

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 715000–975000 EUR purchase

Family looking to buy a home in Brussels. Budget is 715000–975000 EUR. Priorities include residential areas, family-friendliness, and local cafes.

## Must-have

- Minimum of 2 bedrooms for family needs.
- Access to high-quality schools within a 20 min walk.
- Quiet neighborhoods for a peaceful living environment.
- Proximity to family-friendly parks and recreational

## Nice-to-have

- Public transportation options for easy commuting.
- Local community events for family engagement.
- Tree-lined streets for better air quality.
- Pet-friendly areas for family pets.

## Red flags

- High traffic areas can disrupt the peaceful environment.
- Limited parking options may complicate daily activities.
- School performance variability in some neighborhoods.

## Trade-offs

- Family-friendly areas may have higher living costs.
- Quiet neighborhoods might be farther from city amenities.

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Known for its diverse expat community and lush parks like Flagey. Offers vibrant brunch spots and family-friendly activities nearby.

Watch-out: Popular areas can experience high rental demand and competition.



### 2) Uccle

Why: Features spacious parks like Parc du Wolvendaal ideal for children. Offers high-quality schools within a short walking distance.

Watch-out: Certain neighborhoods may stretch your budget significantly.



### 3) Schaerbeek

Why: Attracts families with its quiet streets and local playgrounds. Good access to Brussels' public transport network for commuting.

Watch-out: Some areas are undergoing construction which may affect noise levels.



## Action plan (next 7 days)

- Confirm your top-3 areas by visiting 2 micro-anchors in each (day + evening).
- Confirm full purchase budget: taxes, notary, agency fees, renovation buffer, and monthly charges.
- Shortlist 2–3 schools/childcare options and confirm admissions/availability for your timing.

## Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Logic-Immo](#) • [Century 21](#)

Agencies: [Brussels Real Estate](#) • [Café Properties](#) • [Immopro](#)

## Essentials to ask your Real Estate agent

- What is the required deposit and are there any additional fees?
- Are utilities included in the rental price?
- What is the lease term and termination policy?
- Are there any noise rules or regulations in the neighborhood?
- How is rent indexed or registered annually?