

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 865000–1040000 EUR purchase

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

Must-have

- Minimum 2 bedrooms for family comfort.
- Safe neighborhood with low crime rates.
- Proximity to parks for outdoor activities.
- Access to cafes for social engagements.

Nice-to-have

- Nearby brunch spots for weekend outings.
- Quiet street with limited traffic noise.
- Community events or family-oriented activities.
- Public transport access within 15 min.

Red flags

- High property taxes in desired areas.
- Overcrowded neighborhoods affecting quality of life.
- Limited transport options may hinder commute.
- Properties might need significant renovations.

Trade-offs

- Luxury amenities may lead to budget constraints.
- Quiet areas might be far from lively cafes.
- Buying in residential zones could limit growth.

Top-3 areas (shortlist)

1) Ixelles

Why: Offers parks like Flagey Square; vibrant community with family activities.

Easy access to cafes and brunch options along avenue Louise.

Watch-out: Property prices can be higher due to demand and amenities.



2) Uccle

Why: Known for spacious green parks like Parc de Wolvendaal; excellent for children. Quiet residential areas provide a premium feel and safety for families.

Watch-out: Longer commute times may occur depending on job location.



3) Etterbeek

Why: Home to Parc du Cinquantenaire; great for family outings and picnics. Good access to cafes and restaurants for brunch lovers.

Watch-out: Potential for noise due to nearby events in parks.



Next steps

- Research the top districts for personal visits.
- Schedule viewings for shortlisted properties.
- Consult financial advisor for mortgage options.

Resources

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

Agencies: [Barnes Belgium](#) • [Trevi](#) • [L&P Immobiliere](#)

Essentials to ask your Real Estate agent

- What is the total cost including fees and taxes?
- Are there any ongoing building works or charges?
- What is the condition of the property?
- What is the timeline for closing the deal?
- What negotiation flexibility is there on the price?