

**BUSINESS / REAL ESTATE**

Tuesday, June 27, 2006. Issue 3440. Page 8.

**Experts Pick City's Best Suburbs**

The Moscow Times

*In the first of a four-part series on Moscow neighborhoods, six realtors answer the question: Which are Moscow's best neighborhoods to live in and why?*

**Marina Pshevecherskaya***president and founder of Beatrix Realty:*

The areas that we recommend to our clients are Patriarch's Ponds, the Frunzenskaya Naberezhnaya neighborhood and the lanes around the Arbat.

Of special charm is the left side of Frunzenskaya.

Young families love this area because of Mandelshtam Park, which is situated nearby -- a lovely place for evening and weekend walks with small children or pets.

**Ruslan Seit-Lumanov***managing director of Miel Brokerage:*

The best areas to live in Moscow are the south and southwest.

The most prestigious areas are located along the Filyovskaya, Kaluzhsko-Rizhskaya and Sokolnicheskaya metro lines. To be more specific, the areas with the best living conditions in terms of both ecology and infrastructure are between the Kutuzovskaya and Kuntsevskaya metro stations, around the Noviy Cheryomushky metro station and between the Park Kultury and Universitet metro stations.

Compared to other districts, the city's south and southwest have considerably less industry. Educational and cultural institutions prevail here, while numerous parks and the wind make the area clean and pure. These areas were historically inhabited by the country's political, cultural and scientific elite.

**Olga Pavlova***development director of Delight Realty:*

The three most popular areas in the center of Moscow are Ostozhenka, Arbat and Zamoskvorechye. Why? Ostozhenka -- for historical reasons and also thanks to a smart PR campaign.

Arbat -- also for its history, as well as its buildings of architectural merit and proximity to embassies. Zamoskvorechye has relatively low prices compared with other districts in the city center and has a developed infrastructure.

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

With many beautiful areas in the city center it has become increasingly difficult to give a definite answer to this question. Yet there are certain areas that are in constant demand with our clients, namely Ostozhenka and Prechistenka, Patriarch's Ponds, Zamoskvorechye, the Savvinskaya Embankment, and Arbat-area side streets, from Prechistenka to Patriarch's Ponds.

Ostozhenka is definitely the most prestigious area and deserves its "Golden Mile" name. Its location in

*For MT*

Marina Pshevecherskaya

the city center saves apartment owners from traffic jams. Paradoxically, although apartments in the Ostozhenka district are in the highest demand, only 30 percent of the owners live there permanently.

It's no wonder that the area is the most expensive in Moscow and to have an apartment on Ostozhenka is more a matter of prestige than an actual necessity for the wealthy owners, who mostly live on Rublyovskoye Shosse.

Demand is not limited to the boundaries of the Garden Ring. For instance, certain streets along Prospekt Mira are very popular because of the proximity to the Aptekarsky Botanical Garden. Our clients also appreciate the charm of Zamoskvorechye and Khamovniki, which are slightly beyond the Garden Ring. And the reasons for the popularity of those areas are understandable: they are historical districts, with proximity to parks and embankments.

**Konstantin Kovalyov**

*managing partner of Blackwood:*

The two most attractive areas within the Garden Ring are Patriarch's Ponds and Chistiye Prudy.

Patriarch's Ponds is glorified in Russian literature and has a long history. This is a very quiet and, more importantly, safe area with many embassies and ambassadorial residencies.

In terms of internal infrastructure, Patriarch's Ponds is much more advanced than Ostozhenka, despite the latter's popularity. Another distinct advantage is plenty of green spots.

One can refer to Chistiye Prudy as a historical and cultural center of Moscow, with its famous theaters, schools including the French school, restaurants, fitness clubs, cozy parks, boulevards, the famous pond with fountains and swans, and so on.

Pokrovskoye-Streshnevo is the third-best area, with its famous park -- one of the cleanest and most-favored areas of the capital. This preserve is surrounded by Khimki Reservoir, the Moscow River and the Moscow Canal. The closest metro station is Sokol.

**Karina Kheifetz**

*managing partner of Evans:*

There are several charming Moscow neighborhoods. If we had to choose three, we would name Patriarch's Ponds, of course, Arbat/Kropotkinskaya and Frunzenskaya.

Why do we choose Patriarch's Ponds as No. 1? Firstly, because of its central and convenient location close to major roads such as Tverskaya Ulitsa, Novy Arbat, and the Boulevard and Garden Rings. And it is within walking distance of six metro stops.

But none of this would be enough if the area wasn't so full of charm, history, beautiful architecture and peace and quiet.

This is the only area in Moscow that deserves the name "neighborhood." Within a couple of blocks you will find plenty of grocery stores, a gourmet deli, bakery, many wonderful cafes and restaurants.

Arbat/Kropotkinskaya offers less greenery and less conveniences than Patriarch's Ponds, but it is still one of the most popular areas to live, mostly for its quiet, charming streets, preserved in their historic charm, touched very little by Soviet architecture.