

# Relocation Brief — Brussels, Belgium

A practical shortlist and action plan for the next 1–2 weeks.

## Executive summary (quick scan)

Commune	Best for	Watch-outs	Microhoods	
Ixelles	—	—	Flagey, Parc Tenbosch, Avenue Louise	
Saint-Gilles	—	—	Avenue du Midi, Parc de la Petite Senne, Place Maurice	

## Client profile

Family looking to buy an apartment in Brussels. Budget is 700000–1205000 EUR, prioritizing residential areas, parks, and cafes.

### Snapshot

- **Household:** Family with 1 children (ages: 2)
- **Housing:** 2+ rooms; type: Apartment; mode: buy
- **Budget (buy):** 700000–1205000 EUR purchase
- **Priorities:** Residential & quiet, Cafes & brunch, Parks & green areas, Premium feel
- **School commute:** walk, max 20 min

## How this shortlist was matched

### Inputs used

- Housing type: 2+ rooms; type: Apartment; mode: buy
- Budget (buy): 700000–1205000 EUR purchase
- School commute: walk, max 20 min

### Matching logic

- We only recommend communes and microhoods from the city pack (no invented areas).
- Scores are computed from city-pack signals (amenities, transport, parks) + your budget.
- Priority tags matched: residential\_quiet, cafes\_brunch, green\_parks.
- Shortlist produced: Ixelles, Saint-Gilles.

**Must-have**

- Minimum 2 bedrooms
- Proximity to quality schools
- Access to parks and green areas
- Quiet residential environment
- Cafes and brunch options nearby

**Nice-to-have**

- Balcony or outdoor space
- Modern amenities
- Secure building access
- Walking distance to public transport

**Red flags**

- High noise levels in certain areas
- Limited parking availability
- Proximity to major roads
- Expensive property taxes in some districts

**Trade-offs**

- High prices in premium areas might limit space
- Quiet neighborhoods may be farther from cafes
- Family-friendly areas may have high demand

## Top-3 communes shortlist

Each option includes strengths, trade-offs, and 2–3 microhoods to start your search.

## 1. Ixelles

Landmarks (anchors): Place Flagey, Parc Tenbosch, Avenue Louise

Safety: ■■■■■■ · Family: ■■■■■■ · Commute: ■■■■■■ · Lifestyle: ■■■■■■ · BudgetFit: ■■■■■■ · Overall: ■■■■■■

### Key strengths

- Offers a blend of residential comfort and lively cafes.
- Parks nearby encourage outdoor activities for families.

### Trade-offs to watch

- Expect higher living costs near popular cafes and parks.

### Microhoods to start with

#### Flagey

**Why:** Flagey features a vibrant café scene surrounding the iconic lake. It's a great area for families with activities available.

**Watch-out:** Community events can lead to high noise levels during weekends.

#### Parc Tenbosch

**Why:** Parc Tenbosch provides ample green space, ideal for children and outdoor activities. Family-friendly environment is prevalent.

**Watch-out:** Limited public transport options may extend commute times.

#### Avenue Louise

**Why:** Avenue Louise is known for its premium shopping and dining options. It offers a lively atmosphere with accessible amenities.

**Watch-out:** High traffic can affect the tranquility of living.

## 2. Saint-Gilles

Landmarks (anchors): Parc de la Petite Senne, Avenue du Midi, Place Maurice

### Key strengths

- Known for its vibrant community and numerous parks.
- Offers a balance between urban life and family-friendly spaces.

### Trade-offs to watch

- Higher noise levels in busy areas.

### Microhoods to start with

#### Avenue du Midi

**Why:** The area has several green spots and playgrounds, making it family-friendly. Proximity to public transport is also good.

**Watch-out:** Busier streets can be noisy during peak hours.

#### Parc de la Petite Senne

**Why:** Offers a serene environment with family amenities and playgrounds. Good access to park activities for kids.

**Watch-out:** Some apartments can be older with potential maintenance issues.

#### Place Maurice

**Why:** Diverse range of cafes enhances local lifestyle options. Great for family brunch outings and social gatherings.

**Watch-out:** Parking can be limited in busy brunch hours.

## Next steps (1–2 weeks)

### Week 1

- 1 Schedule viewings across the 3 communes and keep notes in a single tracker.
- 2 Confirm total monthly cost: rent + charges + utilities (and what's included).
- 3 Test the commute at peak hours (public transport and/or car).
- 4 Ask about parking rules/permits and bike/storage options.
- 5 Prepare a document pack: ID, proof of income, employer letter, bank statements.

### Week 2

- 1 For the top 2 options, do an evening walk-through to assess noise and safety.
- 2 If buying: request EPC, urbanism/permit docs, and recent syndic/HOA minutes.
- 3 If renting: clarify contract length, notice period, indexation, and deposit rules.
- 4 Book a second visit with measurements and photos to compare objectively.
- 5 Pre-validate financing (or a rental guarantee) to move fast on good listings.

### Viewing checklist

- Noise: check windows closed/open, street vs courtyard orientation.
- Heating & insulation: type, EPC score, drafts, humidity/mold signs.
- Charges: what's included (common areas, heating, water) and past statements.
- Building works: planned renovations, roof/façade, lift, syndic notes.
- Internet/cell coverage: quick speed test on site.
- Storage: cellar, bike room, stroller access, elevator size.
- Parking: permit eligibility, private spot, guest parking, EV charging.
- Safety basics: entrance, lighting, intercom, visibility at night.
- Appliances/fixtures: inventory list and condition (if renting).
- Total budget: rent/mortgage + charges + utilities + insurance.

### Offer / decision strategy

- Move quickly on strong listings: good units can disappear within days.
- Clarify conditions (financing, sale of current property) early; keep them realistic.
- Ask for EPC, urbanism info, and syndic documents before committing (buying).
- Confirm timelines: offer validity, deed date (buying) or move-in date (renting).
- Negotiate on total package: included furniture, repairs, parking spot, charges.

## Relocation essentials

Operational steps to avoid surprises once you arrive.

<b>First 72 hours</b> <ul style="list-style-type: none"><li>• Book temporary accommodation if needed and c</li><li>• Prepare document scans (IDs, visas/residence, p</li><li>• Pick 1–2 communes for administrative steps (reg</li></ul> <b>First 2 weeks</b> <ul style="list-style-type: none"><li>• Register at the commune (if applicable) and start the resident file (appointment-based).</li><li>• Choose a GP and check insurance coverage / mutuelle requirements.</li><li>• If family: shortlist schools/childcare and request availability/registration steps.</li><li>• Set up a Belgian phone plan and confirm internet availability at shortlisted addresses.</li></ul>	<b>First 2 months</b> <ul style="list-style-type: none"><li>• Finalize utilities (energy/water) and update contracts after moving.</li><li>• If buying: schedule notary steps, financing, and property check.</li><li>• Set up local services: bank, insurance, parking permit (if needed).</li></ul>
--	---

Agencies and resources

Curated starting points for Belgium/Brussels.

<b>Agencies</b>	<b>Websites</b>
1 —	1 —