

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 760000–1175000 EUR purchase

Family seeking a premium home in Brussels, budget 760,000-1,175,000 EUR. Priorities include family-friendly environment and proximity to cafes.

Must-have

- Minimum of 3 rooms
- Family-friendly areas
- Quiet residential neighborhoods
- Access to schools within 20 min walk

Nice-to-have

- Garden or outdoor space
- Modern amenities and finishes
- Good public transport access
- Secure building or area

Red flags

- High noise levels near busy areas
- Limited school options within walking distance
- Exceeding budget for preferred districts
- Long commutes affecting family time

Trade-offs

- Desire for quiet but also close to cafes
- Premium feel might stretch budget limits
- Family-friendly areas may be busier

Top-3 areas (shortlist)

1) Ixelles (Châtelain, Flagey, Cimetiere d'Ixelles)

Why: Home to Place Flagey, a lively square with cafes and parks. Parc du Chatelain offers green space, ideal for families.

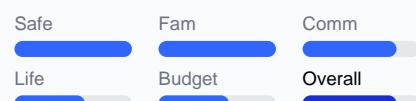
Watch-out: Traffic congestion can affect commute times during peak hours.



2) Uccle (Fort Jaco, Prince d'Orange, Vivier d'Oie)

Why: Parc de Woluwé provides ample recreational options for children. Quieter streets ensure a peaceful living environment.

Watch-out: Higher property prices may limit choices within the budget.



3) Etterbeek (Jourdan, La Chasse, Cinquantenaire edge)

Why: Proximity to Parc du Cinquantenaire, ideal for family outings. Square de la Chasse offers a tranquil neighborhood feel.

Watch-out: Rapid development could impact local housing prices.



Next steps

- Review potential districts and properties
- Schedule visits to shortlisted homes
- Consult with agencies for further insights

Resources

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

Agencies: [Brussels Real Estate](#) • [Immo 2.0](#) • [Properties in Belgium](#)

Essentials to ask your Real Estate agent

- What is the total deposit required and are there additional fees?
- What utilities are included and which are separate?
- What is the length of the lease and termination terms?
- Are there any rules regarding noise or pets?
- How often does the rent increase and how is it indexed?