

**TRENDS OF DEVELOPING OF LOW – RISE BUILDING IN
KRASNOYARSK**

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To date in Krasnoyarsk the tendency to low-rise building is gathering stream, and such building is a competitive alternative to living in town block of flats. Active housing development has been in full swing in the core city of Krasnoyarsk and its immediate surroundings. And according to statistics the share of low-rise building has increased by 35,6% for the year. It should be noted that according to the real estate market of Krasnoyarsk the price of a square meter of a cottage and that of a middle-class dwelling is almost the same. However, the cost of a cottage upkeep compared to city dwelling turns up to be really expensive. Nevertheless, the drawbacks of low-rise building are compensated to some extent by the governmental support. All negative and positive aspects of low-rise building in Krasnoyarsk are examined in the article. Besides, to reveal the level of low-rise building development in Krasnoyarsk the comparative analysis of the built cottage settlements, as well as those that are still being built, has been made. The article also provides the information about quality-price ratio of the housing offered by the Krasnoyarsk real estate market, and shows what cottage architectural styles are the most attractive for customers. A brief overview of main Krasnoyarsk cottage settlements as «Novaland», «Vidniy», «Udachniy», «Skandinaviya», «English park», «Zolotyа gorka», «Shamoni», «Sosny», «Gorniy» and «Kristall» is provided in the article. The comparative table of the examples of low-rise building in Krasnoyarsk and its suburbs is presented. It is based on such key criteria as name of the cottage settlement, its location, average price of a square meter, social objects located in the settlement, security, utility systems, project developer, a single architectural concept, settlement total area and plots of land for sale.

After the analysis the following summary can be made:

- A sustainable general development of low-rise building in Krasnoyarsk as well as growth in demand for country houses is obvious. The share of low-rise building has recently increased.
- Customer preference is given to cottage settlements with single architectural concept and thought-out landscape.
- When choosing an art concept for individual cottage settlement, different trends, such as chalet, classical style and wooden architecture are considered though, the preference is given to cottages built in classical style, with sharp and short-spoken forms and without essentially decorative elements of facades.
- Cottage settlements in Krasnoyarsk are designed based on the “self-sufficiency” principle. It means that there are all the social objects which are necessary for comfortable living in the settlement without leaving it.
- Low-rise building is one of the most perspective fields of the Krasnoyarsk real estate market, and it is predicted that the demand for it will only grow.

Table

Comparison of some low-rise building settlements in Krasnoyarsk

Name	Location	Price (KRUB/sq. m)	Social objects	Security	Utility systems	Project Developer	Architectural concept	Total area of the settlement (hectare)	Offer (plot of land for sale)
Novaland	7 km from the city, near Solontsy village, Emelyanovsky area.	34-45 (for a house) 15 (for a socle)	School (720 pupils) 4 kindergartens (95 children each)	Private security company	Water supply system, power supply, energy supply, sewerage, cable TV, Internet.	LLC “Istok”	+	100	Farmstead 8 – 12 decares + house 130 – 250 sq.m. two-flat houses 115-200 sq.m. townhouses 130 – 170 sq.m. 1 – 4 room flats 40 – 110 sq.m.
Udachniy	2 km from the city, left bank of the Enisey, Ocityabrsky area	53	Children’s playgrounds, mini zoo, park, walking areas	Private security company	Power supply, Water supply system, sewerage, telephone network, Internet	LLC “Inkom – sosny”	+	19	Flats 60, 90, 120, 150, 170 sq.m. duplex apartments 280 sq.m. townhouses 120, 150, 190 sq.m. with lands 1-2 decares
Sosny	2,5 km to the west from the city, Ocityabrsky area	55	Shop, pharmacy, car wash, service, restaurant, laundry,	Private security company, alarm system	Mains systems of water supply and sewerage, telephone network, Internet,	LLC “Inkom – sosny”	+	10,8	Not applicable

			dry-cleaner's, beach, children's playgrounds		fire detection system and security alarm				
Shamoni	5 km from the city, Emelyanovsky area	32 -35	Social-entertainment center, ski trail, cafe, sport club, kindergarten, stage, observatory	Private security company	Gas co-generation plant, water supply system, stand-alone sewerage	LLC "Koda"	+	10	Chalets 254, 318, 350-450 sq.m. townhouses 120-137 sq.m. dales 6 – 35 decares
Zolotyagorka	25 km from the city, Emelyanovsky area, between villages Suhoe and Emelyanovo	15.7	Condominium partnership, shop, pharmacy	Private security company	Internet, telephone network, water borehole, power supply, sewage caisson	LLC "Zolotyagorka"	+	12	Houses up to 360 sq.m., lands 10 decares
Vidniy	8 km from the city, Emelyanovsky area	35	Kindergarten, primary school, shopping and entertainment center, cultural and business center, children's playgrounds, sports grounds, pharmacy, medical aid	Private security company	Centralized networks of power, water, heat and energy supply, sewerage, digital TV, Internet.	LLC "Zodchy"	+	109	Houses 100 – 180 sq.m. with lands 6 - 15 decares

			station, shops, cafe, bank						
Skandinav iya	Emelyanovsky area, 1,5 km from Suhoe village	28-33	shop, medical aid station, hairdressing salon, nursery , health center, children's playgrounds, sport grounds	Private security company, checkpoint , twenty- four-hour CCTV monitorin g	Centralized network of power and water supply, telephone network, Internet, satellite or cable TV, receiver.	LLC “Regionalna ya stroitelnaya kompaniya”	+	12	Houses (135, 200, 220 sq.m.) with lands (8 – 12 decares)
English park	In the city, Sverdlovskiy area	25	Social and leisure center, tennis courts, park, quay	Private security company, CCTV monitorin g	Water supply system, sewerage, water and energy registers	CJSC «KrasPTM»	+	8	Cottages (150 – 400 sq.m.) with lands (15 – decares) , townhouses (120,5; 135; 202,4 sq.m.) with lands (2 – 4 decares)
Gorniy	Suburb, Ochyabrsky area	60 -65	-	roadway gate	Water supply system, power supply	Individual building	-	25	Lands (10 – 20 decares) Cottages (300 – 617 sq.m.)
Kristall	North-east, 1 km. from Ermolayevo village	20 - 25	Beach, waterside rest area, shop, pharmacy,	Private security company	Water borehole, water tower, power supply	Individual building	-	80	Lands (6- 50 decares), houses (50 – 300 sq.m.)