

# Relocation Brief — Brussels

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1-page brief • shortlist • next steps

## Client profile

Buy • 730000–1090000 EUR purchase

Family relocating to Brussels, looking to buy a home. Budget is 730,000–1,090,000 EUR, prioritizing restaurants, parks, expat community, and central access.

## Must-have

- 2+ rooms in a family-friendly neighborhood
- Proximity to restaurants and parks
- Access to schools within 20 min walk
- Strong public transportation options

## Nice-to-have

- Access to childcare facilities
- Family-oriented activities and events
- Quiet residential streets
- Local markets for fresh produce

## Red flags

- Higher rents near central business districts
- Limited availability of suitable properties
- Potentially noisy environments in tourist spots
- Competition from other expat families

## Trade-offs

- Prefer central yet quiet locations
- Desire for parks but wary of noise
- Want community yet need privacy

## Top-3 areas (shortlist)

### 1) Etterbeek

Why: Close to Cinquantenaire park, great for family outings. Strong schools nearby, fostering community and support.

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



### 2) Ixelles

Why: Châtelain area offers vibrant markets and family-friendly parks. Strong expat community creates a welcoming atmosphere for newcomers.

Watch-out: Popular streets get noisy on weekends; consider quieter options.



### 3) City of Brussels

Why: Proximity to Royal Palace park enhances recreational opportunities. Cultural attractions enrich family life, striking a balance between urban and green.

Watch-out: Touristy areas can be noisy, especially during weekends.



## Next steps

- Research neighborhoods based on preferences.
- Contact real estate agencies for listings.
- Schedule property viewings in shortlisted areas.

## Resources

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

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

## Essentials to ask your Real Estate agent

- What are the total costs involved in the purchase?
- Are there any legal compliance issues I should know?
- What are the building charges or upcoming works?
- What is the current condition of the property?
- What is the expected timeline for negotiation and closing?