



How to find the right home in Brussels ?

by

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How to find the right home in Brussels ?



How to find the right home in Brussels ?

1 - The actual property market in Brussels

- Brussels : a privileged situation for buyers
- How Brussels has faced the crisis
- The property market

2 - How to buy in Brussels

- Brussels market and area
- Buying step by step

3 - Conclusion



1 - THE ACTUAL PROPERTY MARKET IN BRUSSELS



1.a - Brussels : a privileged situation for buyers



1.a - Brussels : a privileged situation for buyers



Institutions & Organisations



Country representation



Company representation



1.b - How the property market has faced the crisis

08 > 09



* Average sqm for apartments located in the centre of the most important city of each country

1.b - How the property market has faced the crisis

08 > 09



* 2010 Source Financial Time

1.c - The market in Brussels

04 > 09



* 2010 Source Trends

1.c - The market in Brussels

08 > 09

Brussels Cap.
Ap. +6%



* 2010 Source Trends



2 - HOW TO BUY IN BRUSSELS

I - Market overview

2.b - Areas of Brussels

2010



2.c - Brussels in two

2010

north/west



- ±1.600 per sqm
- ±1.750 per sqm
- ±1.950 per sqm
- ±2.300 per sqm
- ±2.600 per sqm
- >2.800 per sqm

Average price for an apartment

south/east



2.f - New construction

2010



- ±1.600 per sqm
- ±1.750 per sqm
- ±1.950 per sqm
- ±2.300 per sqm
- ±2.600 per sqm
- >2.800 per sqm

Average price for an apartment



2.g - What determinate the value of a property?



2.g - What determinate the value of a property?

- > Its geographical location,
- > Its environment,
- > Its common costs,
- > Its luminosity,
- > Its size,
- > The property quality such as garden, terrace, garage, etc.,
- > The actual state. What work is required?,
- > The year of construction.





2 - HOW TO BUY IN BRUSSELS

II - Buying step by step



2.a - Determinate your budget



Define your budget

loan capacity



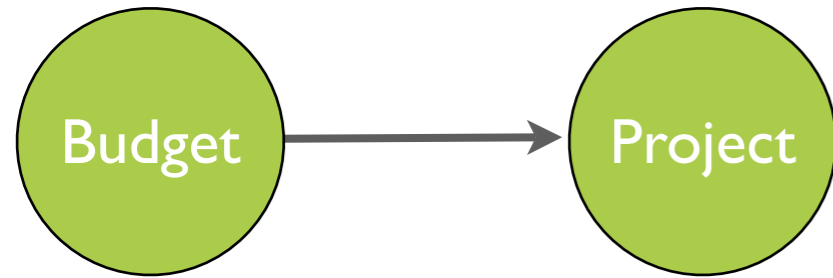
legal tax



eventual subsidy



2.b - Determinate your project



Define your budget

Define your project

loan capacity



legal taxe



eventual subsidy

type



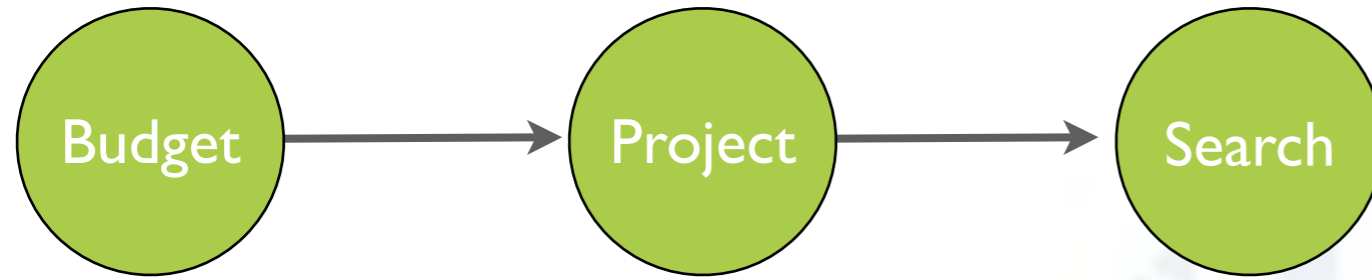
situation



convenience



2.c - Search through the market



Define your budget

Define your project

Your search through

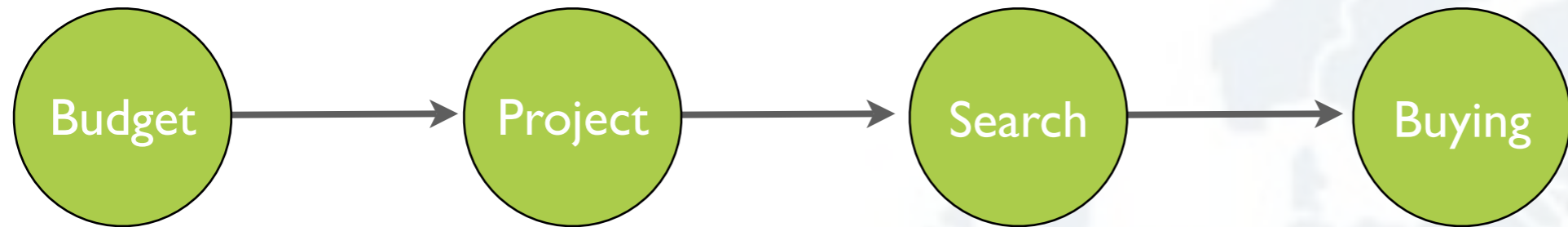
loan capacity
|
legal taxe
|
eventual subsidy

type
|
situation
|
convenience

website
|
property finder
|
real estate agency
|
news paper
|
public sales



2.d - Found a property?



Define your budget

Define your project

Your search through

Found a property ?

loan capacity



legal taxe



eventual subsidy

type



situation



convenience

website



property finder



real estate agency



news paper



public sales

size control



evaluate the work



urbanisme



common charges



future work in the
building

2.e - Signing a contract



Define your budget

Define your project

Your search through

Found a property ?

Signing a contract

loan capacity



legal taxe



eventual subsidy

type



situation



convenience

website



property finder



real estate agency



news paper



public sales

size control



evaluate the work



urbanisme



common charges



future work in the
building

negotiation



make an offer



compromis de vente



notary work



final act



3 - CONCLUSION



3 - CONCLUSION

Belgium has experienced 20 years of house price rises, partly due to strong economic growth, but mostly due to the long period of low interest rates.

In spite of the world crisis, Brussels keep on going as a dynamic, safe and interesting market for private buyer and investor.



Presented by



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