. 3 bedrooms, 3 bathrooms, sauna, Jacuzzi, shower cabin, heated floor, boiler, air conditioning. Video intercom. Security.

**\$8,000/month** (ID: 47608)



**TVERSKAYA AREA**

A spacious 150 sq.m apartment, 2 bedrooms, fully fitted kitchen, 2.5 bathrooms equipped with quality engineering and shower cabin, air conditioning, boiler, satellite TV. Video intercom. Enclosed parking.

**\$9,000/month** (ID 46083)



**ARBAT AREA**

A first-class 190 sq. m. apartment with 2 bedrooms, 2 halls and a study in the historical center of Moscow. Air conditioning, Jacuzzi and video intercom. Available furnished. Security. Secure parking.

**\$12,000/month** (ID: 27354)



**POKROVSKOE - GLEBOVO**

Sunny, 300 sq.m., 4 bedroom, 2/5 bathrooms, apartment located in a new development close to Anglo-American School. Professional security. The property will be renovated by October 2006.

**\$20,000/month** (ID: 47188)



**ROZHDESTVENO**

4 bedroom cottage located in the north-west of Moscow. Just 2 km to MKAD, quality renovation, 3 bathrooms, sauna, studio, wood-burning fire place, air conditioning, heated garage. Wonderful landscape.

**\$6,000/month** (ID: 43932)



**ARKHANGELSKOE**

Well presented 273 sq.m. cottage in 10 km to MKAD. 3 bedrooms, 3 bathrooms. Property management, wood-burning fire place. Security.

**\$10,000/month** (ID: 44332)



**MASHKINSKIE HOLMY**

430 sq.m. cottage just in 5 km to MKAD. 3+1 bedrooms. Close to Anglo-American school. Property management, wood-burning fireplace, sauna, air conditioning, heated garage.

**\$12,000/month** (ID: 44280)



**MESHERSKY**

388 sq.m cottage, just 1 km to MKAD. 4 bedrooms. 3 full bathrooms, property management, fully fitted kitchen, wood burning fire place, sauna, air conditioning, heated garage. Secure territory. Nice landscape.

**\$12,000/month** (ID: 43273)



## OUR UNMISSABLE PROPERTIES THIS MONTH. SALES



**3 FRUNZENSKAYA, 19, "LA DEFENCE"**

A 120 sq. m. apartment and a 76 sq.m. apartment in an elite area, 7 km away from Kremlin. Underground parking, stained glazing, pool, triple security system, land improvement.



**M. NIKOLOPESKOVSKY PER..**

A 124-sq. m apartment, refurbished in a modern style. 3 bedrooms, 2 bathrooms, studio. There is a pool, sauna, and fitness club in the building. It has own security service and tenancy management, fenced yard. An underground parking place is offered.



**PATRIARSHIE PONDS**

«A» class Club houses and reconstructed residences. Apartments of total area of 110 and 328 sq.m. Underground parking, security system, closed-circuit TV, modern engineering. Developed infrastructure in the area: restaurants, theatres, schools, kindergartens, sport centers.

## MORE PROPERTIES FOR RENT

### TVERSKAYA-KREMLIN AREA

A partly furnished 98 sq.m apartment. Quality renovation, 4 light rooms, fully equipped kitchen, fine bathroom equipment, all modern household appliances, air conditioning, intercom, coded entrance. Secure parking.

**\$3,000/month** (ID: 43367)

### ARBAT - KROPOTKINSKAYA AREA

A furnished 2-bedroom 75 sq.m. apartment. Western renovation, fully equipped well designed studio, bathroom with shower cabin, boiler, air conditioning, heated floor, video intercom, satellite TV. Offered partly furnished.

**\$3,500/month** (ID: 36541)

### TAGANSKAYA AREA

A modern style fully furnished 60 sq.m. studio in Stalin type building. High quality equipment. Fully fitted bathroom, shower cabin, heated floor, air conditioning, boiler. Coded entrance.

**\$3,500/month** (ID: 46793)

### TVERSKAYA AREA

Fully furnished 82 sq.m. apartment. One bedroom and a study. Western renovation, fitted kitchen and bathroom, air conditioning, heated floor, satellite TV. Concierge. Underground and enclosed secure parking.

**\$3,500/month** (ID: 31637)

### TVERSKAYA-KREMLIN AREA

Furnished 2-bedroom studio. 60 sq.m, modern appliances, Jacuzzi, boiler, air conditioning, heated floor, satellite TV.

**\$3,500/month** (ID: 11660)

### PATRIARSHY PONDS AREA

A newly renovated 1-bedroom 76 sq.m. apartment. Western renovation, fully equipped kitchen, quality bathroom equipment, boiler, air conditioning, satellite TV, intercom, coded entrance, enclosed parking.

**\$3,800/month** (ID: 30869)

### CHISTYE PONDS AREA

A well presented 2-bedroom 100 sq.m. apartment. High quality renovation, fully fitted kitchen, 2 bathrooms, boiler, shower cabin, heated floor, air conditioning. Video intercom. Secure parking.

**\$4,000/month** (ID: 44713)

### LENINSKY PROSPECT AREA

Partly furnished 1-bedroom 90 sq.m. apartment. High quality renovation, modern engineering and equipment, 1.5 bathrooms, Jacuzzi, Shower cabin, heated floor. Enclosed parking. Security, local infrastructure, SPA centre, aqua park.

**\$4,000/month** (ID: 47326)

### ARBAT-KROPOTKINSKAYA AREA

A newly-renovated classical style 120 sq.m. apartment. Fully equipped and furnished, spacious living room with beautiful columns. 2 bedrooms, 2 full bathrooms, Jacuzzi.

**\$5,000/month** (ID: 26495)

### LENINGRADSKY PROSPECT AREA

Fully furnished 2-bedroom 140 sq.m. apartment. Fully fitted studio, 1.5 bathrooms, Jacuzzi, boiler, shower cabin, air conditioning, satellite TV. Security. Underground parking.

**\$5,500/month** (ID: 45272)

### KUNTSEVO

3 bedroom 175 sq.m. apartment in a brand new development. High quality renovation, fully fitted kitchen, 2 bathrooms, Jacuzzi, shower cabin, heated floor, air conditioning, satellite TV. Fire place. Video intercom. Security. Underground parking.

**\$8,000/month** (ID: 45843)

### TVERSKAYA-KREMLIN AREA

A 5-room 150 sq.m apartment, 5 minutes walk from the Kremlin. 3 bedrooms. Fully equipped bathroom, Jacuzzi, shower cabin. Western renovation, heated floor, air conditioning, satellite TV. Available furnished or unfurnished.

**\$8,000/month** (ID: 46820)

### TVERSKAYA-KREMLIN AREA

A classical style 2 bedroom 125 sq.m apartment. Functional layout, quality renovation, beautiful interior, fully equipped kitchen, bathroom with Jacuzzi and shower cabin. Concierge at the entrance.

**\$9,000/month** (ID: 47272)

### ARBAT - KROPOTKINSKAYA AREA

A stylish. 2-bedroom 190 sq.m apartment. Contemporary design, high quality furniture, home cinema, fully equipped kitchen, satellite TV, boiler, air conditioning.

**\$10,000/month** (ID: 6749)

### TVERSKAYA-KREMLIN AREA

A spacious 185 sq.m. apartment. 3 bedrooms. Western renovation, fire place, fully fitted kitchen, 2 full bathrooms, Jacuzzi, shower cabin, heated floor, boiler, air conditioning, satellite TV, video and voice intercoms, security.

**\$11,000/month** (ID: 43819)

### ZAMOSKVORECHIE AREA

A fantastic 2 bedroom 200 sq.m apartment. Outstanding renovation, premium quality kitchen appliances, 2 fully equipped bathrooms, Jacuzzi, boiler, air conditioning, satellite TV, alarm system.

**\$11,000/month** (ID: 44745)



ID195

### Nikitskaya B, 210 sq.m. 5 rooms

- VIP building, garage, 24 hour security
- 3 bedrooms +study, studio living room, 2 bathrooms
- large balcony, sunny and light
- tastefully furnished.

\$ 15000



ID1151

### Arbat, 200 sq.m. 5 rooms

- VIP building, garage, 24 hour security
- 4 bedrooms, studio living room, 2.5 bathrooms
- tastefully renovated.

\$14000



ID622

### Close to Hammer Center, 200 sq.m. 4 rooms

- VIP building, garage, 24 hour security
- 3 bedrooms, 65 sq.m. studio living room, 2.5 bathrooms
- large roof-terrace of 100 sq.m.
- tastefully furnished.

E10500



ID713

### Arbat-Povarskaya, 185 sq.m. 5 rooms

- VIP building, garage, 24 hour security
- 3+1 bedrooms, 40 sq.m. living room, 2 bathrooms, separate kitchen
- tastefully renovated, nice views.
- Furnishing is possible.

\$14000



ID345

### Patriarchy Ponds, 200 sq.m. 6 rooms DUPLEX

- Stalin building, parking, 24 hour security
- 3 bedrooms, 2 living rooms 2 bathrooms
- tastefully furnished

\$9000

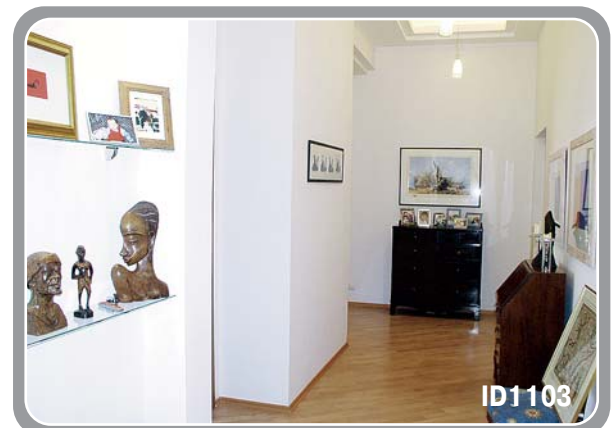


ID1040

### Nikitskaya, 200 sq.m. 4 rooms

- pre-Revolutionary building, intercom
- 2 bedrooms, large living room, 2 bathrooms
- top floor
- tastefully furnished, individually designed

\$10000



ID1103

### Trubnikovskiy -Arbat area, 175 sq.m. 4 rooms

- pre-Revolutionary building
- 3 bedrooms, 40 sq.m. studio living room, 2 bathrooms
- tastefully furnished.

\$10000



ID1061

### Frunzenskaya, 162 sq.m. 5 rooms

- Stalin building, guards, secure parking
- 3 bedrooms, 65 sq.m. separate living room,+ kitchen, 2 bathrooms
- view of embankment
- tastefully furnished.

\$8000



ID1150

### Dmitrovka,Pushkinskaya 140 sq.m. 4 rooms

- Stalin building, concierge,
- 3 bedrooms, large living room+ kitchen , 2 bathrooms
- tastefully renovated, individual design

\$8000



ID182

### Degtyarny per, 130 sq.m. 3 rooms

- old mansion, concierge
- 2 bedrooms, large living room + kitchen, 2 full bathrooms
- tastefully furnished

\$7000

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www.7hills.ru



ID1111

#### Gruzinskaya, 135 sq.m. 4 rooms

- VIP building, parking facilities,
- perfect plan, 3 bedrooms, large open living room
- high tech, fully furnished, nice view

\$7000



ID1069

#### Zoologicheskaya 150 sq.m. 4 rooms

- VIP building, underground parking
- 3 bedrooms, 40 sq.m. open plan living room, 2 bathrooms
- tastefully renovated, good views

\$7000



ID582

#### Tarasa Shevchenko, Nab., 140 sq.m, 3 rooms

- Stalin mansion, concierge
- studio living room, bedroom + study, 2 bathrooms
- individually designed, modern furniture

\$7000



ID1161

#### Patriarchy Ponds, 125 sq.m. 4 rooms

- pre-Revolutionary building with intercom
- 3 bedrooms, 2 bathrooms
- tastefully renovated, individual design

E5500



ID1143

#### Zoologitcheskaya , 125 sq.m. 3 rooms

- VIP building with underground parking
- 2 bedrooms, 40 sq.m. open plan living room, 2 bathrooms
- tastefully renovated and furnished

E5000

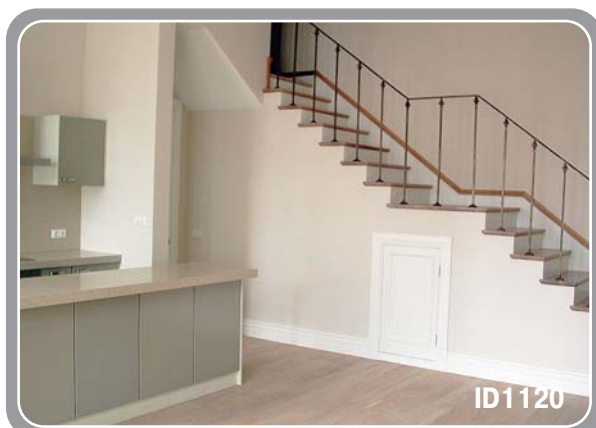


ID1112

#### Tsvetnoy boulevard, 5 rooms, 135 sq.m.

- Pre-revolutionary mansion not far from French school
- 4 bedrooms – great for family with kid's!
- Modern style. Unfurnished.
- Great price!

\$5000



ID1120

#### Arbat, close to Foreign Office, 110 sq.m. 3 rooms

- pre-Revolutionary building, guards.
- 2 bedrooms, open plan living room, 2 bathrooms
- modern renovation, individual design

\$6000



ID1127

#### Bryusov Lane, close to conservatory, 100 sq.m. 3 rooms

- Stalin-type building, intercom, underground garage
- 2 bedrooms, living room, separate kitchen, 2 balconies
- fully furnished, European classics

\$5000



ID1105

#### Lyalin Lane, 900 sq.m. 3 rooms

- pre-Revolutionary building, intercome,
- 2 bedrooms, fully furnished
- Internet, KosmosTV

\$3000

Executive apartments for rent in the center of Moscow



**Chysty Prudy area, Chistoprudny Boulevard, 13.** High quality western renovated 3-room apartment. 130 sq.m., 24-hour guarded security, living room of 50 sq.m., combined with a kitchen, 2 bedrooms, 2 bathrooms. Direct Ponds views. Balconies.



**Stalin skyscraper near American Embassy, Kudrinskaya Square, 1.** Good views, concierge, underground garage. Newly renovated and tastefully furnished 2-room apartments of 55 sq.m., 4th floor; 2-room apartment, 3rd floor.



**Tarasa Shevchenko embankment, 5.** Panoramic views of Moscow river and White house. Stylish renovation, modern. 160 sq.m. total size, 4 bedrooms, studio, 2 bathrooms, Air-conditioning, boiler, dish washer, Satellite TV - Cosmos TV. Separated internet line. Guarded yard with parking.



**Krasnopresnenskaya Embankment, 1/2.** Moscow City and White House nearby. Recently undergone renovation according to western standards. 3-room apartment of 100 sq.m., balcony view on Moscow river embankment, 8th floor. 1 big bathroom with bath. High ceilings. Underground parking lot close to the building.

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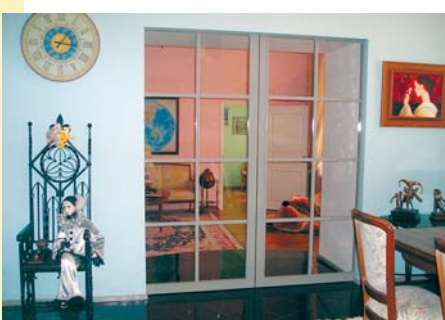
e-mail: [p02@newcity.ru](mailto:p02@newcity.ru)



**FOR SALE**

2-nd Tverskaya-Yamskaya 28. New elite building. 140sq.m. 2bthrooms. Design. Guarded yard. Security. Move-in ready.

**Mayakovskaya**



**FOR SALE**

Starokonusheny per. Elite premises, 300 sq.m., 7-rooms apartment, fully equipped, contemporary design, SPA-facilities security.

**Kropotkinskaya**



\$5000/month

**FOR RENT**

M. Bronnaya 3-room apt. 100sq.m. 2 bedrooms. Fireplace. High floor.

**Pushkinskaya**



**FOR SALE**

New dwelling 4-room apt. 173/110/18/ euro style renovation. High floor. 2.5 bthr., 2 balconies. Security. Underground parking. Move-in ready.

**Pushkinskaya**



**FOR SALE**

Old Arbat 51, 4-rooms apartment 140/90/15 7th floor, panoramic view, rooms 30 and 35 sq.m. facing Old Arbat, nice balcony.

**Arbatskaya**



\$3500/month

**FOR RENT**

Leninsky pr. 3-room apt 120sq.m. Stylish apt. Guarded yard.

**Oktyabrskaya**



**FOR SALE**

### Chisty Ponds

Chisty Ponds 5-room apartment 152/98/12 5th floor, bay windows, front entrance, concierge.

### Arbatskaya

M. Afanasievsky 5/15. Apartment of 93 sq.m. located between Old Arbat and Kropotkinskaya area. Nice compass window.



**FOR SALE**

### Frunzenskaya

New dwelling, closed guarded yard, security, panoramic view. 15th floor, underground parking, renovated, internal infrastructure, swimming pool, move-in ready.



\$15000/month

**FOR RENT**

Nikitsky bulv. 4-rooms. Penthouse 220 sq. m. Original design, modern style. Furnished. Fully equipped built-in kitchen. Home video. Satellite TV. Armed security.

**Arbatskaya**



**FOR SALE**

### Arbatskaya

M. Afanasievsky 5/15. Apartment of 93 sq.m. located between Old Arbat and Kropotkinskaya area. Nice compass window.



**FOR SALE**

### Patriarshy pond.

2-room apt. 70sq.m. kitchen 12. 6th floor. Beautiful panoramic view.

**FOR RENT**

### Mayakovskaya

75 sq.m. 2-room. Western. \$ 1.800

**741-0507**

### Tverskaya

3-room. Renovated. Furnished. Internet. Security. Parking. \$ 2500

**741-0507**

### Barrikadnaya

100 sq.m., great view. \$ 2.500

**741-0507**

### Arbatskaya

70 sq.m. Renovated. Concierge. \$ 3000

**741-0507**

### Frunzenskaya

120 sq.m. Modern. \$ 4.000

**741-0507**

### Novoslobodskaya

4-room. Large. Security. Parking.

**741-0507**

### Patriarshiye

Stylish duplex. Superb renovation. Open view.

**741-0507**

### Kutuzovskiy

Completely renovated. All appliances. Concierge. Great view. [www.newcity.ru](http://www.newcity.ru)

**741-05-07**

### Arbatskaya

Plotnikov side street, 4-room apt. 126/86/12 pre-revolutionary bld. 2 bthr. High ceiling. Front entrance.

**Lesnaya str. 974-7364**

Elite premises. 12 th floor, excellent panoramic view.

3-room apartment with designer renovation. Winter garden. Security. Guarded yard.

**Petrovka str. 974-7364**

Ancient mansion in the historical center of Moscow! 5 minute walk from the Bolshoy Theatre. 207 sq.m., high floor. Attic may be added. Nice entrance. Security. Developed infrastructure.

**FOR SALE**

### Kropotkinskaya

Sechenovsky side street. 4th floor 195 sq.m. move-in ready.

### Pushkinskaya area

Rozhdestvensky b-r 86/56/10 h. 3,10 Renovated apartment. Good entrance. \$455000

### Novokuznetskaya

Pyatnitskaya street, 136/102/10 Front entrance, concierge.

### Pushkinskaya area

Tverskoy bulv. Pre-Revolutionary respectable premises, 235sq.m., fireplace, excellent for comfortable dwelling in megapolis, reconstructed front entrance.

*“For those who know  
 the value of time”*  
**781-78-52, 226-07-22**

**Rent and sale of elite apartments, cottages and offices**



**M. Universitet, Ul. Minskaya \$5000**

2-room 70 sq. m apartment  
 Elite guarded building



**Park Kultury, Ul. Frunzenskaya Nab. \$1700**

2-room 55 sq. m. studio  
 Stalin-era building



**M. Smolenskaya,  
 Ul. Smolensky Bulvar \$2500**

3-roomss, 85 sq. m.  
 Elite Stalin-era building, concierge



**M. Kropotkinskaya, Ul. Sechenovskiy Per. \$2500**

2 rooms, 60 sq. m  
 Stalin-era building



**M. Krasnopresnenskaya  
 Ul. Krasnopresnenskaya Nab. \$4000**

3-rooms, 105 sq. m  
 Elite Stalin-era building, concierge



**M. Kuntsevskaya,  
 Ul. Mozhaiskoye Shosse \$3800**

3 rooms, 90 sq.m  
 Elite guarded building



**M. Kropotkinskaya, Ul. Ostozhenka \$8000**

4 rooms, 160 sq. m  
 Stalin-era building



**M. Novokuznetskaya,  
 Ul. Bolshaya Tatarskaya \$1500**

1 room, 45 sq. m  
 Stalin-era building



**M. Prospekt Vernadskogo,  
 Ul. Udaltsova \$4500**

3 rooms, 115 sq. m  
 Elite guarded building



**Yaroslavskoye Shosse, 2 km from MKAD**

400 sq. m, Dutch project, new, 4 bedrooms, cabinet,  
 fireplace, heated marble floors, all appliances.



**Ostashkovskogo reservoir**

300 sq. m house, 17-sotka land plot, on the shores of the  
 Ostashkovskogo reservoir, sauna, 4-bedrooms, garage



**Kaluzhskoye Shosse, 9 km from MKAD**

3-story cottage in Rassvet, a guarded settlement.  
 Guest room with winter garden, kitchen-dining room, 4  
 bedrooms, 3 bathrooms, billiard room, heated floors.  
 13-sotka land plot with landscape design, garage for 3  
 cars with automatic gates.

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