

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase  
A couple seeking to buy an apartment in Brussels for EUR 490,000–895,000. Priorities include cafes, expat community, and quiet residential areas.

## Must-have

- 2+ rooms in a residential area
- Proximity to cafes and brunch spots
- Access to expat-friendly services
- Value for money in property options

## Nice-to-have

- Balcony or outdoor space
- Parking availability
- Proximity to public transit
- Low maintenance costs

## Red flags

- High noise levels in certain districts
- Overpriced properties due to demand
- Long commuting times from some areas
- Limited services for expats in neighborhoods

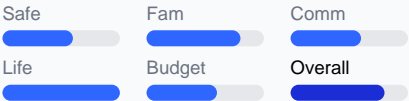
## Trade-offs

- Expats prioritize community but may face language barriers
- Quiet areas may lack vibrant cafe culture

## Top-3 areas (shortlist)

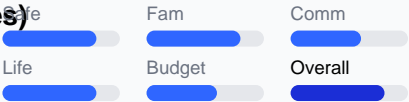
### 1) Ixelles (Châtelain, Flagey, Cimetiere d'Ixelles)

Why: Flagey Square hosts festivals, enhancing community engagement. Proximity to diverse cafes aligns with expat lifestyle needs.  
Watch-out: Ixelles can experience high prices due to its popularity.



### 2) Saint-Gilles (Parvis de Saint-Gilles, Barriere, Hotel des Monnaies)

Why: The district is filled with international dining spots and cultural events. Parc de Forest is perfect for those seeking quiet urban living.  
Watch-out: Saint-Gilles can experience high demand, impacting property availability.



### 3) —

Why: Fits your stated priorities. Reasonable trade-off vs commute/budget.  
Watch-out: —

