

Relocation Brief — Brussels, Belgium

Generated by Relocation Brief Builder

1-page brief • shortlist • next steps

Client profile

Buy • 490000–895000 EUR purchase

Couple looking to buy an apartment in Brussels with a budget of 490000–895000 EUR. Priorities include cafes, expat community, and value for money.

Must-have

- 1+ room apartment
- Good access to public transport
- Proximity to cafes and brunch spots
- Safe neighborhood

Nice-to-have

- Access to parks and green spaces
- Modern amenities
- Balcony or terrace
- Walkable neighborhood

Red flags

- High property taxes in certain areas
- Noise from nearby bars or restaurants
- Local crime rates fluctuating
- Potential renovation costs

Trade-offs

- Value for money vs. premium locations
- Access to cafes vs. quiet neighborhoods
- Size vs. location considerations

Top-3 areas (shortlist)

1) Ixelles

Why: Home to lively neighborhoods and abundant cafes, ideal for brunch and socializing. Strong expat community with English-speaking services along Avenue Louise.

Watch-out: Property prices can exceed budget, especially near main attractions.



2) Saint-Gilles

Why: Offers a multicultural vibe with many brunch options near Parvis de Saint-Gilles. Walking distance to key transport links, facilitating easy commuting.

Watch-out: Renovation projects can affect property prices and timelines.



3) Etterbeek

Why: Features numerous parks, great for outdoor cafes and leisure activities. Close proximity to European institutions, attracting international residents.

Watch-out: Commute time can increase during rush hours due to traffic.



Next steps

- Research selected districts more deeply.
- Visit available properties in person.
- Schedule meetings with real estate agents.

Resources

Websites: [ImmoWeb](#) • [Zillow](#) • [Logic-Immo](#) • [Immoweb](#)

Agencies: [Engel & Völkers](#) • [BIM](#) • [PIM](#)

Essentials to ask your Real Estate agent

- What is the total deposit required and any additional fees?
- Are utilities included in the monthly rent or paid separately?
- What are the terms for lease termination or renewal?
- Are there any rules regarding noise or shared spaces?
- How is rent indexed or registered?