

## Realtors Reveal Moscow's Best-Kept Secrets

The Moscow Times

*In the final part of our series on Moscow neighborhoods, six realtors answer the question: Which are Moscow's most underrated neighborhoods and why?*

### Michael Bartley

*agency director, Four Squares:*

Barrikadnaya is often unfairly labeled as being too far from the city center, when it is actually located on the metro ring line with very good transport access to the Garden Ring, Novy Arbat, Kutuzovskiy Prospekt and the 3rd ring road. Barrikadnaya has a number of new residential buildings on Krasnaya Presnya and Zoologicheskaya Ulitsa, ensuring good infrastructure and property management of communal areas, open-plan apartments and some great views across Moscow.

Zamoskvorechye has also been underrated in the past despite its central location inside the Garden Ring. This area has a rich architectural and cultural history, many old orthodox churches and gems such as the Tretyakov gallery. The redevelopment of the area around Paveletskaya Ploshchad into one of Moscow's main business districts will in time raise the profile of this whole district, but for the time being prices are lower than the more popular areas north of the river.

Slightly further out from the city center, Park Pobedy also deserves a mention. Park Pobedy, or Victory Park, as it is also known, is one of Moscow's largest suburban parks, a very pleasant and ecologically clean area popular with roller-bladers, outdoor sportsmen and families.

### Marina Pshevecherskaya

*president and founder, Beatrix Realty:*

One can differentiate between renting and sales. In terms of renting, one can name Universitet and Lefortovo, at the Baumanskaya metro station. These areas are attractive because construction work is rapidly developing and there is a nice park.

Underrated areas in sales are Chistiye Prudy, including all the quiet lanes by both sides of boulevard as well as the lanes between Pokrovka and Pokrovskiy Bulvar, on Ulitsa Kazakova. The only drawback of that area is the traffic. Traffic jams and one-way traffic towards the center create an additional inconvenience.

### Karina Kheifetz

*managing partner, Evans:*

Chistiye Prudy is very much loved by expats, and especially the French, for its old Moscow charm, beautiful architecture, peace and quiet. However, for some strange reason, the area is still not so much appreciated by Muscovites. And this is reflected in its per meter price, which is lower than that on Tverskaya, Patriarch's Ponds and Kropotkinskaya. We believe that this will change, so we recommend investing in the area.

Zamoskvorechye may be the only area in Moscow where you can find charming two- and three- story buildings that give you an idea of the lovely Moscow city of the past. Although there are not so many residential buildings in the area, it is developing quickly. Quite a few luxury buildings have been built there recently.

Barrikadnaya is located outside the Garden Ring, and therefore is immediately discounted for its location. However, it is only half a mile away from Tverskaya, the Garden Ring, Patriarch's Ponds and the other most expensive areas. Moreover, these streets are unusually green for Moscow due to the Moscow Zoo's park. Most buildings have breathtaking views over the Zoo's ponds with swans, the White House and two or three Stalin skyscrapers. Finally, there are two major supermarkets, lots of grocery shopping, several small parks, two movie theaters and many restaurants in the area.

### Ruslan Seit-Lumanov

*managing director, MIEL Brokerage:*

In my opinion, the area near the Nagornaya metro station is underrated. Many people consider this area less attractive since it is near an industrial zone. Yet, at the same time, there are plenty of green spots and the city center is only 10 minutes away with transportation. I also think that neighborhoods located near Losiny Ostrov -- one of the city's biggest public forests -- are underrated. Those areas, such as Beskudnikovo and Lianozovo, are located along Yaroslavskoye Shosse, which is close to MKAD.



Vladimir Filonov / MT

The pond at Chistiye Prudy. The area's cafes, restaurants and quiet lanes attract many visitors but agents say apartments there are still undervalued.

Underestimation also implies good development prospects. From that viewpoint, Solntsevo and Peredelkino should expect a favorable investment future. With new metro stations to be built in these areas, demand for apartments will certainly rise.

**Konstantin Kovalyov**

*managing partner, Blackwood:*

Khamovniki is one of the most promising districts in terms of future architecture. It has not been well developed till now, since it was not much in demand while there were still free spots for construction within the Garden Ring. This area was not even considered as elite earlier. But it has a good location and is accessible by all means of transportation.

**Olga Bogoroditskaya**

*head of Knight Frank Russia's Moscow residential sales department:*

Among the central locations in Moscow, Chistiye Prudy is unjustifiably neglected. The area has definite potential for steady development because of its central location, proximity to the charming, quiet and small park along the ponds, and its restaurants and cinemas.

One should also add a few words about Plushikha. Though Muscovites love this area, its full potential has not yet been realized. No doubt that both Plushikha and Khamovniki, as well as the embankment from Frunzenskaya to Savinskaya, have even better prospects for further development because of their central location and good environmental and traffic conditions. Two more areas that have big potential for future investments are the Krasny Oktyabr area and Moskva-City in the Krasnopresnensky district.