

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 760000–1175000 EUR purchase

Family with 1 child in Brussels looking to buy a home. Budget is 760,000 to 1,175,000 EUR. Priorities include premium feel, residential atmosphere, and family-friendly amenities.

Must-have

- Minimum 3 bedrooms
- Quiet residential area
- Access to schools within 20 min walk
- Proximity to cafes and social spots

Nice-to-have

- Modern amenities and finishes
- Access to public transport
- Green spaces nearby
- Shopping areas within 15 min

Red flags

- High property taxes could exceed budget
- Limited school options may affect commute
- Home repairs might add unexpected costs
- High competition for family-friendly homes

Trade-offs

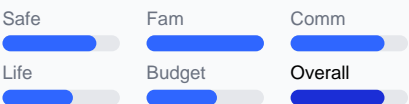
- Family-friendly areas may stretch budget
- Premium properties could compromise space
- Quiet neighborhoods might limit amenities

Top-3 areas (shortlist)

1) Ixelles (Châtelain, Flagey, Cimetiere d'Ixelles)

Why: Ixelles offers vibrant cafes around Flagey Square and peaceful parks like Parc Tenbosch. Excellent schools nearby make it appealing for families looking for a community feel.

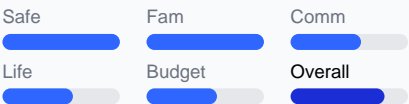
Watch-out: Busy streets can lead to noise disturbances in certain areas.



2) Uccle (Fort Jaco, Prince d'Orange, Vivier d'Oie)

Why: Uccle features spacious homes near Parc Brugmann, ideal for families seeking outdoor space. Quiet streets and good schools make it attractive for family living.

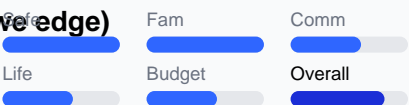
Watch-out: Home prices can be higher than in nearby areas, affecting budget.



3) Woluwe-Saint-Pierre (Stockel, Montgomery area, Parc de Woluwe edge)

Why: This district provides ample green spaces like Parc de Woluwe, perfect for children. Family-friendly facilities and schools make it a convenient choice for parents.

Watch-out: Limited shopping options may require longer commutes for essentials.



Next steps

- Schedule viewings in preferred districts.
- Research schools based on priority needs.
- Obtain financing pre-approval for budget range.

Resources

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

Agencies: [Brussels Properties](#) • [Home in Brussels](#) • [Immobiliere J.L.](#)

Essentials to ask your Real Estate agent

- What is the total purchase price including fees?
- Are there any pending building works on the property?
- What is the property tax situation in this area?
- How is the neighborhood during weekends or evenings?
- Are there schools within walking distance?