

# Relocation Brief — Brussels, Belgium

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1-page brief • shortlist • next steps

## Client profile

Buy • 1240000–1500000 EUR purchase

A couple seeking to buy an apartment in Brussels. Budget is 1,240,000–1,500,000 EUR. Priorities include cafes, restaurants, and a quiet residential area.

## Must-have

- 1+ room apartment suitable for couple
- Quiet neighborhood ideal for work from home
- Access to public transportation and amenities
- Proximity to cafes and brunch spots

## Nice-to-have

- Balcony or outdoor space for relaxation
- Modern kitchen with quality appliances
- Fitness center or gym in the building
- Parking space available or easy access

## Red flags

- Limited availability of listings under budget
- Potential for noise in busy districts
- High competition for popular neighborhoods
- Long commute times from certain suburbs

## Trade-offs

- Desire for quiet but in trendy areas
- Balance between budget and quality amenities
- Residential charm vs. urban convenience

## Top-3 areas (shortlist)

### 1) Ixelles

Why: Rich cultural scene with cafes around Flagey Square. Residential streets provide a calm atmosphere for families.

Watch-out: Higher property prices due to its desirable location.



### 2) Sablon

Why: Famous for its brunch spots near Place du Grand Sablon. Art galleries and quiet streets provide a unique vibe.

Watch-out: Busy weekends can lead to noise and crowds.



### 3) Saint-Gilles

Why: Known for its diverse restaurants near Parvis de Saint-Gilles. Residential yet vibrant area ideal for young couples.

Watch-out: Busy areas may disrupt desired quiet lifestyle.



## Action plan (next 7 days)

- Confirm your top-3 areas by visiting 2 micro-anchors in each (day + evening).
- Confirm full purchase budget: taxes, notary, agency fees, renovation buffer, and monthly charges.
- Line up a trusted notary/agent and define your offer terms (conditions, timeline, financing).

## Resources

Websites: [Immoweb](#) • [Zimmo](#) • [Logic-Immo](#) • [Century 21](#)

Agencies: [Berkeley](#) • [Trevi](#) • [Immo Vlan](#)

## Essentials to ask your Real Estate agent

- What is the total cost including fees and taxes?
- Are there any additional building fees or charges?
- What is the condition of the property upon purchase?
- What is the timeline for closing the deal?
- Are there any pending inspections or repairs needed?