

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 825000–1050000 EUR purchase

Family seeking to buy in Brussels, budget 825000–1050000 EUR. Priorities include residential quietness, family-friendly areas, and access to cafes.

Must-have

- Minimum 3 bedrooms for family living.
- Proximity to schools within a 20 min walk.
- Green parks and recreational areas nearby.
- Residential neighborhoods with low noise levels.

Nice-to-have

- Cafes and brunch spots within walking distance.
- Public transportation options for easy commuting.
- Family-friendly recreational facilities and play areas.
- Outdoor markets and local shops nearby.

Red flags

- High noise levels in central areas may disrupt family life.
- Potential budget stretch for desired large properties.
- Long commute durations could affect daily family

Trade-offs

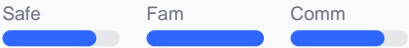
- Property size versus budget may limit options.
- Desired quiet areas may lack urban amenities.
- Family-friendly neighborhoods may not have vibrant

Top-3 areas (shortlist)

1) Ixelles

Why: Features beautiful parks like Parc Tenbosch, perfect for families. Has a vibrant cafe scene along Avenue Louise for brunch outings.

Watch-out: Residential streets can become noisy during peak dining hours.



2) Uccle

Why: Offers ample green spaces, including Parc de Woluwe for children's play. Known for its family-friendly environment and community vibe.

Watch-out: Higher property prices due to demand in quiet residential areas.



3) Woluwe-Saint-Lambert

Why: Contains playgrounds and parks ideal for young families. Great mix of residential calm and essential amenities nearby.

Watch-out: Commute to central Brussels may require longer travel times.



Next steps

- Schedule viewings for selected properties.
- Gather necessary documents for mortgage pre-approval.
- Research local schools and their ratings.

Resources

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

Agencies: [Century 21](#) • [Dynamic Realty](#) • [JLL Belgium](#)

Essentials to ask your Real Estate agent

- What is the total cost including all fees and taxes?
- Are there any ongoing building charges or planned works?
- How is the property maintained and what is its condition?
- What are the specific lease terms and termination policies?
- How will rent increases be managed during the lease?