

Experts Warn Expats Where Not to Rent

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

Marina Pshevecherskaya

president and founder, Beatrix Realty:

The most problematic are the areas around Leningradskoye Shosse, Taganskaya metro station and the three-railway station area near Komsomolskaya. Constant traffic jams, smog, pollution and noise coming from the streets and railway stations make these areas highly unsuitable for comfortable family living.

Karina Kheifetz

managing partner, Evans:

Firstly, Taganskaya. Taganskaya Ploshchad is a worse version of Las Vegas, full of the neon lights of casinos and clubs. The traffic is always very busy there, and you lose a lot of time driving out of the area. Apart from several newly constructed complexes, the most common type of building in Taganskaya has low ceilings and small, box-like apartments.

Secondly, the areas east of Moscow -- Tekstilshchiki, Novogireyevo, Vykhino, Ploshchad Ilich. Traditionally, this is an industrial part of the city. There are several factories in the east of Moscow, including Serp, Molot and ZiL, where Renaults are now made. Therefore these areas are the least appealing to live in for reasons of pollution, traffic, distance from the center and an overall unattractive appearance.

Thirdly, the areas south of Moscow -- Tuskaya, Avtozavodskaya, Paveletskaya -- for the same reasons as in the east: traffic, pollution, lack of quality residential buildings, the industrial nature of the area, lack of greenery, distance from the center.

Olga Bogoroditskaya

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

The most inconvenient residential areas in the city are the Taganskaya area, the area around the three railway stations and along Leningradskoye Shosse. Few people would want to put up with the noisy and bustling atmosphere of three railway stations. In addition, Leningradskoye Shosse currently has too many problems with traffic, and until additional roads are built it will continue to pose problems for people going to and from work. Another area with a poor environment that we would not recommend living in is Kapotnya. Yet, with the growing trend of industrial plants being moved away from the city center, more and more areas will become attractive for residential construction.

Ruslan Seit-Lumanov

managing director, Miel-Brokerage:

It is not very appropriate to use the word "worst," but the most difficult and polluted atmosphere in Moscow is in the areas of Shosse Entuziastov, Volgogradsky Prospekt and Ryazansky Prospekt. The reasons are that those highways are overloaded with traffic and there is an abundance of industrial plants in the area, with an obvious lack of green zones.

Konstantin Kovalyov

managing partner, Blackwood:

Our estimate is valid only for elite and business-class real estate as this is the main segment of our market.

There cannot be any "bad" areas on the elite residential real estate market. Clients pay enormous sums of money and expect good quality in return. It is possible only to mention certain drawbacks of some districts. For instance, the first impression of Sretenka is spoiled by the number of massive construction projects there. The Kitai-Gorod area is not the best spot for residential real estate. It has historically been a business center and has more offices than residential buildings.

Olga Pavlova

development director, Delight Realty:

Among the three least-popular areas I would name Taganskaya, Chistiye Prudy and Krasnopresnenskaya. The main problem with both Taganskaya and Krasnopresnenskaya is their proximity to industrial zones and weak

infrastructure. And the Chistiye Prudy area is still in lesser demand than other central areas due to the lack of uniformity in the quality of its buildings.