

# 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 and brunch spots, expat community, and value for money.

## Must-have

- 1+ room apartment in desirable neighborhoods
- Access to cafes and brunch options
- Proximity to expat community
- Good public transport connections

## Nice-to-have

- Balcony or terrace space
- Low maintenance costs
- Parking availability
- Close to parks or green spaces

## Red flags

- Properties with high maintenance fees
- Locations with limited transport options
- Excessive noise levels in the area
- Old buildings requiring significant renovations

## Trade-offs

- Desire for value vs. quality amenities
- Expat area preference vs. budget constraints
- Seeking modern buildings vs. historic charm

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Home to popular cafes like Le Pain Quotidien and trendy brunch spots.

Excellent international schools and expat services cater to diversity.

Watch-out: Rising property prices may push budget limits if not monitored.



### 2) Saint-Gilles

Why: Vibrant culture with various cafes and community gatherings year-round.

Good access to public transport with frequent tram services nearby.

Watch-out: Noise from nightlife in some areas might affect living quality.



### 3) Uccle

Why: Affluent area known for its family-oriented lifestyle and parks. Cafes and restaurants provide a delightful local experience.

Watch-out: Watch for longer commute times compared to central districts.



## Next steps

- Explore listings in top districts
- Schedule viewings for selected properties
- Consult with a local real estate agent

## Resources

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

Agencies: [Brussels Realty](#) • [L'Immobilier](#) • [Groupe W](#)

## Essentials to ask your Real Estate agent

- What is the total deposit and any additional fees?
- What utilities are included in the rent?
- What is the lease term and termination policy?
- Are there rules regarding noise or disturbances?
- How is the rent indexed or registered annually?