

# Relocation Brief — Brussels, Belgium

Generated by Relocation Brief Builder

1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

A couple seeking to buy an apartment in Brussels, budget of 490,000–895,000 EUR. Priorities include cafes, restaurants, expat community, and access to the EU quarter.

## Must-have

- 1+ room apartment
- Access to cafes & brunch
- Proximity to restaurants
- International community presence

## Nice-to-have

- Public transport accessibility
- Green spaces nearby
- Local markets and shops
- Cultural activities

## Red flags

- Rising rent prices near EU quarter
- Limited parking availability
- Street noise in busy areas
- Potential budget stretch in prime locations

## Trade-offs

- Prefer urban areas but seek quiet streets
- Desire for lively neighborhoods vs. need for peace
- Budget for a premium area but open to other options

## Top-3 areas (shortlist)

### 1) Etterbeek

Why: Close proximity to Cinquantenaire park for leisure and outdoor activities.

Strong metro connections enhance access to the EU quarter and city center.

Watch-out: Rents near the EU quarter can be higher.



### 2) Ixelles

Why: Vibrant food scene with numerous cafes and restaurants along Châtelain.

Cultural events and nightlife cater to an international crowd and expats.

Watch-out: Popular streets get noisy on weekends.



### 3) Saint-Josse-ten-Noode

Why: Varied dining options and local cafes appeal to an expat lifestyle. Good metro access makes commuting to the EU quarter smooth and quick.

Watch-out: Dense and busy



## Action plan (next 7 days)

## Resources

Websites: [Immoweb](#) • [Logic-immo](#) • [Zimmo](#) • [Immovlan](#)  
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?