

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 785000–1120000 EUR purchase

Family with 1 child relocating to Brussels, buying an apartment. Budget is 785,000–1,120,000 EUR. Priorities include residential areas, cafes, and parks.

Must-have

- Minimum of 3 rooms in the apartment
- Proximity to parks and green spaces
- Quiet residential areas
- Walkable distance to schools

Nice-to-have

- Access to public transport
- Parking space included
- Family-friendly community
- Outdoor play areas

Red flags

- High costs in popular districts
- Noise from busy streets
- Limited availability of spacious apartments
- Inadequate school options within a short commute

Trade-offs

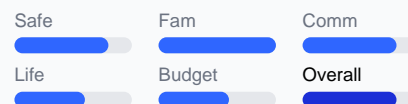
- Quiet living vs. proximity to cafes
- Desire for parks vs. budget constraints
- Need for walkable commute vs. property size

Top-3 areas (shortlist)

1) Ixelles

Why: Ixelles boasts trendy cafes around Flagey and a vibrant community atmosphere. Enjoy parks like Pond de la Cambre for children's play and family activities.

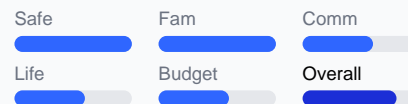
Watch-out: Consider traffic congestion during rush hours that could affect school commutes.



2) Uccle

Why: Uccle features excellent parks like Parc de Woluwe, ideal for family outings. The district offers a range of premium cafes and a calm environment.

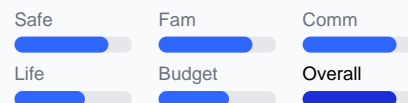
Watch-out: High property prices in desirable areas might exceed budget limits.



3) Etterbeek

Why: Etterbeek has family-friendly parks like Parc du Cinquantenaire for weekend activities. It's well-connected with cafes and local shops within walking distance.

Watch-out: Ensure the apartment's noise insulation since some parts can be busier.



Next steps

- Identify preferred districts and view available properties.
- Visit sites and consult agencies for detailed listings.
- Arrange school visits to assess options.

Resources

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

Agencies: [Eurimmo](#) • [Century 21](#) • [L&P Real Estate](#)

Essentials to ask your Real Estate agent

- What is the total deposit and any additional fees?
- Are utilities included in the rental cost?
- What is the typical lease term and termination policy?
- What are the house rules regarding noise and disturbances?
- Is there an indexation clause for rental increases?