

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 785000–1120000 EUR purchase

Family seeking to buy a 3+ room apartment in Brussels. Budget is EUR 785,000–1,120,000. Priorities include a residential atmosphere, access to cafes, and green parks.

## Must-have

- 3+ rooms for family living
- Proximity to parks and green areas
- Quiet residential environment
- Access to cafes and brunch spots

## Nice-to-have

- Modern amenities in the apartment
- Good public transport connections
- Family-friendly neighborhood
- Nearby playgrounds or recreational areas

## Red flags

- High noise levels from nearby streets
- Limited access to parking spaces
- Potential budget overruns during purchase
- Long commutes to family-friendly areas

## Trade-offs

- Quiet vs. vibrant area preferences
- Budget constraints vs. premium feel
- Proximity to schools vs. residential feel

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Family-friendly atmosphere near Flagey Square offers parks and eateries. Parc Tenbosch provides green space ideal for children and relaxation.

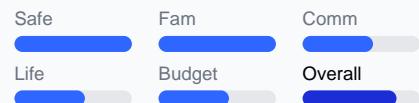
Watch-out: High demand may push property prices beyond budget limits.



### 2) Uccle

Why: Parc de Wolvendael offers plenty of green space and recreational options. Good reputation for schools within walking distance enhances family life.

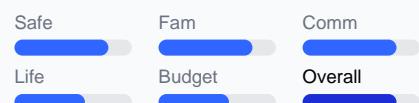
Watch-out: Commute times can be lengthy depending on your exact location.



### 3) Etterbeek

Why: Parc du Cinquantenaire provides ample outdoor space perfect for families. Good transport links connect residents to central Brussels and schools.

Watch-out: Possible traffic congestion during peak hours can affect commuting times.



## Next steps

- Review selected districts and available properties.
- Schedule viewings for prospective apartments.
- Discuss financing options and secure a mortgage pre-approval.

## Resources

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

Agencies: [Brussels Realty](#) • [Real Estate Brussels](#) • [Wincasa](#)

## Essentials to ask your Real Estate agent

- What is the total deposit and are there any additional fees?
- Are utilities included in the rent, and how is maintenance handled?
- What is the standard lease term and are there termination options?
- Are there any noise restrictions or rules for tenants?
- How is rent indexation or registration managed?