

# 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 is 490000–895000 EUR, focusing on cafes, residential areas, and central access.

## Must-have

- Access to quality cafes and brunch spots
- Quiet residential neighborhoods for comfort
- Proximity to public transport and amenities

## Nice-to-have

- Low rise buildings with character
- Green parks or squares nearby
- Modern kitchen features and appliances

## Red flags

- Neighborhood noise levels may vary significantly
- Commute times might be longer in some areas
- Higher property taxes in central districts

## Trade-offs

- Central access vs. quiet residential areas
- Appeal of trendy neighborhoods vs. family-friendly spaces

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Offers diverse cafes along Place Flagey and cozy brunch spots.

Family-friendly parks like Flagey Park provide outdoor relaxation.

Watch-out: Busy streets can lead to noisy living environments.



### 2) Saint-Gilles

Why: Known for charming streets with various cafes and vibrant local culture.

Access to public transport at Gare de Bruxelles-Midi enhances connectivity.

Watch-out: Higher costs in popular areas may stretch the budget.



### 3) Uccle

Why: Features quiet residential areas close to Parc du Woluwe and green spaces.

Well-connected by tram and bus lines for easy travel to the city.

Watch-out: Longer commute times could be a concern for some homes.



## Next steps

- Narrow down preferred districts based on priorities.
- Schedule viewings of potential properties.
- Gather necessary financial documents for purchase.

## Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Vlan](#)

Agencies: [Century 21](#) • [K&M Real Estate](#) • [Brussels Properties](#)

## Essentials to ask your Real Estate agent

- What is the total cost including taxes and fees?
- Are there any legal issues with the property?
- What are the building maintenance fees and recent works?
- How old is the property and has it been inspected?
- What is the timeline for closing the sale?