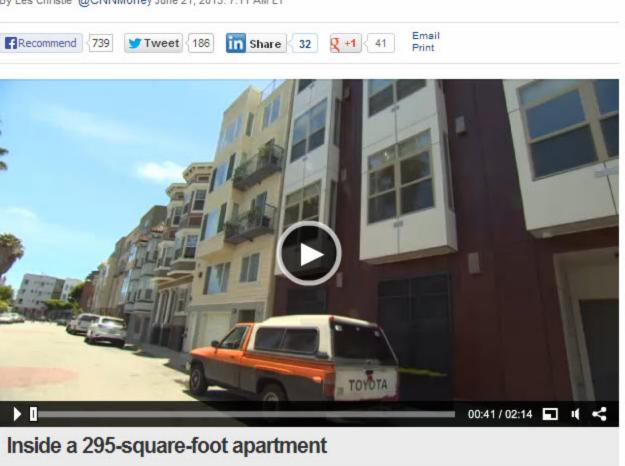
Micro-apartments: The anti-**McMansions** By Les Christie @CNNMoney June 21, 2013: 7:11 AM ET



Move over McMansions: These days, pint-sized, micro-apartments

are all the rage.

NEW YORK (CNNMoney)

Typically ranging between 180 and 300 square-feet, these tiny apartments are becoming

increasingly popular among the young-and-single set and even some retirees, seeking

affordable places to live in the nation's costliest cities. Sponsored Links Nowhere is the micro trend hotter than in Seattle. More than 40 micro-apartment developments have been

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Potter, chairman of Kauri Group, a Seattle-based developer. Many of these apartment buildings offer shared patios, roof decks and even communal kitchens. (Zoning laws in Seattle allow up to eight apartments to share one kitchen). Other emerging micro-apartment hotspots include San Francisco, Boston, Providence, R.I., New York and

built in the city in the past three years, according to Jim

people pay for newly built studios of 400 square feet or more in the city, according to

Portland, Ore., where Kauri is building a new complex.

The key selling point is affordability. In **Seattle**, 250-

Potter. Related: Inside the ultimate man cave

In San Francisco, Patrick Kennedy of micro-apartment developer Panoramic Interests,

square-foot apartments rent for under \$800 a month, almost half the average \$1,400

rents 295-square-foot apartments for \$1,600, about a third less than the going rate for

newly built studios in the area. Living in tiny spaces requires big lifestyle adjustments. When Aron Susman moved his commercial real estate information company, TheSquareFoot, from Houston to New York,

the 30-year-old bachelor went from a 1,700-square-foot apartment to just over 200

square feet. "At first, it was shocking," he said. "I had a closet in Houston that, I swear, was bigger than my whole apartment now. It causes you to go out and do things. I spend less time in my apartment."

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New York has always been known for its shoebox-sized apartments. But its mayor, Michael

He is able to walk to his office where he usually works late. During the evenings, he often

meets up with friends, most of whom live in the neighborhood.

Bloomberg, wants to add to the stock of small apartments. He recently sponsored a microapartment design competition aimed at combating the city's shortage of affordable places

for its one- and two-person households. In some Manhattan neighborhoods, upwards of 70% of households consist of singles or couples, according to Eric Bunge, a partner in of nARCHITECTS.

apartments ranging from 250- to 370-square feet. When it opens in 2015, it will be the first

The city recently awarded Bunge's firm a contract to develop a complex of 55 micro-

micro-apartment complex built in Manhattan since 1955, when the city banned new

studios of under 400 square feet. Rents will probably be in the low \$2,000s and the building will offer communal living areas, including dens, a rooftop garden, and a fitness room, he said. Related: 10 big, booming cities

Many modern micro-apartments have innovative, efficient designs marked by flexible

features. Dining room tables turn into beds. Excess vertical spaces hold shelves. Banquette lids open for storage space.

affordable, less high maintenance option.

dishwashers and microwaves, but no conventional ovens.

Panaromic's recently completed 23-unit building includes a "Murphy Bed" that flips up and leaves a dining table behind that can seat five people, a work area, storage, exterior space, and Internet access -- all within 295 square feet. The kitchens have refrigerators,

Related 10 most polluted cities Somewhat surprisingly, many seniors have moved into the new micro-apartments, said

Potter. These empty-nesters seek to downsize from their full-sized homes, looking for an

No matter what your age, micro-apartments can take some getting used to -- unless you're

already living in tight quarters. "We had a Japanese newspaper come and write a story

about our apartments," said Kennedy. "Their conclusion was 'This is not a small space.'" ■

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