

The launch of the MCD-3 will increase the value of real estate in the Moscow suburbs – Zelenograd

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Thanks to the launch of the MCD-3 (the diameter connecting the north-west and south-east), the value of real estate will increase by 15%. Zelenograd will become an attractive area for housing and business development, which will have a significant impact on housing costs in the county.

Zelenograd (250.173 people) is one of the 12 administrative districts of Moscow located in the north-west of the capital. It is a remote district, which is separated from Moscow by a part of the Moscow region. The most convenient transport for the residents of Zelenograd is the electric train. To travel to Moscow from Zelenograd citizens have to take a train and then metro. It is a young city with developed infrastructure, good ecology and significant scientific prospects. Zelenograd is called the Russian Silicon Valley and also it is the largest electronics industry centers in the country. Potentially it can be further developed when the third diameter (MCD-3) and later the high-speed highway «Moscow-Saint-Petersburg» will be launched here.

The first thing the residents will appreciate after the MCD-3 launch are significant savings on travelling. Probably nobody spends as much on travelling as the citizens of Zelenograd. Everyday employees of companies and ordinary residents spend 6 euros, monthly – 126 euros. After the launch of the MCD-3, the monthly cost will be reduced to 23 euros, which represents 82% of the travel savings. Travel can be paid with «Troika» card, it is transport smart card can be used to pay for trips, as it operates in all modes of public transport and interchanges to metro are free.

Soon a new workspace – Technopark – will be open in Zelenograd. Its total area will be up to 150 thousand m². This will create new jobs, approximately more than 2,500 workplaces. Thus, the housing in Zelenograd next to the workplace will become in demand for the employees of the Technopark: highly qualified personnel, scientists and researchers. The migration vector will shift from the center to Zelenograd.

«We are planning the MCD-3 launch in late 2022 – early 2023. With the new diameter, the residents of Zelenograd will have alternative routes. Travels will become easier, faster and much cheaper. The areas around the railway will become more



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attractive for business and life: new residential sectors, leisure facilities and business centers », – noted Maksim Liksutov, the Deputy Mayor of Moscow for Transport.

It is planned that the high-speed trains «Moscow-Saint-Petersburg» will stop at Kryukovo station which is located in Zelenograd. Zelenograd will become the new intercity center of business communications with Tver, Velikiy Novgorod and Saint Petersburg.

Now Kryukovo station is under reconstruction. After completion of the works Kryukovo will become a large and modern hub with convenient interchanges to bus routes.

The MCD is an above-ground metro which is considered an analogue of Crossrail in London and RER in Paris. It allows passengers to travel from the suburbs to the city centre. Passengers can switch to the metro, the MCC and surface transport. Paying for travelling becomes simpler. Passengers used to buy a separate ticket on the railway, and now there is a single payment system for all modes of public transport. The headway between trains do not exceed 7 minutes at peak hours. The MCD-1 and the MCD-2 were launched on the November 21, 2019. The MCD-1 is 52 km long and it includes 25 stations. The MCD-2 is 80 km and there are 35 stations. The launch of the MCD-3, the MCD-4 and the MCD-5 is planned for 2023-2024.S



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