

# 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. Budget is 490,000–895,000 EUR. Priorities include cafes, restaurants, and family-friendly green areas.

## 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

- 1+ room apartment
- Quiet residential area
- Proximity to parks
- Access to public transport

### Nice-to-have

- Cafes and brunch spots nearby
- Restaurants within walking distance
- Family-friendly schools close by

### Red flags

- High property taxes
- Areas with noise issues
- Limited green space availability

### Trade-offs

- Prefer quiet but want near lively cafes
- Family-friendly yet looking for vibrant lifestyle areas

## Top-3 communes shortlist

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

## 1. Ixelles

Anchors: Parc Tenbosch, Place Flagey, Châtelain

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

### Key strengths

- Inequality of lifestyle choices makes it vibrant and diverse.
- Close proximity to Parc Tenbosch encourages outdoor activities.

### Trade-offs to watch

- Rising property prices could stretch budget limits.

### Microhoods to start with

#### Flagey

Why: Flagey offers vibrant cafes and a lively atmosphere around the square.

Watch-out: Potential noise levels from nightlife may disrupt evening peace.

#### Châtelain

Why: Châtelain features a family-friendly environment with ample greenery.

Watch-out: Busy parking can make weekend outings challenging.

## 2. Saint-Gilles

Anchors: Parc de Forest, Place Stéphanie, Avenue Louise

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

### Key strengths

- Combination of residential serenity and active lifestyle spots present.
- Multiple parks promote family activities and outdoor fun.

### Trade-offs to watch

- Higher living costs can strain budget considerations.

### Microhoods to start with

#### Parc de Forest

*Why:* Parc de Forest offers vast green spaces perfect for families.

*Watch-out:* Traffic congestion during rush hour may affect commute times.

#### Place Stéphanie

*Why:* Place Stéphanie is known for its excellent dining options and cafes.

*Watch-out:* Noise from nearby bars can disturb family evenings.

### 3. Etterbeek

Anchors: Parc du Cinquantenaire, Place Jourdan, Avenue de la Bourse

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

#### Key strengths

- Rich cultural heritage and vibrant community atmosphere.
- Easily accessible by public transport.

#### Trade-offs to watch

- Property sizes may be smaller in more sought-after locations.

#### Microhoods to start with

##### Parc du Cinquantenaire

*Why:* Parc du Cinquantenaire provides extensive recreation options for families.

*Watch-out:* Limited public transport access may challenge daily commuting.

##### Place Jourdan

*Why:* Place Jourdan boasts delightful dining experiences and local cafes.

*Watch-out:* Potentially high property prices in desirable 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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