



Classification of prime residential properties, recommended by Knight Frank in 2008.

In the first half of 2008 Knight Frank's specialists adjusted the criteria for prime residential property classification by dividing the prime property market into three categories (B+, A, A+). According to the new classification, properties in the prime residential market are mainly class B+ and A properties, class A+ buildings account for approximately 20% of the market.

Criterion	Class A+	Class A	Class B+
1. Totals			
Number of apartments	up to 40	up to 100	
Construction	brick external and internal wall, monolith concrete structure, high quality construction		brick external and internal wall, monolith concrete structure
Ceiling height	not less than 3,4 m	not less than 3,3 m	not less than 3,1 m
Underground parking	availability of 2 car places per flat		availability of 1,5 car places per flat
1.1.Recomended placement			
Location	Ostozhenka, Prechistenka, Arbat, Patriarshye Prudy, Plushiha, Khamovniki, Tverskoy	Central District	Central District, Leninsky, Kutuzovsky, Komsomolsky avenue
2. Residents comfort			
The ratio of the total area of apartment buildings and public facilities	60 / 40%	70 / 30%	80 / 20%
The existence of territory outdoors	Optional	Required	
Social environment	high social status, (high net worth) possible face-control	upper social class (mass affluent)	upper social class, high middle social class



Criterion	Class A+	Class A	Class B+
Safety	24/7 professional security, video surveillance, access control system at HID. Connectivity individual alarm on remote protection		24/7 professional security, video surveillance, access control system at HID
Infrastructure	Closed, possible fitness, swimming pool, club premises	It may be open to outside visitors. There are fitness, swimming pool, club and retail space	Opened for foreign visitors. There are fitness, swimming pool, club and retail space
Managment	professional property management company, automation engineering systems		professional property management company
3. Appearance			
Architectural project	Individual project, well-known architect	Individual project	
Finishing facades	natural stone, brick facade, glass, metal, wood	natural stone, brick facade, glass, metal, wood, partially possible substitutes	natural materials or their substitutes
Finishing common areas	expensive natural materials, individual design		natural materials or their substitutes
Beautification outdoors territory	landscaped and designed space, lighting		
4. Engineering Systems			
Ventilation	mechanically inducing and filtration		
Conditioning	central conditioning, cooling and heating	central conditioning, cooling and heating (optional)	
Water	water filters (mechanical and chemical, UV), drinking water, reserve stock	water filters (mechanical and chemical, UV)	water filters (mechanical, UV)
Heat	central heating water, individual heat item, boiler		central heating water, individual heat item
Utilities	Two power supply sources (30-35 KW per flat), copper cables	Two power supply sources (25-30 KW per flat), copper cables	Power supply sources (20-25 KW per flat), copper cables



Criterion	Class A+	Class A	Class B+
Elevators	high-quality level Kone, Otis, Thyssen, Schindler, Individual elevator cab finishes	high-quality level Kone, Otis, Thyssen, Schindler	
Automation engineering systems (BMS)	Required	Recommended	
5. Equipping apartments			
Windows	wood, wood and aluminium 2-glass chamber		
Entrance doors	Folding doors	Folding doors (optional)	
Radiators	Bimetal imported radiators with regulators		
6. Telecommunications			
Telephony	digital telephony, 2 or more telephone lines	digital telephony	
TV	All broadcasting channel, satellite TV, ability to connect to video surveillance cameras		
Внутридомовая связь	Color video sec.door, Contact with the concierge	Video sec.door	
Internet	High-speed ethernet, wi-fi in public places	High-speed ethernet, may wi-fi in public places	High-speed ethernet

Source: Knight Frank Research, 2008