

# Relocation Brief — Brussels, Belgium

A practical shortlist and action plan for the next 1–2 weeks.

## Client profile

Couple looking to buy an apartment in Brussels with a budget of 490000–895000 EUR. Priorities include cafes, restaurants, family-friendly areas, and quiet residential neighborhoods.

## Snapshot

- **Household:** Couple
- **Housing:** 1+ room; type: Apartment; mode: buy
- **Budget (buy):** 490000–895000 EUR purchase
- **Priorities:** Cafes & brunch, Restaurants, Family-friendly, Residential & quiet, Parks & green areas

Must-have	Nice-to-have
<ul style="list-style-type: none"><li>• Apartment with 1+ room</li><li>• Quiet residential neighborhood</li><li>• Cafes and brunch spots nearby</li><li>• Parks and green areas available</li></ul>	<ul style="list-style-type: none"><li>• Proximity to restaurants and dining options</li><li>• Access to public transit</li><li>• Family-friendly activities and facilities</li><li>• Good local schools</li></ul>
Red flags	Trade-offs
<ul style="list-style-type: none"><li>• High noise levels in busy areas</li><li>• Rising property prices impacting budget</li><li>• Limited green spaces in some districts</li><li>• Long commute times to work</li></ul>	<ul style="list-style-type: none"><li>• Quiet residential areas might lack dining options</li><li>• Family-friendly neighborhoods may have higher prices</li><li>• Parks might be farther from cafes</li><li>• Desirable districts could stretch budget limits</li></ul>

## Top-3 communes shortlist

Each option includes strengths, trade-offs, and 2–3 microhoods to start your search.

## 1. Ixelles

Anchors: Parc Tenbosch, Flagey Square

Safety:  · Family:  · Commute:  · Lifestyle:  · BudgetFit:  · Overall: 

### Key strengths

- Flagey Square offers a variety of cafes and restaurants for socializing.
- Parc Tenbosch provides green space, ideal for families and relaxation.

### Trade-offs to watch

- Ixelles has high demand, leading to possible budget overruns.

### Microhoods to start with

#### Flagey

Why: Flagey is vibrant with cafes, hosting cultural events near the scenic lake.

Watch-out: Popular area can lead to noise from events and nightlife.

#### Abbaye

Why: Abbaye is peaceful, featuring beautiful parks perfect for families.

Watch-out: Limited parking in residential zones can be problematic.

## 2. Etterbeek

Anchors: Parc du Cinquantenaire, Place Jourdan

Safety:  · Family:  · Commute:  · Lifestyle:  · BudgetFit:  · Overall: 

### Key strengths

- Parc du Cinquantenaire is perfect for family outings and recreational activities.
- Place Jourdan is vibrant with restaurants and cafes, enhancing lifestyle.

### Trade-offs to watch

- Etterbeek's rising property prices could impact your budget significantly.

### Microhoods to start with

#### Cinquantenaire

Why: Cinquantenaire features spacious parks and museums appealing to families.

Watch-out: Heavy traffic during peak hours can affect commuting.

#### Jourdan

Why: Jourdan is known for its local eateries and a lively market atmosphere.

Watch-out: Parking space is often limited in this popular area.

### 3. Uccle

Anchors: Parc de Woluwe, Avenue Louise

Safety:  · Family:  · Commute:  · Lifestyle:  · BudgetFit:  · Overall: 

#### Key strengths

- Parc de Woluwe offers extensive green areas for outdoor activities.
- Avenue Louise features upscale shopping and dining options.

#### Trade-offs to watch

- Uccle may have longer commute times to central Brussels.

#### Microhoods to start with

##### Woluwe

*Why:* Woluwe offers plenty of green parks, making it ideal for families.

*Watch-out:* Uccle can have higher property prices compared to other districts.

##### Katerijne

*Why:* Katerijne is known for its spacious homes and quiet surroundings.

*Watch-out:* Limited shopping options compared to busier areas.

## Next steps (1–2 weeks)

### Week 1

- 1 Shortlist 8–12 listings across the 3 communes and set up viewings.
- 2 For each listing, confirm total monthly cost and what utilities are included.
- 3 Validate commute: do one test route at peak hours (metro/tram and by car).
- 4 Ask about parking rules/permits and storage (cellar, bike room).
- 5 Prepare a document pack (ID, proof of income, employer letter, bank statements).

### Week 2

- 1 If buying: request EPC, urbanism/permit docs, and recent syndic/HOA minutes.

## Agencies and resources

Curated starting points for Belgium/Brussels.

Agencies	Websites
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