European Alpine Property Focus

2026

Chief Investment Office GWM

UBS

UBS European Alpine Property Focus 2026
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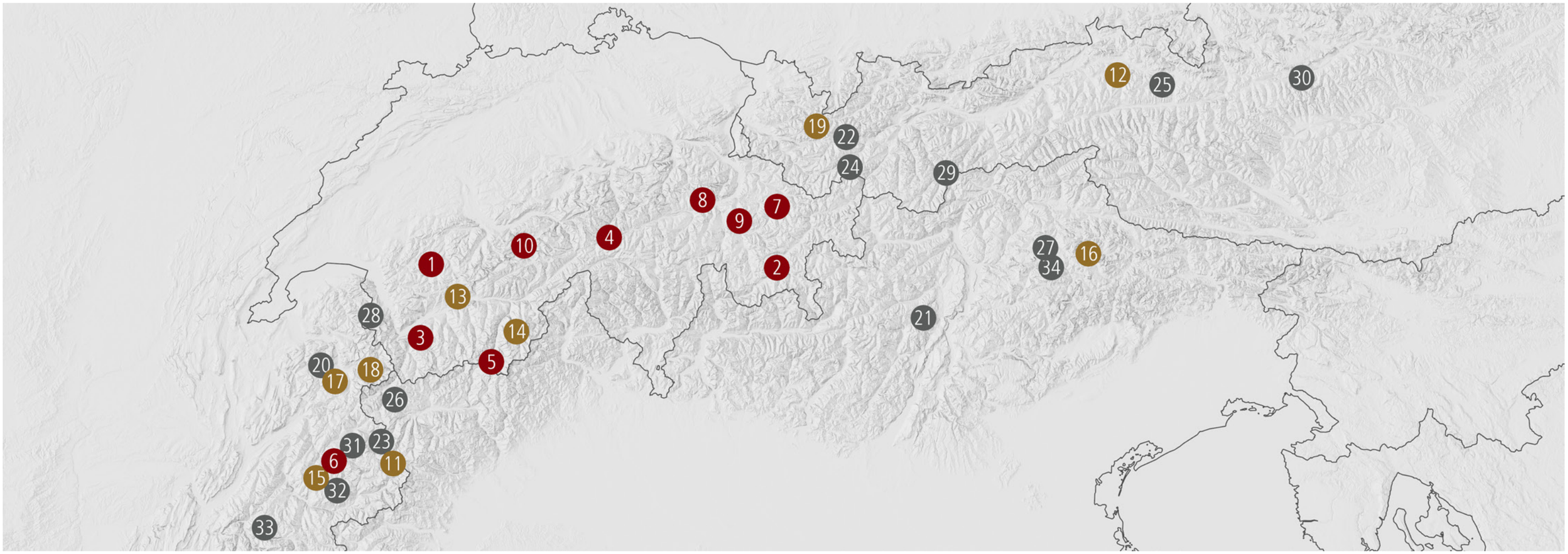
Overview of destinations



The map shows all destinations included in the analysis, ranked by the price level of vacation homes:

>15,000 CHF/m²

1. Gstaad (CH)
2. Engadin/St.Moritz (CH)
3. Verbier (CH)
4. Andermatt (CH)
5. Zermatt (CH)
6. Courchevel (FR)
7. Davos/Klosters (CH)
8. Flims/Laax (CH)
9. Lenzerheide (CH)
10. Jungfrau Region (CH)

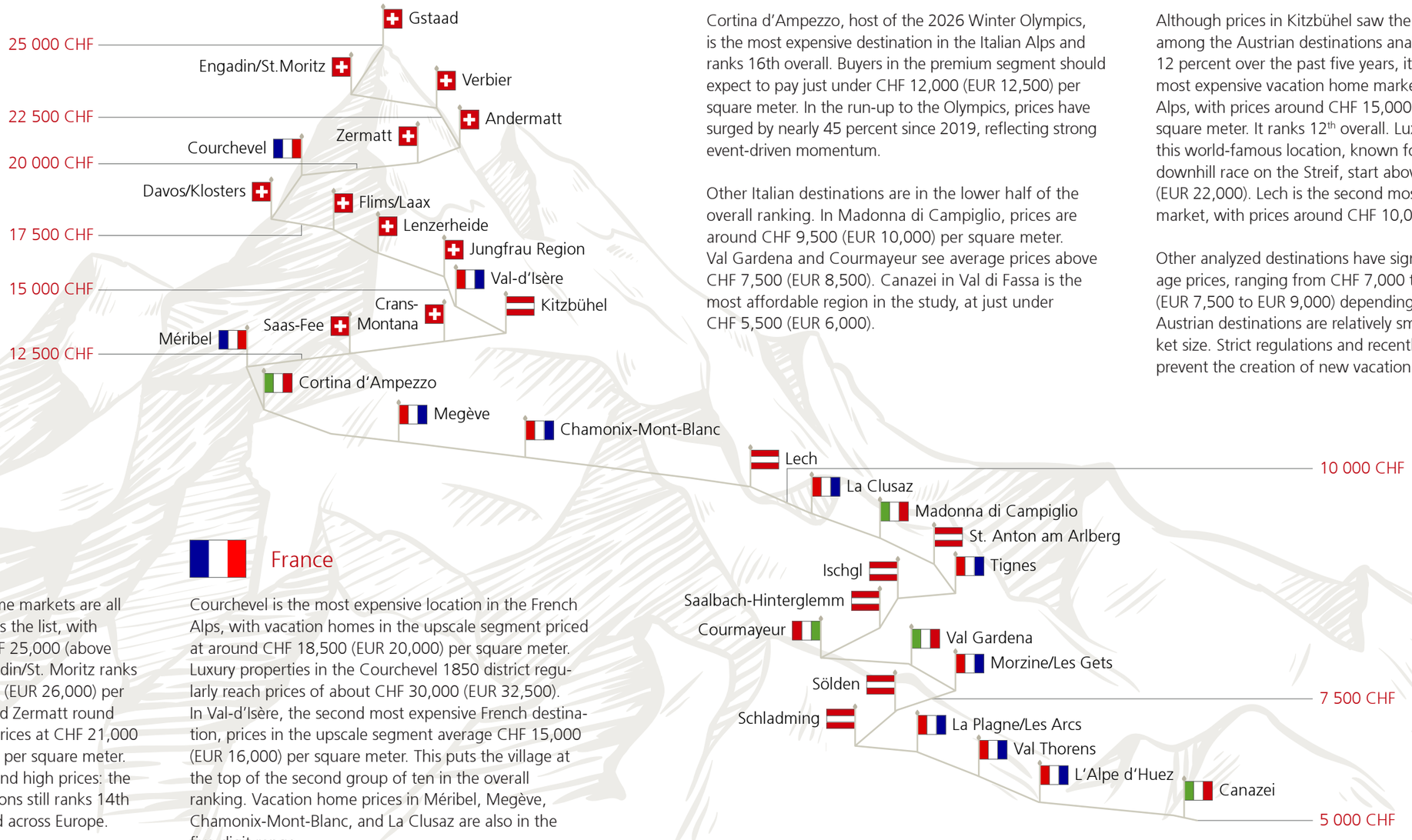
10,000 – 15,000 CHF/m²

11. Val-d'Isère (FR)
12. Kitzbühel (AT)
13. Crans-Montana (CH)
14. Saas-Fee (CH)
15. Méribel (FR)
16. Cortina d'Ampezzo (IT)
17. Megève (FR)
18. Chamonix-Mont-Blanc (FR)
19. Lech (AT)

<10,000 CHF/m²

20. La Clusaz (FR)
21. Madonna di Campiglio (IT)
22. St. Anton am Arlberg (AT)
23. Tignes (FR)
24. Ischgl (AT)
25. Saalbach-Hinterglemm (AT)
26. Courmayeur (IT)
27. Val Gardena (IT)
28. Morzine/Les Gets (FR)
29. Sölden (AT)
30. Schladming (AT)
31. La Plagne/Les Arcs (FR)
32. Val Thorens (FR)
33. L'Alpe d'Huez (FR)
34. Canazei (IT)

Vacation homes in the Alps



Switzerland

The five most expensive vacation home markets are all located in the Swiss Alps. Gstaad tops the list, with upscale homes averaging around CHF 25,000 (above EUR 27,000)[1] per square meter. Engadin/St. Moritz ranks second at approximately CHF 24,000 (EUR 26,000) per square meter. Verbier, Andermatt, and Zermatt round out the top five, each with average prices at CHF 21,000 to CHF 23,000 (EUR 23,000–25,000) per square meter. Other Swiss destinations also command high prices: the least expensive of the 11 Swiss locations still ranks 14th among the 34 alpine resorts analyzed across Europe.

In the luxury segment, St. Moritz leads, followed by Gstaad and Verbier, with prices ranging from CHF 45,000 to CHF 55,000 (EUR 49,000–60,000) per square meter—and in some cases, even reaching six-figure sums.

France

Courchevel is the most expensive location in the French Alps, with vacation homes in the upscale segment priced at around CHF 18,500 (EUR 20,000) per square meter. Luxury properties in the Courchevel 1850 district regularly reach prices of about CHF 30,000 (EUR 32,500). In Val-d'Isère, the second most expensive French destination, prices in the upscale segment average CHF 15,000 (EUR 16,000) per square meter. This puts the village at the top of the second group of ten in the overall ranking. Vacation home prices in Méribel, Megève, Chamonix-Mont-Blanc, and La Clusaz are also in the five-digit range.

France is home to some of Europe's highest-altitude and largest ski destinations—both in terms of vacation property numbers and ski area size—which supports market liquidity but does not fully bridge the price gap with Switzerland's top resorts.

Italy

Cortina d'Ampezzo, host of the 2026 Winter Olympics, is the most expensive destination in the Italian Alps and ranks 16th overall. Buyers in the premium segment should expect to pay just under CHF 12,000 (EUR 12,500) per square meter. In the run-up to the Olympics, prices have surged by nearly 45 percent since 2019, reflecting strong event-driven momentum.

Other Italian destinations are in the lower half of the overall ranking. In Madonna di Campiglio, prices are around CHF 9,500 (EUR 10,000) per square meter. Val Gardena and Courmayeur see average prices above CHF 7,500 (EUR 8,500). Canazei in Val di Fassa is the most affordable region in the study, at just under CHF 5,500 (EUR 6,000).

Austria

Although prices in Kitzbühel saw the weakest increase among the Austrian destinations analyzed, rising 12 percent over the past five years, it remains by far the most expensive vacation home market in the Austrian Alps, with prices around CHF 15,000 (EUR 16,000) per square meter. It ranks 12th overall. Luxury properties at this world-famous location, known for the legendary downhill race on the Streif, start above CHF 20,000 (EUR 22,000). Lech is the second most expensive Austrian market, with prices around CHF 10,000 (EUR 11,000).

Other analyzed destinations have significantly lower average prices, ranging from CHF 7,000 to almost CHF 8,500 (EUR 7,500 to EUR 9,000) depending on the location. Austrian destinations are relatively small in terms of market size. Strict regulations and recently tightened controls prevent the creation of new vacation homes.

The graphic displays the analyzed destinations ranked by square meter prices in Swiss francs for high-quality holiday homes.

1 Price level data are calculated using new sources and methods and are not directly comparable to the last edition of the study.

Between momentum and regulation

Price increases accelerate
On average, prices for vacation homes in the analyzed destinations are about 35 percent above 2019 levels. The strongest increase was seen in Switzerland's top destinations, at almost 45 percent, followed by the Italian Alps at around 40 percent. In the French and Austrian Alps, prices rose by roughly 30 percent. Except for Austria, prices in the leading alpine destinations developed more dynamically than in their respective overall markets. When adjusted for inflation, vacation home markets in Switzerland, France, and Italy recorded significant gains, too.

Lower financing costs in 2025 have boosted price momentum in mountain regions. In Europe's top destinations, alpine vacation homes became nearly 4 percent more expensive last year—a faster pace than the previous year, but still below the boom years of 2021 to 2023. The strongest increases were seen in Switzerland and Italy, each with almost 6 percent. In Austria, prices rose by just over 3 percent, offsetting declines from previous years. In France's top destinations, growth slowed sharply, reaching only about 1 percent in 2025.

Policy response
Alpine vacation homes remain in demand—not least among young professionals who work remotely and value the quality of life in the mountains. Heat waves further increase the appeal of alpine retreats, even as long-term snow reliability may decline. Rising life expectancy also makes purchases attractive for older buyers.

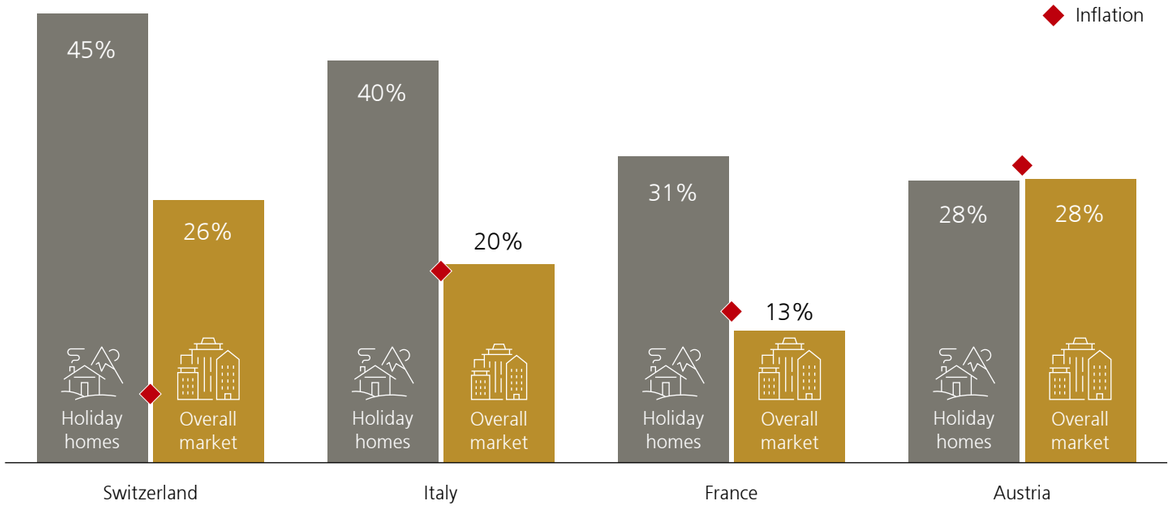
However, continued price increases mean that homes are becoming unaffordable for local residents in many areas. As a result, the market is increasingly coming under political scrutiny. Austria has tightened usage controls and penalizes the misuse of primary residences as vacation properties with heavy fines. Access for foreign buyers is virtually blocked. In Switzerland, the ban on new second homes sharply limits supply, and the Federal Council plans stricter rules for land purchases by foreign buyers under the "Lex Koller" framework. In Chamonix, France, every apartment rented short term requires a permit, and new vacation home construction has largely stopped. The Italian Dolomites are using road closures and quotas for access to tourist attractions to limit mass tourism.

Higher taxes as a risk
The economic outlook for Europe remains subdued. Rising energy prices threaten to stall the recovery and weaken household purchasing power. If inflation picks up again, the ECB may raise interest rates. Higher financing costs would make buying alpine second homes more expensive. Larger investments, such as purchasing a vacation home, are likely to be postponed more often.

Rising taxes could also dampen demand. With growing government debt, additional levies are likely in highly indebted countries. Vacation homes are a target, as they are often owned by foreigners. An increasing number of French municipalities are opting to levy a 60 percent tax surcharge on vacation homes—the maximum permitted by law. Even in relatively low-debt Switzerland, cantons have been given the option to introduce a new second-home tax.

Switzerland and Italy remain on the rise
We expect vacation home prices in Switzerland and Italy to continue rising more strongly than in Austria and France over the coming quarters. Switzerland's top locations stand out for their stable currency, attractive tax policies, high security, and discretion. Italy benefits from favorable tax rules for wealthy newcomers and comparatively moderate price levels, supporting further catch-up potential.

Holiday homes with strong price increases
Price change by market segment and inflation rate, since 2019, in %



Source: FPRE, Wüest Partner, Nomisma, idealista, Editions Callon Moulle, DataScience Service, IAZI, Insee, OeNB, Istat, FSO, UBS

Price growth rebounding
Holiday homes' price change by country*, in %

*Average value for the analyzed destinations.
Source: Wüest Partner, Nomisma, idealista, Editions Callon Moulle, DataScience Service, UBS

Switzerland

At a glance

Rank 2026	Destination	Price level	Price growth		Market size		Accessibility		Climate resilience		Sport offer
		Average CHF/m²	1 year %	5 year % p.a.	Total units	Second homes units	Closest airport	Travel time	Height town m	Maximum ski area m	Ski slopes km
1	Gstaad	25,200	3.3	1.5	9,200	4,600	Geneva	2hr 00min	1,100	3,000	200
2	Engadin/St. Moritz	24,000	7.1	6.0	14,400	8,900	Zurich	2hr 40min	1,800	3,300	320
3	Verbier	23,600	-7.8	1.6	11,900	6,500	Geneva	1hr 55min	1,500	3,300	420
4	Andermatt	22,200	12.5	8.0	2,200	1,300	Zurich	1hr 35min	1,400	3,000	180
5	Zermatt	21,000	3.9	5.4	8,900	4,500	Geneva	2hr 45min	1,600	3,900	360
7	Davos/Klosters	17,800	12.5	8.3	19,300	11,800	Zurich	1hr 55min	1,600	2,800	260
8	Flims/Laax	16,700	2.4	6.3	10,900	7,800	Zurich	1hr 45min	1,000	3,000	240
9	Lenzerheide	15,900	4.7	6.2	9,500	6,900	Zurich	1hr 50min	1,500	2,900	230
10	Jungfrau Region	15,700	5.9	5.6	9,000	5,600	Zurich	2hr 05min	1,000	3,000	210
13	Crans-Montana	14,700	15.2	6.8	18,000	10,400	Geneva	2hr 00min	1,500	2,900	140
14	Saas-Fee	14,400	5.6	7.3	4,600	2,900	Geneva	2hr 35min	1,800	3,600	150

Source: See page 10

What you need to know

Approval requirement for foreigners: The right to purchase property in Switzerland is governed by the Lex Koller law. People living in Switzerland who are from the European Union or European Free Trade Association, or from non-EU/EFTA countries with a C residence permit, may buy any property without approval. People from non-EU/EFTA countries without a C residence permit can buy first homes without restrictions or holiday homes, but these purchases require approval and are subject to local quotas. People not living in Switzerland can buy holiday homes, also subject to approval and quotas.

Plans to tighten rules: The Federal Council has published plans to tighten the Lex Koller law. The proposal would require approval for nationals of countries outside the EU and EFTA who do not have a C residence permit to buy primary residence and sell the property within two years of leaving the location. The Federal Council also plans to further restrict the purchase of holiday homes and residential units in aparthotels by people not living in Switzerland. The number of annual permits would be reduced from 1,500 to 600, and every purchase—including those by foreigners who previously received a permit—would count toward the quota. Parliament will discuss the proposal in the second half of the year at the earliest.

Costs: There are significant differences between cantons. The real estate transfer tax (*Handänderungssteuer*) can be as high as 3.3 percent of the purchase price and may be paid by the buyer, the seller, or split between both. Notary costs range from 0.1 percent to 1 percent of the price.

Taxes: Total real estate tax costs depend mainly on the canton and municipality where the property is located. The net value of owned property must be declared as wealth in the annual tax statement. Some cantons also levy a separate property tax (*Liegenschaftssteuer*) on the gross value. The real estate gains tax (*Grundstückgewinnsteuer*) can take a significant share of the profit from a sale. Because this tax is meant to curb speculation, it decreases the longer the property is held.

Imputed rental value: Every owner of a self-occupied property in Switzerland must pay tax on the imputed rental value (*Eigenmietwert*), which is the estimated rental income of the property and is taxed as income. Mortgage interest, maintenance, and renovation costs can be deducted from taxable income. When interest rates are low, the imputed rental value typically increases taxable income. In 2025, a decision was made to abolish the imputed rental value for primary and secondary residences. The ability to deduct maintenance costs and mortgage interest for owner-occupied properties will also be discontinued. At the same time, cantons may introduce a property tax on second homes *(Zweitwohnungssteuer).* The abolition of imputed rental value taxation is expected in 2029.

Mortgage: The purchase of a second home is typically financed by a mortgage of up to 60 percent of the lending value.

France

At a glance

Rank 2026	Destination	Price level	Price growth		Market size		Accessibility		Climate resilience		Sport offer
		Average EUR/m²	1 year %	5 year % p.a.	Total units	Second homes units	Closest airport	Travel time	Height town m	Maximum ski area m	Ski slopes km
6	Courchevel	20,300	1.7	5.0	7,800	6,600	Lyon	2hr 00min	1,900	2,700	600
11	Val-d'Isère	16,100	1.1	5.4	6,900	6,100	Lyon	2hr 45min	1,800	3,200	300
15	Méribel	14,500	0.9	4.6	8,100	7,100	Lyon	2hr 00min	1,500	3,000	600
17	Megève	12,000	1.0	5.3	9,400	7,800	Geneva	1hr 10min	1,100	2,400	400
18	Chamonix-Mont-Blanc	11,400	1.0	5.3	14,500	10,100	Geneva	1hr 15min	1,000	2,800	190
20	La Clusaz	10,400	0.8	5.2	5,200	4,300	Geneva	1hr 00min	1,100	2,500	130
23	Tignes	9,000	1.7	5.2	7,200	6,100	Lyon	2hr 45min	2,100	3,500	300
28	Morzine/Les Gets	8,200	1.0	5.3	14,100	12,100	Geneva	1hr 40min	1,000	2,200	600
31	La Plagne/Les Arcs	7,500	0.9	4.7	24,900	19,300	Lyon	2hr 20min	2,000	3,300	430
32	Val Thorens	7,200	1.6	4.9	15,200	13,400	Lyon	2hr 10min	2,300	3,200	600
33	L'Alpe d'Huez	7,100	0.9	4.8	6,400	5,700	Lyon	2hr 00min	1,900	3,300	250

Source: See page 10

What you need to know

Approval requirement for foreigners: There are no restrictions on who can buy property in France. All individuals are treated equally. Non-European Union citizens may need extra documentation for long-term residency if they plan to live in the country.

Fiscal code: Anyone buying property in France must have a tax identification number (*numéro fiscal*).

Mortgage: Foreign non-residents can get a mortgage in France, but conditions are stricter than for French nationals. Buyers usually need to contribute at least 10 percent of the property's price and cover additional costs such as notary or registration fees and taxes. Lenders often require comprehensive documentation to assess financial stability.

Notary involvement: A French notary must oversee the transaction to ensure it meets all legal requirements.

Costs: Total costs can reach 10 to 15 percent of the purchase price for existing buildings. Notary fees are typically 7 to 8 percent of the price for existing buildings and 2 to 3 percent for new buildings. The difference is mainly due to the transfer tax *(Droit de Mutation, Droit d'Enregistrement*). This also includes the land registry tax (*Contribution de Sécurité Immobilière*), which is usually 0.1 percent of the price. Broker fees are usually between 2 and 6 percent of the purchase price.

Taxes: Key annual real estate taxes include the estate tax (*Taxe Foncière*), paid by property owners based on cadastral value and local rates, and the occupancy tax (*Taxe d'Habitation*), which applies to secondary residences. The real estate wealth tax (*Impôt sur la Fortune Immobilière*) targets assets with a total net fair market value over EUR 1.3 million, with rates from 0.5 to 1.5 percent. Rental income is subject to income tax (*Impôts sur le Revenu*) at rates up to 45 percent. Capital gains tax (*Impôt sur les Plus-Values*) on property sales can reach 46.2 percent, especially for high-income taxpayers with capital gains over 260,000 euros, with reductions based on how long the property was held. After 30 years, full exemption is granted.

Usage declaration: Owners of residential property, including individuals and legal entities, must declare any change in usage to the tax authorities, such as switching between primary residence, secondary residence, or leaving the property vacant.

Structuring: Setting up a dedicated company to buy property is common. However, the tax impact must be analyzed both in France and in the buyer's country of residence.

Austria

At a glance

Rank 2026	Destination	Price level	Price growth		Market size		Accessibility		Climate resilience		Sport offer
		Average EUR/m²	1 year %	5 year % p.a.	Total units	Second homes units	Closest airport	Travel time	Height town m	Maximum ski area m	Ski slopes km
12	Kitzbühel	16,100	1.7	2.3	7,700	1,500	Munich	1hr 40min	800	2,000	230
19	Lech	10,900	3.8	3.4	1,800	500	Zurich	2hr 10min	1,400	2,800	300
22	St. Anton am Arlberg	9,200	3.7	5.0	2,000	200	Zurich	2hr 10min	1,300	2,800	300
24	Ischgl	8,900	3.6	4.7	1,100	100	Zurich	2hr 45min	1,400	2,900	240
25	Saalbach-Hinterglemm	8,800	7.0	7.4	2,800	1,300	Munich	2hr 35min	1,000	2,100	270
29	Sölden	8,000	-0.4	6.3	2,100	200	Munich	2hr 55min	1,400	3,300	150
30	Schladming	7,600	3.9	7.9	4,800	600	Munich	2hr 25min	700	1,900	120

Source: See page 10

What you need to know

Approval requirement for foreigners: In general, foreigners who wish to purchase a holiday home in Austria are treated the same as local residents. However, non-EU and non-European Economic Area nationals need approval to buy property. Approval is granted if the purchase does not conflict with Austrian government policy objectives—such as national security, land use, or demographic considerations—and if there is a public interest in the acquisition, such as economic, cultural, or social reasons.

Use as leisure homes: The use of residential properties as leisure homes is strictly regulated. Creating new leisure residences requires official approval. In many municipalities in Tirol, Salzburg, and Vorarlberg—areas with especially high demand—new leisure residences are almost entirely prohibited because the allowed quotas have already been exceeded.

Alternative uses: Buying a property as a primary or secondary residence, for example for work, is subject to less strict rules. However, anyone who violates usage regulations—such as using a work-related residence mainly for leisure—may face fines, usage bans, or even forced auctions of the property.

Costs: Total costs are about 10 to 12 percent of the purchase price. This includes a land register entry fee (*Grundbuchseintragungsgebühr*) of 1.1 percent, notary fees of 2 to 3 percent, a real estate transfer tax (*Grunderwerbsteuer*) of 3.5 percent, and brokerage fees of up to 3.6 percent.

Taxes: Property owners pay an annual property tax (*Grundsteuer*) based on the property's assessed value, the local tax rate, and a municipal multiplier. Municipalities usually charge an extra tax for holiday homes (*Freizeitwohnsitzabgabe*) or empty homes (*Leerstandsabgabe*), typically based on apartment size. Income from tourist rentals is subject to income tax. When selling, a real estate gains tax (*Immobilienertragsteuer*) applies unless the property was the main residence. For properties bought before March 31, 2002, the tax is 4.2 percent of the sale proceeds; otherwise, it is 30 percent.

Italy

At a glance

Rank 2026	Destination	Price level	Price growth		Market size		Accessibility		Climate resilience		Sport offer
		Average EUR/m²	1 year %	5 year % p.a.	Total units	Second homes units	Closest airport	Travel time	Height town m	Maximum ski area m	Ski slopes km
16	Cortina d'Ampezzo	12,600	0.5	6.6	9,000	6,200	Venice	1hr 50min	1,200	2,900	120
21	Madonna di Campiglio	10,200	8.9	4.1	7,600	6,200	Bergamo	2hr 35min	1,500	2,500	160
26	Courmayeur	8,400	2.0	3.5	7,500	3,700	Geneva	1hr 30min	1,200	2,800	40
27	Val Gardena	8,300	-1.8	5.6	2,300	1,500	Bergamo	2hr 55min	1,600	2,500	380
34	Canazei	5,900	2.9	4.2	6,700	5,400	Venice	2hr 45min	1,500	2,400	200

Source: See page 10

What you need to know

Approval requirement for foreigners: Property purchases in Italy are open to most nationalities. However, for non-European Union citizens, Italy applies the principle of reciprocity: You can only buy property if Italian citizens can do the same in your home country.

Fiscal code: Anyone buying property in Italy must have an Italian tax identification number (*codice fiscale*), which is simple to obtain.

Mortgage: Foreign non-residents can get a mortgage, but conditions are often stricter than for residents. Typically, foreign buyers need to provide about 30 percent of the property's value as a down payment.

Notary involvement: A local notary must oversee the transaction to ensure it meets all legal requirements.

Costs: Total costs for buyers can range from 2 to 10 percent of the purchase price, depending on the type of property (existing or new construction) and contract terms. Broker fees for existing properties are usually split equally between buyer and seller and range from 1 to 5 percent. Notary fees generally range from 0.3 to 1 percent of the property's value. Taxes on Italian real estate purchases depend on the seller and the property's use. If the seller is a VAT-registered company, such as a developer, VAT (*IVA*) applies: 4 percent of the purchase price for a main residence, 10 percent for other uses, or 22 percent for luxury properties. In these cases, registration (*imposta di registro*), mortgage, and cadastral taxes are each EUR 200. If the seller is a private individual, the registration tax is 2 percent for a main residence and 9 percent for other uses. The tax base is the cadastral value if the *prezzo-valore regime* is requested by the buyer; otherwise, the purchase price or market value applies. Mortgage and cadastral taxes are each EUR 50. Non-residents and second homes generally do not qualify for the reduced main residence rates.

Property taxes: Capital gains from the sale of real estate by private individuals, whether resident or non-resident in Italy, are generally subject to personal income tax (*IRPEF*) at rates up to 43 percent, with deductions available, for example, if the property is sold after at least five years of ownership or was acquired by inheritance. Alternatively, for residential properties, the seller may opt for a substitute tax of 26 percent, applied by the notary, without the possibility of deductions. The municipal property tax (*Imposta Municipale Unica*) is levied on income-generating secondary residences and typically ranges from 0.4 to 1.06 percent of the property's cadastral income (the official, estimated annual income value assigned by the government to a property), which is usually a fraction of the potential rent.

Indicators and data sources

Price level

1. Gstaad (CH)
2. Engadin/St. Moritz (CH)
3. Verbier (CH)
4. Andermatt (CH)
5. Zermatt (CH)

Prices per square meter for single-family homes and condominiums reflect the upscale segment and vary widely by location. In Switzerland, data are based on asking prices; in Austria and Italy, on transaction prices; and in France, on estimated values. The figures do not distinguish between primary and secondary residences. Swiss data refer to the first quarter of 2026; for Italy, France, and Austria, to the end of 2025. Price level data in this edition have been calculated using new sources and methods and are not directly comparable to the previous edition of the study. Numbers are rounded. The euro to Swiss franc exchange rate used is 0.92.

Sources: Switzerland: Wüest Partner, FPRE; France: Editions Callon Moulle; Italy: Nomisma, Idealista; Austria: DataScience Service GmbH; UBS

Price growth

1. Crans-Montana (CH)
2. Davos/Klosters (CH)
3. Andermatt (CH)
4. Madonna di Campiglio (IT)
5. Engadin/St. Moritz (CH)

Price growth rates are annualized and refer to the upscale residential property segment. Growth rates are calculated in local currencies. Historical data is available for Switzerland, France, and Austria. For Italy, comprehensive historical data is only available for Cortina d'Ampezzo and Courmayeur. For other Italian destinations, price growth rates are estimated using multiple sources and are not directly comparable to the previous edition of the study.

Sources: Switzerland: Wüest Partner; France: Editions Callon Moulle; Italy: Nomisma, Idealista; Austria: DataScience Service GmbH; UBS

Market size

1. La Plagne/Les Arcs (FR)
2. Val Thorens (FR)
3. Morzine/Les Gets (FR)
4. Davos/Klosters (CH)
5. Crans-Montana (CH)

The number of vacation homes determines the market size, with the total number of residences also reported. Larger destinations typically offer better infrastructure and a wider range of leisure activities, such as restaurants, shops, or cinemas. Smaller destinations are often better suited as retreats. The largest destinations, with an average of nearly 9,000 vacation homes, are in France. The smallest locations are in Austria.

Sources: Switzerland: Federal Office for Spatial Development (ARE); France: French National Institute of Statistics and Economic Studies (Insee); Italy: Italian National Institute of Statistics (Istat); Austria: Statistics Austria, UBS

Accessibility

1. La Clusaz (FR)
2. Megève (FR)
3. Chamonix-Mont-Blanc (FR)
4. Courmayeur (IT)
5. Andermatt (CH)

This indicator measures driving time by car to the nearest major airport. The trend toward shorter, more frequent vacations and weekend getaways generally favors destinations that are easily accessible. Shorter driving times also improve rental prospects. Being close to an airport often means being close to a major urban center, which supports demand for home-office locations. A small airport nearby is crucial for demand in the luxury segment, though less important for the general market. In Switzerland, driving times are based on TomTom data; for other countries, times are taken from Google Maps.

Sources: Google Maps, TomTom, UBS

Climate resilience

1. Val Thorens (FR)
2. Tignes (FR)
3. La Plagne/Les Arcs (FR)
4. L'Alpe d'Huez (FR)
5. Courchevel (FR)

Buying a vacation home in the Alps is often linked to winter stays in the snow. The higher the village, the greater the chance of a snow-rich winter. Higher-altitude ski slopes also tend to offer better skiing conditions. Because of climate change, many lower-altitude resorts are increasingly dependent on artificial snow. Higher-altitude destinations have summer advantages as well. While cities may see very high temperatures, these locations can offer pleasant summer days.

Sources: Destination websites, Bergfex, UBS

Sport offer

1. Courchevel (FR)
2. Méribel (FR)
3. Val Thorens (FR)
4. Morzine/Les Gets (FR)
5. La Plagne/Les Arcs (FR)

The size of a ski area, measured by the number of kilometers of slopes, serves as an indicator of a destination's overall summer and winter sports offerings. Generally, the larger the ski area, the more extensive the hiking trails, lift facilities, and related amenities. However, there can be significant differences between destinations when it comes to other sports, such as cross-country skiing, mountain biking, golf, or water sports.

Sources: Destination websites, Bergfex, UBS

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