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Alpine Property Market Predictions for 2016

Buyer confidence will continue to return to the Alpine Property Market in 2016, predicts nidski.com, the ski property listings and information website.

Out With the Old, In With the New

2015 saw an increase in releases of new-build apartments, particularly in Portes du Soleil favourite, Châtel. Ski Market Property Analyst, Justine Stewart states “it is always a sign of positivity in the ski property market when the inter-season skyline is dominated by cranes. This is likely to continue in 2016, with exciting new developments in some of Europe’s premium ski resorts, including the well-priced Residence L’Hévana in the popular ski resort of Méribel.” She adds “We are also seeing new opportunities in desirable Austrian resorts, such as St Anton, where it has previously been difficult for non-residents to buy. We expect new-build apartments there to get snapped up.”

Goodbye Buy-To-Let, Hello Buy-To-Ski

The Alpine market could also benefit from the UK’s rise in stamp duty on Buy-To-Let from April 2016. Property purchase costs in Austria, Switzerland and France will no longer look so high, particularly for new-build French ski property, which benefits from reduced purchase costs of approx. 3%. Construction is booming in weekend-favourite Chamonix, which is a savvy choice for Buy-To-Let investors thanks to its year-round popularity and international resident population.

Good Financial Prospects

Buyers also continue to benefit from low Euro mortgage rates – investors in French ski property are still able to borrow at a low, long term, fixed rates. Ski property sales in the Eurozone will also be boasted while the Pound remains strong against the Euro. The property market in Swiss ski resorts is still struggling with a strong Swiss franc, and HNW investors are looking to other locations offering the potential for better capital appreciation. Again French ski resorts such as Chamonix and Morzine could benefit from this change of focus, where prices still compare favourably to those in other premium resorts, and supported by mortgage rates and currency. At the other end of the spectrum, buyers may look again at Bulgaria; property sales in Bansko showed a return to growth in 2015.

Small Resort, Big Ski Area

Lesser-known villages which benefit both from links into a large ski area and lower property prices are another area buyers are looking in for apartments. Justine Stewart believes “smaller ski resorts such as La Giettaz, which links into the same skiing as Megève, and St Martin de Belleville in the Three Valleys, will appeal to buyers in 2016 because they allow them to enter the ski market at a lower price point – relative to the big name resorts - while still enjoying extensive skiing.”

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Notes for Editors

1. **nidski.com** aims to be the go-to website for ski property buyers.
2. We welcome listings from estate agents and developers as well as holiday/seasonal lettings agents and private landlords.
3. **nidski.com** is a fully responsive website, viewable on all platforms.