

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 865000–1040000 EUR purchase

Family of three seeking to buy in Brussels. Budget is 865,000–1,040,000 EUR. Priorities include premium feel, safety, and access to cafes and parks.

## Must-have

- 2+ rooms for family living
- Safe and calm neighborhood
- Proximity to green parks
- Access to cafes and brunch spots

## Nice-to-have

- Outdoor play areas nearby
- Public transport accessibility
- Family-friendly amenities
- Cultural activities within reach

## Red flags

- High noise levels during weekends
- Over budget listings in premium areas
- Limited parking options nearby
- Long commutes to desired locations

## Trade-offs

- Desire for a calm zone versus proximity to cafes
- Budget constraints versus premium feel
- Walking distance to schools versus calm streets

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Close to Flagey Square, offering cafes and a vibrant market atmosphere. Residential streets lined with green spaces, ideal for families with children.

Watch-out: Pay attention to higher property prices in attractive areas.



### 2) Etterbeek

Why: Features parks like Parc du Cinquantenaire for family activities and relaxation. Well-connected transit options make commuting easier for working parents.

Watch-out: Potential noise from public events in park areas.



### 3) Uccle

Why: Offers quiet residential neighborhoods with plenty of green parks for children. Family-oriented community with excellent schools and recreational facilities.

Watch-out: Commute times may extend during peak hours.



## Next steps

- Schedule viewings for selected properties
- Research local schools and their ratings
- Engage a real estate agent for assistance

## Resources

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

Agencies: [Brussels Homes](#) • [L&P Real Estate](#) • [Immo Wauters](#)

## Essentials to ask your Real Estate agent

- What is the total purchase cost including fees and taxes?
- Are there any ongoing building works or major repairs planned?
- What is the condition of the property and previous inspections?
- Can you clarify the school's distance and commute options?
- What is the timeline for closing the sale?