

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

A couple looking to buy a studio apartment in Brussels, budget 490,000–895,000 EUR. Priorities include cafes & brunch, a residential and quiet environment, and central access.

## Must-have

- Apartment size suitable for a couple
- Access to public transport within 15 min
- Quiet residential area
- Proximity to cafes and brunch spots

## Nice-to-have

- Balcony or outdoor space
- Modern appliances installed
- Proximity to parks or green spaces
- High-speed internet access

## Red flags

- High property taxes in certain areas
- Lack of parking options
- Limited neighborhood amenities
- High maintenance fees in some buildings

## Trade-offs

- Quiet living yet central access can be challenging
- Desire for modern amenities may increase budget
- Residential preference may limit cafe proximity

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Features popular cafes like La Buvette and parks such as Flagey Square for relaxation. Excellent public transport connections make commuting easy to central Brussels.

Watch-out: Property prices can fluctuate based on market trends, impacting your budget.



### 2) Saint-Gilles

Why: Charming neighborhood known for its vibrant arts scene and numerous brunch spots. Close to public transport providing quick access to the city center.

Watch-out: Certain areas might become noisy during weekends due to nightlife activities.



### 3) Etterbeek

Why: Family-friendly district with parks like Parc du Cinquantenaire for outdoor activities. Convenient access to metro stations streamlining your daily commute.

Watch-out: Potential competition for housing may drive up prices in sought-after spots.



## Next steps

- Research available listings within the budget.
- Schedule viewings for preferred properties.
- Consult with a real estate agent for insights.

## Resources

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

Agencies: [Century 21](#) • [immobilier.be](#) • [ImmoFair](#)

## Essentials to ask your Real Estate agent

- What are the total purchase costs including fees?
- Are there any building maintenance fees to consider?
- What is the condition of the apartment and any necessary inspections?
- What is the timeline for closing the sale process?
- Are there any legal compliance issues to be aware of?