

# Relocation Brief — Brussels

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1-page brief • shortlist • next steps

## Client profile

Buy • 490000–895000 EUR purchase

Family with a 2-year-old buying in Brussels, seeking a 2+ room apartment. Budget EUR 490k-895k. Priorities: safe and calm streets, parks within 15-minute walk, cafes for weekend brunch.

## Must-have

- Minimum 2 bedrooms with child-friendly layout.
- Within a 15-minute walk of a park or playground.
- School or daycare reachable within a 20-minute walk.
- Quiet street away from major traffic arteries.

## Nice-to-have

- Balcony or terrace of at least 6 sqm.
- Energy label C or better for efficiency.
- Separate laundry or storage room for gear.
- Parking space or easy resident street parking.

## Red flags

- On or overlooking a major road or tram depot.
- Poor sound insulation causing late-night noise from bars.
- No elevator for a unit above the 2nd floor.

## Trade-offs

- Premium communes increase safety and parks but can strain the budget.
- Top-floor light improves comfort but reduces stroller

## Top-3 areas (shortlist)

### 1) Woluwe-Saint-Lambert

Why: Roodebeek metro offers quick city access and daily conveniences within a family-friendly streetscape. Parc Malou adds green play space and quiet walking loops within a 15-minute stroller reach.

Watch-out: Along Woluwe Shopping corridors, traffic and weekend parking can feel heavy during peak retail hours.



### 2) Woluwe-Saint-Pierre

Why: Stockel village brings cafes, Saturday market, and daily conveniences with a relaxed neighborhood feel. Parc de Woluwe delivers lakes, playgrounds, and shaded loops ideal for stroller-friendly afternoon walks.

Watch-out: Renovated family-size apartments near Stockel often push budgets and attract multiple competing bids.



### 3) Watermael-Boitsfort

Why: Place Wiener concentrates bakeries, weekend markets, and cafes, giving village vibes with practical daily convenience. Sonian Forest offers vast trails, playgrounds, and cycling paths within easy 15-minute walks from homes.

Watch-out: Few late-evening options; plan for earlier dinners or short drives to livelier communes.



## Next steps

- Confirm mortgage capacity and obtain a financing attestation.
- Set alerts on key portals with preferred communes and budget.
- Prioritize micro-areas and schedule 5-7 viewings in the next 2 weeks.

## Resources

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

Agencies: [Barnes Brussels](#) • [Engel & Völkers](#) • [Victoire Properties](#)

## Essentials to ask your Real Estate agent

- What is the all-in purchase cost including taxes, fees, and registration?
- Are urban planning permits, PEB certificate, and electrical compliance documents available?
- What are current monthly co-ownership charges and planned works in the meeting minutes?
- What is the condition of roof, boiler, and windows, and date of last service?
- What timeline do the sellers prefer, and how flexible is the price?