

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

Family buying a house in Brussels with a budget of 490,000–895,000 EUR. Priorities include cafes, parks, and family-friendly areas.

## Must-have

- Minimum 2 rooms in a quiet residential area
- Proximity to parks and green spaces
- Family-friendly neighborhood
- Access to international cafes and brunch spots

## Nice-to-have

- Cycling paths nearby
- Community events and activities
- Easy access to public transport
- Family-oriented activities and playgrounds

## Red flags

- High property prices in certain neighborhoods
- Limited parking availability in busy areas
- Noise from busy streets
- Higher costs in up-and-coming districts

## Trade-offs

- Parks vs. urban amenities like restaurants
- Quiet residential streets vs. vibrant cafes
- Access to public transport vs. traffic congestion

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Canal area offers vibrant cafes and cultural spots. Nearby Flagey Square hosts community events and food markets.

Watch-out: Keep an eye on rising property prices causing budget constraints.



### 2) Uccle

Why: Green spaces like Parc de Wolvendaal provide outdoor activities. Access to top-rated international schools suitable for families.

Watch-out: Commute times may increase during rush hours due to traffic.



### 3) Saint-Gilles

Why: Cafes and brunch spots flourish in the charming streets. Strong expat community fosters a welcoming environment.

Watch-out: Be aware of occasional noise from lively nightlife.



## Next steps

- Schedule viewings for top properties.
- Research schools and their proximity.
- Assess local amenities and services.

## Resources

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

Agencies: [Brussels International Realty](#) • [Century 21](#) • [Habitat Invest](#)

## Essentials to ask your Real Estate agent

- What are the total costs including taxes and fees?
- Is there a maximum lease period or termination clause?
- Are utilities included in the rent or purchase?
- What is the condition of the property?
- Are there any noise restrictions or regulations?