

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 715000–975000 EUR purchase

A family of three seeks to buy a home in Brussels, budget 715,000–975,000 EUR. Priorities include residential areas, family-friendliness, and access to cafes.

## Must-have

- 2+ bedrooms with a spacious layout
- Access to quality schools within 20 min walk
- Quiet and safe neighborhoods suitable for kids
- Proximity to family-friendly cafes and parks

## Nice-to-have

- Outdoor spaces like gardens or balconies
- Community activities for families and children
- Expats and international community presence
- Access to recreational facilities and playgrounds

## Red flags

- High noise levels in busy districts
- Availability of affordable schools may be limited
- Potential for lengthy commutes in specific areas
- Budgets may restrict options in prime locations

## Trade-offs

- Desire for quiet yet wish to live close to cafes
- Need for schools or childcare within walking distance against budget limits

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Features parks like Place Flagey, popular for families and activities. Offers diverse cafes and shops, fostering a vibrant expat atmosphere.

Watch-out: High property prices may exceed budget in prime areas.



### 2) Uccle

Why: Known for quiet residential streets with quality schools nearby. Includes beautiful parks such as Parc de Woluwe for family activities.

Watch-out: Longer commutes could be necessary for city center jobs.



### 3) St. Gilles

Why: Residential neighborhoods with a growing expat community. Close to cultural spots and local cafes for family outings.

Watch-out: Some areas may experience high noise levels from nightlife.



## 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](#) • [Vlan](#)

Agencies: [KBC Real Estate](#) • [Square - Real Estate](#) • [Brussels Real Estate](#)

## Essentials to ask your Real Estate agent

- What is the total cost including taxes and fees?
- Can you provide details on the property condition and any recent works?
- What is the typical duration and terms for the lease?
- How is indexation managed on the rental agreements?
- Are there any rules related to noise or community guidelines?