

Relocation Brief — Brussels

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1-page brief • shortlist • next steps

Client profile

Buy • 790000–1260000 EUR purchase

Couple seeking to buy an apartment in Brussels. Budget is 790,000-1,260,000 EUR. Priorities include restaurants, cafes, and residential quiet.

Must-have

- 2+ rooms in an apartment
- Safe and calm neighborhood
- Access to restaurants and cafes

Nice-to-have

- Proximity to public transport
- Green spaces nearby
- Value-for-money options available

Red flags

- High noise from busy streets
- Limited parking availability
- Potential budget stretch in prime areas

Trade-offs

- Desire for quiet versus proximity to lively cafes
- Focus on value versus high-end properties
- Preference for central access versus quieter outskirts

Top-3 areas (shortlist)

1) Ixelles

Why: Châtelain offers vibrant cafes and brunch spots, attracting expats and young professionals. Flagey features shops and a lively public square, enhancing community interaction.

Watch-out: Popular streets experience noise on weekends, and parking is often tight.

Safe



Fam



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2) Etterbeek

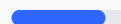
Why: Jourdan district has diverse restaurants and cafes, popular with young professionals. Cinquantenaire park provides green space and family-friendly activities within reach.

Watch-out: Rents near the EU quarter can be higher, potentially stretching the budget.

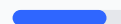
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3) Saint-Gilles

Why: Parvis de Saint-Gilles offers trendy brunch spots and a vibrant art scene. Barrière features eclectic shops integrated into a lively neighborhood atmosphere.

Watch-out: Some streets can be noisy late; choose quieter side streets to relax.

Safe



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Next steps

- Review listings on suggested real estate sites.
- Schedule visits to top districts of interest.
- Consult with real estate agents for insights.

Resources

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

Agencies: [Barnes Brussels](#) • [Engel & Völkers](#) • [Victoire Properties](#)

Essentials to ask your Real Estate agent

- What is the total cost including taxes and fees?
- Are there any building charges or planned works?
- What is the condition of the property assessed?
- Can you provide a timeline for the purchase process?
- Are there any legal compliance issues I should be aware of?