

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, budget of 490,000–895,000 EUR. Priorities include cafes, restaurants, expat community, and access to the EU quarter.

Must-have

- 1+ room apartment
- Access to cafes & brunch
- Proximity to restaurants
- International community presence

Nice-to-have

- Public transport accessibility
- Green spaces nearby
- Local markets and shops
- Cultural activities

Red flags

- Rising rent prices near EU quarter
- Limited parking availability
- Street noise in busy areas
- Potential budget stretch in prime locations

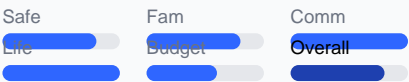
Trade-offs

- Prefer urban areas but seek quiet streets
- Desire for lively neighborhoods vs. need for peace
- Budget for a premium area but open to other options

Top-3 areas (shortlist)

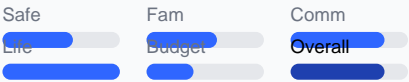
1) Etterbeek

Why: Close proximity to Cinquantenaire park for leisure and outdoor activities. Strong metro connections enhance access to the EU quarter and city center.
Watch-out: Rents near the EU quarter can be higher.



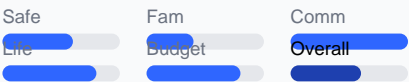
2) IXELLES

Why: Vibrant food scene with numerous cafes and restaurants along Châtelain. Cultural events and nightlife cater to an international crowd and expats.
Watch-out: Popular streets get noisy on weekends.



3) Saint-Josse-ten-Noode

Why: Varied dining options and local cafes appeal to an expat lifestyle. Good metro access makes commuting to the EU quarter smooth and quick.
Watch-out: Dense and busy



Action plan (next 7 days)

Resources

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

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?