

Relocation Brief — Brussels

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1-page brief • shortlist • next steps

Client profile

Buy • 730000–1090000 EUR purchase

Family of three looking to buy a property in Brussels. Budget is EUR 730,000 to EUR 1,090,000. Prioritizing restaurants, parks, expat community, and central access.

Must-have

- 2+ rooms in a family-friendly area
- Proximity to parks and green spaces
- Access to restaurants and cafes
- Good schools within 20 min walk

Nice-to-have

- Outdoor spaces for children
- Community activities for expats
- Shopping options nearby
- Cultural attractions within reach

Red flags

- High competition for desirable properties
- Potentially inflated prices in central areas
- Traffic congestion affecting commutes
- Safety concerns in some districts

Trade-offs

- Budget may limit access to preferred districts
- Desirable areas may lack larger homes
- Taste for urban amenities vs. residential comfort

Top-3 areas (shortlist)

1) Etterbeek

Why: Nearby Cinquantenaire park is perfect for family outings. Strong access to restaurants in lively Jourdan area.

Watch-out: Rents near EU quarter can be higher; traffic around main axes.



2) City of Brussels

Why: Royal Palace area offers cultural attractions and parks. Dynamic restaurant scene around Sablon is family-friendly.

Watch-out: Touristy pockets and traffic can feel noisy on weekends.



3) Ixelles

Why: Flagey area is vibrant with cafes and parks for families. Accessible public transport facilitates easy city travel.

Watch-out: Popular streets get noisy on weekends; parking is often tight.



Next steps

- Review potential properties in preferred districts.
- Schedule visits to shortlisted homes.
- Discuss financial options with a local bank.

Resources

Websites: [Immoweb](#) • [Logic-immo](#) • [Zimmo](#) • [Immovlan](#)

Agencies: [Barnes Brussels](#) • [Engel & Völkers](#) • [Victoire Properties](#)

Essentials to ask your Real Estate agent

- What are the total costs involved in the purchase?
- Are there any ongoing building charges or planned works?
- How does the property comply with local regulations?
- What is the condition of the property and when can I inspect?
- What is the expected timeline for negotiations and closing?