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The  Moscow Times

Real Estate

N° 24, March 2006

C A T A L O G



At first sight, it is difficult to make sense of just how old or how big Dmitry Geichenko's 'House with a History' is — which is exactly what the architect intended.

Tomorrow's Masterpieces

by Edmund Harris


Which of the many suburban mansions that have mushroomed all over the Moscow region since the end of the Soviet regime will one day be regarded as being as architecturally important as the pre-Revolutionary mansions and estates houses which still survive here and there? Few are worth a second look, and then usually only

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for the viewer to shake his head in disbelief at the gauche and ostentatious design.

But one house in the prestigious Zhukovka area on the Rublyovo-Uspenskoye Shosse, although certain to engage a passerby's attention, is more likely to bewilder him than anything else. The traditional shape with a pitched roof is almost like a child's drawing of a house. The roof is obviously brand new, but the weathered brickwork looks as though it could well be several centuries old. Yet alongside it are expanses of ultra-modern glass curtain wall. When could it have been built, or rebuilt, and by whom? And just how many houses are there here, in fact? One, two, or a whole group?

The first two questions were answered fairly conclusively when this very same house was awarded prizes in two nominations, for best work of architecture in the Moscow area in 2004 to 2005 and best small building at the Moscow Architects' Union Zolotoye Secheniye (Golden Section) Prize. There, its identity was revealed as 'Dom s Istoriyei' (House with a History) and the architect as one Dmitry Geichenko. The effect of throwing the viewer into all sorts of conjectures about what the history of the building might have been is entirely deliberate, said the architect in an interview: "It's a guessing game for the viewer. We wrote the story, it's like a screenplay."

In fact, explained Geichenko, there was no history to the plot, which was virtually a virgin site, and therefore provided a strong motivation to attempt something out of the ordinary. "I need something to



VASILY DOLZHANSKY

Not a single birch tree was harmed during the construction of this house.

attach myself to, a point from which my thinking about the building in question starts. I asked myself what a house is, what a house would be that would be an heir to tradition, but also reflect me as a modern man, thinking in the present," he said.

Geichenko graduated from the Moscow Architectural Institute as recently as 2000, having set up the previous year his own architectural practice, Arkhitekturnoye Byuro Dmitriya Geichenko, and executed his first building in 1997. He started off working in large design offices on projects being built in Moscow, but his creative hopes were fairly quickly dashed. "The

problem of being part of a large design institute is that you lose your own contribution. Your role in the design isn't visible once it's built." This made him start thinking about the opportunities offered by building outside the city, "where it's all a lot simpler, you just have the client to deal with and the planning process is a lot simpler or non-existent — you're working one-on-one with the building." But he had no client base to start with and no pre-existing contacts: "When we were just starting out we took on everything, even more commissions than we could actually handle."

For Geichenko, being able to experi-

ment and innovate is an essential part of being an architect. "For me each new building is a kind of terra incognita, and if I haven't said or discovered something new in it, then I don't regard the building as a success." When a second house by Geichenko, the Dom nad Polem (House above a Field), was built, some commentators were quick to draw comparisons to similarities with House with a History and to start talking about a Geichenko style. "People say it looks like we have a trademark style, but I don't think so, and a young architect has the right to choose and to try everything out." The roof with enormous overhanging eaves brings Frank Lloyd Wright's work to mind, but Geichenko says this is a mere coincidence. "I don't want my architecture to be regarded as a textbook of 20th century architecture. We were looking for something that would be visible from a large distance and the outline of the roof stands out as a strong form which responds to the space in front of it."

A second house by Geichenko at Zhukovka, 500 square meters in area, also looks superficially similar, but is full of innovations. Every one of the floors is stepped, changing in height across the width of the house, which not only helps to fit in more space, but also creates an interesting pattern of windows on the facade rather than the usual boring grid. The patinized green copper cladding of the oriel window, laid in overlapping plates like tiles, blends the house in with the surrounding greenery, and creates an interesting contrast in textures with the brick facing. The kitchen has a flat glass roof, which appears to extend beyond the walls (although in fact the construction is



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The studio house near the Klyazminskoye reservoir is at once sculpturally expressive and close to nature.

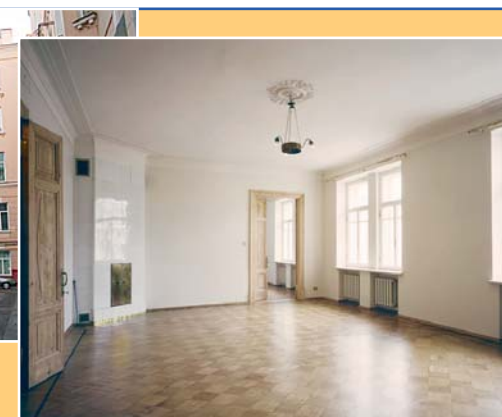
more complex than it first appears) to create an overhanging canopy.

The whole idea behind 'House with a History' was to try and take into account the history of the site, rather than starting with a blank sheet. Paradoxically, this led to the creation of an invented history, but sometimes the situation is less flexible. The form of one of Geichenko's recent houses was dictated entirely by the wish to fit it in without cutting down any of the trees on the site, which resulted in its jagged, expressionist forms. Here, the shared spaces like the living room are housed in a kind of stylobate, on top of which stand three sculptural forms housing the bedrooms and a sauna, while the spaces in between are grassed, creating

a kind of roof garden. The silvery ceramic cladding with brown joints is an attempt to blend in the house with that most Russian of symbols — the birch tree — hence Geichenko's description of it as, "A completely Russian house." Inside these are further echoed by the rough-case concrete columns, still bearing the imprint of the wooden casting forms and painted to look like wood.

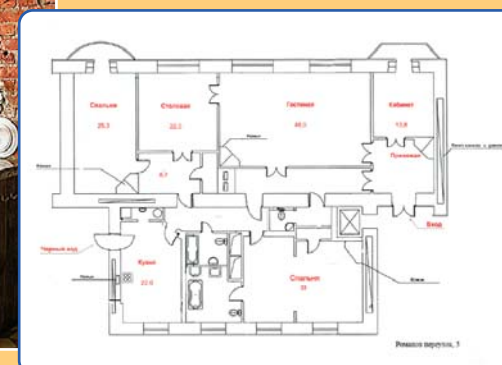
Geichenko is wary of commissions for houses in historical styles: "I say to them, 'That's all very well, but if you want a Classical house with columns, capitals and so on, then why don't you travel to it on a horse and carriage?'" But he doesn't

continued on page 4



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HOUSE FOR RENT - MODERN, PRESTIGIOUS, COMFORTABLE

Thanks to the rapidly rising prices in the Moscow and Podmoskovye real estate markets, the rental business is becoming more popular than ever before. Rent prices are rising in proportion to the price of real estate, and often outpacing them, especially during the summer. Every year, the market sees several new projects (2004 - Forestville, Gorky Country, Sosny; 2005 - the Nikolskaya Sloboda rental complex) springing up alongside existing developments. The pioneers in this area are companies like Rosinka and Syetun.

The number of rental complexes in the suburban real estate market now accounts for 10% of all existing elite cottage housing developments, and could grow to 12-15% in 2006.

The possible growth of this segment could total 10-20% a year, with the price increase not affecting the market as a whole, but specifically those prestigious and expensive cottages that rent from \$5-15,000 per month.

The suburban rental market is the only real estate sector where seasonality plays a major role. Over 50% of all transactions in this market occur in the spring. By the May holidays, rent prices on available housing typically rise by 1.5 times, and the majority of properties left on the market consist of the most illiquid or the most expensive. Likewise, a drop in demand can be observed during the winter, right before New Years. A new trend - where renters take a cottage for a longer period of time (from a year and up) has also been recently observed.

There are several reasons for all this, according to Polina Ivanova, an analyst from the North-West development company.

First of all, says Ivanova, properties in elite complexes are often rented by the status-conscious. However, many of these same consumers cannot afford to purchase a property (cottage plus land) worth \$3-15 million. Renting a cottage is the perfect alternative, giving the opportunity to enjoy living in an elite dwelling and community without the financial strain associated with property ownership. The rental business is organized to make sure the tenant does not have to perform any maintenance on the home - all of that is taken care of by the community's maintenance team. At the Nikolskaya Sloboda complex on Novaya Riga, the maintenance service works around the clock, cleaning and washing the roads, collecting trash, performing repairs on plumbing, electricity, etc. The settlement is reserved for long-term rental only.

Secondly, people want to purchase a plot of land and build their homes themselves. In order to participate in the building process, many home buyers rent a nearby dwelling for the entire construction period, spending their time in a comfortable home close to their future place of residence.

Finally, major Russian and foreign companies often rent suburban residences to top management for the entire period of their contract. This situation is common among foreigners (expats), who live with their families in a settlement for several years, then recommend the settlement to friends who have just arrived in the country. Because of this, the Rosinka village is so popular with foreign families that cottages must be reserved a year and a half in advance, and the monthly rent on a townhouse can run to \$6000-12,000.

Currently, the Podmoskovye area is home to over 25 rental settlements. Those settlements located within 15 km of MKAD are especially in demand. Most of the

properties on the rental market are townhouses with a small yard, where a tenant is not allowed to change anything. It is not that easy to find a rental settlement with free-standing cottages and large plots of land.

The North-West management company offers its clients a unique project - a rental settlement on the territory of Nikolskaya Sloboda, an elite cottage community located at the 9th km of Novorizhskoye Shosse. The territory features groves of coniferous pines and beautiful landscape design. In the very center of the village is an area of free-standing houses, 11 in all, which are available for rental purposes. While the homes are all built in a similar design style, they are separated into 280 and 340 sq. m. categories. The homes are well-built, finished with high-quality materials, outfitted with expensive German plumbing and bathroom fixtures and all necessary telecommunications equipment. Their rental price is \$8-12 per month.

This includes the use of the community's infrastructure: technical service, fire safety, security systems, and sanitation. Tenants only pay for electricity, telephone and Internet. The construction of a sport club, spa and lyceum are planned in the near future (they are planned as a separate business, and will not be included in the rent price). There is already a restaurant called Croissant - serving delicious home cooking - located on the shores of a beautiful pond, as well as a tennis club with three courts that can fulfill the needs of both professional and amateur players.

The designers of Nikolskaya Sloboda paid special attention to all questions of security. For that reason, the settlement is protected by two rings of security - one around the perimeter of the entire village, and a separate ring on the perimeter of the rental community. A comfortable, independent and completely safe life among respectable neighbors is guaranteed.

According to Pavel Makukhin, the director of the Nikolskaya Sloboda Rental Community project: "There are not many communities like this on the Podmoskovye suburban market. Similar projects have appeared in the past, but every time, there was something lacking - either the houses were of low quality, made of wood or blocks, or the area itself was not conveniently located. It is very hard to find anything positive to say about these projects. At Nikolskaya Sloboda, we tried to combine quality architecture with the united ideology of an elite cottage village. Now Nikolskaya Sloboda is a comfortable area offering everything needed for comfortable and satisfying habitation. Renting a respectable dacha for a year or two is a good old Moscow tradition. We are sure that these residences will find favor not only with Muscovites, but also with expats working in Moscow who are looking for a comfortable suburban home. Renting a beautiful home is often preferable to waiting years for a house to be built from scratch."

HOME FOR RENT



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talk down to clients, either. "An architect is someone who spends other people's money. The role of the architect is to make the client fall in love with him, for the client to be charmed and hypnotized, as otherwise he won't trust him." It was thanks to this trust that 'House with a History' turned out so well, says Geichenko. But good architecture is about more than just pleasing the client: "The role of an architect is to create something beautiful, and if he doesn't, then he is faceless and he merges with the mass of faceless architecture which is demolished and goes unphotographed and unremembered."

If a big project presently on the drawing boards goes ahead, Geichenko will have a chance to take on a whole area of the Rublyovo-Uspenskoye Shosse, with 50 buildings going up on a site 9 hectares in area. As in many desirable areas of the Moscow region, buildings have grown up here fairly haphazardly, without any central focus, but Geichenko's master plan could provide one. Geichenko is working with a team of 15 architects to create public buildings, such as a shopping center, cinema and restaurants, and public spaces, the latter partly achieved by putting the main road underground. The plan exploits the fragmented land ownership, varying plot sizes and slow pace of development that these factors could entail to create an effect like the streets of an ancient city, with accretive development and an irregular street plan. Geichenko said the planning for the site would allow the buildings to be like islands, approachable from all sides, which would help to raise investor



VASILY DOLZHANSKY

The mass of this house in Zhukovka is deftly handled with careful proportioning and interesting textures.

interest. His own contribution is a shopping center with four circular atria and reproductions of Renaissance paintings executed in thermally-sensitive materials on the glazed walls, only becoming visible when the sun shines on them.

But although this project is still waiting for an investor, Geichenko is not short of orders. One of his latest projects is a studio house near the Klyazminskoye reservoir, completed last autumn. The idea for the unusual forms, cast in reinforced concrete and raised up on piles like a giant piece of sculpture, came from the image of interlocked clasped hands. The structure allows for a single, unencumbered interior space with free planning and glass walls. Another recently completed house, in a completely different vein with orthogonal, horizontally-emphasized forms, is externally clad in larch planking. Geichenko decided to turn a tree surviving on the site into the centerpiece of what looks like the cloister of a medieval monastery, an impression reinforced by the 'great hall,' one of his favorite interior devices, with a fireplace.

Unsurprisingly, the projects that have appeared in print so far have brought Geichenko a lot of attention. But, ever modest, he insists that it is all unexpected. His victory in the Zolotoye Secheniye competition only came after fellow architect Sergei Skuratov persuaded him to enter, having come across pictures of House with a History by sheer chance. Geichenko insists that seeing his designs brought to life is his biggest motivation: "You don't have to do anything in particular to attract attention, simply this guiding star which was seeing my architecture get built has carried on guiding."



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In 21st-century Moscow, there is no shortage of artists able to execute domestic masterpieces on walls and ceilings in the best traditions of the old masters. This is thanks in part to the Soviet Union's art colleges, which trained monumental artists to execute public art works in traditional and strictly representational styles. But first it might help to define more accurately terms that sometimes get bandied about too carelessly.

The term 'wall painting' in fact covers several different techniques. It is not a synonym for 'fresco.' A true fresco is painted in tempera — that is, ground dry pigments mixed with water and sometimes egg yolk — and on damp lime-plaster. This means frescoes are uniquely durable, but mistakes are difficult to put right. Murals, on the other hand, are executed on surfaces that are already dry.

Frescoes also do not take too kindly to dust and spills while murals executed in acrylic paints can safely be sponged down. Acrylic paints also have the advantage of taking less time to dry, allowing the artist to work faster. Anton Antonov, director and head artist of wall-painting specialists Art Accent and graduate of the Stroganov Art Institute, said his firm once executed an 8 square meter composition in just two days. Paintings done in modern paints can subsequently be artificially aged to give them the appearance of true frescoes. Modern paints and treatments for painted plaster now allow exterior frescoes to be durable enough to withstand even Russia's harsh climate.

Antonov said that copies of old masters are rarely commissioned and, if they are, they are substantially reworked. He also said that clients often commission a

Fine Art in the Front Room

by Edmund Harris



ALEXEI GULYAYEV

Alexander Brovin created frescoes worthy of Renaissance Italy for a Moscow region indoor swimming pool.

wall painting to decorate a small, awkward space that doesn't immediately suggest any particular decorative treatment. 'Trompe l'oeil' paintings — that is to say, compositions with the perspective accentuated by architectural details to give an illusion of space continuing beyond the flat surface — are a useful way of creating a sense of space in a small apartment. Monumental

artists usually advise against including human figures in compositions. "It feels like someone else is present all the time," said monumental artist Alexander Brovin.

An indication of just what can be achieved in this vein can be seen from wall paintings in the covered swimming pool of a private Moscow region property executed by Brovin, who trained as a monumen-

tal artist at the Surikov Art Institute.

Brovin said that the client actually thought of commissioning the paintings after finding out that cladding the same area in marble would be prohibitively expensive. Brovin initially suggested fake stonework painted to look like it was covered with fragments of fresco, then produced sketches based on Pompeian frescoes, but neither met with the client's approval. But he explained that throwing around concepts is all part of the design process. "When the client and I hit on an idea, we discuss it in greater detail," he said recalling a case where a client wanted an Italian cityscape. Brovin produced a range of sketches based on different Italian cities and the client eventually hit on Rome.

Brovin explained that this design, as executed, is intended to give the impression of a 16th century Renaissance villa which was subsequently enlarged in the 17th-century and is now in slight decay, hence the vines creeping round the columns. He said that the details were researched from architectural pattern books, although there is no question of imitation. The painted arcading, which frames the landscape and ties it in with the building, were suggested by the existing rhythm of the windows lighting the room, Brovin said. He described the general effect as "like an ancient Roman swimming in the middle of the countryside."

Naturally, such made-to-order art works do not come cheap. Antonov noted that the price range is very elastic, depending on factors like the subject and the complexity of the composition, but said that it never works out at less than \$200 per square meter.



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How to Keep on Top of Mortgage Payments

by Maiya Bogdanova
Vedomosti

The mortgage market in Russia may have huge potential — \$1 billion worth of mortgages have been granted in the last 3 years, current demand is around \$50 billion and the market could grow 30-fold by 2010 — but many people in Russia have little idea about the options open to them if they cannot keep up with payments and stories about repossessions of property are a deterrent to further development of the sector.

The golden rule is to inform the bank of any problems as soon as they arise. “If payments start to come in several days late, this is a reliable indication that the borrower has financial problems and so we invite him in to talk things over,” said Vladimir Gasyak, deputy director of Gorodskoi Ipotechny Bank. The most important thing is to observe the payment schedule to the letter, since late payments will make the bank start questioning the borrower’s creditworthiness and, if they persist for several months, seek to recover the debt, sometimes through a court order.

Under the Housing Code that came into force on March 1, 2005, banks have the right to evict borrowers who default on repayments from their property, even if they have no other residence — a change to the law for which the banking sector lobbied hard. But that said, banks would prefer not to have to take borrowers to court and will often do everything within their power to solve the problem without bringing in a third party.

Each bank has its own approach to sorting out defaults on credit and each case is treated differently, depending on the size of the down payment, how much has been



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paid back so far, how much it will cost the bank to recover the unpaid credit and so on.

If the bank sees that the borrower's difficulties are only temporary or beyond his control, then it may overlook the late payments once it has convinced itself that he will be able to resume payments in the future. Some banks offer 'repayment holidays,' as Yulia Puzakova, head of client services at the Moi Dom mortgage company, explains. "Almost every bank allows for holidays, during which the bank exempts the borrower from repayments. They can last for up to 6 months and can only be used once during the duration of the mortgage." Meanwhile, Delta Credit will look at readjusting the size of the repayments, by extending the payback period, allowing the borrower to pay just the interest or selling up and moving to a smaller property until things sort themselves out.

The final resort is for the apartment to be sold to settle the debt and unpaid interest, and in this case it is sold directly to the bank through a realtor recommended by the bank. Alexander Koloshenko, head of the retail banking department at Raiffeisenbank explained that even if the market value of the apartment has fallen since the mortgage was taken out, the sum owed remains the same.

The realtor's commission is no higher than usual, typically 4 to 6 percent of the transaction. In fact, given the present state of the market and continuing rise in prices, it is likely that the borrower will actually earn more from the sale of the apartment than the original value of the loan.

If the borrower decides independently to sell the apartment, then a bill of credit in the name of the buyer is drawn up for

the seller and on completion of the sale the bank removes the encumbrance, which would otherwise diminish the value of the apartment by 15 to 20 percent.

If a borrower refuses to sell up to settle the debt, the bank has to recover it through the courts. The decision, usually taken when mortgage repayments have been delayed for two to six months, can be made in the absence of the borrower and is then carried out by bailiffs, following a seven-day stay of execution when the borrower still has the opportunity to settle the debt by other means.

The apartment is sold at a specially arranged auction, and following the sale the occupants have 10 days in which to move out. If they fail to do so, the new owner can evict them through the courts. In this event, the borrower not only loses the apartment, but also risks not getting back the down payment or any other portion of the debt which has been paid to the bank.

But recovering debt through the courts is a long and difficult process which, in the case of one Moscow bank, has been going on for 18 months, and during this period fines pile up in excess of any money paid back by the borrower, which are calculated on the basis of the entire unpaid debt rather than the delayed payments.

Moreover, the borrower also has to pay court fines, such as the bailiffs' fee (7 percent of the value of the mortgage), and the valuers' and auctioneers' commissions, all of which can run up to 30 percent of the cost of the apartment. "Moreover, at an auction organized by the courts, a property is often sold for well below the market price," noted Puzakova.

Central Bank regulations oblige the

bank issuing the mortgage to lay aside a sum equivalent to 25 percent of the cost of the apartment when payments have been delayed for 30 days (this rises to 50 percent after a 60-day delay), which is held in the Central Bank at 0 percent interest until the mortgage has been fully repaid. If repayments have to be recovered through the courts, this sum may be frozen for several years, which is one more reason for the bank to avoid court settlements.

It is compulsory for any mortgage borrower to take out life insurance, which will pay out the remaining debt if the borrower dies or is rendered physically incapable of earning a wage and also covers damages in the event of the property being damaged or completely destroyed, said Konstantin Artyukh, director of the legal department and corporate center of Delta Credit.

Insurance will only cover non-payment resulting from the death or loss of work capacity of the borrower, not loss of employment or any other reason. In the event of the death of the borrower or any insured member of his family, the insurance company pays out a premium equivalent to the full cost of the apartment, allowing it to remain in the possession of his heirs.

Yet to this day it is not possible to insure credit risks in Russia, possibly because insurance companies are afraid that the banks will lower the demands made to borrowers when the loan is underwritten or because borrowers will start to abuse the system by, for example, precipitating their own dismissal from work in order to benefit from a pay-out. So ultimately everything depends on the borrower's ability to build secure, long-term relations with the bank.

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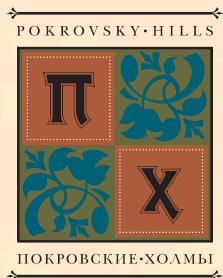
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Only 13 kilometers from the Kremlin and nestled in a park setting, Pokrovsky Hills is Moscow's newest residential development offering 207 Western-style townhomes, ranging from 160 to 340 sq.m.

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- Expansive exterior windows
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145 sq.m, Studio+2 bdrms
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 RENT: \$7000 per month

22nd floor on NOVY ARBAT

80 sq.m, Studio+2 bdrms
 May be Furnished
 RENT: \$4000 per month

PROSPECT MIRA AREA

95 sq.m, 2 bdrms
 READY TO MOVE IN
 RENT: \$3000 per month

MORE FLATS IN DIFFERENT BUDGETS & AREAS AVAILABLE

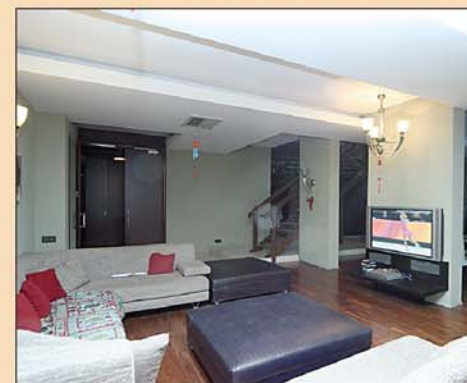
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ARBAT AREA

- Quiet block, modern mansion
- 210 sq.m, 2 floors, 50 sq.m studio, 2 bedrooms
- Flexible living accommodation
- Exceptionally designed and renovated, classic style decoration
- Outstanding detail and proportions
- Air-conditioning, boiler, and other amenities
- Move-in condition
- Concierge, private entrance, guest parking, could be used as an office
- Ideally situated close to museums, shopping, transportation, etc.
- 15000 USD per month.



MAYAKOVSKAYA AREA

- Modern residential complex with infrastructure
- 600 sq.m, 120 and 100 sq.m living rooms, 3 bedrooms, top floor
- Exquisite finishes from floors to ceilings
- Renovated in modern style, partly furnished, nicely decorated
- Air-conditioning, broadband, satellite TV, boiler, other amenities
- Spectacular city and skyline views
- Area includes amenities for every age group and family formation: fitness, swimming pool, tennis court, laundry, car wash, etc.
- 30000 USD per month.



CITY CENTER

- Kropotkinskaya area, modern residential gated complex
- 260 sq.m, spacious living room, 4 bedrooms, office
- Good renovation, modern style decoration
- Equipped with every imaginable amenity
- Walk-in closets, heated floors, satellite TV, broadband, home movie, air-conditioning, etc.
- Light, airy and upgraded for your comfort and ease
- Excellent condition and undeniably good location
- 25000 USD per month.

232.0099





SMOLENSKAYA AREA

- Modern residential gated complex with underground parking
- 150 sq.m, 2 bedrooms
- Just renovated, available furnished, equipped
- Thoughtfully planned for a family
- 2 bathrooms
- On-site 24-hour management
- Secured territory, concierge, 2 parking lots, guest parking, kids' playground
- Walk to shopping, sport and recreation facilities
- 15000 USD per month.



TVERSKAYA AREA

- Pre-Revolutionary mansion just minutes from the city center off Tverskaya Street
- 165 sq.m, 3 bedrooms
- 2 bathrooms, all amenities
- Furnished, decorated in elegant "modern" style
- Beautifully refurbished, spacious living accommodation
- Broadband, satellite TV, air-conditioning, heated floors, etc.
- Perfectly located close to the recreation areas, shopping facilities, etc.
- Truly mint condition
- 15000 USD per month.



SOUTHWEST OF MOSCOW

- Bright and spacious apartment in a modern building in Leninsky Prospect
- 150 sq.m, 60 sq.m studio, 2 bedrooms
- Newly renovated and tastefully designed
- Thoughtfully planned, nicely decorated and furnished in modern style
- State-of-the-art equipment
- Numerous upgrades: home movie, broadband, satellite TV, boiler, air-conditioning, heated floors, etc.
- Minutes to the city center
- 7500 USD per month.

SOSNOVKA

Residential Compound in Krylatskoye

townhouses for rent



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www.realtor.ru

 **PENNY LANE REALTY**

HOUSES FOR RENT IN THE BEST RESIDENTIAL COMPOUNDS IN MOSCOW REGION

The places known for their picturesque landscape, history and environment.

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Kurkinskoye Shosse, 6 km from the MKAD (Moscow Encircling Road)



Tenants can enjoy a wide variety of sport and entertainment facilities: restaurant, supermarket, two tennis courts, billiard room, volleyball and soccer grounds, huge walking area and nice playground for kids.



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real estate solutions

MARINA PSHEVECHERSKAYA
Founder

Quality living

from the team that cares



TOP FLOOR. TOP QUALITY

Gorgeous, light-filled apartment, new construction on top of a historic building, on Moscow's best street, famous Bryusov Lane, just steps from Usadba Center, Romanov Dvor, Conservatory, the best of Moscow's cultural life, restaurant, Moscow City Hall, Manezh Shopping Center, Red Square. Brand new construction - never lived in! 120 sq.m., 4 rooms with separate eat-in kitchen, 2 full baths (one - en-suite), walk-in closet. Special features include skylight windows, enclosed terrace/winter garden, wood-burning fireplace.

\$8,500/month



SERAFIMOVICHA, 2

This freshly renovated 2-room, 110 sq.m. residence is located on the 11th floor of the famous building across the Kremlin. Stunning panoramic views. Open terrace, fireplace. 2 baths.

\$5,500/month

Ref. 32411

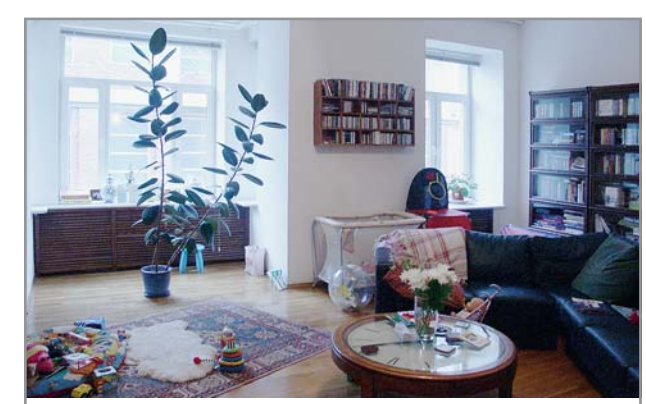


PATRIARSHY PONDS

Top floor of a 4-storey early 20th century mansion located on Palashevsky Lane. A perfectly proportioned 110 sq.m. 3-room residence. Western standards.

\$5,000/month

Ref. 30589



PATRIARSHY PONDS

A sun-filled, light and spacious 195 sq.m. 5-room residence located in a historical mansion w/concierge on Ermolaevsky Lane. 2 full baths. Freshly renovated. An ideal option for a family.

Ref. 31004



NIKITSKY BOULEVARD

This gorgeous top floor 200 sq.m. residence features large living room (70 sq.m.), 3 bedrooms, 3 baths, tons of storage. Skylight windows, very bright and airy. Cityscape views. Elegant early 20th century building.

\$11,000/month

Ref. 31632



CHISTYE PONDS

An early 20th century building on Pokrovka Street. A light-filled 3 room, 115 sq.m. apartment featuring corner living room, oversized windows, 2 baths. Secure parking.

\$6,000/month

Ref. 32015



SERPUKHOVSKOY LANE

New development in Zamoskvorechie area. Underground parking. 4 rooms, 141 sq.m., 2 baths. Architect-designed interiors featuring stained glass windows.

\$9,500/month

Ref. 32399



KRIVOARBATSKIY LANE

A freshly renovated 5-room, 230 sq.m. located in a new development around Old Arbat. 24-hour security, underground garage. Premium Western. Features fireplace.

\$12,000/month

Ref. 32401

SERVICED APARTMENTS

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



WHILE IN MOSCOW, LIVE IN STYLE Patriarshy Ponds

The exceptional design creating a true home ambience yet stylish and elegant is the key feature of this 2-bedroom residence located in the historical central Moscow area of Patriarshy Ponds. 130 sq.m., living room w/open plan kitchen, 2 full baths (one-en-suite).

\$250/night



MAYAKOVSKAYA

Located at the intersection of Tverskaya and Garden Ring, this 2-room 85 sq. m. apartment features large living room (30 sq.m.), satellite TV, Internet access.

\$150/night



ARMYANSKY LANE, KITAI-GOROD AREA

This elegant 3-room, 160 sq.m. residence is located on the 5th floor of a 6-storey overhauled historical mansion. 2 bathrooms. Concierge. 24-hour security. Safe parking space. Special features include fireplace.

\$5,000/month

Ref. 32211

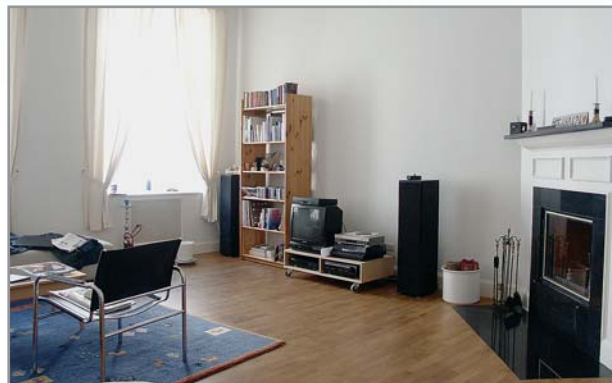


M. BRONNAYA STREET

A sun-drenched 120 sq.m. apartment featuring bay windows, high ceilings. 6-storey brick building w/24-hour security. Parking space. Western standards. IKEA furniture.

\$4,000/month

Ref. 25122



MYASNITSKAYA STREET

A very comfortable 200 sq.m. residence located in an early 20th century building around Chisty Ponds. 24-hour security, underground parking. Premium Western. Features fireplace.

\$11,000/month

Ref. 32366



1ST TVERSKAYA-YAMSKAYA STREET

A freshly renovated 3-room, 88 sq.m. apartment located in a Stalin-period building w/ concierge. Western standards, Western furniture. Air-conditioning. Walk-in-closet.

\$3,500/month

Ref. 32194



B. GNEZDNIKOVSKY LANE

A great bargain for its quality and premium location, this 2-room, 50 sq.m. apartment is situated around Pushkin Square. 10-storey brick building w/concierge. Parking.

\$2,000/month

Ref. 32490



SAMOTECHNY LANE

This 3-room, 100 sq.m. apartment features French balcony, cityscape views. Renovated to Western standards, offered fully furnished. 2 full baths. Great location near Tsvetnoi Blvd.

\$4,500/month

Ref. 32486



SADOVNICHESKAYA STREET

This modern, elegantly furnished 3-room, 80 sq.m. residence is located in Zamoskvorechie, a short walk to the Kremlin. Gated courtyard, secure parking. 1.5 baths.

\$3,500/month

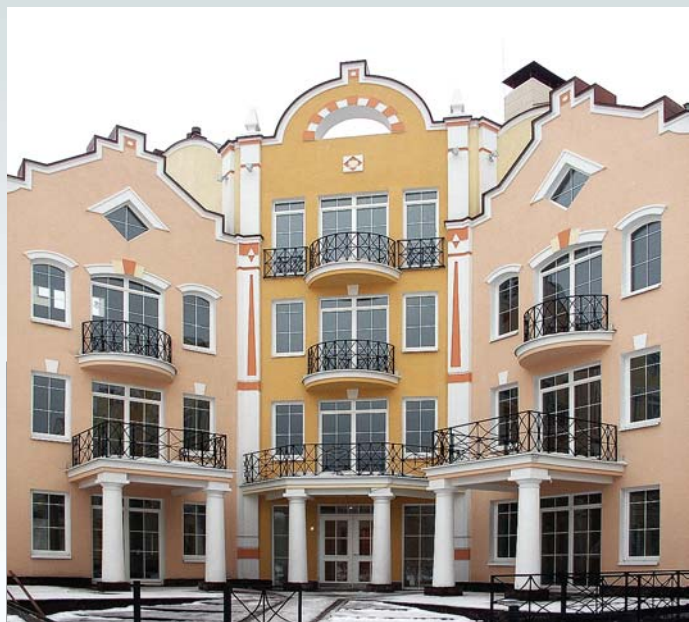
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MOSCOW TOWNHOUSE COMMUNITIES

A selection of townhouses in gated communities located within Moscow, including Palaty Muravyovykh on Ostozhenka, Godunovo and Silver Place near Serebryany Bor, and Meschersky.

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www.credit-dom.ru

CHISTYE PONDS AREA

A freshly renovated, ready-to-move-in 4-room 120 sq.m. residence located in a 10-storey brick building on Lyalin Lane. Concierge, videocams. Gated courtyard, safe parking.

\$576,000



ARMYANSKY LANE

Elegant historical mansion in Kitai-Gorod area. A freshly renovated 4-room 151 sq.m. apartment Concierge. Video cameras. Space in the yard for parking. Great investment property.

\$890,000



UNIQUE OFFERS ON PATRIARSHY PONDS

We offer 2 exclusive properties in this highly sought-after area:

- An elegantly designed, ready-to-move-in duplex apartment, 120 sq.m., M.Kozhinsky Lane. \$730,000
- A luxury duplex residence in palatial style, with pond view, 360 sq.m., M.Bronnaya Street. \$15,000/sq.m.

Apartments and cottages for rent (495) 915 4000

blackw@dol.ru

DREAM PENTHOUSE IN NOVOSLOBODSKAYA AREA!



ID 109025

- 600 sq.m., 4 rooms
- A fantastic duplex luxuriously designed and equipped in new elite development with VIP security system and underground parking
- Fully fitted kitchen and baths with all appliances, home-cinema, fireplace, climate control system
- Expansive exterior windows with spectacular view over Moscow!
- Private exit to the roof, close to the recreation and entertainment facilities

PATRIARSHY PRUDY AREA



ID 86419

- 360 sq.m., 6 rooms
- An outstanding penthouse brilliantly designed, located in a beautiful mansion with 24-hour security, guarded parking and fenced yard
- Luxurious decorations and accessories, advanced equipment, 4 baths (Jacuzzi, sauna, shower cabin), fireplace hall, climate control system, satellite TV
- An exceptional place in Moscow!

PETROVKA



ID 41477

- 240 sq.m., 5 rooms
- An elegant space of luxury a few minutes walk from the Kremlin!
- A remarkable 3-bedroom apartment tastefully designed and furnished with antique elements
- 2 baths (Jacuzzi, shower cabin, heated floors)
- Secured and refurbished entrance

MODERN RESIDENTIAL BUILDING ON TVERSKAYA



ID 78222

- 180 sq.m., 4 rooms
- Perfectly designed to western standards 3-bedroom apartment
- Elegant furniture and modern amenities, 3 baths, air-cons
- Professional security and safe parking

UNIQUE LOCATION, PETROVSKY LANE



ID 108697

- 204 sq.m., 4 rooms
- A luxurious 3-bedroom residence situated in a 24-hour secured pre-Revolutionary mansion with safe parking
- State-of-the-art equipment, 3 baths, sauna, satellite TV, air-cons
- Located in the heart of leisure and cultural attractions

ZAMOSKVORECHIYE



ID 106175

- 116 sq.m., 3 rooms
- Lovely designed in Hi-Tech style 2-bedroom apartment in a modern residential building with 24-hour security, underground and on-ground parking
- All amenities, ideal lighting solutions, contemporary furniture
- 2 baths, sauna, laundry, satellite TV, air-cons

ARBAT AREA, KRIVOARBATSKY LANE



ID 105663

- 220 sq.m., 5 rooms
- Newly renovated, bright and spacious 3-bedroom apartment located in a new modern development with professional security and underground parking
- All latest fittings, sauna, storage spaces, satellite TV, climate control system

MAYAKOVSKAYA AREA



ID 107824

- 180 sq.m., 4 rooms
- An excellent 3-bedroom apartment in a new elite building with professional security, European entrance and underground parking
- A stylish design and accessories! All modern conveniences, 2 baths, satellite TV, air-cons
- Panoramic floor-to-ceiling windows, nice balcony

WOOOOLuxury of space

Apartments and cottages for rent (495) 915 4000

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RUBLEVO-USPENSKOYE SHOSSE, 15 KM FROM MKAD, ELITE COMPOUND "BALATON"



ID 108721

- 800 sq.m., 6 rooms
- Elegantly designed 3-level house with combination of luxury and modern comfort, located in one of the most well-known and attractive destinations
- State-of-the-art equipment, private swimming pool, fireplace hall, wine cellar
- 24-hour security, huge land plot (around 46 sotkas), landscaping design, respectable neighborhood

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



ID 90784

- 176 sq.m., 4 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

ELITE NEW BUILDING IN KUNTSEVO AREA



ID 103595

- 150 sq.m., 4 rooms
- An elegantly appointed 3-bedroom apartment, overlooking the park!
- Functionally planned, all built-in appliances, 2 baths (Jacuzzi, heated floors), central climate-control system
- Top security, guarded parking, representative entrance
- Perfect environment, green and secured territory

CHISTY PRUDY



ID 86288

- 103 sq.m., 3 rooms
- A magnificent 2-bedroom apartment in a modern residential building with top security and underground parking
- Fully equipped with advanced fittings, charming floor-to-ceiling windows, climate control system
- Walking distance from the French school!

ARBAT AREA



ID 96346

- 130 sq.m., 3 rooms
- Modern and light 2-bedroom apartment located in a beautiful secured mansion with safe parking
- High quality renovation with all best conveniences, real fire-place, 2 baths, satellite TV, Internet access
- Premium shopping and entertainment place of Moscow!

A UNIQUE OFFER IN A MODERN LUXURIOUS ESTATE "POKROVSKOYE-GLEBOVO"!



ID 108120

- 160 sq.m., 4 rooms
- Western designed and fully equipped 3-bedroom apartment with a great view over the river and lovely English park with fountains and sculptures
- Perfect infrastructure, beach, yacht club, tennis court, 24-hour security, secure parking
- 5-minutes walk access to the Anglo-American school

TVERSKAYA



ID 108437

- 95 sq.m., 3 rooms
- Western designed with all modern luxuries 2-bedroom apartment
- Stylish kitchen and bath appliances, fashionable accessories, satellite TV, air-cons
- Secured entrance, safe parking

FAMOUS ROMANOV LANE!



ID 39979

- 225 sq.m., 4 rooms
- An outstanding, elegantly designed 3-bedroom apartment located in the heart of Moscow, next to the Kremlin
- Fully equipped with latest techniques, 2 baths, satellite TV
- Located in a charming pre-Revolutionary mansion with 24-hour security and guarded yard

Premium properties from the premium agency

SALE

Triumph Palace



Sale price: \$ 727,000
ID 25152

Five room apartment in the tallest housing complex in Europe! Total area of 214 sq. m., 16th floor of the 27-floor section, impressive panoramic view of Moscow, floor-to-ceiling glazing, bay windows, French balconies. Place for a winter garden and an observation deck located at 200m. Underground parking, 24-hour security, developed infrastructure.

Rublevo-Uspenskoye Shosse



Exclusive offer!
ID 18432

Exquisite mansion in the most desirable location! Total area of 1000 sq. m., 4 bedrooms, 5 bathrooms, sauna, Jacuzzi, swimming-pool. Fully furnished, all appliances, winter garden, spa center, barbecue, garage. The house is located in a compound with 24-hour security on a plot of 0.3 hectares. Truly exceptional property!

Rosinka



Sale price: \$ 2,500 per sq.m.
ID 30328

Seize your unique chance to buy houses in Rosinka! Enjoy a convenience of the swimming pool, tennis courts and gym on site, proximity of the British School and secure family-friendly environment of the expatriate community or get a steady rental income from a sound real estate investment. From 190 sq.m. to 600 sq.m option available.

Romanov Lane, 5



Sale price: \$ 3,500,000
ID 30083

Fabulous location minutes from Kremlin! Western renovation, pastel painted walls, high ceilings. Total area of 220 sq.m., 52 sq. m. living-room with fireplace. 5th floor of pre-Revolutionary building, beautiful view. 24-hour security, guarded fenced yard.

Tverskaya, 6



Total area of 80 meters
ID 2923

Rublevo-Uspenskoye Sh.



Total area of 700 meters
ID 24709

Novoryazanskoye Sh, 20 km. Shmitovsky Pr-d, 16



Total area of 500 meters
ID 25166



Total area of 320 meters
ID 24456

Furmanny Lane, 8



Total area of 151 meters
ID 30038



RENT

A. Nevskogo Lane, 1



**Rental payment: \$ 3,000
ID 11128**

Beautiful three-room apartment in the business part of Moscow! Total area of 110 sq. m., 2 bathrooms, sauna, Jacuzzi, western renovation in 2005, fully furnished. Ministerial building with underground parking, concierge, and intercom.

Leningradsky Pr-t, 76C2



**Rental payment: \$ 4,000
ID 25002**

Studio apartment in a modern building conveniently located close to the Anglo-American school. Total area of 80 sq. m, western renovation, fully furnished in HiTech style, Satellite TV, Internet. Western entrance, 24-hour security, underground parking.

M. Kharitonievsky Lane, 9



**Rental payment: \$ 5,000
ID 20228**

Three-room apartment in a prestigious area of Chisty Prudy! Total area of 110 sq. m., 1.5 bathrooms, Jacuzzi, western renovation, heated floors. Secure entrance with video cameras and intercom.

Kalashny Lane, 4



**Rental payment: \$15,000
ID 21964**

Gorgeous modern apartment in a pre-Revolutionary building in Arbat area. Total area of 200 sq.m., 2 bedrooms, 3 bathrooms, fully furnished, heated floors, fireplace, Internet, 24-hour security.

1st Volkonsky Lane, 15



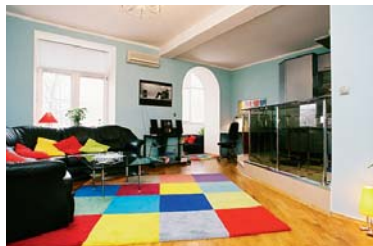
**Total area of 66 meters
ID 04393**

1st Tverskaya-Yamskaya, 11



**Total area of 115 meters
ID 13969**

Leninsky Pr-t, 11



**Total area of 65 meters
ID 17169**

Kostyansky Lane, 9/10



**Total area of 60 meters
ID 21898**

Leningradsky Pr-t, 76



**Total area of 120 meters
ID 20085**



ROSINKA AREA



ID 2088, 2094, 849, 850

Pyatnitskoe Shosse. 6 km from MKAD.

Exceptional offers in the neighborhood of the famous residential compound Rosinka. Comprehensive database of comfortable cottages and townhouses for rent. Developed infrastructure, top-security, and all children's facilities.

4-level townhouse, 350 sq.m., 4 bedrooms, 3 bathrooms. \$6000

5-level townhouse, 400 sq.m., 5 bedrooms, 3.5 bathrooms. \$7000

3-level cottage, 600 sq.m., 4 bedrooms, 2.5 bathrooms. \$5500

3-level cottage, 300 sq.m., 8 rooms, 4 bathrooms. \$6000



COTTAGES FOR RENT



Serebryany Bor!

Exclusively represented offer in the famous compound Moscow! Easy access to Anglo-American school.

2-level brick cottage on a private territory. Fire-place hall. Landscape design.

- 400 sq.m., 4 bedrooms, 3.5 bathrooms.
\$20000

ID 733



Rublyovo-Uspenskoye Sh., 6 km from MKAD.

Exquisite residence in a highly demanded area. Superior 3-level cottage within forest surroundings. Fresh Western renovation, high-class appliances, fire-place hall, 2 balconies. Landscape design, security, garage.

- 500 sq.m., 6 bedrooms, 4 bathrooms.
\$35000

ID 896



Dmitrovskoye sh., 1 km from MKAD.

Marvelous 3-level cottage in the north of Moscow. A-class compound, developed infrastructure, top-security. Modern design of the interior. Fire-place hall, sauna, swimming-pool in the house. Landscape design.

- 500 sq.m., 7 bedrooms, 5 bathrooms.
\$15000

ID 2014



Krylatskoye.

Beautiful 3-level house within Moscow in the marvelous area of Grebnoy Canal. Landscape design, pond on the territory. Western renovation, superior layout, modern equipment. Sauna, swimming pool.

- 600 sq.m., 6 bedrooms, 6 bathrooms.
\$15000

ID 2337

ANGLO-AMERICAN SCHOOL AREA



Alye Parusa.

Modern and spacious apartment in a new development with comprehensive infrastructure next to Anglo-American school. Top-security and underground parking.

- 180 sq.m., 4 bedrooms.
\$8000

ID 2327



Next to British school!

Cozy 3-room apartment in a classic style, located on Kosmonavta Volkova street. Fully furnished and equipped. Venetian plaster, stained-glass windows, air-conditioning system, heated floors. Secured parking.

- 100 sq.m., 2 bedrooms.
\$2700

ID 789



Sokolinoye Gnezdo.

Hi-tech apartment in the famous new development in Sokol area close to Anglo-American school. Top-End finishing and design. Completely furnished and equipped. Top-security and underground parking.

- 90 sq.m., 1 bedroom.
\$5000

ID 838



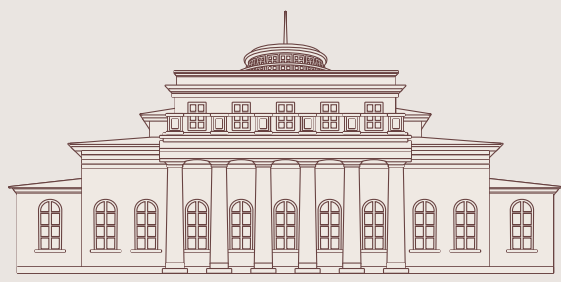
Festivalnaya Street.

Tastefully designed and furnished apartment right next to British and Anglo-American school. The residence benefits from the high-quality interior, equipment and accessories. Balcony, jacuzzi, parking.

- 110 sq.m., 3 bedrooms, 2 bathrooms.
\$2500

ID 951





APARTMENTS & COTTAGES FOR RENT

Call us: **(495) 777.0770**

Alexander House b.1, B.Yakimanka str.

www.moscowresidences.com

arenda@usadba.ru



M. Kislovsky Lane.

Spacious apartment in the heart of Moscow. Design and interior kept in pre-Revolutionary style. Charming design and attractive atmosphere of Moscow lanes. Sauna, balcony.

- 200 sq.m., 3 bedrooms, 2 bathrooms.

\$8000

ID 809



B. Vlasievsky Lane.

Cozy and comfortably designed apartment in quiet lanes of Old Arbat is offered fully furnished and equipped. High quality interior, prestigious neighborhood and all the facilities. Secured parking.

- 110 sq.m., 2 bedrooms, 1.5 bathrooms.

\$5500

ID 942



Krivoarbatsky Lane.

Wonderful residence for those who want to live in the most beautiful district of Moscow! Classically designed apartment in a new development.

Top-security and underground parking.

- 220 sq.m., 3 bedrooms, 2.5 bathrooms.

\$12000

ID 883



Smolenskaya.

Cozy and full of light apartment in the area of Old Arbat. Charming mansions in the neighborhood. Completely furnished and equipped according to western standards. All modern appliances.

- 100 sq.m., 3 bedrooms, 2 bathrooms.

\$3000

ID 741



Trekhpрудny Lane.

Comfortable apartment in a condominium on Patriarshy Ponds. Western-standard decoration. All natural materials, fitted kitchen, air-conditioning, jacuzzi, heated floor, Internet.

- 150 sq.m., 3 bedrooms, 2.5 bathrooms.

\$4500

ID 429



Pogorelsky Lane.

Modernly designed apartment in charming lanes of Zamoskvorechie. New development, top-security and underground parking. High-tech accessories, superior design and finishing, luxurious furniture.

- 135 sq.m., 2 bedrooms, 2.5 bathrooms.

\$12000

ID 2336



Polyanka Street.

Unique apartment right next to the Kremlin with marvelous view of the Christ the Savior Cathedral. Individual design and superior renovation. Italian furniture, Bang & Olufsen equipment.

- 200 sq.m., 4 bedrooms, 2 bathrooms.

\$12000

ID 2329



Pokrovka Street.

Luxurious 2 bedrooms apartment in a highly demanded area of Chistiye Prudy. Exclusive design and modern interior. Beautiful fire-place hall. Park in the neighborhood. Secured parking.

- 125 sq.m., 2 bedrooms, 2 bathrooms.

\$6500

ID 912



Krylatskoye

Nice and comfortable apartment in ecologically friendly area. Developed infrastructure and all the entertainment facilities. Exceptional furniture and equipment.

- 102 sq.m., 3 bedrooms, 1 bathroom.

\$2500

ID 2335



Tverskaya area.

Tastefully designed and furnished apartment in the heart of Moscow. Prestigious location and Top-End infrastructure. Air conditioning, jacuzzi, balcony, secured parking.

- 75 sq.m., 2 bedrooms, 1 bathroom.

\$4500

ID 713



Arbat

Exclusive penthouse in the heart of Moscow! Unique view of the Kremlin and historical centre. Terrace and enclosed winter garden. Personal elevator right to the penthouse. Top-security & parking.

- 220sq.m., 1 bedroom, 2 bathrooms.

\$17000

ID 2210



Fantasy Island

Unique compound on the lake shore in the west of Moscow! Modernly designed apartment with video surveillance, fenced territory, underground parking, barbeque-zone, children playground.

- 70 sq.m., 1 bedroom.

\$3500

ID 2318



Nikitskiy Boulevard

A true home ambience in a highly demanded area of Arbat! All modern appliances. Fire place, jacuzzi. Secured parking on the fenced territory. Prestigious neighborhood with developed infrastructure.

- 120 sq.m., 3 bedrooms, 1 bathroom.

\$6000

ID 2320



Malaya Bronnaya Street.

Tastefully furnished apartment in a famous area of Patriarshy Ponds. Comfortable layout, silent oases in the centre of the capital. Western renovation, fully equipped.

- 120sq.m., 2 bedrooms, 2 bathrooms.

\$6000

ID 659



Prospect Mira area.

Park and river in the neighborhood! A delightful apartment furnished according to an individual design project. Fitness centre nearby. Jacuzzi, air-conditioning, video monitoring system. Parking.

- 85sq.m., 2 bedrooms, 1 Bathroom.

\$2500

ID 2020



Kutuzovskiy Pr-t

A luxurious residence in a highly demanded area! A stunning view of the Triumfal'naya Arka and a park. Stylish furniture, all modern appliances, Internet, air-conditioning. Security, parking, garage.

- 105 sq.m., 3 bedrooms, 2 bathrooms.

\$3500

ID 650

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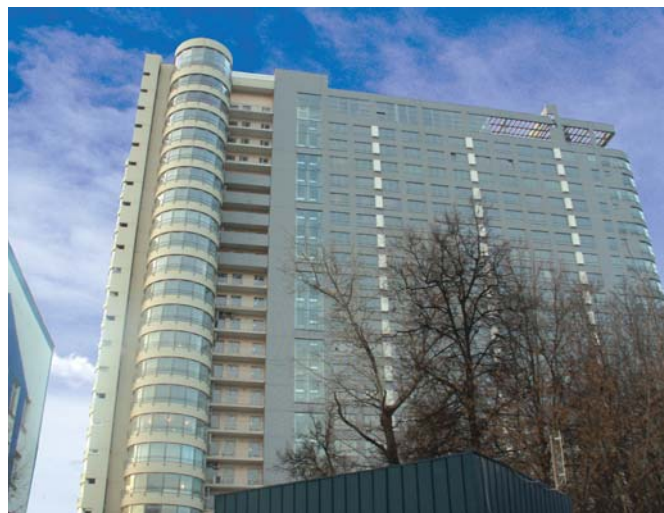
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www.knightfrank.ru



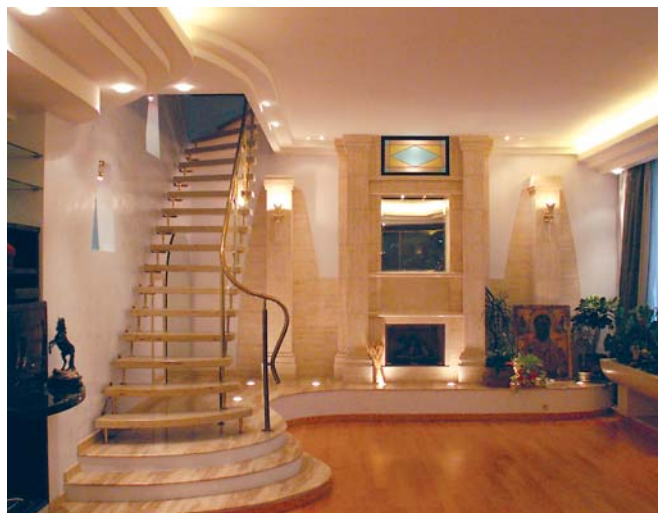
1. Luxury apartment

Fantastic newly refurbished apartment in the popular area of Tverskaya St. This magnificent newly refurbished seventh floor apartment offers about 230 sq m and boasts a stunning design and convenient layout. The apartment comprises 2 bedrooms, 4 bathrooms, and a living room. It is set in a new elite building with its own underground parking. Monthly rent of \$30,000.



2. Next to Anglo-American school

The latest offer. Set within a new development this property close to the Anglo-American school has been recently fitted out to provide peaceful and secure living in the city's green area. It has 2 bedrooms, 2 bathrooms, a large living room, a study and a car space in the underground parking. Monthly rent of \$7,000.



3. Chistiye Prudy Elegance

Interesting 2-bedroom flat in a pre-revolutionary building nearby all the delights of Chistiye Prudy area. The flat has 2 bedrooms, a living room with a fireplace and modern kitchen with built-in equipment. Secure parking in the yard is available. Monthly rent of \$10,000.



4. Cutting Edge

Fabulous modern flat in a highly sought after area of Tverskaya St. comprising 2 bedrooms, 2 bathrooms and a spacious living room. A distinctive feature – there are 2 car places in the underground parking. Available furnished. Monthly rent of \$7,500.



5. A fully furnished apartment

Fully furnished apartment is arranged on the 13-th floor of a modern building. The property is ideally situated near the large park and further benefits from clean air and proximity to Anglo-American school. The property comprises 2 bedrooms, a living room united with kitchen and 2 bathrooms. A monthly rent of \$5,000.



6. Old Arbat Elegance

Classic style flat in the heart of Moscow. A small green yard, views to the Cathedral, underground parking, smart layout and total 250 sq m - all these make this flat a unique offer. The flat comprises 2 bedrooms, a study, a living room, a kitchen with a big dining area and 2 bathrooms. Underground parking is available. Monthly rent of \$16000.



7. Light and bright in the center

Bright flat in the most wanted square of the city center. Bright neutral decor flat offering two double bedrooms, one single bedroom, two bathrooms, a study and good sized living room. A flat benefits from a modern kitchen and an underground parking. Monthly rent of \$12000.



8. Chic Living

Distinctive contemporary feel. A stunning top floor apartment offering a quiet and tranquil environment for 21-st century Moscow living. It has been designed to give generous proportions and a contemporary feel. It consists of one double bedroom, 2 bathrooms, a study, a kitchen, laundry, and double volume living room with a fire place. Monthly rent of \$25,000.



9. Heart of Moscow

Spacious and light top floor flat with views of the Kremlin, Christ the Savior Cathedral and Moscow River. This flat offers two bedrooms, a living room, kitchen, bathroom and huge 130 sq m open terrace. Monthly rent of \$15,000.



10. Contemporary and stylish

Delightful one bedroom flat in the most prestigious central area. With total area of 150 sq m this 4-th floor flat benefits from its light rooms, high ceilings and perfect security. There is a large balcony with views to the green yard. Available furnished or unfurnished. Monthly rent of \$11500.



11. Golden Mile

Spacious 2 bedroom apartment on the first floor of this new elite building located in the very popular area of Christ the Savior Cathedral. The apartment is offered in splendid condition and comprises two bedrooms, a living room, dining and kitchen. Available furnished. Monthly rent of \$16,000.



12. Neutral, light and airy

Bright, well presented two-bedroom flat in the greenest A bright, well presented two-bedroom flat in the greenest area of Moscow. Immaculate and fresh, it further comprises a living room and a study, 2 bathrooms and a kitchen. The building has a nice entrance and an underground parking space. Monthly rent of \$6000.



13. Extremely convenient location

Thirteenth floor classical style flat in a new development in close proximity to British School. Far from main roads it suggests quiet family living. The flat is offered fully furnished and with a car space in the underground parking. The flat has two bedrooms, one living room, a kitchen and 2 bathrooms. Monthly rent of \$8000.



14. Recommended

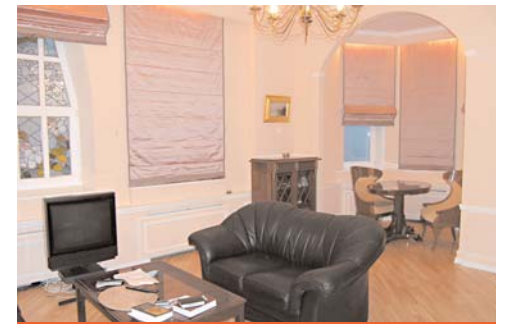
Spectacular three bedroom apartment in a new development located the south-west part of the city. Excellent, top quality decoration by french designers. Total security and peaceful surrounding. The apartment consists of 3 bedrooms, a living room, kitchen and two bathrooms. Monthly rent of \$25,000.

OUR UNMISSABLE PROPERTIES THIS MONTH. LEASE



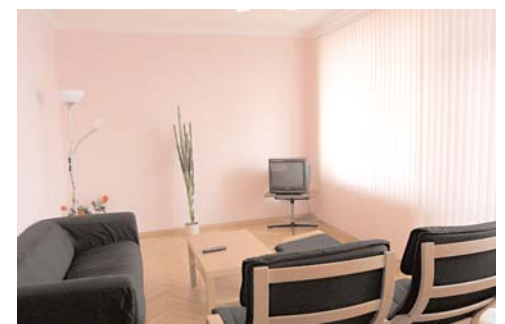
KUNTSEVO AREA

Luxurious 2-bedroom apartment. 300 sq.m, fire place, Jacuzzi, sauna, built-in closets. 24/7 security, underground parking. Unbelievable views .
\$10,000/month (ID: 21276)



ARBAT - KROPOTKINSKAYA AREA

Fully furnished 1-bedroom studio in a mansion located in the quiet and green lane. Western renovation, modern appliances. Air conditioning. Security.
\$2,500/month (ID: 10814)



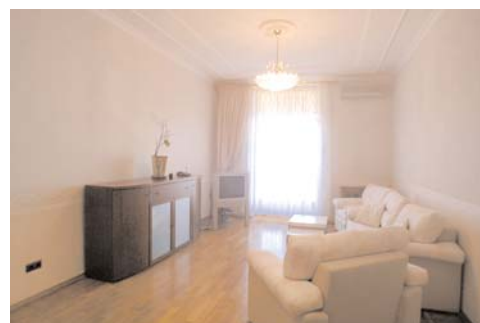
ARBAT - KROPOTKINSKAYA AREA

Fully furnished 1-bedroom apartment. Western renovation, fitted kitchen, shower cabin, air conditioning, intercom. Concierge at the entrance.
\$3,000/month (ID: 46080)



ZAMOSKVORECHIE AREA

Well equipped 2-bedroom studio. Western renovation, 1.5 bathrooms, Jacuzzi, heated floor, air conditioning, satellite TV. Coded entrance.
\$3,500/month (ID: 46227)



TAGANSKAYA AREA

Beautifully furnished 2-bedroom apartment. 100 sq.m total area. Jacuzzi, shower cabin, air conditioning, alarm system, boiler. Fully furnished.
\$4,000/month (ID: 30450)



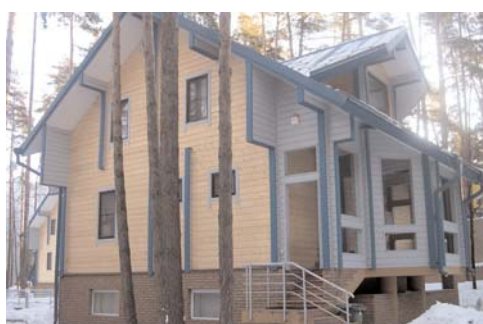
TVERSKAYA - KREMLIN AREA

Well presented 2-bedroom apartment. Splendid design, 1.5 bathrooms, heated floor, air conditioning. Security. Enclosed parking.
\$5,500/month (ID: 44532)



LENINSKY PROSPEKT AREA

Stylish fully furnished apartment. Interesting interior design, 1.5 bathrooms, Jacuzzi, heated floor, satellite TV. Video intercom. Security.
\$6,000/month (ID: 45786)



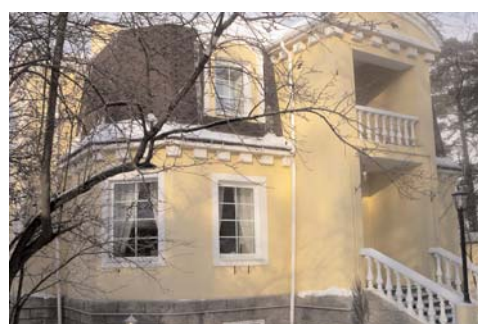
NIKOLINA GORA

3-level 150 sq.m cottage in prestigious Nikolina Gora settlement located 20 km to the west of Moscow. Picturesque pine wood. Sauna. 24/7 security. Garage. The house is offered partly furnished.
\$5,000/month (ID: 45780)



ROZHDESTVENO

Well presented 3-bedroom cottage in the secure elite compound just in 2 km from MKAD. 4 bathrooms, sauna, well designed studio, wood-burning fire place, heated garage. Wonderful landscape.
\$8,000/month (ID: 44219)



MESHCHERSKOYE

3-level 350 sq.m cottage with gorgeous interior, expensive furniture, 3 full bathrooms, sauna, Jacuzzi, swimming-pool, wood-burning fire place and billiard room. Video intercom. Alarm system.
\$12,000/month (ID: 45503)



NEMCHINOVKA

Well presented 500 sq.m cottage. 3 bedrooms. 5 full bathrooms. Spacious rooms, property management, wood burning fire place, sauna. Secure territory. Nice landscape.
\$12,000/month (ID: 45871)

OUR UNMISSABLE PROPERTIES THIS MONTH. LEASE



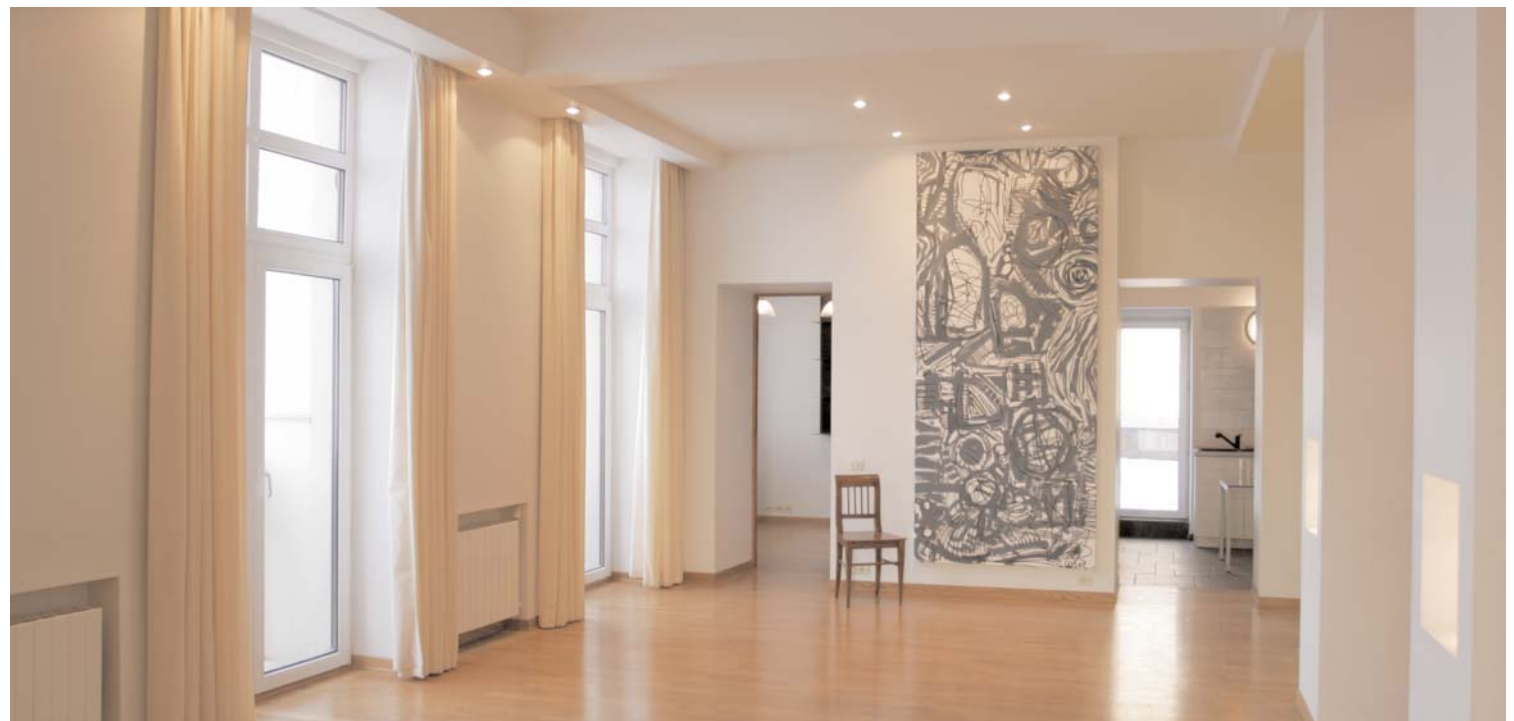
KUTUZOVSKY PROSPEKT AREA

Newly renovated 1-bedroom apartment. Exclusive furniture, spacious studio, air conditioning, video intercom, marble floor. **\$2,500/month** (ID: 14470)



TSVETNOY BOULEVARD AREA

Wonderfully planned 2-bedroom apartment. Sauna, shower cabin, heated floor, excellent home appliances, coded entrance. **\$2,800/month** (ID: 23943)



TAGANSKAYA AREA

Fully equipped 2-bedroom apartment in the Stalin era building. 2 bathrooms, Jacuzzi, heated floor, air conditioning, satellite TV. Intercom. Huge terrace. **\$8,000/month** (ID: 45597)



MORE PROPERTIES FOR RENT

ZAMOSKVORECHIE AREA

Partly furnished apartment. Fitted kitchen and bathroom. The property is ideal for a single person.

\$1,500/month (ID: 46390)

LENINGRADSKY PROSPEKT AREA

Fully furnished 1-bedroom apartment. Western renovation. Alarm system. Coded entrance.

\$2,000/month (ID: 46539)

LENINSKY PROSPEKT AREA

Renovated apartment in a new development. Jacuzzi, boiler, air conditioning, satellite TV. Underground parking.

\$2,500/month (ID: 46086)

PROSPEKT MIRA AREA

Well presented 2-bedroom apartment. Fully fitted kitchen, parquet floor, alarm system, intercom, coded entrance.

\$2,700/month (ID: 44552)

LENINSKY PROSPEKT AREA

Fully furnished 2-bedroom apartment. Western renovation. Air conditioning. Video intercom, enclosed parking.

\$1,600/month (ID: 46268)

KRASNOPRESNENSKAYA AREA

Fully furnished 1-bedroom apartment in a Stalin type residential building. Satellite TV. Intercom. Concierge.

\$2,000/month (ID: 46025)

PATRIARSHY PONDS AREA

Beautifully decorated 1-bedroom studio. Excellent interior design, expensive furniture, fire place, fully fitted bathroom.

\$2,500/month (ID: 45771)

ARBAT - KROPOTKINSKAYA AREA

Fully furnished 1-bedroom apartment. Fitted kitchen, shower cabin, air conditioning, Intercom. Concierge.

\$3,000/month (ID: 46080)

FRUNZENSKAYA AREA

Nice fully furnished 1-bedroom apartment. Parquet floor, air conditioning, satellite TV. Voice intercom. Secure parking.

\$1,700/month (ID: 44564)

TSVETNOY BOULEVARD AREA

Nice 1-bedroom apartment. Western renovation, fitted kitchen, boiler, satellite TV, air conditioning, video intercom.

\$2,000/month (ID: 45217)

KUNTSEVO

Functionally planned 3-bedroom apartment. Air conditioning, boiler. Parquet floor. Concierge. Secure parking. Panoramic views.

\$2,600/month (ID: 32179)

TVERSKAYA - KREMLIN AREA

Fully furnished designer renovated 1-bedroom studio. Splendid interior, air conditioning, heated floor, satellite TV. Coded entrance.

\$3,000/month (ID: 45934)

KUTUZOVSKY PROSPEKT AREA

Fully furnished 1-bedroom studio. Quality renovation. Beautiful design. Boiler, air conditioning. Enclosed parking.

\$1,800/month (ID: 46048)

ARBAT - KROPOTKINSKAYA AREA

Nicely renovated 1-bedroom apartment. Fully equipped kitchen, modern household appliances, coded entrance.

\$2,300/month (ID: 42922)

TVERSKAYA - KREMLIN AREA

Newly renovated 2-bedroom apartment located on Tverskaya Street. Functional layout. Intercom.

\$2,600/month (ID: 15717)

TAGANSKAYA AREA

Fully furnished 2-bedroom apartment. Modern equipment and household appliances, 2 full bathrooms, Jacuzzi. Concierge. Secure parking.

\$3,000/month (ID: 45723)



Romanov Lane, 225 sq.m, 4 rooms

- Quiet lane in the very center, next to Kremlin
- Closed secure yard, guards and parking
- Last century mansion after complete renovation
- Unfurnished, fitted kitchen
- 2 bathrooms

\$13 000



Apart-hotel-office, 230 sq.m., in the very center

- Area of Pushkins square, on the Boulevard Ring
- Last century building, intercom security, high ceilings
- 230 sq.m., office space+ hotel rooms for guests, great combination for starting its own business
- Fully furnished

\$10000



Close to British school, 140 sq.m., 3 bedrooms

- Udaltsova Street, new elite condominium
- Green area, good view
- High quality renovation, individual design
- Modern furniture

\$10000



Krylatskoye, 180 sq.m., 4 rooms

- Ecologically clean and prestigious suburb residential neighborhood
- Brand new VIP condominium
- High floor, great view
- 3 bedrooms, large studio, 2 bathrooms
- Very high quality renovation, individual design
- Fully furnished

\$10000



Romanov Lane , 230 sq.m.

- Last century mansion, renovated entrance with marble,
- 3 bedrooms, built-in kitchen, large reception area
- High quality renovation, unfurnished

\$13000



Tverskaya Street, 5 rooms, 170 sq.m.

- Prestigious Stalin-era building, concierge, secure parking
- 3 bedrooms, 2 bathrooms, great quality renovation
- Perfect panoramic view of Kremlin and Red Square
- Unfurnished

\$10000



Patriarchy Ponds 4 rooms, 160 sq.m. 3 bedrooms

- VIP residents constructed in 80s for ministerial bosses
- Secure parking, closed territory, maintained clean yard
- Large balcony and perfect view to Palazzo
- Standard European renovation, fully fitted kitchen
- Unfurnished

\$8000



Old Arbat-Smolenskaya

- VIP residents constructed in 80s for ministerial bosses
- High floor, panoramic view
- Exclusive quality renovation, fully furnished

\$4500



Patriarchy Ponds, 125 sq.m., 5 rooms

- Next to famous Patriarchy Ponds
- Early century building next to European Medical Center
- 3 bedrooms, duplex, 2 fireplaces
- Large terrace, modern renovation

\$3500



Pokrovka Street

- Close the French School and Chystye Ponds
- Last century building
- High quality renovation in the modern style
- Hig-tech kitchen
- Fully furnished

\$6000

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ID970

Close to French School, 3 rooms

- Chystye Ponds
- Last century renovated mansion
- Concierge services
- Fully-furnished duplex

\$5500

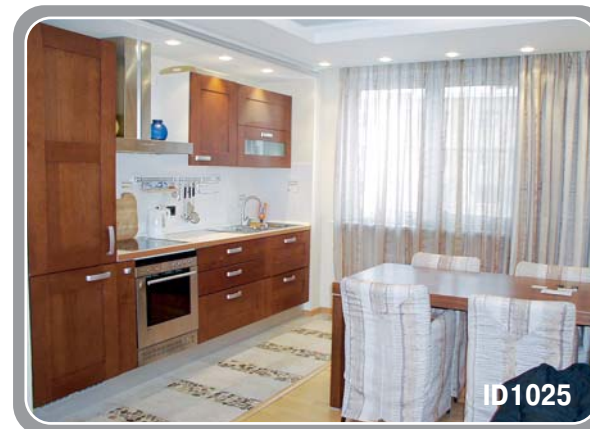


ID956

Tverskaya-opposite Grand Marriott, 5 rooms

- Great location in the very center
- Diplomatic Stalin-era building
- Real fireplace
- Unfurnished

\$4000



ID1025

Krasnopresnenskaya embankment area, 2 rooms, 80 sq.m

- Behind White House and World Trade Center
- New development high-rise, gated yard, underground parking, 24-hour security, renovated entrance, fitness center with swimming pool in the building
- 1 bedroom, great quality renovation
- Fully furnished

\$4000



ID1022

Tsvetnoy Boulevard area, 3 rooms

- Last century mansion
- Fully furnished, ready to move in
- European style

\$4200

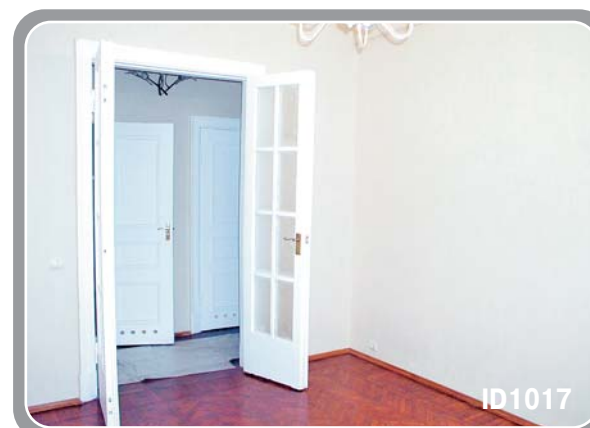


ID1023

Tverskaya Street, 3 rooms

- In the very heart of Moscow
- View of the Monument of Dolgorukiy
- Brand new, just after complete renovation
- Optional furniture

\$3000



ID1017

Moscow River embankment, close to White House and British Embassy, 3 rooms

- Stalin-era elite building
- Nice view to yard
- Renovated, optional furniture

\$3200



ID951

Tsvetnoy Boulevard, next to metro, 2 rooms

- Stalin-era building, safe entrance
- Brand new apartment after complete renovation
- Large studio+1 bedroom
- High floor, panorama view, balcony, fully furnished

\$2500



ID981

Golden Keys, elite studio

- Prestigious residential compound Kutuzovsky
- European quality renovation, fully furnished
- Elite high quality studio

\$3000



ID1026

Frunzenskaya Embankment, 3 rooms

- Prestigious Stalin-era building
- Green central area
- High quality renovation, fully furnished

\$2600

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Sales & Rentals

APARTMENTS FOR SALE



Lesnaya str. Beloruskaya metro
 • Elite premises
 • 12th floor, excellent panoramic view
 • 3-room apartment with designer renovation
 • Winter garden. Security. Guarded yard **974-73-64**

APARTMENTS FOR SALE



Kriviarbatskiy per. Arbatskaya metro
 • 122 sq.m., 2 levels
 • Panoramic view, after renovation, parking
 • Closed area **974-78-88**

RENTALS



Arbatskaya metro \$ 3500 771-72-89
 • 110 sq.m., 2 bedrooms
 • Individual interior and furniture, fully equipped, jacuzzi
 • Video intercom



Stolovy per. 4 Arbatskaya metro
 Restored pre-Revolutionary mansion
 • 160 sq. m., 5 rooms
 • Windows face sidestreet and quiet cosy yard
 • Ceiling height 3.50. Excellent entrance. **974-73-64**



Plotnikov per. Arbatskaya metro
 • 127 sq. m.,
 • Nice view, good location near Old Arbat
 • 5 rooms **974-78-88**



Krapotkinskaya metro \$ 7000 771-72-89
 • 140 sq. m., 4 rooms, spacious living room
 • Exciting view, working fireplace, equipped with Bosch
 • 2 bathrooms, jacuzzi, dressroom



Obydenskiy 2-nd per. Kropotkinskaya metro
 • A great restored mansion
 • 173 sq.m. 2 bathrooms high ceiling - 3.6 meters.
 • Nice entrance. Guarded parking. \$6500/sq.m. **974-73-64**



Komsomolskiy prospect Frunzenskaya metro
 • 132 sq.m. and 146 sq.m.
 • Closed area, 24-hours security, internal infrastructure **974-78-88**



Mayakovskaya metro \$ 12500 771-72-89
 • 200 sq.m., 2,5 bathrooms, 2 bedrooms
 • New design renovation. Modern style. Build-in kitchen furniture
 • 24-hours security



Petrovka str. Okhotny Ryad metro
 • 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. **974-73-64**



Kursovoy per. Kropotkinskaya metro
 • from 90 to 220 sq.m.
 • Move-in-ready, developed infrastructure
 • Underground parking, closed area, professional security **974-78-88**



Tverskaya metro \$ 6500 771-72-89
 • 120 sq.m., 3 rooms, elite premises
 • Modern renovation, fully equipped
 • 24-hours security, underground parking



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**PUSHKINSKAYA
RENT**
60 sq.m. \$ 2 500

In the very centre of Moscow. Nice apartment. Western renovation, beautiful open terraces, fully furnished, Ikea.



**B. GRUZINSKAYA
RENT**
100 sq.m. \$ 3 200

Elegant 4 room apartment with fireplace, jacuzzi, fully equipped kitchen. Fully furnished.



**PRECHISTENKA
RENT**
190 sq.m. \$ 18 000

Luxurious apartment. Exclusive stylish decoration with antique furniture. Fully equipped Kitchen. Security. Parking.



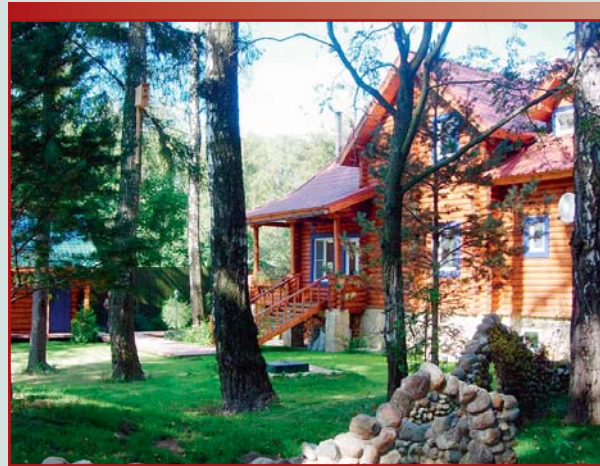
**KROPOTKINSKAYA AREA
Starokonyushenny line
SALE**
195 sq.m. \$ 1 200 000
**NEW APPLICATION
FROM CHELSEA**

Spacious apartment in pre-Revolutionary building. You can enjoy a panoramic view over old Moscow. High ceilings, very light. Imagine yourself in the lobby, which could be on 5th Avenue. Good neighbors and 24-hour security.



**Rublevskoe sh.,
"Cotton Way"
RENT**
600 sq.m. \$ 17 000

4-level house is located on 1 hectare of wooden and fenced area. 2-level Russian banya with a beautiful swimming pool. 5 minutes from a modern fitness centre and shopping area.



**FRUNZENETS,
KIEVSKOE sh, HOUSE
RENT**
225 sq.m. \$ 6 500

Classic Russian style with banya. House is situated on a wooden and fenced area of 0.3 hectares. 4 bedrooms, 3 bathrooms.



**VNUKOVO, 12 km
SALE**
\$ 490 000

Incredible living space. 450 sq.m. on 4 levels is trimmed with ancient brick. House with 5 bedrooms and 3 bathrooms on wooden property with privacy and a view. Situated in a prestigious neighborhood, 24-hour security.



**ALTUFYEVO
RENT**
330 sq.m. \$ 2 500

2 houses located near the Lianozovskiy park: 330 sq.m.: 6 bedrooms, 2 bathrooms, fireplace, sauna, swimming pool, jacuzzi. 73 sq.m.: 3 bedrooms, a bathroom. Partly furnished.

BE SURE, WE'LL FIND IT!

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ID 562

STEPS TO KREMLIN \$10000

ROMANOV

- 170 sq.m. total four bedroom apartment
- spacious living room, two storage rooms
- real fireplace, very high ceilings
- 24 hour security, guarded parking

ID 587

TVERSKAYA \$7800

ELEGANT STYLE

- 130 sq.m. total three bedroom apartment
- convenient layout, two full bathrooms
- expensive furniture in classic style
- 24 hour security, guarded parking

ID 284

MOSOW RIVER EMBANKMENT \$6000

RIVER VIEW

- two bedrooms
- 140 sq.m., two full bathrooms, real sauna
- top quality renovation, professional maintenance
- guarded entrance and secure parking

ID 589

WEST OF MOSCOW \$6300

NEW RESIDENTIAL COMPLEX

- 150 sq.m. two bedroom apartment
- 50 sq.m. studio, two full bathrooms
- designer's interior, great window view
- professional security, underground parking

ID 556

TSVETNOY BOULEVARD \$5000

BEST PRICE

- 170 sq.m. in total, three full bathrooms
- 50 sq.m. living room, three-four bedrooms
- separate kitchen, unfurnished
- very green area, close to French school

ID 546

PATRIARSHY POND \$4900

VERY MODERN

- one bedroom apartment of 100 sq.m. total
- two full bathrooms, Jacuzzi, shower
- designers interior in modern style, unfurnished
- guarded enclosed yard, secure parking

ID 048

TVERSKAYA AREA \$4500

NEW DEVELOPMENT

- two bedrooms
- 100 sq.m., two full bathrooms
- very quiet, new building
- guarded entrance, underground parking

ID 588

TVERSKAYA \$3700

MODERN STYLE

- 95 sq.m. one bedroom apartment
- spacious living room, walk-in closet
- just renovated up to high standard, modern furniture
- clean entrance, nice window view

ID 577

CHISTIE PRUDY \$3000

POND VIEW

- 60 sq.m. in total, one full bathroom
- high floor, a lot of light, nice view
- designers renovation, new furniture
- clean entrance, secure neighborhood

ID 586

ARBAT AREA \$2800

CENTRAL AND QUIET

- 70 sq.m. total one bedroom apartment
- just after renovation in modern style
- new modern furniture, all appliances
- concierge, great window view

ID 059

NEXT TO FRENCH EMBASSY \$2400

COZY AND MODERN

- 45 sq.m. one bedroom apartment, one full bathroom
- quality western renovation in a very modern style
- new stylish furniture, all appliances
- clean entrance with intercom

ID 572

KUTUZOVSKY \$2000

BARGAIN

- 60 sq.m. total, one bedroom
- studio, bedroom and walk-in closet
- high quality renovation and furniture
- clean renovated entrance

Landmark

real estate



ID 8048

Rental price 3500 USD per month.

Moscow River Embankment, Frunzenskaya.
2-bedroom studio-type apartment with panoramic Moscow River and Neskuchny Garden views, bay-window in the living room. Western and fully furnished, 3 rooms, 80 sq.m. total size. Internet and Cosmos TV. Ready to move-in.



ID 7737 and ID 6668

Rental price 2300 USD and 6000 USD per month.

Stalin skyscraper near American Embassy. Kudrinskaya Square, 1.
Good views, concierges, underground garage. Newly renovated and tastefully furnished 2-room apartments of 55 sq.m., 3rd floor, 3-room apartment of 100 sq.m.



ID 8048

Rental price 5500 USD per month.

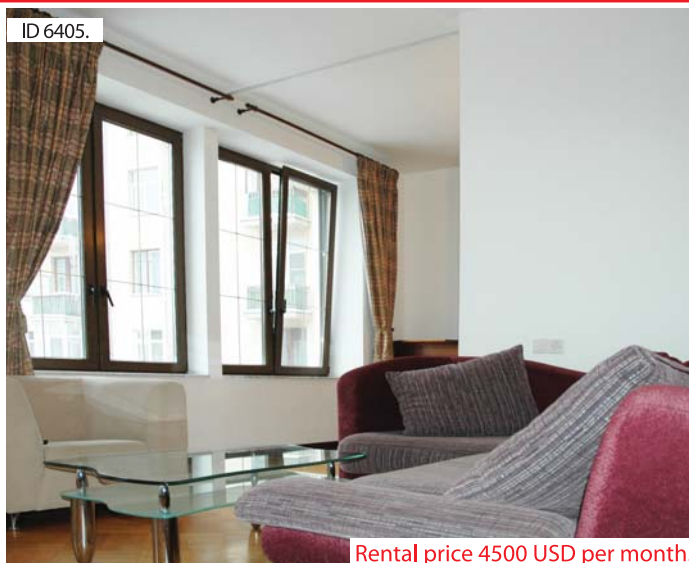
Spiridonovka Street, 12.
Best location and great panoramic views. A tasteful 3-room apartment located in the prestigious Patriarchy Prudy area. Western renovation, modern furniture. Balcony, concierge, secure parking.



ID 7619

Rental price 4500 USD per month.

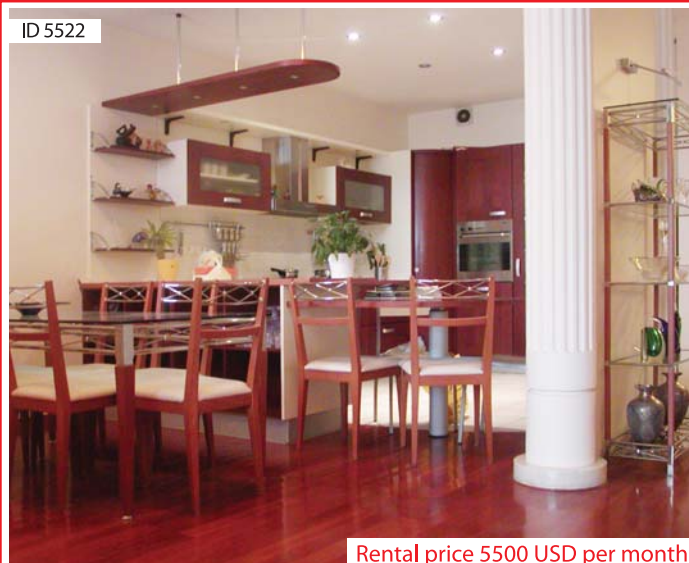
Beginning of Frunzenskaya Embankment, Park Kultury.
High-quality Western renovated 4-room apartment with 3 bedrooms. 110 sq.m., living room of 40 sq.m. combined with a kitchen, 2 bathrooms, master bedroom with en-suit. Modern style.



ID 6405.

Rental price 4500 USD per month.

Moscow River embankment, Krasnaya Pressny area.
A very stylish 5-room partially furnished apartment. Total area 120 sq.m., 3 bedrooms, 2 full bathrooms. Fully equipped: all appliances, water heater, Jacuzzi. Green area, fitness clubs in walking distance. 3 balconies. Ready to move-in.



ID 5522

Rental price 5500 USD per month.

Chysty Prudy area, 5 Daev Lane.
Brand new development with 24-hour security and underground garage. High quality Western-renovated 3-room apartment. 130 sq.m., living room of 50 sq.m., combined with a kitchen, 2 bedrooms, 2 bathrooms, Jacuzzi, sauna.



ID 8049

Rental price 8000 USD per month.

Old Arbat area, Maly Kislovsky Lane, 1.
Famous location, 4 rooms, 200 sq.m. total area, brand new designed renovation, high ceilings 3.5 m, air-conditioners, Jacuzzi, floors - parquet, marble tiles. Apartment renovated in classic style. Parking nearby.



ID 7985

Rental price 2800 USD per month.

Smolenskaya metro area. Excellent offer in central area of city!
Studio style 3 room apartment recently renovated and furnished with greater taste in contemporary style. All kitchen appliances, air-conditioners, water heater, Internet and Satellite TV. Total area 70 sq.m., Windows view on Moscow River.



ID 7903

Rental price 10 000 USD per month.

Sokol, Famous cottage village inside Moscow, direction of Anglo-American and British schools. 2-level house with private garden, barbeque area. 4 rooms, 157 sq.m. total area, 2 bedrooms, dining room, living room, large terrace - winter garden of 18 sq.m.. Brand new renovation, hi-tech style.

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