

One Thousand Museum Residences by Zaha Hadid Architects

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OVERSEAS

## Global property market trends: what's hot and what's not

From the rise of skoga (a mix of skiing and yoga to reel in millennials) to a crackdown on Airbnb in LA, these are the risers and fallers



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## WHAT'S HOT

### Skoga

Mountain resorts are increasingly offering a mix of skiing and yoga to reel in millennials. Private ski residences now combine five-star wellness and yoga facilities with winter sports, while chalets are ditching dairy-heavy Savoie-style dishes for “clean” or vegan menus. One such resort is the Lefay, in Pinzolo, in the Dolomites. Due for completion this autumn, it promises 23 luxe flats and facilities including thermal baths, indoor and (heated) outdoor pools, a 24-hour fitness centre and two studios for classes. The prices may have you reaching for something stronger than a masala chai: one-bedroom residences start at €1.08m (£935,000) and annual service charges will be more than €12,000 (020 7016 3740, [savills.com](https://www.savills.com)).

### You've bought the house...

...now get the T-shirt. The late starchitect Zaha Hadid's only western residential skyscraper, One Thousand Museum, in Miami, is teaming up with the LA fashion company Stampd to create staff uniforms and an exclusive line for residents. Prices start at \$5.8m (£4.4m) for a one-bedder, rising to more than \$20m for a duplex penthouse (00 1 786 253 6562, [onesothebysrealty.com](https://www.onesothebysrealty.com); [1000museum.com](https://www.1000museum.com)).

## **Say *zdravo* to Slovenia**

It seems everyone is holidaying in Slovenia these days, attracted by the lakes and the Venetian-style coastline. Househunters are homing in on the central European nation, too — it topped the Knight Frank Global House Price Index last year with an annual rise of 15.1%, thanks to strong economic growth and low interest rates. Remarkable for a country where the capital has a smaller population than Coventry.

## **Chilecon Valley**

In a bid to wean itself off its reliance on copper mining, Chile is trying to redefine itself as South America's top tech hub - and Santiago is its buzzy HQ. "Affordable real estate, trendy neighbourhoods, a tech visa for foreign firms and entrepreneurs, and a quickly developing technological ecosystem are luring new residents every year," says Paul Tostevin, associate director of world research at Savills estate agency. *Olé.*

## **Raise a glass to Bordeaux**

Estate agents report a brisk trade from Brits hoping to conjure up the magic of France after our grand *départ* from the EU. The vibrant wine city of Bordeaux is red hot right now: Notaires de France reports that apartment values have risen more than 17% in the past 12 months, while house prices in the city have gone up by 9%. This renovated six-bedroom house with a pool is on sale for €1.496m (00 33 5 57 55 06 06, [leggettprestige.com](http://leggettprestige.com)).

## WHAT'S NOT

### **Let it go**

You may still have those blasted songs from Frozen in your head, but spare a thought for the residents of the Lofoten Islands. The dramatic snow-capped peaks and deep fjords of the Norwegian archipelago inspired the landscapes in the Disney megahit — and, as a result, 1m tourists now descend every year, putting a huge strain on the tiny islands' public facilities and roads, as well as the environment. With the release of the sequel in November, locals may want to retreat to an ice palace...

### **Brexit U-turn**

An increasing number of Brits who had retired to Europe before the referendum are moving back to the UK, according to the wealth advisory firm Blevins Franks. "More commonly, however, we are seeing UK nationals who were planning to move to the EU holding fire until there is more clarity," says Jason Porter, the firm's business development director.

### **Chinese whispers**

After almost a decade of breakneck growth, the Hong Kong market is finally coming off the boil. Average values in the territory fell 6.2% in the final three months of 2018, according to Knight Frank estate agency.

## **No thanks, Airbnb**

Another day, another Airbnb crackdown. In December, LA limited hosts to 120 days of letting a year; since January, Amsterdam hosts have been restricted to 30 days a year; and Mallorca has banned almost all Airbnbs.

## **New-build bubble in Andalusia**

New-build licences in Malaga province are 90% below levels seen before the global financial crisis. This is pushing the price of box-fresh homes worryingly high. “Some people who have bought new-builds at seriously inflated prices are going to lose their shirts,” says Barbara Wood, director of the buying agency The Property Finders.