

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

Couple looking to buy an apartment in Brussels. Budget is 490000–895000 EUR. Priorities include cafes, family-friendly amenities, and proximity to the EU quarter.

## Must-have

- 1+ room apartment
- Access to cafes and brunch spots
- Family-friendly environment
- Proximity to international community

## Nice-to-have

- Green spaces nearby
- Modern amenities in the apartment
- Active expat community
- Low maintenance fees

## Red flags

- High property taxes that could impact budget
- Limited parking availability in popular districts
- Potential noise from busy areas or nightlife
- Buildings requiring major repairs or upgrades

## Trade-offs

- Desire for family-friendly yet vibrant districts
- Looking for cafes but want quiet living space
- Interest in expat areas but concerns about costs

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Rich in cafes and cultural spots like Flagey Square, perfect for brunch lovers. Family-friendly parks such as Parc Tenbosch offer space for outdoor activities.

Watch-out: Noise levels may rise during weekends due to nightlife in the area.



### 2) European Quarter

Why: Proximity to the EU institutions ensures easy access for professionals. Pleasant cafes along Rue de la Loi provide a vibrant atmosphere for expats.

Watch-out: Higher property prices could exceed initial budget expectations.



### 3) Saint-Gilles

Why: Diverse community with cafes near Parvis de Saint-Gilles, appealing to expats. Eco-friendly initiatives and parks promote a family-oriented lifestyle.

Watch-out: Busy roads can cause challenges with noise and parking logistics.



## Next steps

- Review listed properties on preferred real estate sites.
- Schedule viewings for selected apartments.
- Prepare financial details for mortgage pre-approval.

## Resources

Websites: [ImmoWeb](#) • [Zimmo](#) • [Immoweb](#) • [Century 21 Belgium](#)

Agencies: [Immowest](#) • [L'Immobiliere](#) • [Brussels Realty](#)

## Essentials to ask your Real Estate agent

- What are the total costs involved in the purchase?
- Are there any pending legal issues for the property?
- What building charges or works are planned in the near future?
- How old is the property and what condition is it in?
- What is the expected timeline for closing the sale?