

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

Couple looking to buy an apartment in Brussels, budget 490,000–895,000 EUR. Priorities include cafes & brunch, restaurants, expats & international networks, with access to the EU quarter.

## Must-have

- 1+ bedroom apartment
- Access to cafes and brunch spots
- Proximity to international community
- Close to EU quarter

## Nice-to-have

- Modern amenities
- Outdoor space
- Public transport access

## Red flags

- Potential high costs near EU quarter
- Noisy areas in certain districts
- Limited parking options in busy areas

## Trade-offs

- Budget constraints vs. high demand neighborhoods
- Desire for quiet areas vs. vibrant cafe culture
- Proximity to work vs. spacious living

## Top-3 areas (shortlist)

### 1) Etterbeek

Why: Easy access to cafes at Jourdan and green spaces in Cinquantenaire. Strong public transport connections via metro and bus lines.

Watch-out: Rents near EU quarter can be higher.



### 2) Ixelles

Why: Vibrant brunch scene around Flagey and great restaurants on Châtelain. Good connections to public transport and central Brussels.

Watch-out: Popular streets get noisy on weekends.



### 3) Saint-Josse-ten-Noode

Why: Close to nightlife options and restaurants along Botanique edge. Strategic location with access to metro and tram lines.

Watch-out: Dense and busy; pick well-connected streets.



## Action plan (next 7 days)

## Resources

Websites: [Immoweb](#) • [Logic-immo](#) • [Zimmo](#) • [Immovlan](#)

Agencies: Barnes Brussels

## Essentials to ask your Real Estate agent

- What are total purchase costs (taxes, notary, agency, other fees)?
- Is the property legally compliant (permits, energy cert, no liens)?
- Monthly charges (syndic/HOA) and what they cover?
- Any known defects / upcoming works / special assessments?
- Realistic closing timeline and negotiation flexibility?