CITYSCAPES

SAN FRANCISCO (CBS) -- Crews are putting the finishing touches on some San Francisco micro-apartments, spaces under 250 square feet, meant to be a more affordable option for those looking to live in the city.

Just off Fillmore street at 28 Marzani sits a sleek new building with 23 units, "smart spaces" that are small, but comfortable.

"There are high ceilings, big windows, lots of natural light and function that they call 'double duty,'" said Cara House, Director of Development for Panoramic Interests, the firm developing the apartments.

The double-duty furniture includes a table for four that folds under a queen-size Murphy bed and a bench top that is transformed into a breakfast nook. If you want to have it be a table for two, you just lift this little part in the middle and have a said, "House explained.

But she said despite the space being small, that doesn't necessarily mean it is lacking -- the studio units include a full size, continuous washer/dryer, full refrigerator, full bath, flat screen TV and a two burner stove top.

Although there is no space to park, a Lot at residents will have access to City CarShare and bike parking.

"We think it’s one option. It’s not for everybody," House said. "It’s for people who want to live downtown, for whom location is very important.

House said she envisions both younger and older singles, students and even some couples living in the units.

The micro-apartments will rent for $1,500 a month, about a quarter less than the average apartment in San Francisco. The units are expected to be made available this summer.

Panoramic Interests is also in the development process for a 156-unit multi-family building at 700 Howard Street that will offer studio units that are even smaller than those on Marzani Street.