

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 1240000–1500000 EUR purchase

A couple looking to buy an apartment in Brussels with a budget of 1,240,000–1,500,000 EUR. Priorities include cafes and brunch, restaurants, and a quiet residential area.

## Must-have

- Minimum one bedroom in apartment.
- Proximity to cafes and brunch spots.
- Quiet residential neighborhood for privacy.

## Nice-to-have

- Nearby parks for outdoor activities.
- Great public transport access.
- Modern amenities in the apartment.

## Red flags

- High noise levels from busy streets.
- Limited parking availability for visitors.
- Older buildings may require renovations.

## Trade-offs

- Higher noise areas may offer more vibrant cafes.
- Budget constraints may limit prime locations.
- Popular areas may compromise quietude.

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Home to many trendy cafes, especially around Flagey Square, attracting both locals and visitors. Offers numerous restaurants with diverse cuisines, enhancing the culinary experience for residents.

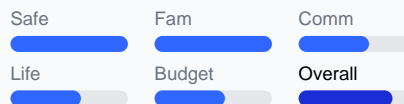
Watch-out: Be mindful of high rental prices which may impact overall budget.



### 2) Schaerbeek

Why: Features beautiful parks like Josaphat Park, perfect for relaxing weekends and family time. Residential areas are quieter, providing a peaceful living environment away from urban bustle.

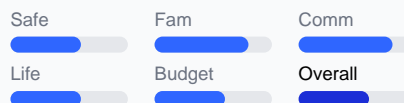
Watch-out: Commutes can be longer due to less central location than other districts.



### 3) Saint-Gilles

Why: Known for its vibrant restaurants and bars, creating a lively atmosphere in the evenings. Residential sections offer a mix of quiet streets and local amenities within walking distance.

Watch-out: Potential noise from nightlife in active areas nearby residential streets.



## 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.
- Line up a trusted notary/agent and define your offer terms (conditions, timeline, financing).

## Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Vlan](#)

Agencies: [Century 21](#) • [Brussels Property Group](#) • [Immocenter](#)

## Essentials to ask your Real Estate agent

- What is the total cost of purchasing the property?
- Are there any upcoming building works or legal compliance issues?
- What are the building charges and maintenance responsibilities?
- What is the condition of the apartment and has it been inspected?
- What is the expected timeline for negotiations and closing?