

# Relocation Brief — Brussels

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1-page brief • shortlist • next steps

## Client profile

Buy • 790000–1260000 EUR purchase

Couple relocating to Brussels, looking to buy an apartment priced 790,000–1,260,000 EUR. Priorities include restaurants, cafes, quiet residential areas, and value for money.

## Must-have

- 2+ rooms apartment
- Quiet residential area
- Proximity to restaurants
- Good transportation access

## Nice-to-have

- Access to cafes
- Green spaces nearby
- Modern amenities
- Community feel

## Red flags

- High competition in the market
- Rising neighborhood rents
- Loud nightlife in specific areas
- Difficult parking in certain streets

## Trade-offs

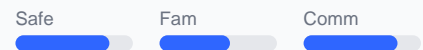
- Quiet neighborhoods may limit dining options
- Higher safety areas often come with higher prices
- Value for money might mean sacrificing space

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Châtelain is vibrant, filled with cafes and restaurants catering to diverse tastes. Flagey hosts vibrant markets and lovely green spaces perfect for relaxation.

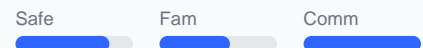
Watch-out: Popular streets can become noisy during weekends, complicating parking.



### 2) Etterbeek

Why: Jourdan district offers a mix of cafes and restaurants, ideal for modern living. Cinquantenaire park enhances community life with recreational spaces for families.

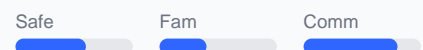
Watch-out: Rents near EU quarter tend to be higher; watch for budget impact.



### 3) Saint-Gilles

Why: Parvis de Saint-Gilles is known for its bustling cafes and artistic vibe. Barriere area maintains proximity to vibrant nightlife while offering residential peace.

Watch-out: Some streets can be lively and noisy late into the night.



## Next steps

- Schedule property viewings in top districts.
- Gather financial documents for purchasing.
- Consult with local real estate agents.

## Resources

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

Agencies: [Barnes Brussels](#) • [Engel & Völkers](#) • [Victoire Properties](#)

## Essentials to ask your Real Estate agent

- What is the total cost of purchasing the property?
- Are there any pending building charges or works?
- What is the current condition of the property?
- What is the estimated timeline for purchasing?
- Are there any legal compliance issues to consider?