

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 490000–895000 EUR purchase

Family buying a house in Brussels. Budget is 490,000–895,000 EUR. Priorities include parks, cafes, and family-friendly areas.

Must-have

- Minimum 2 bedrooms and 1 bathroom.
- Access to parks within 15 min walking distance.
- Proximity to international schools for children.
- Quiet residential neighborhood for family.

Nice-to-have

- Nearby cafes and brunch spots for family outings.
- Green spaces for recreational activities.
- Community of expats for social integration.
- Restaurants offering diverse international cuisine.

Red flags

- High noise levels from nearby commercial areas.
- Properties with less than 5 years warranty.
- Poor maintenance history of the house.
- Budget constraints limiting housing options.

Trade-offs

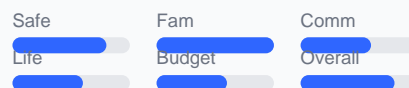
- Desire for a quiet area yet looking for vibrant cafes.
- Need for parks but budget may limit location choices.
- Interest in expat community may restrict school

Top-3 areas (shortlist)

1) Ixelles

Why: Enjoy parks like Flagey Square that are perfect for families. Rich expat community offers multiple international cafes and restaurants.

Watch-out: Rental prices may stretch your budget due to high demand.



2) Etterbeek

Why: Close proximity to Parc du Cinquantaire provides great outdoor activities. Family-friendly vibe attracts many expat families and community events.

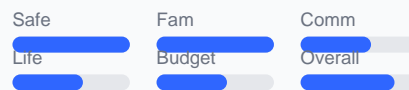
Watch-out: Commute times can be longer due to traffic during peak hours.



3) Uccle

Why: Features many parks like Parc de Wolvendael for family enjoyment. Quiet residential streets and a strong community feel enhance family living.

Watch-out: Distance from city center may affect commute options.



Next steps

- Schedule viewings for shortlisted properties.
- Consult a financial advisor for budget assessment.
- Begin researching schools in preferred districts.

Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Vlan](#) • [Logic-Immo](#)

Agencies: [Brussels Living](#) • [C21 Brussels](#) • [Immo K](#)

Essentials to ask your Real Estate agent

- What is the deposit and any additional fees required?
- Are utilities included in the rental price?
- What is the lease term and termination process?
- Are there any noise restrictions or rules?
- Is there an indexation clause in the rental agreement?