

THE LUST LIST



From €1.5m

MALLORCA

Offering a heady mix of fishing village and visiting film stars, Puerto Andratx, in the island's southwest, is still a hotspot for moneyed British buyers. The first homes at the seaside New Folies development, at the top of Cala Llamp, are now for sale, comprising 41 contemporary villas built of Mallorcan stone. For €1.5m, you get a three-bedroom home with private pool, though it won't be ready until 2020. 00 34 971 874780, engelweilers.com



€370,000

ITALY

This year's BBC adaptation of EM Forster's Howards End is sure to feature some idyllic English countryside, but it would be hard to beat the sweeping skies of Florence in the 1985 film of Forster's A Room With a View. Lucy Honeychurch would approve of this one-bedroom attic apartment at the Casa Monti alle Cioce, near the Ponte Vecchio, with rooftop views. It features wooden floors and a kitchen dressed in marble. 00 39 055 265 4088, beachcamp.com



€255,000

FRANCE

For some serious superyacht-spotting, head to the Coglino Marina, two miles from St Tropez, where the ultra-rich park floating palaces up to 50 metres long. Get the view without the expected biographic price tag with this newly renovated one-bedroom, third-floor flat, for sale on the marina, an easy stroll from the beach. There's a balcony, plus a porter on hand, and you can take the shuttle boat to St Tropez. 07725 868724, secondhome.ch

I left my car in San Francisco



Blue Sky, Darker, Deeper: Only Frags, San-Diego-Baby



Going up Parkmerced started life as a planned postwar community. Older homes there are being knocked down to make way for high-density blocks

"Our cities are getting too polluted, crowded and congested. We've reached a tipping point. Change is coming."

reached a tipping point. Change is coming. Overturning centuries of urban living is a lofty goal, to get it mildly, but it can happen anywhere, it can happen in San Francisco. The city sets consumer trends, inspiring our fetich for farm-to-fork food and cold-pressed coffee, and spawning the companies that have got us tweeting, Facebooking and staying in strangers' homes. Uber says more than 1,000 Parkmerced residents have already enrolled in the car-free living programme since it was introduced last year, and there are now 500 active users. Rosania predicts that number "will rise to 3,000 and then 5,000". One is Glenn Durfee. He's a lawyer, and he's 69, but he's no kooky, dandy conservative. In fact, he's all in. He has dumped his Toyota and moved into Parkmerced with his wife, Alicia, 43, who is a school teacher. They live in a townhouse apartment and will move into one of the new higher-density tower blocks that will replace the townhouses after they have been demolished. Parkmerced could have been made for the couple. They used to live in Fremo, about 200 miles south, but the air pollution in the city got so bad that Alicia contracted bronchitis and pneumonia. →

Silicon Valley techies are rewiring cities by creating rent-only developments with parks instead of parking. Will the trend spread across the Atlantic, asks **John Arledge**



The development aims to attract urban hipsters and Silicon Valley workers

being America, lots and lots of car parking. It's reaching the end of its natural life, so Rosania, 46, who runs Maximus Real Estate Partners, is going to knock much of it down and rebuild at much higher densities. The number of homes and population will triple, but he will retain the same amount of parkland. How? By removing most of the parking. How is that even remotely possible in a country where generation after generation has grown up dreaming of owning a V8 because, as the song goes, freedom is only a drive away? Enter Travis Kalanick, the hard-charging boss of Uber. Rosania has signed a deal with him to offer residents credits to use the ride-on-demand app at cut-price rates. Residents will get \$100 (\$80) a month to spend on Uber and public transport. They will be able to get shared UberPool rides within minutes, to any local rail station for \$5, at any time of day or night, regardless of whether the ride is, in fact, a pool, with more than one passenger, or they are riding alone. Uber's surge pricing – hefty price hikes when demand is high – will not apply. Zipcars are available for people who want to drive out of the city on weekends. "You don't need to be a rocket scientist, or to agree with global warming, to recognise that our cities are getting far too polluted, crowded and congested with traffic," Rosania says. "We've

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Too steep for some Young people who are priced out of traditional houses in San Francisco should find Parkmerced more affordable

Silicon Valley is convincing a new generation to rent, rather than own, goods and services

→ "We had to get out. We've never been in love with cars, so when we heard about Parkmerced, we signed up. The world is changing and this place is at the cutting edge of something huge," Dorfer says. "We are willing to use shoe leather, rather than pollute the air. It's good for our health and for everyone else's health. It's our contribution to helping our cities."

Los Angeles, residents at the 41-unit Eleanor Apartments receive \$100 in Uber concessions every month in Hackney, are completely car-free. The trend for car-less living has reached the UK, too. Birmingham is embarking on a 20-year plan to reduce dependence on cars, while in London, many developments are being built without parking spaces - almost 90% of developments in Hackney are completely car-free. It can't be long before developers here also start to partner with technology companies. It's not just the high-density, car-free qualities that make Parkmerced attractive to city planners and buyers. The fact that every home is for rent, not sale, with a rent-control board limiting the annual rise to no more than a few percentage points, makes it part of the solution to the housing crisis that affects so many cities. "It's new affordable housing," Rosania says. "I can constantly improve buildings and services." He points out that building at higher density, with fewer parking spaces, boosts profits. "This place will make money," he assures me. "Uber is equally enthusiastic about the venture. The partnership is new and natural. It is a win-win. Everyone has a better experience and it's more efficient and cheaper," says Brian Tolkin, the 36-year-old head of the firm's shared rides programme. Tolkin won't say it, but one reason Uber is so keen to participate is that after being blamed for forcing up local house prices - along with Airbnb, Apple, Google, Facebook, Instagram and Yahoo, which are all hiring new staff at a clip - Uber can now claim to be part of the solution to San Francisco's housing crisis. It still looks like a gamble, I say, as I notice one resident still seems wedded to his car (a military Humvee 4x4 to boot), parked outside a townhouse block. Rosania shoots me the kind of look Kalamick shot investors who doubted his "push a smartphone button and grab a ride" app at first. Some \$80m later, no one doubts Uber any more. Rosania insists the timing is right. Silicon Valley "is convincing a new generation, including my own children, to rent, not own, goods and services, including mobility". The location is perfect, too, he adds. "We are the midpoint between downtown San Francisco and Silicon Valley. I don't think it will work. I know. Not because I descended from Mount Olympus with two tablets etched by a deity, but because it's inevitable. Three billion quiet says he's right."

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San Francisco has overtaken New York to become the most expensive American city to live in, with the highest rents. A study by Brant Shodor of Mercer consultancy, confirms the overall cost of living in the San Francisco Bay Area is now 41% higher than the US average and 7% higher than New York. In Britain, the government's recent white paper on housing pledges to increase the number of affordable homes for rent, especially in London, where the shortage of cheap homes is most acute. Developers usually avoid rent-only schemes because they can make more money from selling freehold properties, but Rosania sees renting as crucial to creating his hi-tech model. "Owner-occupiers have vested interests and often find it hard to agree on what improvements to make in a building, let alone an entire development. Imagine negotiating with 30,000?" But if the residents rent, "I can constantly improve buildings and services." He points out that building at higher density, with fewer parking spaces, boosts profits. "This place will make money," he assures me. "Uber is equally enthusiastic about the venture. The partnership is new and natural. It is a win-win. Everyone has a better experience and it's more efficient and cheaper," says Brian Tolkin, the 36-year-old head of the firm's shared rides programme. Tolkin won't say it, but one reason Uber is so keen to participate is that after being blamed for forcing up local house prices - along with Airbnb, Apple, Google, Facebook, Instagram and Yahoo, which are all hiring new staff at a clip - Uber can now claim to be part of the solution to San Francisco's housing crisis. It still looks like a gamble, I say, as I notice one resident still seems wedded to his car (a military Humvee 4x4 to boot), parked outside a townhouse block. Rosania shoots me the kind of look Kalamick shot investors who doubted his "push a smartphone button and grab a ride" app at first. Some \$80m later, no one doubts Uber any more. Rosania insists the timing is right. Silicon Valley "is convincing a new generation, including my own children, to rent, not own, goods and services, including mobility". The location is perfect, too, he adds. "We are the midpoint between downtown San Francisco and Silicon Valley. I don't think it will work. I know. Not because I descended from Mount Olympus with two tablets etched by a deity, but because it's inevitable. Three billion quiet says he's right."



Residents at Parkmerced will get \$100 in monthly credits for Uber rides and public transport. Right, dog coffee is one of the trends San Francisco has popularised

HOT OR NOT

- KINISSEE FOR KING FANS We're living the rock'n'roll dream at the Queen House at Blackland, a contemporary twist on Elvis Presley's personal style at the Memphis mansion. Forget pasty reunals - it's all pialdai sates and gold-flake vinyl walls.
GRECIAN TURN Interest in Greek property is at its highest since 2013, according to ThemisoveCharmed.com.
JETHOMES JetSmarter, the mobile marketplace for private jets, has added luxury home rentals to its app. Don't forget to book the bubble.
THE WARSAW RENAISSANCE First Daniel Libeskind with skyscraper Zota 44, now posh hotels and shops. The Polish capital is getting ready for its close-up.
BREXIT BITES British buyers may be the biggest group of foreign buyers in Spain, but sales registered to them in the fourth quarter of last year were down 25% on year. Spanish Property Insight predicts an even steeper decline for the first quarter of 2017.
HOMES FOR SHIPPAHOLICS Downtown Views is a development of fashionable flats directly linked to the glamorous Dubai Mall. For sale with Hamad.
THE ITALIAN MOB There are 44 new Ryanair routes to Italy this year. Property price hikes in Puglia - traditionally cheaper than Luscany - are expected.
EXPAT ANXIETY British buyers living overseas are routinely being rejected by high-street lenders, reports Aviva Mortgage, as they are deemed to be "higher risk".

MY OVERSEAS DILEMMA

Q Eight years ago, I bought a timeshare in Tenerife for £7,000, which I have hardly used. I understand many timeshare contracts are now being declared illegal, with buyers entitled to large refunds. How do I find out if I am eligible? K Lessep, Co Durham
A Hundreds of thousands of Brits own timeshares in Europe, largely in Spain. A timeshare is an arrangement that involves various parties sharing the use of accommodation without actually owning a share of that property, whether it is a villa, apartment or boat. Many - not all - of these timeshares were sold aggressively, and often without the buyers taking legal advice. The Spanish Supreme Court is now encouraging owners to come forward to claim compensation for any mis-selling. Nine of its rulings in a row have gone against leading timeshare companies over the past few months, and £4.5m has been paid out - a sum that could grow exponentially as



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