

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 family-friendly environments and access to cafes and restaurants.

Must-have

- 1+ room apartment
- Cafes and brunch options
- Family-friendly amenities
- Quiet residential areas

Nice-to-have

- Outdoor spaces or parks
- Local restaurants within walking distance
- Community events or activities
- Access to grocery stores

Red flags

- High property taxes in some areas
- Limited parking in busy neighborhoods
- Noise pollution from main roads
- Potentially outdated buildings

Trade-offs

- Desire for quiet versus urban vibrancy
- Family-friendly spaces versus nightlife options
- Larger units versus budget constraints

Top 3 areas (shortlist)

1) Ixelles (Châtelain, Flagey)

Why & reasoning: Features a diverse food scene, especially along Flagey Square.; Close to parks like Parc Tenbosch, ideal for families.

Watch out: Prices can exceed budget due to popularity with young families.



2) Saint-Gilles (Parvis de Saint-Gilles, Barriere)

Why & reasoning: Home to large green spaces like Parc de Forest, ideal for quiet living.; Offers a family-friendly, vibrant community atmosphere.

Watch out: Gentrification may increase property prices over time.



Top3 areas (shortlist)

3) —

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

Watchout: —

Safe

Fam

Comm

Life

Budget

Overall

Next steps

Resources

Websites:

Agencies:

Essentials to ask your Real Estate agent

- What are total purchase costs (taxes, notary, agency, other fees)?
- Is the property legally compliant (permits, energy cert, no liens)?
- Monthly charges (syndic/HOA) and what they cover?
- Any known defects / upcoming works / special assessments?
- Realistic closing timeline and negotiation flexibility?