

Relocation Brief — Brussels, Belgium

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Client profile

Buy • 490000–895000 EUR purchase

A couple looking to buy a 1+ room apartment in Brussels, budget 490000–895000 EUR. Priorities include cafes, restaurants, family-friendly areas, and a residential, quiet environment.

Must-have

- 1+ room apartment
- Quiet residential area
- Access to cafes and brunch spots
- Proximity to family-friendly amenities

Nice-to-have

- Balcony or terrace
- Parking space
- Good public transport access
- Green spaces nearby

Red flags

- High noise levels in some areas
- Potential budget stretch in premium districts
- Limited availability of larger apartments
- Property condition can vary significantly

Trade-offs

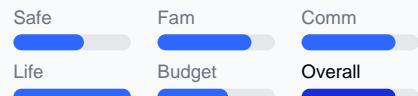
- Desire for quiet but also needs locations with vibrant cafes
- Family-friendly needs may limit proximity to lively

Top 3 areas (shortlist)

1) Ixelles (Châtelain, Flagey)

Why & reasoning: Ixelles has diverse dining options and a lively cultural scene anchored by Flagey Square.; The area is family-friendly with parks such as Place Flagey for recreation.

Watchout: High property prices in trendy areas may exceed budget expectations.



2) Etterbeek (Jourdan, La Chasse)

Why & reasoning: Etterbeek offers great access to parks like Parc du Cinquantenaire for family outings.; The area features many quiet streets with cafes and restaurants for relaxed living.

Watchout: Parking can be limited, especially near popular dining.



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Top■3 areas (shortlist)

3) —

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

Watch■out: —



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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?