Town versus country in New York

· 45, East 9th Street, Manhattan, New York City, $3,850,000 (£2.5m)
This stylish bolthole is situated in a pre-Second World War co-op building in Greenwich Village. The beautifully decorated interiors are split across two levels and include two bedrooms (one of which is currently used as a library), an eat-in kitchen and a magnificent sitting room with vaulted ceiling, double-height windows and feature fireplace. Available through Christie's International Real Estate's associate Brown Harris Stevens (www.christiesrealestate.com; 00 1 212 906 9331)

Great Bear Lodge, Bethel, New York State, $3,850,000 (£2.5m)
Great Bear Lodge stands on the shores of a beautiful lake in the gated Chapin Estate, a 2,500-acre stretch of forest in the Catskills Mountains. The 7,621sq ft lodge has been designed to blend in with its woodland backdrop and has a profusion of exposed stone and timber—the reception hall even has soaring branches onto which miniature forest animals have been carved. Featuring eight bedrooms, a lavish kitchen and a covered deck overlooking the lake, Great Bear Lodge comes with 5.28 acres of land. Through Sotheby's International Realty (www.chapinsothebysrealty.com; 00 1 866 583 4900)

ᐨsia keeps restrictions for foreign ›urchasers

WITH property demand still robust across much of Asia, governments ·e making ample use of cooling measures slow down the market. Chief among them e constraints on non-resident foreign buyers ·a recent Knight Frank study shows that ›me countries have further tightened ese measures to safeguard affordability. Both Hong Kong and Singapore (*right*), r example, have introduced a hefty 15% lditional stamp duty on purchases made ' overseas buyers. In Singapore, foreign ›n-residents are also only able to buy a ›me with land inside the Sentosa Cove ·velopment, although they can otherwise ιy apartments or condominium property.

In Malaysia, where the only restriction is that foreign buyers have to spend least MYR500,000 (about £100,000), the state of Johor Bahru is also nsidering adding a higher tax rate for foreign buyers, which is expected come into force at the end of the year.

In several other countries, including India, Indonesia and China, non-resint foreigners remain banned from buying property altogether (in Indonesia, ;pecial provision allows purchases deemed to benefit national development). ιere are some exceptions, however: South Korea and Japan, both of which ve seen year-on-year price drops at the end of the first quarter of 2013, ,pose no restriction and Vietnam, whose market is facing an unprecedented isis, is under pressure to open up to non-resident foreign buyers.

Why Brazil is booming

WITH the 2014 football World Cup and 2016 Olympic Games looming large on the horizon, Brazil is firmly on the radar of inter-national property buyers. Research by Savills shows that robust economic and demographic growth, coupled with greater mortgage availability, especially in urban areas, have resulted in a housing-market boom.

In the past five years, prices have risen by an annual average of 23% in Rio de Janeiro and 17% in São Paulo. None-theless, report Savills, Brazilian residential property remains good value when compared to other global cities and gross annual yields stand at more than 5% for Rio and more than 4% for São Paulo—a sign that capital values are not particularly overheated.

Brazil, explains Yolande Barnes, is benefiting from 'fast economic growth without the excess house-price inflation of many of the of "new world" real-estate markets of the East.' Savills expect to continue seeing substantial price growth, albeit at lower rates than in the past few years.