

# HOME

ON THE MOVE  
2014

## TARGET MARKET

Property prices are rising almost everywhere in the UK – here's your guide to the recovery

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### IT'S ALL ABOUT THE BEDROOM

Matt Rudd on the art of how NOT to  
sell your house | p16

### BRITAIN'S BEST NEW HOME (FOR £1.35M)

Shimmering and sculptural,  
London's funkiest town house | p22

### GREAT ESCAPES

Swap your wellies for flip-flops  
– invest in a bolt hole in the sun | p28



**F**ed up with the endless rain, the biting winds and the unrelentingly bleak weather forecasts? You're not alone. After the wettest winter for centuries — and we could have a couple more months of gusts and gloom to come — international estate agents are reporting their busiest January ever. It's not just the economy picking up, it's everyone closeted indoors looking for a pick-me-up property in the sunshine.

And it's not only long-haul tropical destinations that are seeing more interest, but European locations within easier reach, where if the temperature isn't yet in toasty double figures, it soon will be. According to Savills estate agency, the Caribbean has seen a 36% increase in web searches compared to the

same time last year; interest in Spain has risen by 83% as armchair buyers hunt for a bargain a budget flight away. Anecdotally, there has also been an increase in Mauritius and South Africa.

Viewers clicking on Rightmove show a similar desire to get away; the top-performing countries on the website are Spain, France, America, Portugal and Italy. And the Turkey specialist Spot Blue reports an 80% spike in web traffic over the first six weeks of this year, compared to 2013.

After all, wouldn't we all rather be lounging around, building sandcastles and contemplating whether or not to have a beer before the sun sets, than watching the encroaching floodwater and piling up sandbags?

We've picked our top 10 properties for sale in the sun: you can book a viewing right now, or simply curl up with a cup of tea and enjoy the fantasy.



## MOROCCO

If you want an adventurous edge to your sun-lounging and a spectacular sense of history, only a three-hour budget flight away, head to Fez. The 1,000-year-old walled medina is home to one of the oldest universities in the world, and donkeys still rule the sandy roads. This seven-bedroom restoration project is looking for someone to finish it off — allow about £65,000 to install a kitchen and bathrooms, and to complete the roof. There's scope to buy the house next door, so you could add a pool. **020 3641 5358, aylesford.com**



## ITALY

OK, so Italy may not be basking in bikini weather right now, but at this price you could be looking forward to seasonal rays and alfresco entertaining. (Less than £1.25m is classed as affordable Tuscany these days.) Perched on the medieval walls of the village of Belforte, this dreamy four-bedroom home offers enviable views of the countryside from its sun terrace. Restored by an architect, it has an 11th-century tower, a library room, an indoor spa, cornflower-blue window shutters and a neatly landscaped garden. The interiors are tastefully neutral.

**020 7016 3740, savills.com**



## AUSTRALIA

Record numbers of Britons have been investigating a big move down under. As you'd expect, Australia has always been one of the most popular expat destinations, but now a booming economy, as well as sun, sea and surfing, is providing a significant pull. (Just don't mention the sharks.) Obviously, almost everyone is going to balk at the price of this 1,780 sq metre extravagance in Northbridge, near Sydney, but it's nice to dream. If you want to move, family homes further out in the suburbs typically cost \$500,000 (£274,000). **020 7016 3740, savills.com**





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# Winter of content

With more wretched weather in prospect, a bolt hole in the sun has never seemed more appealing. Here's our pick of glorious pads to suit all budgets. By **Helen Davies**



£1.03m

## JAMAICA

The Caribbean gets busy in winter: the sandy beaches and breezy skies are just the (pricey) ticket for blowing away the rainy-day blues. James Bond's creator, Ian Fleming, fell in love with Jamaica, building a home on the island in 1946. He called it Goldeneye, and it proved the perfect creative retreat — he dreamt up 007 there. It's now a resort with a hotel, a spa and pools, where you can buy a two-bedroom, 1,711 sq ft beach cottage. **020 7265 6595, hamptons.co.uk**



£450,000

## TURKEY

Thanks to the strength of the pound against the lira, Turkey is an even better bet than usual. Consider Kalkan, on the Turquoise Coast, famed for cobbled alleyways, fish restaurants and night markets. This four-bedroom villa in the Kiziltas district offers the requisite Mediterranean views from the terrace (and from the master bedroom's balcony), as well as four bathrooms and a pool. Dalaman airport is 90 minutes away. **020 8339 6036, spotblue.com**



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**QUINTA DO LAGO**  
ALGARVE - PORTUGAL

Prices and details correct at time of going to press.



## THAILAND

The Far East is a long-haul "fly and flop" option, but the quality of properties on offer in tourist-favoured Thailand is rapidly improving. This villa at the tropical Samujana resort, on the northeastern coast of Ko Samui, is one of 27, and has an infinity pool and a private cinema. Prices start at \$1.3m for a three-bedroom property, rising to \$5m for the more luxurious eight-bedroom model.

**020 3667 7016,**  
**akinternationalestates.com**

From  
**£784,000**



**£406,000**

## SPAIN

If you want the classic golf and villa combo – where you can warm up over 18 holes even if there's a squall on the horizon – Los Altos del Golf, in Andratx, on Mallorca, is one of the more affordable resorts. Two-bedroom town houses start at €495,000.

**0800 012 1020,**  
**taylorwimpeyspain.com**



**£978,000**

## MAURITIUS

First-class sunshine and first-class tax benefits (no capital gains or inheritance tax) are on offer if you invest in one of the island's new developments. This four-bedroom home at Villas Valriche, part of a 525-acre development, is 40 minutes from the airport.

**020 7584 3050,**  
**cluttonsresorts.com**

## CROATIA

It's T-shirt weather already on Croatia's Adriatic coast, and owners of one of the 207 managed properties at the aptly named Sun Gardens resort, seven miles from Dubrovnik, can boost their vitamin D at almost any time of year. Prices in the third phase of the development start at €250,000 for a one-bedder, rising to €670,000 for a two-bedroom pad with the best sea view.

**00 385 20 361650, dubrovniksungardens.com**



From  
**£250,000**

## KENYA

Ewan McGregor has stayed at Jahazi House, an exotic hideaway on the southern tip of Lamu island – it's close to the equator and the Indian Ocean, which means few days aren't dry and hot. The five-bedroom property has a wraparound veranda and is surrounded by frangipani, jasmine and lime trees. It's 15 minutes by speedboat to Lamu Town, and 20 to Manda airport, which connects to Nairobi.

**020 7349 9772, aylesford.com**

**£815,500**

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RBS	1.1534	£216,750	£5,245
NatWest	1.1534	£216,750	£5,245
First Direct	1.1534	£216,750	£5,245
Halifax	1.1615	£215,239	£3,733
Santander	1.1700	£213,675	£2,169

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**James Croft, Senior FX Broker, FC Exchange**

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