

**Crystal Clearly
A Masterpiece**



The hottest property of 2006 **p.4**

**Yes You Can,
Yes You Should**



Property insurance for expats **p.6**

Plus 28 pages
of the hottest
real estate in and
around Moscow



The  Moscow Times

Real Estate

N° 26, May 2006

C A T A L O G



A House for Your Home Helpers

A luxurious suburban mansion in the Moscow region with a swimming pool, tennis court and landscaped garden can look like something out of a Hollywood movie. But keeping up appearances entails having on site a small army of staff. And quite apart from the fact that many cottage settlements are not provided

Accommodation for servants varies depending on available space and means, ranging from a simple, free-standing house on the edge of the plot ...

continued on page 2

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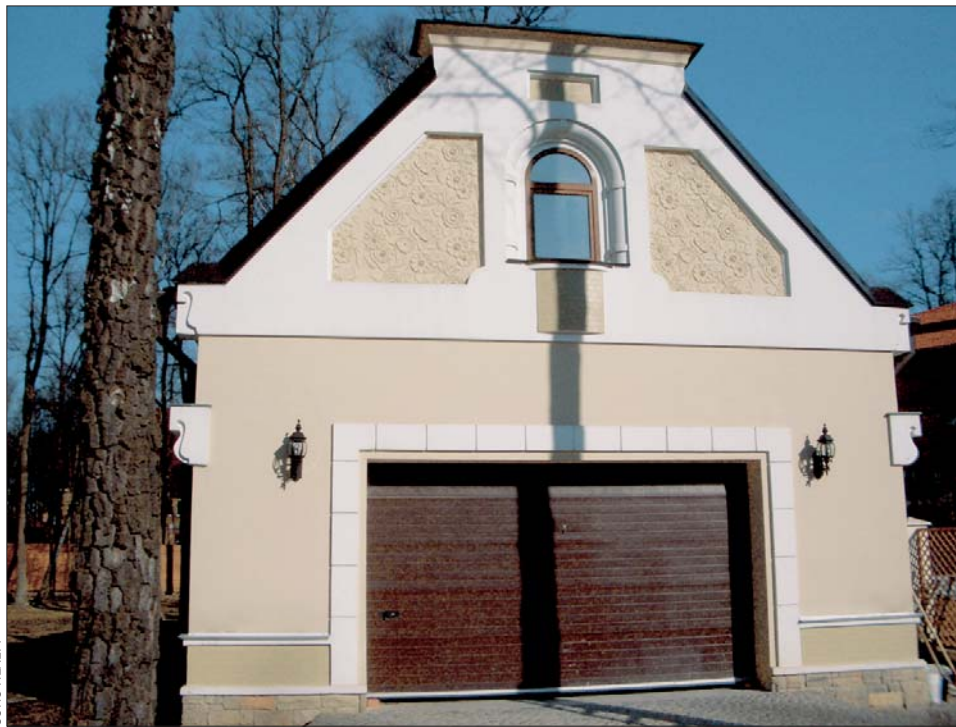
continued from page 1

with a centralized maintenance service for one-off repair jobs, there is also cleaning and cooking to be done, and children to look after — all on a daily basis. A well-to-do family may start by taking on a driver to pick up the kids from school and do the shopping, and then hiring in cleaners. Taking into account the fact that all these staff will be needed constantly, it starts to make sense to hire live-in staff rather than bringing them in from outside.

Housework in safe hands

Some developers are now starting to build cottage settlements with on-site accommodation for servants. Maxim Sukharkov, head of the suburban realty department at Soho Realty, said that in the high-end sector, 90 percent of all properties are now sold with some sort of accommodation for servants. The way the accommodation is organized varies; there may just be a separate entrance for staff, an apartment over the garage or occupying part of an outhouse, or else a self-contained basement flat with its own entrance. The type of accommodation provided is dictated by the amount of space on the plot. “It makes no sense to have two separate buildings on a plot of just 2,500 to 3,000 square meters,” said Oksana Gotovtseva, deputy head of Eaton Way realtors.

Having on-site accommodation makes the most sense in the case of houses located a long way from Moscow, so staff do not end up wasting time on the road every day getting in to work. Moreover,



... to an apartment under the roof of a garage block, which saves both space and money.

the majority of staff offering their services on the market for domestic servants are gastarbeiters, principally from Ukraine and Belarus (60 percent) and Moldova (15 percent), who do not have their own accommodation anyway, noted Yegeny Rodionov, general director of investment and construction holding, the Rodex Group. And having a separate building for them avoids the sense of having strangers in your own home and ensures privacy. As a rule, properties with free-standing separate servants' quarters usually sell more quickly than those which do not. “As yet

there are no settlements on the market built to a master plan which allows for a servant block on each plot,” said Timur Saifutdinov, deputy director of Terra-Nedvizhimost. “But there are individual houses, for instance at Barvikha and Zhukovka-Landshaft, which would never have sold if they did not have them. For cottages costing upwards of \$10 million, separate accommodation for servants is an indispensable attribute.”

“When a luxury suburban house is offered for rent, then it is assumed that all the necessary services will be laid on —

cleaning, swimming pool maintenance, security,” said Svetlana Abelyan, head of the Strastnoi Bulvar branch of Novy Gorod realtors. “Even in cottage settlements with very good security, conflicts of interest can still arise, so many residents prefer to have their own private team of security guards. Luxury properties always have accommodation for the driver as well.” Usually no more than 10 to 15 percent of any plot is built over, as Alexei Ivanov, head of the Arkhstroidizain architectural bureau explained, which makes 5,000 square meters the cut-off point when deciding whether or not to put up separate, free-standing servants' quarters on the same plot. Incorporating the servants' accommodation in a garage block saves space (always an important consideration, given the soaring cost of land in certain areas of the Moscow region), although this can be inconvenient if it involves a long walk from the main house.

Oleg Marinin, director of the Vitro Village development, said that if the total floor area of the house is under 500 square meters then it is better to set aside one or more rooms for use by staff. In bigger houses, there is also a separate room alongside the children's bedrooms for the nanny. Yakhontov said that houses in the M.o.n.a.k.o.v.o. de luxe-class settlement currently under construction on the Iksha reservoir will have separate two-room apartments for servants and separate access routes so that their paths do not cross with the owners.

Convenience at the top of the list

Ultimately, what gets built depends on the rules of the cottage settlement as

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much as the owner's budget, as in some of them it is forbidden for homeowners to put up on their plots buildings not provided for in the master plan. The servants' block is designed in the same style as the main house, but is simpler, so that it 'sets off' its neighbor. Marina Markarova, managing director of Blackwood realtors, explained that the servants' block as a rule of thumb generally comprises about 10 percent of the floor area of the main house. The servants' block may be as small as 80 square meters, or it may be big enough to incorporate guest apartments and in this case it could be anything up to 200 square meters.

The interiors of servants' accommodation are usually functional in design, with a fully equipped kitchen, a room where the security guards can survey the site through closed circuit television screens and control access to it, a staff room for the guards and drivers, a bathroom and one or two bedrooms for the housemaids. The living quarters usually take up 50 to 60 square meters, said Sukharkov. The proportion of properties with a servants' block across the board is still not great — 50 to 70 percent in elite-class, but only 10 to 20 percent of business-class cottage settlements, according to Makarova.

Even the rich have to spend wisely

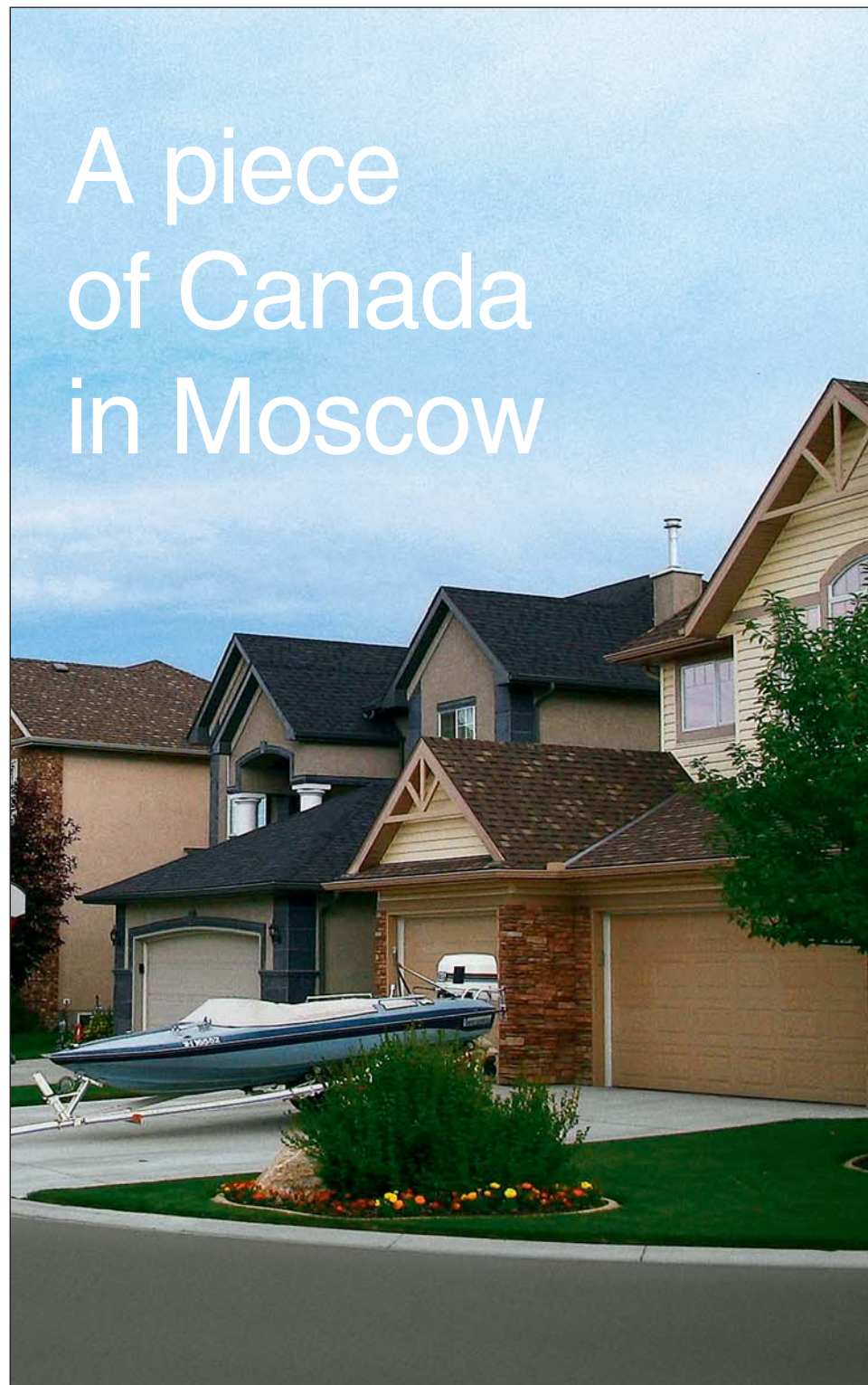
As for construction costs, Anzhelika Bylskaya, director of the suburban department at Vesco Realty, said that building, for example, a servants' block of 200 square meters with a laundry, kitchen,

water heaters and standby generators runs to about 30 to 35 percent of the cost of the main house. But Marinin, disagreed, saying that building a service block of 150 to 200 square meters would cost \$100,000 to \$200,000 — in other words, no more than 5 percent of the total cost of a typical elite property, which are usually valued by the market at \$2 million to \$6 million. Ivanov said that an extra apartment for guests or servants above a garage works out cheaper than a separate building, at \$300 to \$400 per square meter.

Looking for an alternative?

Sukharkov noted that a new, but very popular trend to have appeared recently on the market is the construction on cottage settlements of hotels for service staff, where apartments can either be bought or rented by residents with their own houses elsewhere on the site. Two such hotels are already planned for cottage settlements going up along the Novorizhskoye Shosse, while the one planned for the Zelyony Mys (Green Cape) development on the Dmitrovskoye Shosse will be located in the nearby village of Marfino rather than on-site. As an alternative, at the Novye Veshki development on the Altufyevskoye Shosse small apartment blocks are being constructed containing more modestly proportioned apartments in addition to luxury ones, which could be rented or purchased to accommodate service staff, making them an attractive investment option as well.

By Lyudmila Chicherova,
Vedomosti



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ALEXEI GULYAYEV / FOR REC

The exterior of the Crystal House gives an impression of solidity and fragility simultaneously.

Architect's Corner

Keeping Up Appearances

By Edmund Harris

Back in 2003, a clubhouse designed by Yury Grigoryan's architectural bureau Project Meganom was built on Molochny Pereulok. Everyone raved. The building was an instant hit with realtors and critics alike and is generally agreed to be one of the best buildings to have gone up in Moscow in recent years. Not merely that, but it was also viewed as one of a wave of buildings signaling the start of an architectural boom: Architecture would now be viewed not merely as the 'wrapping' for so many square meters of sellable space, but as a commodity in its own right and a developer's permanent legacy to the architecture of Moscow.

Two years later, another elite development designed by the same firm and located not a stone's throw away has just been completed. This successor to the building on Molochny Pereulok is potentially the architectural equivalent of what music critics call "the difficult second album." A group appears, storms the charts with singles, releases a debut album and no one can praise it too highly. Then some time later a

second album appears and no one quite knows what to make of it.

Happily, it looks as though 1-2 Korobeinikov Pereulok will live up to the hard act which Project Meganom set itself to follow, but this is not to deny that this is a very different beast. Certain features are already familiar from Molochny Pereulok, such as the sharp, orthogonal lines, the horizontal emphasis with long, wide bands of glazing and the smooth ashlar cladding, which are already starting to look like Project Meganom's trademark style. But this site, a long, narrow strip between Korobeinikov Pereulok and Khilkov Pereulok falling towards the Moscow River, is very different and thus demanded very different treatment.

Quite simply, this is a much bigger development, comprising four separate buildings placed around the perimeter of the site and treated like some historic, self-contained building-type, such as a castle or monastery. From the point of view of future inhabitants, this makes a lot of sense as it provides apartments running the full width of the building with a view both of the street and the inner courtyard,



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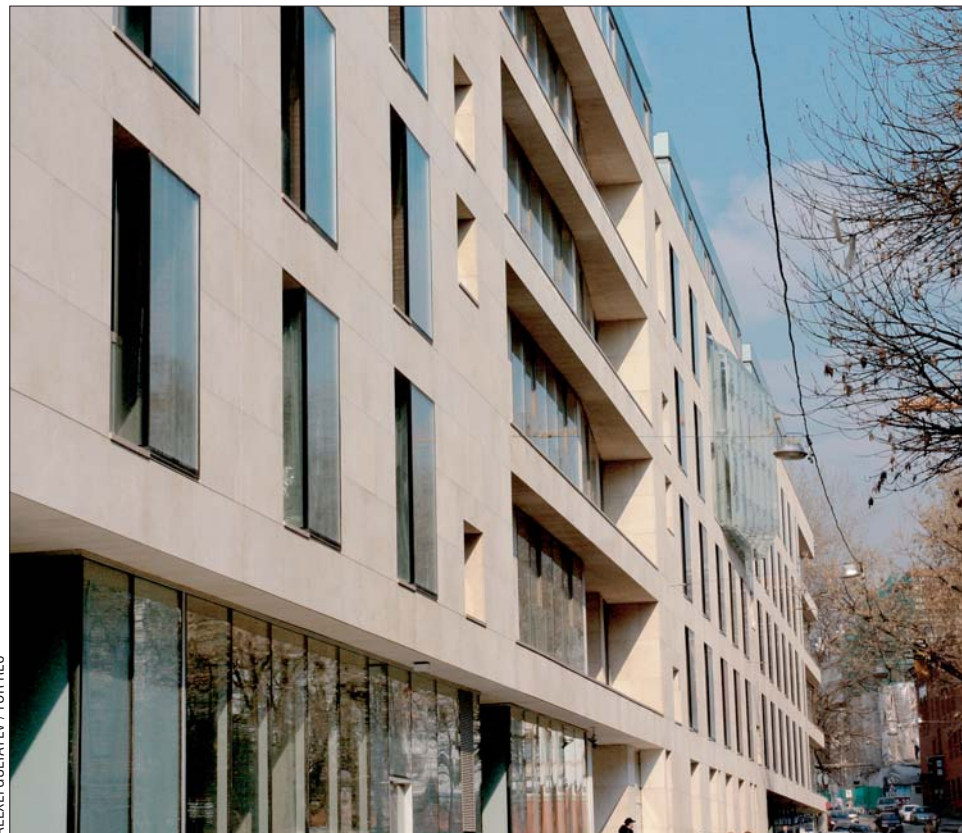


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which is to be paved, landscaped and planted out. But architecturally, a courtyard can be tricky to handle. Get it wrong, and the result will be large slabs looming over a central courtyard permanently in shadow.

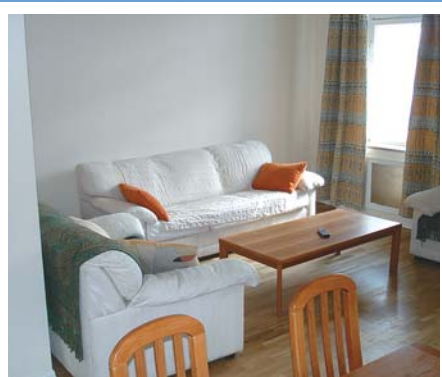
But Project Meganom has successfully avoided this, firstly by only building on two sides of the site. One building, looking out onto Korobeinikov Pereulok, runs the entire length of the site, while the remaining three, looking out onto

Khilkov Pereulok, are freestanding, like enormous pieces of abstract sculpture. The block overlooking Khilkov Pereulok has been carefully handled, so that it is massive enough to shield the internal courtyard completely without being dull and monolithic. This is thanks to the elevations being treated like a stone grid, but with varied glazing patterns and large oriel windows of complex form thrusting through it. All these variations make it reminiscent in spirit, if not in form, of a street in the

center of an ancient city which has been built up over time.

Glazing is made even more of a feature of the three buildings overlooking Khilkov Pereulok, and the striking design has earned this development the moniker 'The Crystal House' from certain realty firms. The first artist's impressions that appeared of the development depicted these as virtually completely transparent volumes, with the structure stripped right down to the essentials. But what has actu-

ally been executed has proved to be even more original. The exterior of each one is clad entirely in grey tiling, punctured only in places with windows and covered with an outer glass 'shell' which is barely visible except when the light is shining on it thanks to the absence of any glazing bars. This creates an effect of fragility and incorporeality and also a sense of mystery about the space inside — what could it look like, when it gives away so little from the outside?



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The summer season is almost here and more and more families are upping sticks to the countryside. But moving out of the city to cottages and dachas often entails a big change in lifestyle and poses new challenges and hazards along with changes for the better. Getting the most out of renting a suburban property means having insurance to give you peace of mind and cover you for every eventuality. Quite apart from the risk of something happening to an expensive house that isn't your own, you will probably have an apartment back in the city that will be left unattended for most of the time while you have decamped to greener surroundings. Taking out property insurance in Russia can seem a daunting and bewildering prospect for a non-native, but fortunately, there is now a wide range of options on offer from expat-oriented insurance companies.

"Foreigners make up only 2 per cent of our clientele, but we value them a lot. Why? Because they have expensive properties in Moscow and the Moscow region," explains Natalya Karpova, vice-president of the Renaissance insurance company. "Expats also come from countries where there is a culture of insuring property and don't have any qualms about paying a little extra for safety and well-being."

Renaissance offers a 10 percent discount for customers who apply online (www.renins.com). The website is easy to navigate, with a full English-language version available, and does not suppose any previous experience in taking out a policy on a suburban house. There is the option of either a basic package — which covers

Covering All Eventualities

By Peter Kovalenko



force majeure incidents, such as natural disasters and gas explosions — and a full package, which covers damage to utility connections and wilful damage to the property by a third party, excluding terrorist attacks, and burglary. There is an online policy cost calculator available, although bear in mind that you will probably need more information than you have memorized to enter the exact data. "You do not need long term Moscow registration or a property title to buy a policy — that is a misconception. All you need is a contract with the owner and a document with a legal title, such as a passport," explains Karpova.

For expats who would rather put their faith in a non-Russian company, there is Zurich-Rus, a 100 percent subsidiary of Zurich Financial Services, which was founded in 1992 and offers a residential property insurance package by the name of Z-Dom. The minimal term for which a policy can be taken out is 12 months and payment can be made in two to four installments, either in rubles or hard currency. You can insure your apartment or dacha/cottage, and the insurance provides protection for individual parts of it, such as the walls, roof, decor and contents. The following risks are covered by the policy: fire, water damage, burglary and natural disasters. You can also insure civil liability, which in layman's terms, means damage to a third party's property, life or health. Bilingual application forms can be downloaded on-line (www.zurich.ru), but the English version of the site was still under construction at the time of writing.

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are expats because we have been working in the corporate insurance segment for 10 years. We also offer a discount of up to 10 percent for the employees of our corporate clients," said Sergei Savosin, head of the retail department of Zurich-Rus. "These are major companies, such as Unilever, Dirol-Cadbury, Nestle, Ikea and other major internationals. We like having expats as clients because they have experience of using insurance companies." Unfortunately, Zurich does not offer seasonal or dacha packages and although the company can offer individually tailored short-term insurance policies, the costs can be disproportionately high. For instance, insurance for a 3-month period costs 40 percent of the cost of insuring a property for an entire year. Evaluation is undertaken by a subcontractor.

To buy a policy from Zurich-Rus you will need:

- The title to the house or a power of attorney from the owner. It helps if you can also provide previous evaluations, insurance policies, and documents stating the value of materials and work undertaken on the property in the past.
- Proof of "an effective means of protection," which for an apartment in Moscow means measures such as an alarm system, metal door, crated windows and roll-shutters. In the case of a suburban property, this means protection by a private security firm and any other means, which restricts the access of strangers to the site and prevents unsanctioned access to the house.

Zurich-Rus offers a policy based on a declared value of up to \$50,000. A property with a declared value of more than

\$50,000 requires individual evaluation and a visit from a Zurich-Rus representative.

Another expat-friendly company is AIG (American International Group), which has been operating on the Russian market for more than 12 years and has discounts for employees of corporate clients starting from 5 percent. Representatives of the AIG Moscow office declined to name their corporate clients.

Like Zurich, AIG is reluctant to offer short-time policies. "Risks grow in the off-season because of burglars. Therefore, the higher the risks, the higher the price," said Maria Malkevskaya, underwriter of the department of individual clients. "The same goes for alarm systems. We can issue a policy if you do not have a security system, but it will be more expensive. The general rule is that we have to make sure that the client has taken good care of his or her property and that we know what sort of person we are taking on."

As such, there is no online calculator, explains Malkevskaya, although there are quite thorough downloadable questionnaires on their bilingual site (www.aigirc.ru), which allow the company to investigate each case individually and offer the best solution. This can cut the price of the policy by up to 40 percent.

Two examples of such products are "Moya krepost" (My Castle) for apartments and dachas and "Dvoryanskoye gnezdo" (A Nest Of Gentryfolk — named after the novel by Turgenev) for cottages inhabited all year round. "These packages were put together working on the assumption that the client has taken all possible reasonable measures to protect his or her

property and thus lowered the risks to a minimum," concludes Malkevskaya.

AIG also offers the HomeGuard insurance program for liability and contents insurance for tenants in rented accommodation and is aimed exclusively at expats, who constitute up to 20 percent of their customers. The HomeGuard insurance program offers unscheduled personal property and scheduled personal property policies.

AIG offers insurance against loss of personal property (including, but not limited to, personal effects, household furniture and household goods) owned or used by an insured party. An excess of either \$250 or \$500 can be chosen.

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- \$1,000 per occurrence for theft of stereo equipment. Stereo equipment includes accessories, antennas, tapes, wires, records, discs or anything else for use with any electronic stereo equipment.

Any scheduled property has to be listed individually on the application and no excess applies.

The Moscow Times Real Estate C A T A L O G

Editor Brendon Lewis
b.lewis@imedia.ru
Deputy Editor Edmund Harris
e.harris@imedia.ru
Copy Editor Adrian Carnegie
Art Director Irina Grigorieva

CEO Derk Sauer
Director Mikhail Doubik
Publisher Maxine Maters
Project Manager Olga Rogova

Editorial & Production
3 Polkovaya Ul., Bldg. 1, Moscow, Russia, 127018.
Tel: (7-495) 234-3223
Fax: (7-495) 232-6529

Advertising
Tel: (7-495) 232-4774
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Printed in Russia at Pushkinskaya Ploshchad,
Shosseynaya Ul., 4d
Moscow, Russia, 109548.
Tel: (7-495) 781-1010
Fax: (7-495) 781-1012
www.pkpp.ru
print@pkpp.ru

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GUSYATNIKOV LANE, CHISTYE PONDS AREA

This stunning, spacious, bright 4-room 200 sq.m. apartment features huge living room (60 sq.m.) with a fireplace, French windows, a balcony and most amazing unobstructed views of the historical part of the city. 3 bedrooms (16+20+25 sq.m.), 2 full baths, eat-in kitchen, laundry, ample storage. Other options include sauna, Jacuzzi, air-conditioning throughout. The building, an authentic historical mansion, has been completely restored. Premium Western renovated. Offered partly furnished.

Ref. 30059



GAGARINSKY LANE, KROPOTKINSKAYA AREA

A perfectly proportioned, freshly renovated 3-room / 1.5 bath 110 sq.m. apartment located near Christ the Saviour Cathedral. Top floor of a 5-storey early 20th century building

Ref. 32396



TREKHPRUDNY LANE, PATRIARSHY PONDS

An adequately priced 3-room 120 sq.m. residence located in a brick building in this highly sought-after residential area. Premium Western, fully furnished.

\$4,000/month

Ref. 32004



TVERSKAYA STREET, 19

A comfortable, beautifully appointed 4-room / 2 bath 132 sq.m. residence located in a Stalin-period building w/24 hour guards, secure parking.

\$7,500/month

Ref. 31527



MESCHERSKY

An upscale townhouse compound located just beyond MKAD to the South-West of Moscow. Beautifully landscaped territory with a natural lake. Tight security, complete infrastructure incl. fitness facilities, shops, children's playgrounds, easy access to the city center. 3-level townhouses and apartments of various sizes and layouts.

Ref. 30839



SEREBRYANY BOR

A unique offer, stand-alone house with a land plot on the Moskva river embankment near the Serbryany Bor area, within the city limits. 3 levels, 9 rooms/6 baths, 600 sq.m, garage. River view. Secure gated compound "Rechnik". Easy access to the city center.

Ref. 32720

\$15,000/month

PROPERTIES FOR SALE



M.KOZIKHINSKY LANE, PATRIARSHY PONDS AREA

A modern, stylish, comfortable duplex apartment in the prestigious area of Patriarshy. Total area 120 sq.m., 2 baths, sauna, walk-in closet. Designer renovated with hardwood floors, exposed brickwork and other features. Corner living room features East/South/West exposures and is sun-filled all day. Will be a great investment rental.



ROMANOV LANE

A unique offer, a spacious 170 sq.m. w/fireplace residence in this historical building once reserved for the top Soviet elite. Prestigious location just steps away from the Kremlin.

NEW!

MORTGAGES

offered in partnership with



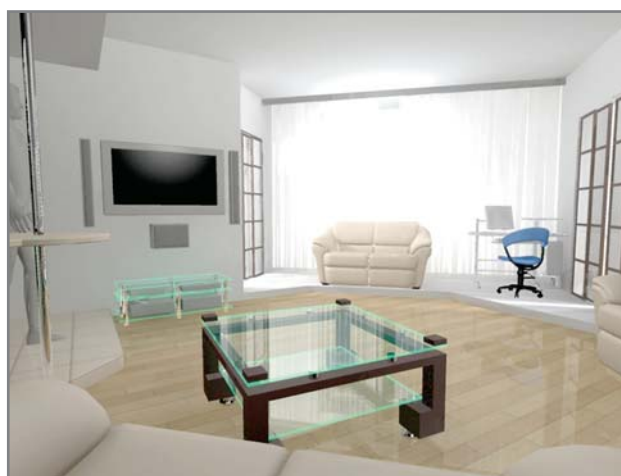
Русский Кредитный Дом

Russkiy Kreditnyi Dom



MAYAKOVSKAYA

Great central location at one of the most convenient Moscow crossroads. Spacious, completely renovated to Western standards, ready-to-move-in 200 sq.m. 4-room/3 bath residence. Stalin-period building, quiet courtyard.



LENINSKY PROSPEKT

Great location with direct access to Gorky Park and Neskuchny Gardens! A sun-filled 3-room / 2 bath 95 sq.m. apartment in contemporary style. Completely renovated, fully fitted. Stalin-period building w/concierge.



OFF OSTOZHENKA

A great investment option, a selection of 3 and 5 room apartments in a new development near Christ the Saviour Cathedral, in Kursovoi Lane. Building features underground parking, 24-hour guards, impressive lobby.

Apartments and cottages for rent (495) 915 4000

blackw@dol.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!

OSTOZHENKA, "GOLDEN MILE"!



ID 102480

- 153 sq.m., 3 rooms
- An attractive High-Tech designed 2-bedroom apartment in a brand new building with 24-hour security system and underground garage
- Fully furnished and equipped with built-in techniques, air-cons
- One of the best addresses in Moscow!

OPPOSITE THE KREMLIN, ROMANOV LANE



ID 110504

- 250 sq.m., 6 rooms
- An outstanding 6-room apartment with a unique atmosphere of space and light in the heart of Moscow!
- Fully equipped with all latest amenities, 2 baths (Jacuzzi, shower cabin)
- 24-hour security, safe yard

BARVIKHA , RUBLEVO-USPENSKOYE SHOSSE, 9 KM FROM MKAD



ID 88862

- 210 sq.m., 6 rooms
- An excellent 2-level cottage perfectly designed and equipped located on the territory of an elite secured compound
- All latest conveniences, lovely landscaping designed territory
- Professional security, property maintenance, developed infrastructure
- Combination of luxury and modern comfort in one of the most well-known and attractive destinations!

MODERN RESIDENTIAL DEVELOPMENT IN 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

OKHOTNY RYAD



ID 88917

- 100 sq.m., 2 rooms
- A unique designed 1-bedroom apartment decorated with natural materials(stone, marble) close to the Kremlin
- State-of-the-art equipment, air-cons
- A balcony with an impressive view over the Kremlin
- Renovated entrance, new elevator

ARBAT AREA



ID 87176

- 125 sq.m., 3 rooms
- Western and cozy interior in the very centre of Moscow!
- Modern amenities, air-cons, fireplace in working order
- 24-hour security and safe parking

PATRIARSHY PRUDY AREA!



ID 74244

- 100 sq.m., 4 rooms
- Western and light 3-bedroom apartment with 24-hour security, video monitoring system, guarded parking and fenced yard
- Fully equipped with modern fixtures, high ceilings, 2 baths, air-cons, splendid balcony with a panoramic view
- Famous neighborhood, green and quiet surroundings

WOOD of space

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blackw@dol.ru

RUBLEVO-USPENSKOYE SHOSSE, 17 KM FROM MKAD, "ZAGORYE"



ID 110199

- 850 sq.m., 5 rooms
- Delicious, well-built 4-level house located in an elite secured community
- Beautiful High-Tech designed interior with all modern fittings
- Floor-to-ceiling windows, billiard and cellar spaces, swimming pool, garage and house for security

TVERSKAYA AREA



ID 111290

- 150 sq.m., 4 rooms
- An exclusively Hi-Tech designed apartment in an elite modern building with professional security and underground parking
- A unique blend of cosmopolitan charm and cozy elegance in every detail, all modern amenities
- Premium location!

PETROVKA



ID 111239

- 112 sq.m., 3 rooms
- A premium apartment designed in European style in a lovely pre-Revolutionary mansion
- Fully equipped with modern amenities, 2 baths (Jacuzzi, shower cabin), air-cons, convenient storage spaces
- Located in the heart of leisure and cultural attractions

CLOSE TO THE ANGLO-AMERICAN SCHOOL!



ID 103661

- 80 sq.m., 2 rooms
- A fashionable High-Tech designed apartment with contemporary furniture and bright accessories
- Modern fittings, air-cons, nice balcony
- Professional security and guarded parking

NEW RESIDENTIAL DEVELOPMENT IN SPASONALIVKOVSKY LANE



ID 111388

- 260 sq.m., 5 rooms
- An exceptional space tastefully designed in classical style
- State-of-the-art equipment, 2.5 baths, climate control system
- Top security, underground parking, representative entrance

ARBAT AREA



ID 91434

- 240 sq.m., 5 rooms
- Remarkable penthouse with fantastic views over Moscow!
- Stylishly designed Hi-Tech interior! Floor-to-ceiling windows, all modern fittings, climate-control system
- 24-hour secured entrance, video monitoring system

LENINSKY PROSPECT



ID 111241

- 200 sq.m., 6 rooms
- A luxurious duplex residence appointed in a modern style
- Floor-to-ceiling glassing, huge patio with spectacular views, swimming-pool right in the apartment
- Excellent built-in equipment, fireplace, 4 baths, satellite TV, air-cons
- Next to the Italian, Japanese and Swedish school!

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

Ermolaevsky Lane



Sale price: \$ 450 000
ID 14073

A great option for those who want to live in the heart of Moscow! Two-room studio apartment on Patriarchy ponds with a total area of 56 sq. m., with 1.5 bathrooms. Fifth floor of a five-story pre-Revolutionary building. Great renovation, new parquet, heated floors. The apartment is fully furnished, built-in kitchen, AC, satellite TV, Internet. Amazing view of the Patriarchy ponds.

Novoslobodskaya, 11



Sale price: \$ 4 000 000
ID 21624

Stylish five-room apartment in a modern development with a beautiful view. Total area of 300 sq. m., designer renovation, new parquet, large living room with a fireplace, 3 bathrooms, sauna, Jacuzzi. 2 phone lines, internet, satellite TV. 24-hour security.

Serebryany Bor



Sale price: \$ 6 500 000
ID 15374

Beautiful three-level cottage with exclusive designer renovation! Total area of 600 sq. m., with a sauna and a pool. A great plot of 28 000 sq. m. with mature trees, and a gorgeous lawn. Fenced area, round-the-clock security, 2-car parking space.

6th Novopodmoskovny Lane, 3



Sale price: \$ 295 000
ID 12742

Trendy two-room apartment in a modern development near Voykovskaya metro station. Total area of 71 sq. m., fashionable renovation, AC and heated floors. Landscaped surroundings, concierge.

Rublevo-Uspenskoye Sh., 27 km



Total area of 360 meters
ID 23197

1st Schipkovsky Lane



Total area of 160 meters
ID 24710

Triumph Palace



Total area of 214 meters
ID 25152

Romanov lane, 5



Total area of 220 meters
ID 30083

Rosinka



Total area of 190-600 meters
ID 30328



RENT

Kutuzovsky Pr-t, 10



Rental payment: \$ 2 500
ID 30481

Fashionable studio apartment with a separate sleeping area. Total area of 68 sq. m., western renovation done in 2005, heated floors, satellite TV and internet. 10th floor of a Stalin period building with a beautiful view. Concierge and video intercom.

Leninsky Pr-t, 116



Rental payment: \$ 3,800
ID 30405

Gorgeous three-room apartment in an elite modern development. Total area of 90 sq. m., 2 bathrooms, western renovation in 2006, fully furnished in HiTech style, Satellite TV, Internet, WM, DW, AC. Western entrance, guarded parking, 24-hour security.

Rublevo-Uspenskoe Sh.



Rental payment: \$ 18 000
ID 03724

Comfort and privacy in the prestigious compound Arkhangel'skoe! Cozy cottage with a total area of 400 sq. m., large living room with a fireplace, winter garden, 4 bathrooms, sauna, Jacuzzi. Furniture and appliances will satisfy the most refined taste. The compound has 24-hour security and is situated near Moscow river.

Leninsky Pr-t, 106



Rental payment: \$ 5 500
ID 23354

Elegant 3-room apartment on the 17th floor of 24 story modern building. Total area of 159 sq. m., original layout, designer renovation. 2 bathrooms, Jacuzzi, 2 balconies, satellite TV, internet. Underground parking, landscaped surroundings, 24-hour security, video cameras.

B. Devyatinsky Lane, 4



Total area of 80 sq.m.
ID 03912

Trekhpudny Lane, 11/13



Total area of 100 sq.m.
ID 17565

Ulofa Palme, 1



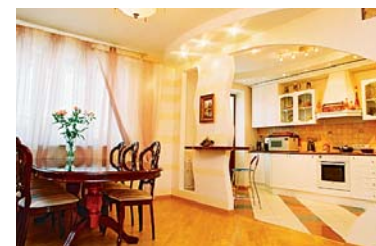
Total area of 65 sq.m
ID 22772

Ananievsky Lane, 4/2C1



Total area of 93 sq.m.
ID 22992

60 letiya Oktyabrya Pr-t, 19



Total area of 135 sq.m.
ID 23832



FANTASY ISLAND

Marvelous residence in the West of Moscow!
An outstanding modern development. Enclosed territory.
Underground parking.
210 sq.m., 5 rooms, 3 bedrooms, 3 bathrooms. Huge balcony.
Jacuzzi. Floor heating.
\$ 12 000

ID 2502



Rozhdestveno

7 km. from MRAD. Excellent offer for a family!
New development. Enclosed secured territory. Parking.
195 sq.m., 4-level apartment, 5 rooms. 4 bathrooms.
Sauna, conditioning, fireplace.
\$ 6 000

ID 2428



Mozhayskoe Shosse

5 km. from MRAD. Forest area!
Security. Parking.
150 sq.m., 3-level apartment. 4 rooms, 3 bedrooms. Balcony.
All appliances, jacuzzi, floor heating.
\$ 6 000

ID 2487



Rublevo-Uspenskoe Shosse

8 km. from MRAD. Exquisite residence in a highly demanded area. Superior 3-level cottage within forest surroundings. Land plot 20 ares.
500 sq.m., 6 bedrooms. Built-in kitchen, conditioning, 2 fireplaces, billiard. Landscape design, security, garage.
\$ 35 000

ID 896



Petrovka Str.

Delightful apartment in the downtown.
Restored building with outstanding wall-paintings the atmosphere of old Moscow!
183 sq.m., 4 rooms, 3 bedrooms.
Built-in kitchen, jacuzzi, heated floors.
\$ 12 000

ID 2305



Vlas'yevskiy B. Lane

Cozy and comfortably designed apartment in quiet lanes of Old Arbat. New development. Secured parking.
110 sq.m., 2 bedrooms, 1.5 bathrooms.
Completely furnished and equipped. High quality interior, prestigious neighborhood and all facilities.
\$ 6 500

ID 942

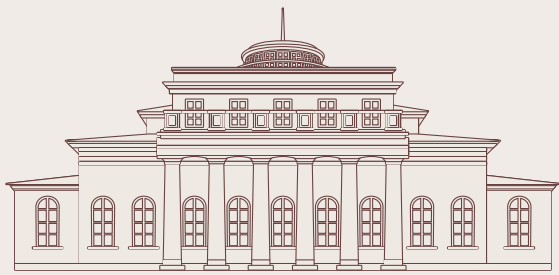


Vernadskogo Avenue

Very stylish, elegantly designed apartment close to the lake.
New development. Security. Parking.
60 sq.m., 2 rooms, 1 bedroom.
Home movie theatre, stereo system, etc.
\$ 3 000

ID 2488





APARTMENTS & COTTAGES FOR RENT

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 arenda@usadba.ru



Leninskiy Avenue

An outstanding truly spacious apartment.
 Panoramic view. Underground parking. Security.
 179 sq.m., 4 rooms.
 Completely furnished. Glazed balcony, winter garden.
 All appliances.
 \$ 7 000

ID 582



Skakovaya Str.

Functionally planned studio apartment.
 Enclosed territory. Parking.
 110 sq.m., 3 rooms, 1 bedroom.
 All appliances. Italian furniture. Balcony.
 \$ 3 500

ID 2409



Tarasa Shevchenko Emb.

Panoramic view over Moscow-River.
 Stalin period building. Security. Parking.
 150 sq.m., 3 rooms, 2 bathrooms.
 Sauna, home movie theatre, etc.
 \$ 7 500

ID 911



Ostozhenka Str.

A delightful duplex located in a famous "Golden Mile".
 Reconstructed building. Top-security and parking.
 240 sq.m., 2-level apartment, 5 rooms, 2 bathrooms.
 Worthy neighborhood, developed infrastructure. All included.
 \$ 20 000

ID 525



Aviatsionnaya Str.

Gorgeous view, exclusive design and modern interior.
 Modern elite complex. Top-security, underground parking,
 developed infrastructure.
 126 sq.m., 3 rooms, 2 bathrooms.
 Tastefully furnished. Built-in kitchen, stereo system, etc.
 \$ 7 000

ID 2331



Znamenka Str.

An absolutely fabulous residence in a prestigious area.
 Pre-revolutionary building, security.
 165sq.m., 2 bedrooms, 3 bathrooms.
 All appliances. Jacuzzi, floor heating, fireplace, conditioning.
 \$ 10 000

ID 456

ZAMOSKVORECHYE	3 rooms	130 sq.m.	\$ 5500	Elite modern building. Classically furnished apartment. 2 bathrooms. Built-in kitchen. Conditioning. Parking. Security.	ID 938
	4 rooms	130 sq.m.	\$ 4000	Quiet lanes of the city center. Duplex in a restored building. Fully furnished. 2 bathrooms. Parking.	ID 2133
	4 rooms	141 sq.m.	\$ 7500	Completely equipped apartment in an elite building. Italian kitchen. All household appliances. 2 bathrooms. Panoramic view. Conditioning. Underground parking.	ID 2379
TVERSKAYA Str.	2 rooms	65 sq.m.	\$ 3500	Completely furnished. Perfect view of the Kremlin. Conditioning. Parking. Security. Short-term rent is possible.	ID 907
	3 rooms	67 sq.m.	\$ 4000	Spacious and cozy apartment in the center. Furnished. Parking. Developed infrastructure.	ID 2547
	4 rooms	132 sq.m.	\$ 7500	Pushkin's square view! 2 balconies, jacuzzi. All household appliances.	ID 2403
PATRIARSHY PRUDY	2 rooms	60 sq.m.	\$ 2200	Perfect offer in a prestigious district. Completely furnished. Parking.	ID 2533
	3 rooms	65 sq.m.	\$ 3000	Unique location. Light furnished apartment. Parking.	ID 2534
	5 rooms	140 sq.m.	\$ 5500	Brand new option in a highly demanded area. Restored building. Completely furnished.	ID 2325
CHISTYE PRUDY	4 rooms	140 sq.m.	\$ 4000	Completely furnished. 2 bathrooms. Parking.	ID 2525
	4 rooms	115 sq.m.	\$ 3500	Classically furnished and completely equipped apartment with outstanding view over the center. Secured parking.	ID 2351
ARBAT	4 rooms	120 sq.m.	\$5000	Steps to the French school. Modern and spacious apartment in a quiet lane.	ID 2320
	5 rooms	130 sq.m.	\$9500	2-level apartment in a restored building. Completely furnished. 3 bathrooms. Parking.	ID 443

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1. Discover Luxury Living

Patriarshy Ponds. A top floor apartment located in the popular Patriarshy Ponds area, offering a quiet and tranquil environment for 21st century Moscow living. It has been designed to give generous proportions and a contemporary feel. The apartment consists of one double bedroom, 2 bathrooms, a study, a kitchen, a laundry, and a double volume living room complete with a fireplace. Monthly rent – \$25,000.



2. Plushchikha Elegance

Classic-style flat in a pre-Revolutionary mansion, minutes from the centre. The flat comprises 2 bedrooms, a study and a living room. Total area of 190 sq m. The property is offered in splendid condition for long let. Monthly rent – \$11,000.



3. Exquisite Top Floor Apartment

Yakimanka. A newly refurbished one-bedroom apartment comprising 133 sq m, located within a modern development minutes from the Kremlin. Offers underground parking space. Additional distinguishing feature – panoramic views of Moscow! The flat is available on a furnished basis. Monthly rent – \$8,000.



4. High Specification Apartment in Prestigious Building

A nicely furnished two-bedroom apartment in this prestigious building. This high specification apartment has wooden floors, 24-hour security, parking, two bathrooms and a fitted kitchen. Available furnished. Monthly rent – \$13,000.



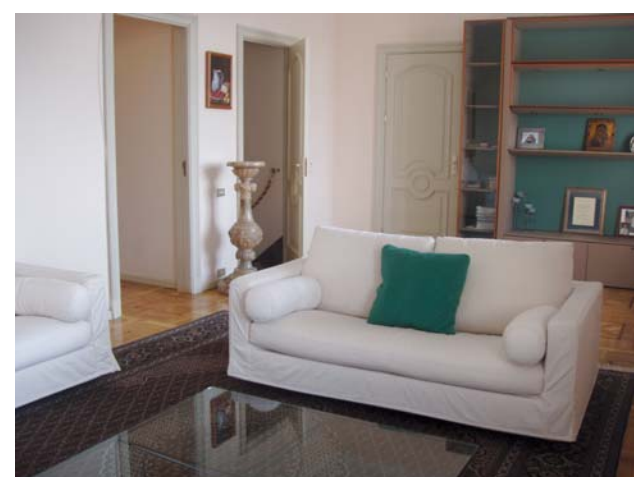
5. The Art of Sophistication

Unique two-bedroom apartment of approximately 150 sq m on the 8th floor, offered in immaculate condition and located in the famous Opera House on the Golden Mile. The accommodation comprises a bedroom suite with en-suite bathroom, a guest bedroom, and a fully-equipped kitchen joined with a large living room with a fireplace. Monthly rent – \$14,000.



6. Attractive Apartment in Supreme Location

Arbat. Modern one bedroom apartment set on the 3rd floor of Stalin-era building, meters from the White House. This bright flat is set in a secure location and has recently been refurbished to a high corporate standard, boasting a well-equipped kitchen, contemporary bathroom suite, stylish furnishings and oak flooring. Monthly rent – \$4,500.



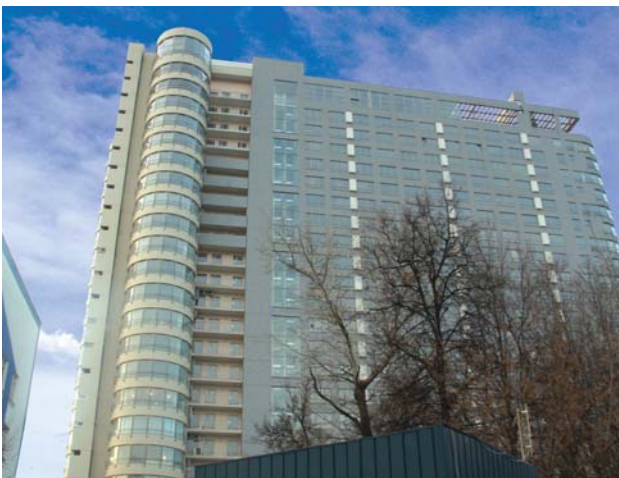
7. Arbat Charm

An extremely well presented one-bedroom apartment located in a Stalin-era building, minutes from all famous Arbat restaurants and theaters. The property is comprised of one bedroom (en-suite), a study, a large reception room and a fully fitted kitchen. Tastefully renovated, it is offered furnished for long let. Monthly rent – \$7,000.



8. Superb Quality

A spectacular 4th floor double-level refurbished flat. The flat has undergone total refurbishment. There are three bedrooms (one en-suite), four bathrooms, a spacious living room, and a study. The flat is tastefully furnished and is full light and flowers, making it very cozy. Monthly rent – \$30,000.



9. 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 two bedrooms, two bathrooms, a large living room, a study and a car space in underground parking. Monthly rent – \$7,000.



10. Unique Offer

A very interesting flat on the 11th floor of a new elite building. It has a completely open layout with three zones – a living room, a bedroom, and a kitchen. Total area is 100 sq m, two bathrooms, underground parking. The flat is offered furnished for long let. Monthly rent – \$8,000.



11. Walk to Work

Fabulous modern flat in a highly demanded area of Tverskaya St. comprising 2 bedrooms and a living room united with a kitchen. The flat is offered just after renovation, furnished or unfurnished, with 2 car spaces in underground parking. Monthly rent – \$4,500.



12. Exclusive Offer

Zamoskvorechie. Interesting two-bedroom (135 sq m) apartment offered on a long term basis in this contemporary-style new block. The apartment comprises two bedrooms, three bathrooms, a fully equipped open-plan style kitchen. The property also benefits from on-site concierge and an underground parking space. Available furnished. Monthly rent – \$13,000.



13. Rosinka

International Residential Complex Rosinka is a family-oriented community. Surrounded on two sides by a national park and Federal Forest Reserve, Rosinka is an ideal choice for those seeking a healthy lifestyle in a secure and beautiful setting. We offer two townhouses. Each is 230 sq m, furnished, with a garage. Monthly rent – \$12,000.



14. Admirable Abode

A lovely top floor flat with superb views over all Moscow centre. It comprises two bedrooms, 3 bathrooms, reception, lift, portage, a secure yard parking space and a nice terrace on the roof. Available now furnished or unfurnished for long let. Monthly rent – \$12,000.



INTERMARK

RELAX, YOU ARE IN SAFE HANDS

KUNTSEVO



Spacious fully furnished 4-room apartment in a brand new development. Total area 205 sq.m. Air conditioning, satellite TV. 2 full bathrooms, Jacuzzi, heated floor. Professional security.

\$11,000/month (ID 45250)



CHISTYE PRUDY

Fully furnished and well-presented 1-bedroom apartment measuring 85 sq.m. High quality renovation, modern appliances and equipment, 3 rooms, Jacuzzi, fitted-out kitchen-dining, satellite TV, heated floor.

\$3,500/month (ID 18101)



LENINSKY PROSPEKT

Furnished 2-bedroom apartment. Total area 160 sq.m. Spacious living area, 4 rooms, 1.5 bathrooms, Jacuzzi, modern engineering. Air conditioning, heated floor, satellite TV. Security. Underground parking.

\$4,000/month (ID 45840)



PROSPEKT MIRA

Spacious split-level fully furnished 3-bedroom apartment measuring 150 sq.m. High quality renovation, functional layout, 2 stylish studios, 2 bathrooms, storage room. Enclosed parking. Marvellous city views.

\$4,200/month (ID 43419)



TSVETNOY BOULEVARD

Newly renovated and well-presented 2-bedroom apartment. Total area 90 sq.m. The property is offered fully furnished. There is an underground parking in a walking distance at additional cost.

\$5,000/month (ID 46647)



LENINGRADSKY PROSPEKT

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

\$5,500/month (ID 45272)



ARBAT - KROPOTKINSKAYA

Spacious 3-bedroom apartment measuring 135 sq.m. Fully equipped studio, 5 rooms, 2 bathrooms, Jacuzzi, sauna, air conditioning, satellite TV. Security. Offered furnished or unfurnished.

\$6,500/month (ID 43038)

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- Negotiation with all parties participating in the deal
- Consulting on investments in high-end residential real estate

THE SELECTION OF THE MONTH – BEST APARTMENTS FOR SALE:

PLOTNIKOV LANE 20

Renovated in Italian style apartment measuring 160 sq.m located on the 5th floor of a 6-storey brick residential building. 3 rooms, 2 bathrooms, brand new furniture, clean entrance. 4 windows face the quiet yard.

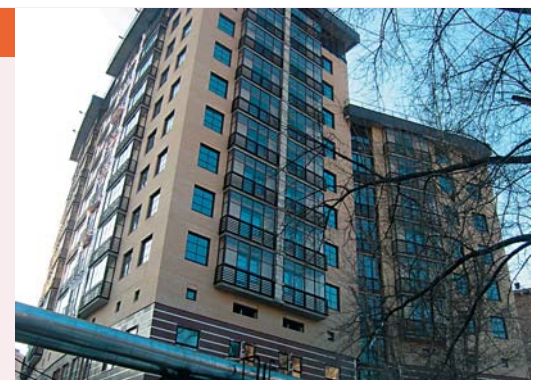
\$750 000



RUNOVSKY LANE 10

100 sq.m apartment on the 7th floor of a 12-storey new residential brick building. Central air conditioning, water cleaning system, big balcony. 2 elevators, secure territory, 1 underground parking place. The apartment is not renovated.

\$799 500



KRASNOPRESNENSKAYA

Well presented 3-bedroom studio measuring 130 sq.m. Expensive decoration. Quality modern equipment. 1.5 bathrooms, Jacuzzi, heated floor. Intercom, security. Available furnished or unfurnished.

\$7,000/month (ID 45794)



TVERSKAYA - KREMLIN

Luxurious 2-bedroom apartment measuring 110 sq.m. Premium quality western renovation, fully fitted studio, 2 bathrooms, air conditioning, satellite TV. Security of the building and car parking.

\$8,000/month (ID 44395)



PATRIARSHY PONDS

Spacious fully furnished 200 sq.m apartment in a historical mansion. Quality renovation, 4 bedrooms, 40 sq.m studio, 2.5 bathrooms, Jacuzzi, shower cabin, heated floor, air conditioning. Enclosed parking.

\$10,000/month (ID 47107)



ZAMOSKVORECHIE

Spacious 186 sq.m split-level apartment in an elite secure mansion. Functional layout, western renovation, 4 rooms, 2.5 bathrooms, shower cabin, boiler, heated floor. Underground parking.

\$10,000/month (ID 47340)



MORE PROPERTIES FOR RENT

TVERSKAYA - KREMLIN

Partly furnished 1-bedroom apartment. Total area 89 sq.m, 3 rooms, equipped kitchen, parquet floor. Prestigious location and developed infrastructure.

\$2,000/month (ID 47056)

KRASNOPRESNENSKAYA

Fully furnished 1-bedroom apartment measuring 42 sq.m. Western renovation, modern appliances, boiler, air conditioning, satellite TV. Secure parking.

\$2,300/month (ID 47005)

ARBAT - KROPOTKINSKAYA

Fully furnished studio measuring 68 sq.m. Western renovation, modern appliances, equipped kitchen. Concierge at the entrance.

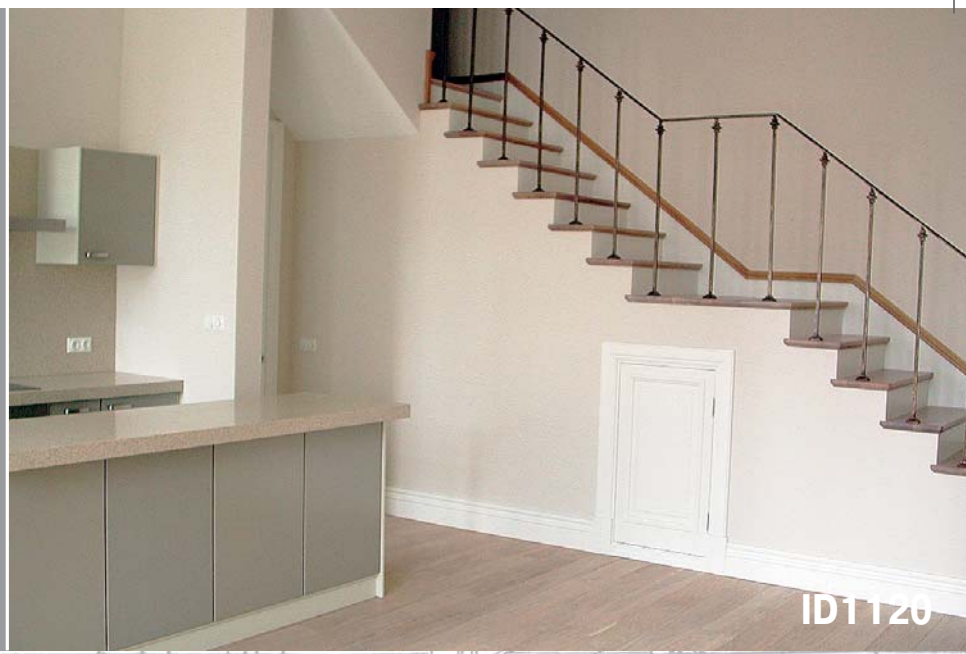
\$2,600/month (ID 47097)

FRUNZENSKAYA

Well presented 1-bedroom apartment measuring 90 sq.m. 3 rooms, kitchen connected with dining area, satellite TV, walk in-closets. Boiler. Secure parking.

\$3,000/month (ID 29951)

OUR UNMISSABLE PROPERTIES THIS MONTH. SALES CALL (495) 775-2240 / WWW.INTERMARK.RU



ID1120

Gagarinskiy lane

- Prime quality renovation
- Pre-revolutionaty mansion with 24-hout guards
- Brand new renovation
- 2 bedrooms, 2 bathrooms

\$ 6000 per month(optional furniture)



ID977

Romanov lane, 225 sq.m., r bedrooms

- Elite building with 24-hour security
- Famous guarded mansion
- 4 rooms, high floor, sunny view
- High quality renovation, large kitchen

\$13000



ID-1116

Serebrany Bor -250 sq.m.

- Moscow resort area, close to Moscow river, in a pine forest
- 15 min drive from US Embassy
- Cottages of 180-250 sq.m.
- 3 bedrooms+ large studio
- unfurnished
- full time maintenance

\$15000

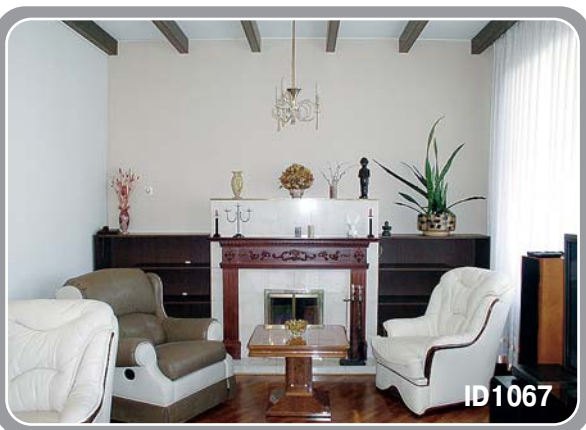


ID1103

Trubnikovskiy lane, close to Arbat -175 sq.m.

- Last century building, concierge services
- 4 rooms, 3 bedrooms, separate kitchen, large living room
- renovated, furnished

\$10000



ID1067

Znamenka, 160 sq.m.

- Close to Arbat
- Pre-revolutionary mansion, perfect entrance, concierge
- 3 bedrooms, 3 bathrooms
- Fully furnished, ready to move-in

\$9000



ID1129

Chistye Prudy, 4 rooms, 200 sq.m.

- Old mansion with gated yard with secure parking
- 3 bedrooms, 2 bathrooms
- Modern style, fully furnished
- Central air conditioning, electric fireplace

\$10000



ID1088

Krylatskoe, cottage west of Moscow, 4 rooms, 200 sq.m.

- 2 levels modern cottage 20 minutes from center city
- 2 levels, 2 bedrooms + study
- Living room with fireplace

\$8000



ID1069

Zoologicheskaya street, 150 sq.m.

- Elite condominium, underground garage
- Top floor, great views
- Large open living room, 3 bedrooms, 2 bathrooms
- Unfurnished

\$7000



ID1111

Gruzinskiy lane, 135 sq.m.

- Newly constructed condominium, gated parking
- High floor
- Panoramic view
- 3 bedrooms, 2 bathrooms
- fully furnished with modern and high -tech furniture

\$8500



ID1062

Pushkinskay square, Mosow primary area of Usadba -120 sq.m.

- Brand new building, renovated entrance, concierge services
- 4 rooms, 1 bedroom, large living+dinig+kitchen
- fully furnished

\$8500

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mobile: (495) 5047050/60

www.7hills.ru



ID1077

Kitay Gorod, 3 rooms, 130 sq.m.

- Old mansion with closed yard
- Spacious living room with real fireplace
- 2 bedrooms, 2 bathrooms
- Unfurnished

\$7000



ID464

Next to Grand Marriott, 4 rooms, 120 sq.m.

- Reconstructed old mansion near by Tverskaya street
- Stylish renovation, living room with fireplace
- 2 bedrooms + study
- Modern furniture

\$6500

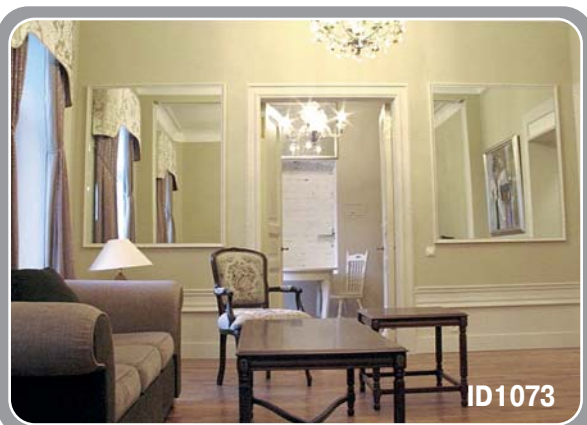


ID1112

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.

\$5000 **Great price!**



ID1073

Chistye Prudy, 3 rooms, 100 sq.m.

- Beautiful old mansion close to French school
- Art deco style. Perfect layout.
- Master bedroom with in-suit bathroom.
- Fully furnished and ready to move in.

\$4500

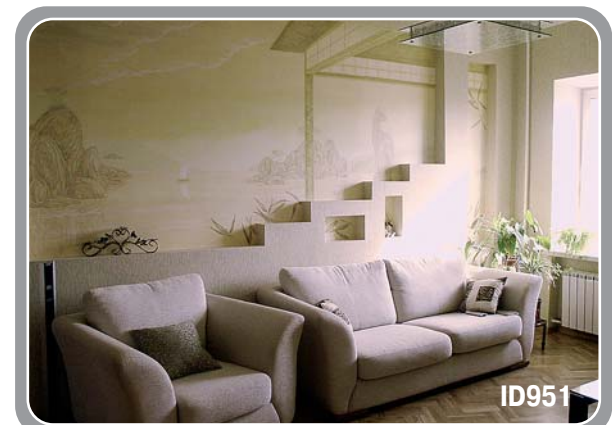


ID1105

Chistye Prudy, 3 rooms, 85 sq.m.

- Pre-revolutionary mansion near by Chisty Pond
- Modern style renovation.
- Open studio + 2 bedrooms
- Partly furnished.

\$3700



ID951

Tsvetnoy Blvd, 3 rooms, 70 sq.m.

- Stalin's building minute away from metro station
- High standard renovation, individual project
- Modern style, air conditioners
- Superb view

\$3000



ID1084

Zoo area, 2 rooms, 50 sq.m.

- Newly constructed elite brick building
- Freshly renovated, modern style
- Fully furnished, air conditioners
- Superb view

\$3000



ID1119

Mayakovskaya area, 2 rooms, 60 sq.m.

- Stalin's building, high floor
- Superb view on Neskuchny Garden
- Modern furniture

\$2500



ID1122

Trekhprudny lane 2 rooms, 60 sq.m.

- Patriarchy Pond area, old mansion
- Western style, modern furniture

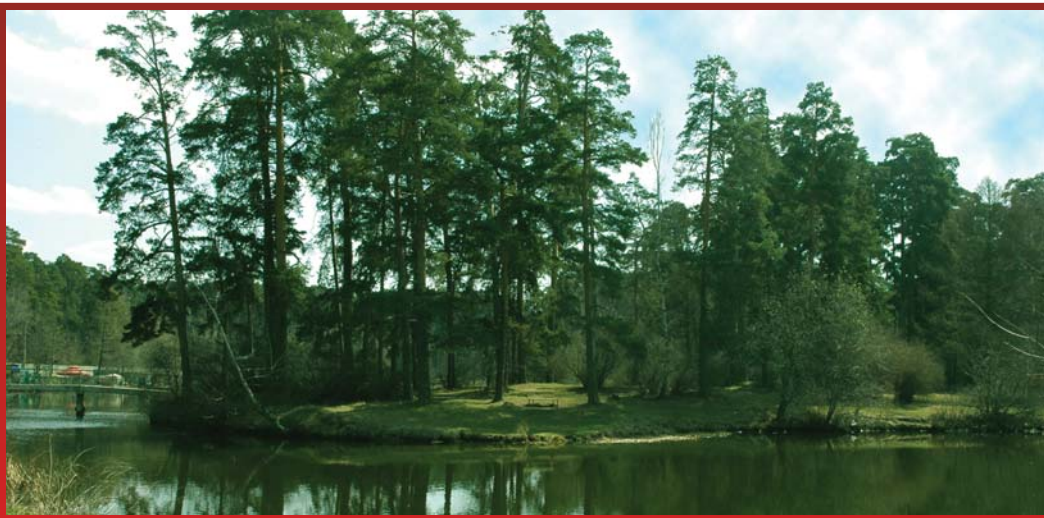
\$2200

Executive apartments for rent in the center of Moscow

Landmark

real estate

real estate



Houses in SEREBRYNY BOR - in a bend of Moscow-river in northwest of capital - unique, 100-year-old pine trees on territory. Secure compounds with parking.
253 sq.m., 3 bedrooms, 2 levels, unfurnished. 15000 USD per month. ID 8599.
178 sq.m., 3 bedrooms, 2.5 bathrooms, unfurnished, western. 12000 USD per month. ID 8593.
140 sq.m., 3 bedrooms, fully equipped, western. 9000 USD per month. ID 1950.



Houses in compound Kuntsevo 4 and Kuntsevo 2. Perfect security and great location - 3 km. from MKAD off Kutuzovsky Prospect. 2 and 3 levels, 4-5 bedrooms, large plots of the land. Barbeque area, large swimming pools inside the cottage.
700 sq.m., 4-5 bedrooms, 5 bathrooms, furnished, modern style. 12000 USD per month. ID 8600.
500 sq.m., 4 bedrooms, 3 bathrooms, furnished, modern style. 10000 USD per month. ID 8606.



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.
Rental price 4200 USD per month, ID 1664.



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, 1800 USD. ID 8156; 2-room apartment, 3rd floor, 2500 USD per month, ID 5717.



Patriarshy Pond, 5 min walk, Trekhpudny Lane. Famous location, 2 rooms, 100 sq.m. total area, brand new designed renovation, air-conditioners, Jacuzzi, floors - parquet, marble, tile. Modern style.
Rental price 4500 USD per month. ID 6676.



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.
Rental price 5200 USD per month, ID 6916.



Heart of Moscow, prestigious Old Arbat area. Krivoarbatsky Lane, 16/22. New construction with underground parking and professional security, VIP-building. Spacious and delightful 3-room apartment of 177 sq.m. total area. Internet line, Satellite TV.
Rental price 6000 USD per month. ID 8545.



Sokol, Famous cottage village inside Moscow, direction of Anglo-American and British schools. 2 level house with private garden, barbeque place. 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.
Rental price 10 000 USD per month. ID 7903.

Tel.: 792-5949, 792-5948, e-mail: rent@landmarkre.ru, www.landmarkre.ru



Sivtsev Vragek Street, 15/25.
Rental price 2800 USD per month. ID 6706.



Kuntsevo area, Molodogvardeyskaya Street, 2.
Rental price 3000 USD per month. ID 5728.



1st Tverskaya-Yamskaya Street, 11.
Rental price 6000 USD per month. ID 8283.



Universitetsky Prospect, 6.
Rental price 2600 USD per month. ID 5733.



Rochdelskaya Street, 4. 5 rooms, 3-4 bedrooms, 120 sq.m. total area, spacious living room of 40 sq.m. Jacuzzi. 2 balconies. Modern style. Internet, satellite TV, fully equipped, air-conditioners, Jacuzzi. Furniture and additional options upon tenant's request. Secure parking.
Rental price 4500 USD per month. ID 6405.



Novinsky Boulevard, 18. Opposite American embassy. Ideal for couple. Studio type of apartment with one bedroom of 90 sq.m. Fully furnished and equipped. Panoramic view. Quality renovation and well designed, expensive equipment. Air-conditioners.
Rental price 4300 USD per month. ID 6560.



Komsomolsky Prospect, 21/10. 2 rooms. Excellent condition, after qualitative repair - brand new renovation, Hi-Tech style. Balcony. Internet line and satellite TV, fully equipped.
Rental price 2000 USD per month. ID 8066.



Greenest area of Moscow, Frunzenskaya Embankment, 50. High-quality western renovated 3-room apartment. Studio type of apartment with panoramic Moscow river and Neskuchny Garden views, comfortable and nice. Modern style, IKEA furniture. All appliances and air-conditioners, satellite dish Hot Bird and Cosmos TV - many additional channels. Internet Line. Ready to move-in.
Rental price 3500 USD per month, ID 8048.



Patriarshy Pond area, Trekhprudny Lane, 10/2. Famous location, 2-room studio type apartment, 60 sq.m. total area., apartment is after high standard renovation - parquet, tiles with heating system, double glazed windows, air-conditioners. Fully furnished by IKEA furniture. Installed kitchen set. All household appliances. Modern style.
Rental price 2200 USD per month. ID 8454.



Sretenka 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.
Rental price 8000 USD per month.



Patriarchy Pond area, Bolshoy Kozikhinsky Lane, 12/2. 4 rooms, 105 sq.m. Nice and tidy apartment renovated in classic style. Air-conditioners in all rooms. Installed kitchen set with all household appliances. Apartment has equipped wardrobe room. Fenced and secured yard with parking lot inside premises. Main entrance and communal areas in excellent condition. Rental price 5000 USD per month. ID 8546.



Tverskaya Street, 19. Heart of Moscow, right near Kremlin. 150 sq.m. total area, 4 rooms, 40 sq.m. beautiful living room, 2 bathrooms, fenced yard with parking. Apartment is unfurnished, all household appliances. High quality of the renovation.
Rental price 7000 USD per month. ID 8196.



Truzhenikov 1st Lane, 17, Smolenskaya area. Spacious 3 bedroom apartment of 140 sq.m. total area with large living room and 2 bathrooms. Wooden sauna and Jacuzzi. Fenced and secure building with parking. Built-in kitchen, all appliances, built-in wardrobe. Renovation features: painted walls in light colors, parquet floor, tiles, air-conditioners, balconies. Rental price 4500 USD per month. ID 6188.



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Kropotkinskaya metro Starokonusheny per.
Elite premises, 300 sq.m., 7-rooms apartment, fully equipped, contemporary design, SPA-facilities security. \$3.300.000



FOR SALE
974-7888



Frunzenskaya embankment, 16
2-rooms. 65 sq. m. Western renovation. IKEA furniture. Built-in kitchen. Air conditioners. Beautifull view/Moscow river. Nice entrance. \$ 2 300/month.

741-0507



Arbatskaya. Nikitsky bulv.

4-rooms. Penthouse 220 sq. m. Original design, modern style. Furnished. Fully equipped built-in kitchen. Home video. Satellite TV. Armed security. \$ 15 000/month

741-0507



Tverskaya. Trekhprudny pereulok

2-rooms. Patriarshy Pond. 100 sq. m. Original design. Modern style. Fully equipped kitchen. Internet. Security. Closed yard. Parking. \$ 4 000/month.

741-0507

FOR SALE

Arbatskaya metro M. Afanasievsky 5/15 974-7888
Apartment of 93 sq.m. located between Old Arbat and Kropotkinskaya area. Nice compass window. \$650.000



FOR SALE

Tverskoy bulv. Pushkinskaya area. 974-7888
Pre-Revolutionary respectable premises, 235 sq.m., excellent for comfortable dwelling in megapolis, reconstructed front entrance.



FOR SALE

Pozharsky per. Kropotkinskaya area 974-7888
Elite paremises, underground parking, cosy yard with landscape design. 90-148sq.m. \$1.150.000



FOR SALE

Komsomolsky prospect, Frunzenskaya metro. 974-7888
Closed guarded yard, Security, panoramic view. 15th floor, undegrounf parking, renovated, internal infrastructure, swimming pool.



Sale

Old Arbat 51 974-7888
4-rooms apartment 140/90/15 7th floor, panoramic view, rooms 30 and 35 sq.m. facing Old Arbat, nice balcony.

Patriarshy pond. 974-7888
4-rooms apartment, Guarded yard, parking lot. Renovated. \$650000

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 Theratre. 207 sq.m., high floor. Attic may be added. Nice entrance. Security. Developed infrastructure.

Plotnikov per. 974-7888
127 sq.m. Nice view, good location near Old Arbat. 5 rooms.

Kriviarskiy per. 974-7888
122 sq.m., 2 levels. Panoramic view, after renovation, parking. Closed area.

Rent

Mayakovskaya 741-0507
75 sq.m. 2-room. Western. \$ 1.800

Tverskaya 741-0507
3-room. Renovated. Furnished. Internet. Security. Parking. \$ 2500

Barrikadnaya 741-0507
100 sq.m., great view. \$ 2.500

Arbatskaya 741-0507
70 sq.m. Renovated. Concierge. \$ 3000

Frunzenskaya 741-0507
120 sq.m. Modern. \$ 4.000

Novoslobodskaya 741-0507
4-room. Large. Security. Parking.

Patriarshiye 741-0507
Stylish duplex. Superb renovation. Open view.

Kutuzovsky 741-05-07
Completely renovated. All appliances. Concierge. Great view. www.newcity.ru,

*“For those who know
 the value of time”*

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Ul. 1905 Goda M. Ul. 1905 Goda \$1600

1-room apartment, 50 sq.m
 Studio, designer renovation
 Stalin-era building, panoramic view



Rostovskaya Nab., M. Smolenskaya \$2500

2-room apartment, 65 sq.m
 European renovated
 Stalin-era building, panoramic view of the Moskva River



Ul. Tverskaya, M. Tverskaya \$2800

2-room apartment, 55 sq.m.
 Designer renovation
 Stalin-era building



Mozhaiskoye Shosse, M. Kuntsevskaya \$3800

3-room apartment, 90 sq.m.
 Designer renovation
 Stalin-era building



Novinsky Bulvar, M. Smolenskaya \$4000

3-room apartment
 Designer renovation
 Stalin-era building, concierge



Ul. Solyanka, M. Kitai Gorod \$3800

3-room apartment, 80 sq.m.
 Designer renovation
 Stalin-era building



Chapayevsky Per., M. Sokol \$2000

2-room apartment, 60 sq.m.
 Modern renovation
 Stalin-era building



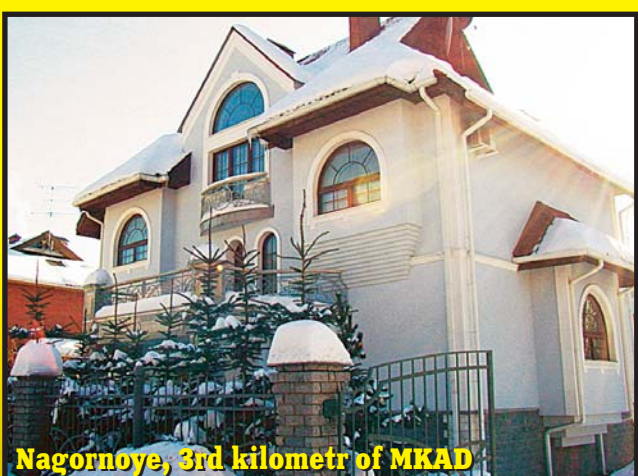
Ul. Zoologicheskaya, M. Barrikadnaya \$5000

3-room apartment, 100 sq.m.
 Modern renovation
 Elite building, security



Ul. Strastnoy Bul., M. Pushkinskaya \$5000

3-room apartment, 110 sq.m.
 Exclusive renovation
 Stalin-era building



Nagornoye, 3rd kilometr of MKAD

400 sq.m. total area, 4 bedrooms, 6 bathrooms,
 sauna, 6x5 pool, exclusive furniture, 40 sotka plot
 of land, landscape design, trees.



Snegiri, 25 km from MKAD

Total area 450 sq.m., 3 floors, on a plat of 23 sotkas
 Expensive finishing. European furniture.
 Barbecue area, fountain, garden.



Desna, 12 km of MKAD

Total area of 400 sq.m., 3 floors, 4 bedrooms,
 pool, sauna, billiards.
 Brick construction.



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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.



NOVORIJSKOE sh.
RENT
450 sq.m.
\$ 6 500

3-level home with 3 bedrooms 4 bathrooms. Fully furnished. Kitchen equipped, satellite TV, internet, security. Parking.



PRECHISTENKA
RENT
190 sq.m.
\$ 18 000

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



1905 GODA
RENT
74 sq.m.
\$ 2900

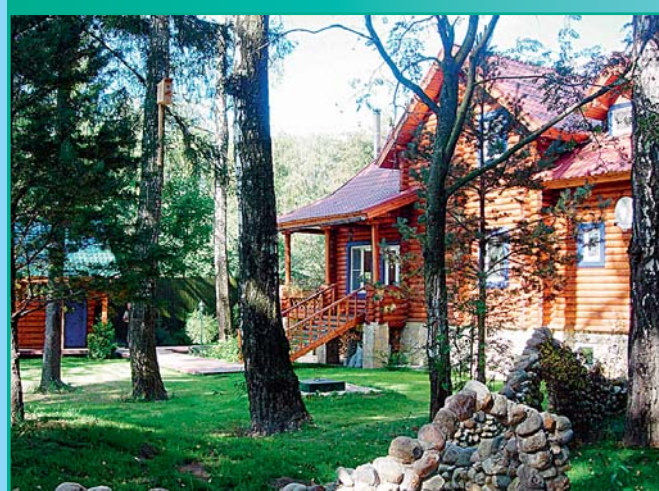
Fully furnished apartment set in a quiet location with panoramic view of the hotel "Ukraine" and White House. After renovation. Near the park.



FRUNZENSKAYA

We have a lot of opportunities for **RENT** in this area:

50 sq.m.	\$ 1 500
45 sq.m.	\$ 2 200
73 sq.m.	\$ 2 500
90 sq.m.	\$ 2 500



KIEVSKOE sh.
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.



ZHUKOVKA - 3, 12 km
RENT
200 sq.m.
\$ 12 500

The most prestigious area. Unique house, spacious leaving room and 3 bedrooms. Fully furnished and equipped.



ALTUFYEVO
RENT
330 sq.m.
\$ 6 500

2 houses located near the Lianozovskiy park: 330 sq.m: 6 bedrooms, 2 bathrooms, fireplace, sauna, swimming pool, jacuzzi.

BE SURE, WE'LL FIND IT!

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LUXURIOUS LIVING IN THE SKY – THREE-STORY PENTHOUSE



Oceania Island, Sunny Isles Beach Miami Beach

Largest and most impressive penthouse on private Oceania Island. Panoramic views from every room spanning the Atlantic Ocean, the Intracoastal, as well as the extraordinary Miami skyline. This 3-story residence has 4 large bedrooms including a master suite with sitting room and gigantic closet, 3.5 bathrooms, gourmet kitchen, laundry room. Very spacious 4224 sq ft A/C space plus 2000 sq ft wraparound balconies on two levels and an incredible 1700 sq ft rooftop terrace complete with sundeck, showers, wet bar and whirlpool, perfect for entertaining. Amenities include private beach club, health spa, tennis courts, restaurant, marina and more. Create your own masterpiece in this pristine, never lived-in, dramatically spacious penthouse. \$2,495,000.

MAGNIFICENT TWO-STORY, BEAUTIFULLY FURNISHED PENTHOUSE

Oceania Island, Sunny Isles Beach Miami Beach

Come home to this spectacular never-lived-in designer-furnished, 2-story penthouse residence on exclusive Oceania Island. Feel secure in a key-accessed floor as you enter a residence so unique as to offer vistas from the Intracoastal Waterway to the blue Atlantic Ocean and the Miami skyline. A European-style gourmet kitchen, imported marble flooring, vaulted ceilings, architectural details, and beautiful finishes are just some of the design features that make this residence so appealing. Three bedrooms with 3.5 en-suite marble baths, spacious terraces on two levels, 24-hour gated access and attended lobby, valet service as well as a private beach club with health spa, tennis, marina and restaurant are but a few of the amenities this penthouse affords.

\$ 1,795,000 furnished.



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ID 663

STEPS TO KREMLIN \$13000

- ROMANOV LANE**
- 230 sq.m. total three bedroom apartment
 - spacious living room, huge master bedroom
 - very high ceilings, newly renovated
 - 24 hour security, guarded parking



ID 669

NEAR SEREBRIANY BOR \$6000

- UNDERGROUND PARKING**
- 152 sq.m. total three bedroom apartment
 - spacious studio, two full bathrooms
 - recently renovated, fully equipped kitchen
 - guarded entrance, underground parking



ID 284

MOSOW RIVER EMBANKMENT \$5800

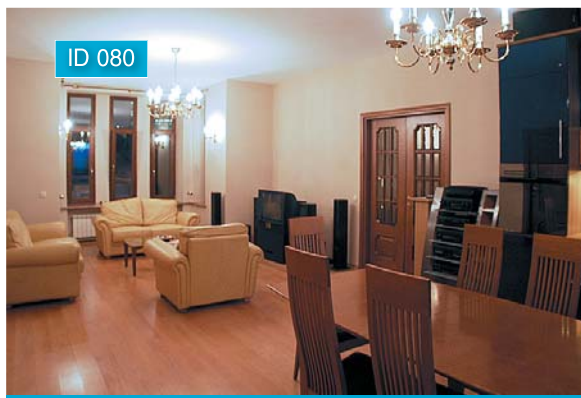
- RIVER VIEW**
- two bedrooms
 - 140 sq.m., two full bathrooms, real sauna
 - top quality renovation, professional maintenance
 - guarded entrance and secure parking



ID 170

NEXT TO WHITE HOUSE \$5700

- REAL QUALITY**
- two bedrooms
 - 130 sq.m., two full bathrooms
 - top quality renovation, professional maintenance
 - guarded entrance and secure parking



ID 080

ARBAT \$5500

- GRAND SALON**
- two bedrooms, convenient layout
 - 105 sq.m., large studio
 - high quality renovation and furniture
 - very good entertainment area



ID 580

CHISTIE PRUDY \$5000

- FRENCH SCHOOL AREA**
- two bedrooms, studio and a study
 - 105 sq.m., one full bathroom and guest toilet
 - newly renovated, unfurnished
 - concierge, secure parking in the yard



ID 611

PARTIARSHY POND \$4500

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



ID 556

TSVETNOY BOULEVARD \$4300

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



ID 582

MAYAKOVSKAYA \$3300

- JUST ON THE MARKET**
- 65 sq.m. total, two bedrooms
 - small lane off Tverskaya, very quiet
 - designer's interior, one full bath and guest toilet
 - renovated entrance with concierge



ID 104

PATRIARSHY POND AREA \$3000

- PRIME LOCATION**
- 65 sq.m. total one bedroom apartment
 - just after renovation in modern style
 - new modern furniture, all appliances
 - quiet lane minutes from the pond



ID 721

CHISTIE PRUDY AREA \$3000

- MODERN STYLE**
- 80 sq.m. two bedroom apartment, one full bath
 - designed and furnished by IKEA
 - separate kitchen, all appliances
 - clean entrance with intercom, Internet, Satellite TV



ID 720

SMOLENSKAYA \$2400

- LIVELY AREA**
- 70 sq.m. total, one bedroom
 - spacious living room, separate kitchen
 - just renovated and furnished in classical style
 - modern building with clean entrance

Retail in Russia. Winning Over the Customer.

May 30, 2006, Marriott Tverskaya Hotel (34, 1 Tverskaya-Yamskaya street)

In program:

- Raising retail management efficiency
- Identifying success factors in the retail market
- Attracting funding
- Coming to the regions: strategic and tactical issues
- Streamlining the retail chain
- Success stories. Outstanding retail projects
- HRM in retail
- Attracting and keeping customers

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Elena Egorova, Colours and Beauty
Maria Markova, Kopeyka
Mark Eshven, Starik Hottabych
Semyon Slutsky, Mosmart
Inna Vojik, Metro Cash and Carry
Eric Barray, Loyalty Partners Vostok
Mikhail Dmitriev, DIVIZION
Igor Mozhaysky, Ile de Beaute
Natalia Erina, Kukhnistroy
Natalia Daudrikh, IMA-Consulting
Grigory Trousov, Contact Expert
Alexandra Melanina, Adamas
Konstantin Baranov, Colliers International
Facilities Management
Sergey Fomenkov, Euroset
Mark Napartovich, Mnogo.ru

Also speakers from Victoria-Group,
Aromatny mir, ACNielsen, Nomenar, MIR,
Paterson, SELA are invited.

Price: \$ 275 (VAT is not included).

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