

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 490000–895000 EUR purchase

Couple looking to buy an apartment in Brussels. Budget is 490,000–895,000 EUR. Priorities include cafes & brunch, expats & international, and value for money.

Must-have

- 1+ room apartment
- Access to public transport
- Near cafes & brunch spots
- Safe neighborhood

Nice-to-have

- Proximity to parks
- Community amenities
- Expats community features
- Low maintenance charges

Red flags

- High property taxes
- Unsafe neighborhoods
- Limited parking options
- Poor internet connectivity

Trade-offs

- Modern amenities versus historic charm
- Budget limitations versus location preference
- Commute convenience versus lifestyle richness

Top-3 areas (shortlist)

1) Ixelles

Why: Vibrant expat community anchored by Flagey square and countless brunch cafes. Easy transit connections via the multiple tram lines serving the area.

Watch-out: Property prices may stretch the budget due to high demand.



2) Saint-Gilles

Why: Known for its cultural diversity, with weekly markets and various brunch spots. Metro station offers quick access to the city center and beyond.

Watch-out: Some noisy areas may affect living quality, especially at night.



3) Woluwe-Saint-Lambert

Why: Family-friendly district featuring parks and affordable cafes for brunch outings. Major bus and tram lines provide direct links to central Brussels.

Watch-out: Potential for budget stretch due to family-oriented amenities.



Next steps

- Schedule property viewings in top districts.
- Consult with agencies about available listings.
- Review property paperwork and legal requirements.

Resources

Websites: [ImmoWeb](#) • [Vlan](#) • [Logic-Immo](#) • [Century 21](#)

Agencies: [L&P Real Estate](#) • [Marcial & Associés](#) • [B Immobilien](#)

Essentials to ask your Real Estate agent

- What are the total costs associated with the purchase?
- Are there any legal compliance issues to be aware of?
- What are the building charges or upcoming works planned?
- What is the condition of the property and how can I inspect it?
- What is the expected timeline for this transaction?