

Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

Client profile

Buy • 770000–1080000 EUR purchase

Family of three looking to buy a house in Brussels. Budget is EUR 770,000–1,080,000. Priorities include cafes, parks, and quiet residential areas.

Must-have

- 2+ bedrooms for family comfort.
- Access to parks and green spaces.
- Proximity to international cafes.
- Quiet residential environment.

Nice-to-have

- Easy commute to the EU quarter.
- Close to public transportation.
- Community of expats nearby.
- Child-friendly amenities and facilities.

Red flags

- High property taxes may affect budget.
- Limited availability of desired properties.
- Potential noise in central locations.
- Long commute times from outer areas.

Trade-offs

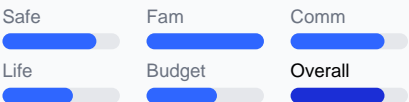
- Quiet zones may lack cafe options.
- Parks may increase distance to EU access.
- Top schools might be in busier areas.

Top-3 areas (shortlist)

1) Ixelles

Why: Features numerous parks like Flagey Square, ideal for family outings and activities. Diverse cafes create a vibrant brunch scene, attracting many international residents.

Watch-out: Parking can be challenging due to local events and high traffic.



2) Etterbeek

Why: Close to Parc du Cinquantaire offering greenery and picnic areas for families. Attracts expats due to proximity to EU institutions and international schools.

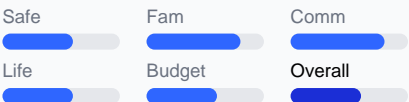
Watch-out: Prices can stretch the upper limit of your budget in desirable areas.



3) Saint-Gilles

Why: Known for its local cafes, providing a vibrant culture right in the neighborhood. Access to public transport allows for easy commutes throughout Brussels.

Watch-out: Higher noise levels may occur during weekends due to local nightlife.



Next steps

- Schedule viewings of recommended properties.
- Obtain latest market insights from chosen agency.
- Discuss financing options with the bank.

Resources

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

Agencies: [Vastgoed](#) • [Immo Center](#) • [Century 21](#)

Essentials to ask your Real Estate agent

- What are the total costs associated with the property?
- Are there any ongoing building issues or upcoming works?
- How is the property's legal compliance ensured?
- What is the expected timeline for closing the sale?
- Can you provide a recent inspection report?