

## How to use the Mercer housing tables

The following are locations with acceptable quality of accommodation but of a more limited nature:

City	Country	City	Country
Bangkok	Thailand	Manila	Philippines
Bogotá	Colombia	Mexico City	Mexico
Cairo	Egypt	Moscow	Russia
Caracas	Venezuela	Rio de Janeiro	Brazil
Guangzhou	China	Taipei	Taiwan
Istanbul	Turkey	Warsaw	Poland
Jeddah	Saudi Arabia		

The following table shows locations with generally lower quality of accommodation or of a very limited nature:

City	Country	City	Country
New Delhi	India	Hanoi	Vietnam
Bangalore	India	Kiev	Ukraine
Mumbai	India	Almaty	Kazakhstan

## 5. City-by-city expatriate accommodation rental costs table

Almaty KZ	Dubai AE	London GB	Rio de Janeiro BR
Amsterdam NL	Dublin IE	Los Angeles US	Sao Paulo BR
Athens GR	Frankfurt DE	Madrid ES	Seoul KR
Bangalore IN	Geneva CH	Manila PH	Shanghai CN
Bangkok TH	Guangzhou CN	Mexico City MX	Singapore SG
Beijing CN	Ho Chi Minh City VN	Milan IT	Stockholm SE
Bogota CO	Hong Kong HK	Moscow RU	Sydney AU
Brussels BE	Istanbul TR	Mumbai IN	Taipei TW
Budapest HU	Jakarta ID	New Delhi IN	Tokyo JP
Buenos Aires AR	Jeddah SA	New York US	Toronto CA
Cairo EG	Johannesburg ZW	Oslo NO	Warsaw PL
Caracas VE	Kiev UA	Paris FR	
Copenhagen DK	Kuala Lumpur MY	Prague CS	

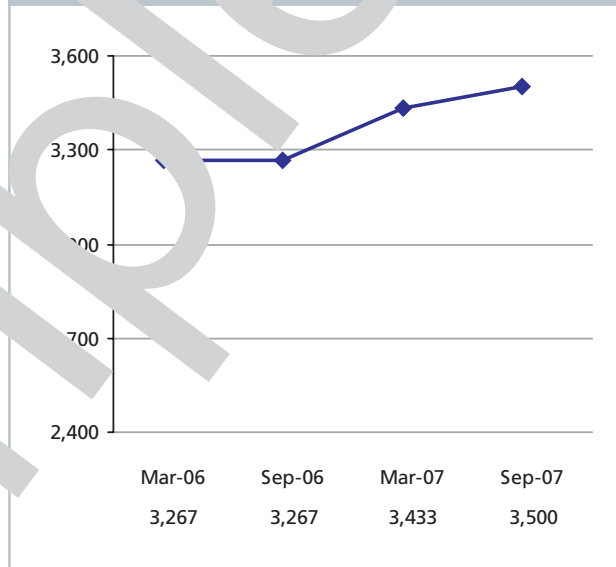
# Almaty (Kazakhstan)



## Residential rents market trends

The rental housing market has witnessed an increased supply of properties. The expansion in market development will continue in the near future as demand continues to exceed supply. To the east of the city is the business area, with higher rents. Prices are lower in the western and northern parts of the city.

Almaty monthly rents  
March 2006–September 2007 (USD)



Housing Availability			
Availability	Good	Average	Bad
Furnished apartments		X	
Unfurnished apartments	X		
Furnished houses		X	
Unfurnished houses		X	

Most of the best apartments are unfurnished. Small apartments of one or two bedrooms are difficult to find.

## General comments

**City Centre** is the political, administrative and residential centre of the city. The area is bounded by four streets: Kaldayakova Street, Seifullina Avenue, Satpayeva Street and Zhibek Zholy Street. It is the oldest, most beautiful part of the city. It is also its business centre, with many embassies and large companies based here. There are also buildings left empty following the departure of personnel when the capital city was changed to Astana. The centre enjoys a well-developed infrastructure, with both public transport and taxis being widely available. The district has plenty of open spaces.

Residential accommodations consist mainly of solid brick three- to five-storey apartment buildings, many of which date back to the Soviet era. In recent years, exclusive apartment blocks have been constructed and designed to Western standards. The average area of a three- or four-room apartment in these blocks is 150–250 square metres. Apartments generally have a central security service and underground garages.

**Kok-tube Park**, on the southwestern edge of the town, offers spectacular views of the city and the Tien-Shan mountains in clear weather. It is accessible by cable car or car from Almaty. Apart from superb

views, Kok-tyube has several small open-air cafes and entertainment for children, as well as good routes for hiking.

**Samal** is situated in the southern, upper part of the city, close to the mountains. It is a relatively new district, with 5-storey brick apartment buildings and 9- to 12-storey apartment buildings. Many of these tall buildings have a beautiful view of the mountains. The infrastructure is still developing and improving. The new hypermarket “Ramstore” has increased the popularity of the area. Current trees, grassed areas and flower beds are being planted to improve the surroundings. Recently, the construction of a large business centre has been completed, with modern offices to let. The five-star Hotel Konkara is located near Samal. It is one of the best districts for rental of residential properties. The area of the houses varies from 150 to 1,000 square metres, with a ground area of from 600 to 50,000 square metres. So a wide variety of properties is available from small cottage-style houses to exclusive villas with grounds. Buildings usually are very modern and meet Western standards of design and facilities, many providing air conditioning, saunas or swimming pools.

**Other districts:** Al-Farabi Avenue is the main business, shopping and residential street in Almaty

and is popular with expats. Other popular areas close to the city centre include Gorny Gigant, Kompot, Dostyk Avenue, Khan Tengri, Butakovka and Baganashil. There is a wide expansion of both luxury residential and office premises in the city centre as well as the suburbs. The rapid changes are providing a more modern, Western-style city.

Six areas of the city are:

- Almalinsky
- Medvezovskiy
- Bostandykskiy
- Medeuskiy
- Turksibskiy
- Zhetysuskiy

Rooms tend to be smaller than in other North American and European countries, particularly bedrooms; fitted cupboards are not generally provided.

## Charges

Garage is sometimes included in above apartment rents; if not, average charge ranges from HKD 3,000 to 3,500 per month. Management and government fees are paid on top of rent (12% to 15%). Utilities costs are paid separately by the tenant and should be registered under his name.

## Local contacts

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Monthly rent, September 2007

USD 1 = 1 USD

**Table 1: Good level of accommodation in areas popular with both locals and some international assignees**

Accommodations	From		Average		To		
	USD	USD	USD	USD	USD	USD	
<b>Houses</b>							
<b>Furnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	4,500	4,500	6,000		7,000	7,000	
<b>Unfurnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	4,000	4,000	4,500	4,500	6,000	6,000	
4 bedrooms, 250 sqm, 2700 sqf	5,200	5,200	6,000	6,000	7,000	7,000	
4 or more bedrooms, over 250 sqm, over 2700 sqf	6,000	6,000	7,000	7,000	8,500	8,500	
<b>Name of areas for houses:</b> City Centre, Dostyk/Boganbai, Bobek, Miras							
<b>Apartments</b>							
<b>Furnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	1,500	1,500	1,700	1,700	2,000	2,000	
1 bedroom with services, 50–70 sqm, 540–750 sqf	NA	NA	NA	NA	NA	NA	
2 bedrooms, 80–120 sqm, 860–1290 sqf	1,700	1,700	2,000	2,200	3,000	3,000	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	2,100	2,500	2,200	3,200	3,500	3,500	
<b>Unfurnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	1,200	850	1,200	1,200	1,500	1,500	
2 bedrooms, 80–120 sqm, 860–1290 sqf	1,400	1,400	2,100	2,100	2,300	2,300	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	2,000	2,000	2,800	2,800	3,500	3,500	
4 bedrooms, 160–200 sqm, 1720–2150 sqf	3,000	3,000	3,400	3,400	3,800	3,800	
4 or more bedrooms, over 200 sqm, over 2150 sqf	NA	NA	NA	NA	NA	NA	
<b>Name of areas for apartments:</b> Old center							

Housing availability			
Availability	Good	Average	Bad
Furnished houses		X	
Unfurnished houses		X	
Furnished apartments	X		
Unfurnished apartments		X	

Monthly rent, September 2007

USD 1 = 1 USD

**Table 2: Excellent level of accommodation in areas preferred by international assignees**

Accommodations	From		Average		To		
	USD	USD	USD	USD	USD	USD	
<b>Houses</b>							
<b>Furnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	6,000	7,000	8,000		9,000	9,000	
<b>Unfurnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	5,500	5,500	6,500	6,500	9,000	9,000	
4 bedrooms, 250 sqm, 2700 sqf	6,500	6,500	8,000	8,000	10,000	10,000	
4 or more bedrooms, over 250 sqm, over 2700 sqf	8,000	8,000	9,000	9,000	10,000	10,000	
<b>Name of areas for houses:</b> Kok Tube, Alem							
<b>Apartments</b>							
<b>Furnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	1,700	2,000	2,000	2,000	2,500	2,500	
1 bedroom with services, 50–70 sqm, 540–750 sqf	NA	NA	NA	NA	NA	NA	
2 bedrooms, 80–120 sqm, 860–1290 sqf	2,000	2,000	2,800	2,800	3,500	3,500	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	2,500	2,500	4,000	4,000	5,000	5,000	
<b>Unfurnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	1,300	1,300	1,500	1,500	1,700	1,700	
2 bedrooms, 80–120 sqm, 860–1290 sqf	2,000	2,000	2,400	2,400	2,500	2,500	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	2,500	2,500	3,500	3,500	4,000	4,000	
4 bedrooms, 160–200 sqm, 1720–2150 sqf	3,500	3,500	4,000	4,000	4,500	4,500	
4 or more bedrooms, over 200 sqm, over 2150 sqf	NA	NA	NA	NA	NA	NA	
<b>Name of areas for apartments:</b> Birmingal Ga							

Housing availability			
Availability	Good	Average	Bad
Furnished houses		X	
Unfurnished houses		X	
Furnished apartments	X		
Unfurnished apartments		X	

Monthly rent, September 2007

USD 1 = 1 USD

**Table 3: Superior level of accommodation in exclusive areas**

Accommodations	From		Average		To		
	USD	USD	USD	USD	USD	USD	
<b>Houses</b>							
<b>Furnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	7,000	7,000	11,000		15,000	15,000	
<b>Unfurnished</b>							
3 bedrooms, 200 sqm, 2150 sqf	7,000	7,000	9,000	9,000	10,000	10,000	
4 bedrooms, 250 sqm, 2700 sqf	8,000	8,000	10,000	10,000	15,000	15,000	
4 or more bedrooms, over 250 sqm, over 2700 sqf	10,000	10,000	15,000	15,000	20,000	20,000	
<b>Name of areas for houses:</b> Luganskava, Gorny Gigant							
<b>Apartments</b>							
<b>Furnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	2,000	2,000	2,500	2,500	3,000	3,000	
1 bedroom with services, 50–70 sqm, 540–750 sqf	NA	NA	NA	NA	NA	NA	
2 bedrooms, 80–120 sqm, 860–1290 sqf	2,500	2,500	3,000	3,500	4,500	4,500	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	3,000	3,000	4,500	4,500	5,000	5,000	
<b>Unfurnished</b>							
1 bedroom, 50–70 sqm, 540–750 sqf	1,700	1,700	1,900	1,900	2,000	2,000	
2 bedrooms, 80–120 sqm, 860–1290 sqf	2,500	2,500	3,000	3,000	3,500	3,500	
3 bedrooms, 120–160 sqm, 1290–1720 sqf	4,000	4,000	4,200	4,200	4,500	4,500	
4 bedrooms, 160–200 sqm, 1720–2150 sqf	5,500	5,500	5,800	5,800	6,000	6,000	
4 or more bedrooms, over 200 sqm, over 2150 sqf	NA	NA	NA	NA	NA	NA	
<b>Name of areas for apartments:</b> Saryarka, Upper Satayevka							

Housing availability			
Availability	Good	Average	Bad
Furnished houses		X	
Unfurnished houses		X	
Furnished apartments	X		
Unfurnished apartments		X	