

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

A couple seeking to buy an apartment in Brussels with a budget of 490,000–895,000 EUR. Priorities include access to cafes, parks, and the EU quarter.

## Must-have

- 1+ rooms in the apartment
- Proximity to parks
- Access to cafes
- Connection to the EU quarter

## Nice-to-have

- Balcony space
- Modern appliances
- Low maintenance costs
- Quiet surroundings

## Red flags

- High noise levels near busy streets
- Limited parking availability
- Low safety ratings in certain areas
- High maintenance fees

## Trade-offs

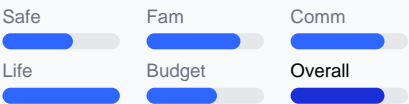
- Desire for parks vs. budget constraints
- Preference for modern features vs. historic buildings
- Quiet environment vs. city center vibrancy

## Top-3 areas (shortlist)

### 1) Ixelles (Châtelain, Flagey, Cimetiere d'Ixelles)

Why: Great access to parks like Parc Tenbosch and cafes around Place Flagey. Strong public transport links facilitate easy commutes to the EU quarter.

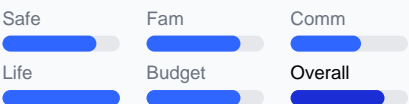
Watch-out: Property prices can spike due to high demand and limited supply.



### 2) Etterbeek (Jourdan, La Chasse, Cinquantenaire edge)

Why: Close proximity to Jardin du cinquantenaire for relaxation and family outings. Access to cafes and restaurants enhances urban living experiences.

Watch-out: Beware of increased traffic congestion during peak hours.



### 3) —

Why: Fits your stated priorities. Reasonable trade-off vs commute/budget.

Watch-out: —

