

# 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 an apartment in Brussels. Budget ranges from 490,000 to 895,000 EUR. Priorities include cafes, family-friendliness, and access to the EU quarter.

## Must-have

- 1+ room apartments.
- Proximity to brunch spots and cafes.
- Family-friendly neighborhood features.
- Access to public transport.

## Nice-to-have

- Green spaces or parks nearby.
- Local markets for fresh produce.
- Community events for expats.
- Cultural venues and museums.

## Red flags

- Limited parking availability.
- High noise levels in busy areas.
- Budget constraints from rising costs.
- Difficulties in finding suitable listings.

## Trade-offs

- Family-friendly areas may lack nightlife.
- Expats neighborhoods can be higher in price.
- Some cafes may not cater to families.

## Top-3 areas (shortlist)

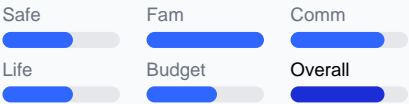
### 1) Ixelles

Why: Features vibrant cafes along Flagey Square, perfect for brunch outings. Family-friendly parks such as Parc Tenbosch enhance community feel.  
Watch-out: Can experience high noise levels during weekends and events.



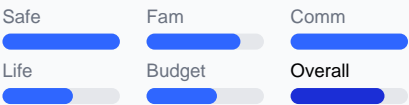
### 2) Saint-Gilles

Why: Boasts many expat-friendly cafes near Parvis de Saint-Gilles. Offers great family-friendly amenities like playgrounds and schools.  
Watch-out: Budget can be stretched due to rising property prices.



### 3) European Quarter

Why: Easy access to EU institutions enhances the area's appeal and convenience. Nearby restaurants offer diverse brunch options for families and expats.  
Watch-out: Longer commutes during peak office hours might be challenging.



## Next steps

- Review potential listings and shortlist favorites.
- Schedule viewings for selected properties.
- Prepare financial documentation for buying.

## Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Logic-Immo](#) • [Realo](#)  
Agencies: [Brussels Apartments](#) • [Immo 2.0](#) • [Re/Max](#)

## Essentials to ask your Real Estate agent

- What is the total cost of the purchase?
- Are there any building charges or upcoming works?
- What is the property condition and inspection history?
- What is the expected timeline for negotiations?
- Are there any legal compliance issues currently?