

# STUDENT ACCOMMODATION

## ALMATY 2025

Better never settles



CUSHMAN &  
WAKEFIELD

VERITAS



# HEADLINES ALMATY

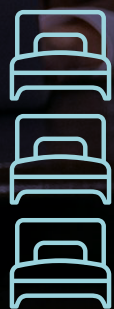
for 2024-2025 academic year

## DEMAND

**201.9** THOUSAND



FULL-TIME STUDENTS STUDYING AT  
HIGHER EDUCATION PROVIDERS

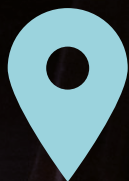


THE DEMAND POOL FOR  
ACCOMMODATION NOW STANDS AT  
JUST UNDER

**57 700**

OVER

**14%** OF STUDENTS WERE  
NOT PROVIDED WITH  
DORMITORY  
ACCOMMODATIONS



IN 2024 ALMATY WAS A  
HOME TO MORE THAN

**28 500**

INTERNATIONAL STUDENTS

2024/25 ENTRY DATA SHOWS A

**8.8%** GROWTH IN  
ACCEPTANCE

COMPARED TO 2023-2024 ACADEMIC YEAR

## SUPPLY

% OF NEW  
DORMITORIES  
BEING DELIVERED  
CURRENTLY  
STANDS AT

**3%**  
PER YEAR



of the total dormitory area in Almaty

THE TOTAL CAPACITY  
OF ALL STUDENT  
DORMITORIES IN THE  
CITY IS ESTIMATED  
AT APPROXIMATELY

**35 000**

BEDS



STUDENT HOUSING IN NEW  
SCHEMES HAS INCREASED IN  
SIZE BY NEARLY

**13 039 m<sup>2</sup>**

SINCE 2023

AS PART OF THE ROADMAP OF THE ALMATY  
CITY DEVELOPMENT PROGRAM, IT IS PLANNED  
TO CREATE

**+12 000**  
BEDS

BY THE END OF 2025

**+20 000**  
BEDS

BY THE END OF 2030

THE RENTAL RATE FOR  
THE BED IN PRIVATE  
DORMITORIES

**55 000 KZT**  
AVERAGE PRICE IN 2025

THERE ARE CURRENTLY

**6** PROJECTS IN THE  
DEVELOPMENT  
PIPELINE, OF  
WHICH 3 HAVE  
BEEN APPROVED



## DEMAND VS SUPPLY



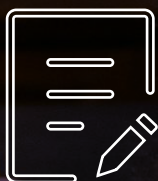
AVERAGE STUDENT TO BED  
RATION STANDS AT

# 2:1

DEMAND POOL FOR  
ACCOMMODATION HAS  
INCREASED BY

# 20 300

STUDENTS, 2022 TO 2024



CUSHMAN & WAKEFIELD'S FORECASTING  
SHOWS THAT NUMBER OF NONRESIDENT  
STUDENTS IN ALMATY HAS THE  
POTENTIAL TO GROW BY A FURTHER

# 200 000

STUDENTS BY 2030



## AFFORDABILITY

THE GOVERNMENT PARTIALLY SUBSIDIZES  
ACCOMMODATION COSTS IN COLLEGE AND  
UNIVERSITY DORMITORIES FOR STUDENTS  
RECEIVING SOCIAL ASSISTANCE, WITH THE  
SUBSIDY CAPPED AT

# 29 MCI

114,487 KZT IN 2025

## GOVERNMENT REIMBURSEMENT

THE FINANCE CENTER WILL REIMBURSE  
DEVELOPERS FOR THEIR INVESTMENT UPON  
COMMISSIONING OF THE DORMITORY.

### NEW CONSTRUCTION



# 230 MCI

(in 2025 equals  
849 160 KZT)

per occupied bed per year



6 years  
will be paid in

### RECONSTRUCTION



# 92 MCI

(in 2025 equals  
339 000 KZT)

per occupied bed per year



8 years  
will be paid in

*The MCI, or Monthly Calculation Index, is an annual  
coefficient used to calculate social benefits and other  
payments. As of 2024, the MCI is set at 3692 KZT.*

THE RANGE OF A  
MONTHLY PRIVATE  
SECTOR RENT  
STANDS AT

from **33 000 KZT**  
to **84 000 KZT**

THE AVERAGE  
UNIVERSITY  
(GOVERNMENT)  
MONTHLY RENT  
STANDS AT

**20 000 KZT**





# 01. DEMAND

The demand for student accommodation in Almaty has grown steadily, driven by a rising number of nonresident students. The city's universities continue to attract students from neighboring countries, particularly in Central Asia. This growing demand is putting pressure on the limited available housing, especially in centrally located areas. While the number of students has increased significantly over the past five years, the supply of affordable, purpose-built student accommodation has not kept pace, exacerbating the demand-supply gap and leading to higher competition for housing.



*The city of Almaty, as a leading educational hub in Kazakhstan, hosts a significant number of higher education institutions and attracts a vast student population from various regions and countries. This influx of students creates a substantial demand for accommodation, particularly in student dormitories. Understanding the dynamics of this demand is crucial for policy-making and infrastructure development.*

In 2024, the total number of students enrolled in higher education institutions in Almaty reached more than 200,000. This marked a continued growth in the student population, reflecting the city's expanding educational opportunities and its appeal to both local and international students.

A significant portion of these students requires accommodation due to their nonresident status. In 2024 the number of students who expressed the need for dormitory housing remained steadily compared to last year around 57,700. This figure represents approximately 28.6% of the total student population in Almaty. The demand for dormitories is influenced by several factors, including students' financial situations, the availability of housing options, and institutional policies regarding dormitory allocation.

Despite the high demand, only 34,800 students were accommodated in dormitories in 2023. This means that about 60% of the students who needed dormitory housing were provided with it, leaving a gap of 23,000 students who had to seek alternative accommodation solutions.

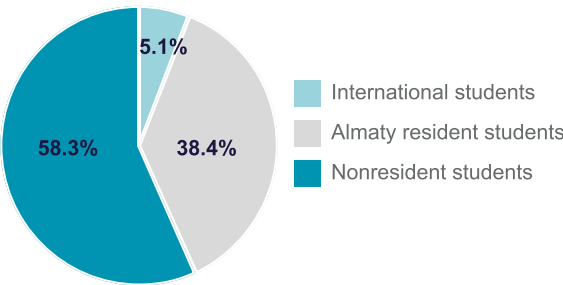
### STUDENT ACCEPTANCE GROWTH DIFFERENCE 2018/2019 – 2024/2025



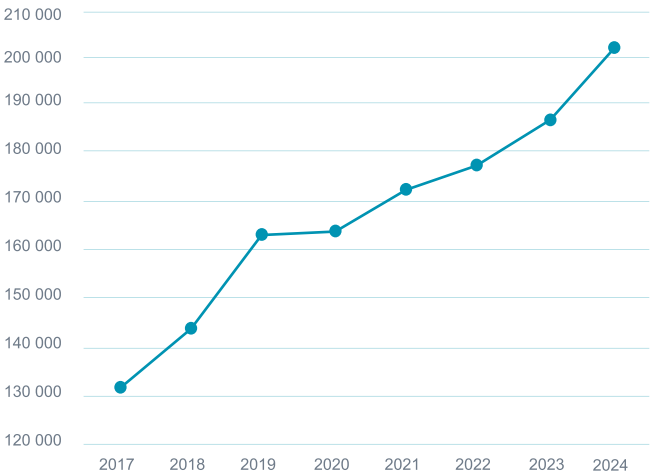
STUDENTS  
**+14 749**  
**+33.3%**

Source: Ministry of Statistics of the Republic of Kazakhstan

### % DISTRIBUTION OF STUDENT CATEGORIES



### NUMBER OF STUDENTS IN ALMATY



Source: Ministry of Statistics of the Republic of Kazakhstan

### NONRESIDENT STUDENTS

Nonresident students – those who come from regions outside of Almaty – constitute a significant segment of the student population. In 2024-2025 academic year, there were around 124,000 nonresident students studying in Almaty, accounting for approximately 60% of the total number of students in the city.

Of these nonresident students 57,700 applied for and needed dormitory accommodation. The other half of nonresident students, however, did not apply for dormitory housing. This group, totaling approximately 66,300 students, represents around 32.8% of the total student population.

Most of these nonresident students who did not apply for dormitory housing are presumed to rent apartments or have other housing arrangements in Almaty. This trend can be attributed to the prioritization policies for dormitory allocation. According to institutional guidelines, dormitory spaces are first allocated to socially vulnerable populations, followed by winners and prize-winners of international Olympiads, and then first-year students on educational grants. Other students are considered only if there are remaining vacancies. Consequently, many non-priority nonresident students opt for renting due to the low probability of securing dormitory accommodation. Therefore we assume that the real **number of students demanding in dorm is around 100,000 students.**



# INTERNATIONAL STUDENTS

International students add to the diversity and demand for student housing in Almaty. In 2024-2025 academic year, the country hosted **31,500 international students**, which is about 5% of the total student population.

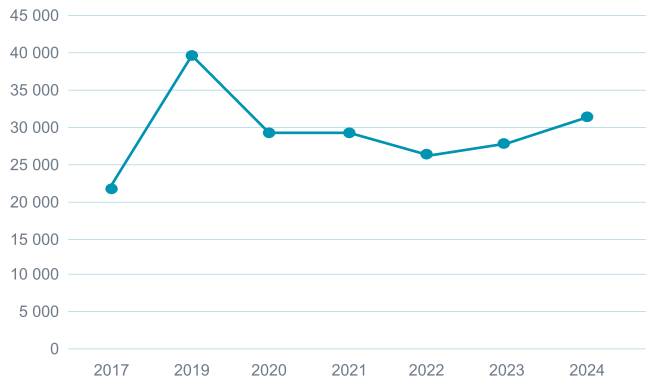
The top three countries from which the most international students come to study in Kazakhstan are **India, Uzbekistan, and Turkmenistan**.

The attractiveness of the city for foreign students is increasing – the government aims to bring the total number of international students in Kazakhstan to 100,000 by 2028, and a significant part of them are expected to choose Almaty.

The influx of students from these countries contributes to the overall demand for student housing, including dormitories. International students often face additional challenges in securing accommodation due to unfamiliarity with the local housing market and potential language barriers. Many rely on university-provided housing options, making dormitory availability crucial for this group.

By recognizing the origins of its international student population, Almaty can tailor its support services and housing policies to better accommodate these students, enhancing their educational experience and integration into the university community.

## NUMBER OF INTERNATIONAL STUDENTS IN KAZAKHSTAN



## FUNDING SOURCES

An analysis of funding sources for international students reveals that:

- **85%** of international students study at their own expense or through various grants.
- **15%** are funded by the state budget of the Republic of Kazakhstan. This includes support through scholarship programs, intergovernmental agreements, ministry quotas, and grants from local authorities.

This indicates that the majority of international students are self-funded, which may influence their accommodation choices and affordability considerations.

## ACADEMIC MOBILITY STUDENTS

Academic mobility also contributes: if in 2023 there was a decline in the number of exchange students, then in 2025 there was an increase of almost 49% in Almaty. These students who come for semester or year-long studies also need dormitories and, as a rule, focus specifically on campus accommodation.





## 02. SUPPLY

The supply of purpose-built student accommodation (PBSA) in Almaty remains insufficient to meet the growing demand, especially from nonresident students. Dormitory bed supply has stagnated, increasing by less than 1% annually, while the number of nonresident students has grown significantly.

The pandemic further delayed new developments, and private sector involvement in student housing remains limited. As a result, many students are forced to rely on expensive private rental housing. The lack of large-scale dormitory projects and slow renovation of existing dormitories exacerbate the supply-demand imbalance, driving up rental prices and limiting housing options for students.



*The provision of adequate student housing is a critical component of supporting the academic and social well-being of university students. In Almaty, the supply of dormitories has been a focal point in accommodating the growing student population, which includes a significant number of nonresident and international students.*

# 35

UNIVERSITIES

# 127

DORMITORIES

The capacity of dormitories in Almaty has seen fluctuations over the years, influenced by new constructions and renovations. The growth in the total area of dormitories reflects the efforts to increase accommodation space for students.

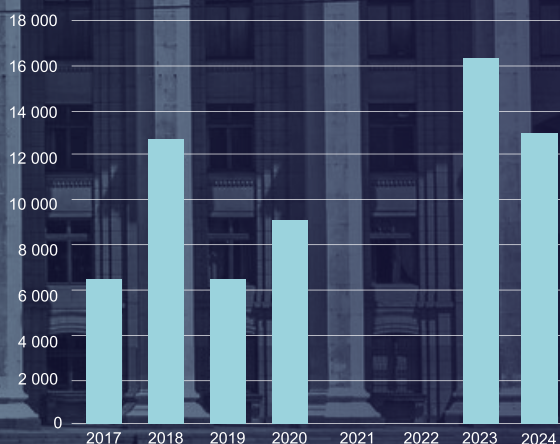
THE AVERAGE MONTHLY  
PRIVATE UNIVERSITY  
RENT STANDS AT

60 000 KZT

THE AVERAGE UNIVERSITY  
(GOVERNMENT) MONTHLY  
RENT STANDS AT

20 000 KZT

## THE TOTAL AREA OF DORMITORIES COMMISSIONED IN ALMATY



The market for long-term student accommodation in Almaty is dominated by dormitories owned by educational institutions and local housing stock. The term “local housing stock” refers to “a house in multiple occupation”, typically with three or more tenants sharing communal areas such as a kitchen, bathroom, or other living space. Dormitories are often the most affordable and popular option for students, as they are usually located near universities and offer basic amenities such as beds, desks, and communal spaces. Private hostels are serving as competitive alternatives to dormitories due to price loyalty. At the same time the supply of private-based students accommodation in the city is limited.

State-owned dormitories remain the most affordable option: the average range is about 10-15 thousand tenge per month per bed space. Private dormitories affiliated with universities are noticeably more expensive. Their range is wider – from 30-35 thousand tenge per month for standard conditions to 60-85 thousand tenge for comfortable blocks or single rooms. In addition, a one-time deposit is sometimes required.

Moreover, in Almaty there are many **private dormitories not affiliated with specific universities**. They operate as independent commercial facilities and accept students from any institution. Such dormitories are often located in former hotels or repurposed buildings. The cost of living in them ranges from 30 to 50 thousand tenge per month. For many students, this is an alternative when there are not enough places in university dormitories.

There are notable differences between private and state dormitories. State dormitories are generally more affordable but often accommodate up to six students per room. In contrast, private dormitories typically house 2–3 students per room, offering more privacy and comfort. Private dormitories also provide enhanced amenities such as wardrobes, refrigerators; sports rooms, showers, and laundries with washing machines and dryers. While state dormitories meet basic needs at a lower cost, private dormitories offer a higher standard of living for students willing to pay more.



# QONAYEV ACADEMIC CAMPUS

The city of Konaev (administrative center of Almaty Region) is developing as a new university hub. A large academic campus, the Qonayev Academic Campus, is planned to be built on an area of about 100 hectares, which will host branches of Almaty universities as well as new educational institutions. An additional 100 hectares have already been allocated to Kazind Medical Group for the construction of a medical university.

The total volume of planned investments exceeds USD 900 million. The academic campus is to be located in the north-eastern part of Konaev. Around 30,000 students from Almaty are expected to be relocated to the campus, which, according to the authorities, will help ease the load on the metropolis. The project was initiated on the instruction of the President of Kazakhstan K. Tokayev and is being implemented as a public-private partnership with the involvement of foreign investors.

Preliminary interest in moving to Konaev has been expressed by Satbayev University, Abai KazNPU, QyzPU, as well as private universities – Kainar, AlmaU, Turan, and KBTU. However, all of them are awaiting the connection of utilities, as they are unable to independently build the necessary infrastructure.

According to ministry estimates, it will take about two years to prepare the engineering networks, and another two to three years will be required to construct academic buildings and campuses.



## 2025 NEW DORMITORY

In 2024–2025, several new private dormitories were opened in Almaty. These included three facilities with a total capacity of 980 beds, a dormitory for 120 students at the Women's Pedagogical University, and another one with 250 places, available to students from multiple universities. All of these projects represent a significant contribution from private investors to addressing the shortage of student housing in the city.

Satbayev University has reopened the dormitory “Dos-Мұқасан ұясы,” a historic building recently returned to the university by court decision, which now accommodates 200 students under modern living conditions. The renovated facility preserves its heritage identity while featuring accessible rooms, high standards of comfort, and communal spaces designed to support both studying and creativity. Moreover, Satbayev University has launched the construction of a nine-story dormitory for 955 students, with a total area of over 11,000 square meters. Scheduled for completion in 2026, it is set to become one of the largest student residences in Almaty.





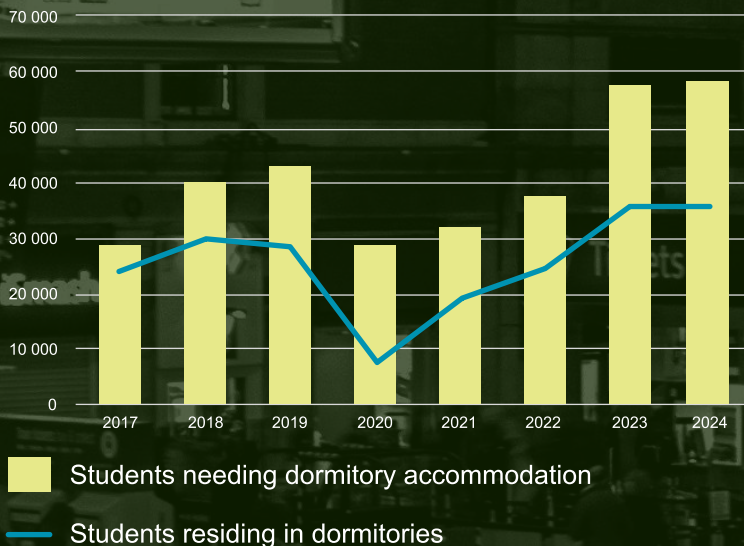
# 03.

## DEMAND–SUPPLY DYNAMICS

Almaty's student accommodation market is characterized by a significant imbalance between demand and supply. The number of nonresident students has seen substantial growth over the past five years, driven by the city's appeal as a regional education hub. However, the supply of dormitory beds has not kept pace with this demand, leading to overcrowding in existing facilities and increased reliance on private rental housing. The limited development of new purpose-built student accommodation has intensified competition for available beds, resulting in rising rental prices and a growing affordability challenge for students.



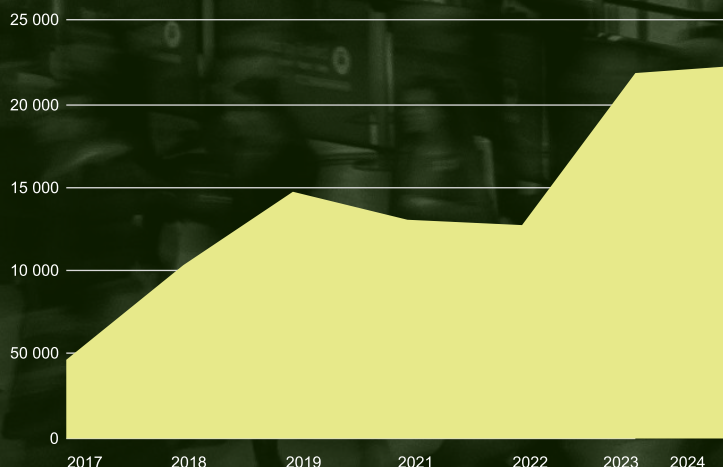
## RATIO OF STUDENTS NEEDING DORMITORY ACCOMMODATION VS. STUDENTS RESIDING IN DORMITORIES



From 2017 to 2024, the number of students who applied for dormitory housing but did not receive accommodation in Almaty exhibited significant fluctuations. In 2017, there were **4,704** such students, which **increased almost by 3 times in 2019**. We do not consider the data for 2020 due to the pandemic, as students were studying online and the need for dormitories was essentially nonexistent. In 2021, the figures had not yet returned to pre-pandemic levels because not all universities had resumed offline learning; many reinstated in-person classes only in the second semester of the 2021-2022 academic year.

From 2022 to 2023, however, there was a significant growth in the number of students who applied for but did not receive dormitory accommodation. The number rose from 12,689 in 2022 to 22,900 in 2024-2025 academic year, marking an increase of approximately **80%**. This surge occurred despite the **total dormitory area expanding by 13,039 m<sup>2</sup>** in 2024. The sharp rise highlights the growing demand for student housing that outpaces the current supply, even with recent expansions in dormitory facilities.

## GROWTH OF STUDENTS NEEDING ACCOMMODATION BUT UNABLE TO SECURE DORMITORY SPACE



In the graphs presented, the figures used are sourced from the Statistics Committee of Republic of Kazakhstan and represent the number of students who applied for dormitory accommodation. However, we believe that the actual demand is even higher since the number of nonresident students increases every year. In 2024, there were **124,000 nonresident students** in Almaty, but only 57,700 of them applied for dormitory beds. This suggests that the remaining students also need accommodation but choose to rent apartments instead. Many of these students share apartments and divide the costs. They take such measures because they understand that they are not prioritized in the allocation of dormitory places, typically being senior students who are lower on the priority list.

# 22 900

STUDENTS IN 2024-2025  
ACADEMIC YEAR  
NEEDING ACCOMMODATION  
BUT UNABLE TO SECURE  
DORMITORY SPACE



An aerial photograph of a large, modern government building complex. The main building is a long, multi-story structure with a grid of windows. In front of it is a large, paved plaza with a central circular area featuring a colorful mural. To the left of the plaza is a green lawn with a small, modern building. In the foreground, there is a large, circular, glass-enclosed structure, possibly a dome or a large fountain. The background shows a city skyline with several tall buildings and a range of mountains under a blue sky with some clouds. The entire image is overlaid with a semi-transparent blue filter.

# 04. GOVERNMENT SUPPORT



The government has established a mechanism for phased reimbursement of investment costs for the construction and renovation of student dormitories, with the AO "Finance Center" serving as the program operator.



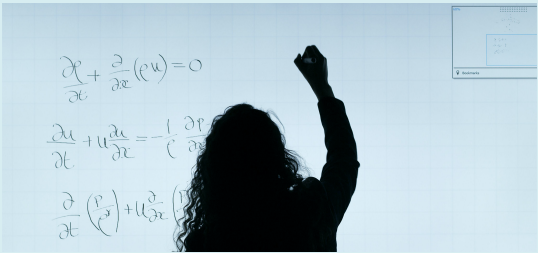
TO QUALIFY FOR REIMBURSEMENT, INVESTORS MUST:



construct dormitory at their own cost



ensure that the building's intended use remains unchanged for at least 20 years



The Finance Center will reimburse developers for their investment upon commissioning of the dormitory.

NEW CONSTRUCTION



230 MCI

(in 2025 equals 904 360 KZT)



6 years

will be paid in

per occupied bed per year

RECONSTRUCTION



92 MCI

(in 2025 equals 361 430 KZT)



8 years

will be paid in

per occupied bed per year

All the numbers are for Almaty city.  
The MCI, or Monthly Calculation Index, is an annual coefficient used to calculate social benefits and other payments. As of 2025, the MCI is set at 3929 KZT.

Aside from government reimbursements, investors can also generate revenue through rent paid by students. Dormitory owners are free to determine the rent amount charged. Additionally, developers have the option to create commercial spaces within the dormitories, such as cafeterias, fitness centers, laundry facilities, and other amenities to provide services to their tenants and generate additional revenue.

## NEW KBTU CAMPUS

At the end of 2023, a new student campus of KBTU opened in Almaty. Two residential buildings with a total area of more than 14,000 square meters are designed to accommodate 980 students. The buildings are equipped with kitchens, laundry rooms, an assembly hall, a cafeteria, as well as modern security systems, elevators, and Wi-Fi. An additional sports complex of 2,100 square meters further strengthened the campus's status as one of the most modern student infrastructure facilities in the city.

## “MUGALIM”: A PROJECT FOR FUTURE TEACHERS

Another important initiative was the dormitory of the Mugalim foundation, built with the support of philanthropists. The investment amounted to 1.35 billion tenge. The building, with an area of about 2,000 square meters, can accommodate up to 200 students of pedagogical specialties. The dormitory is equipped with coworking spaces, a conference hall, study rooms, and a terrace. This project has become an example of a private initiative aimed at creating comfortable living and learning conditions for future teachers.



# RESEARCH & ADVISORY

KEN DALA BUSINESS CENTER  
38, DOSTYK AVENUE  
ALMATY, KAZAKHSTAN  
AGENCY@CUSHWAKE.KZ  
CUSHWAKE.KZ

## SEMYON YURCHENKO MRICS

Partner | Head Of Occupier Services  
+7 (701) 951 15 24  
semyon.yurchenko@cushwake.kz

## GULSHAT SARIYEVA

Partner | Head Of Country  
+7 (701) 266 97 13  
gulshat.sariyeva@cushwake.kz

## DALEL MUSSINA

Consultant | Investor Services  
+7 (777) 026 63 95  
dalel.mussina@cushwake.kz

## ALI KASSYMGUZHIN

Consultant  
+7 (701) 276 64 99  
ali.kassymguzhin@cushwake.kz

## ADELIYA BOLYSBEK

Analyst  
+7 (771) 574 35 42  
adeliya.bolysbek@cushwake.kz

## ADIYA ABISHEVA | EDITOR IN CHIEF

Marketing and Communications  
+7 (771) 211 49 15  
adiya.abisheva@cushwake.kz

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