

WHERE DOES THE ASKING RENT SIT?

ABOVE THE REFERENCE RENT

+€502

 a month above the top of the Brussels reference range

All 6 closest rentals in size ask more than this range too. Above it, the law presumes a rent is too high unless the landlord can justify it: page 3.

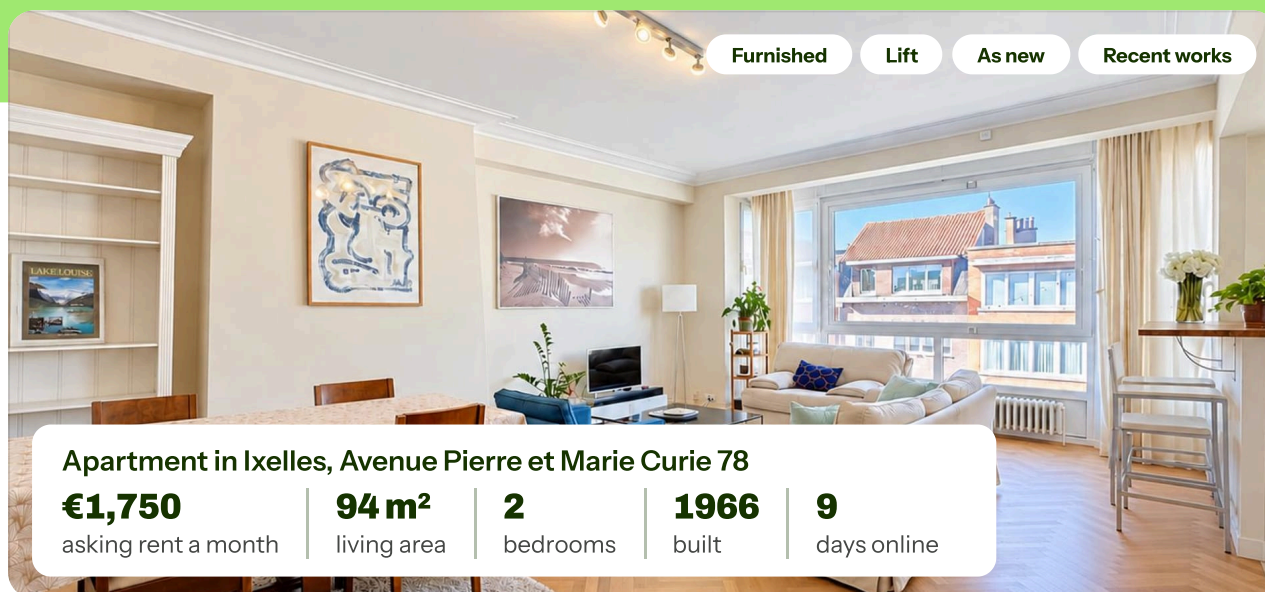
☐ reference range: €728 to €1,248

This home: €1,750 a month

← lower

reference rent

higher →



📍 How does it compare with similar rentals?

+5%

per m² against the asking rents of 30 move-in-ready rentals nearby, about €82 a month at this home's size

📅 What will a month really cost?

€2,030 to €2,240

The lower figure if the charges cover heating, the higher with energy on top. The charges are 1.8 times what similar ads state.

📷 How much cash to move in?

€5,530

€3,500 deposit + €1,750 first rent + €280 charges

🔍 What did the 2 checks find?

✓ 2 of 2 clear

Details on page 8.

THE PRICE

How does the asking rent compare?

It asks 5% more per m² than similar move-in-ready rentals nearby are asking.

Like for like, how does it compare?

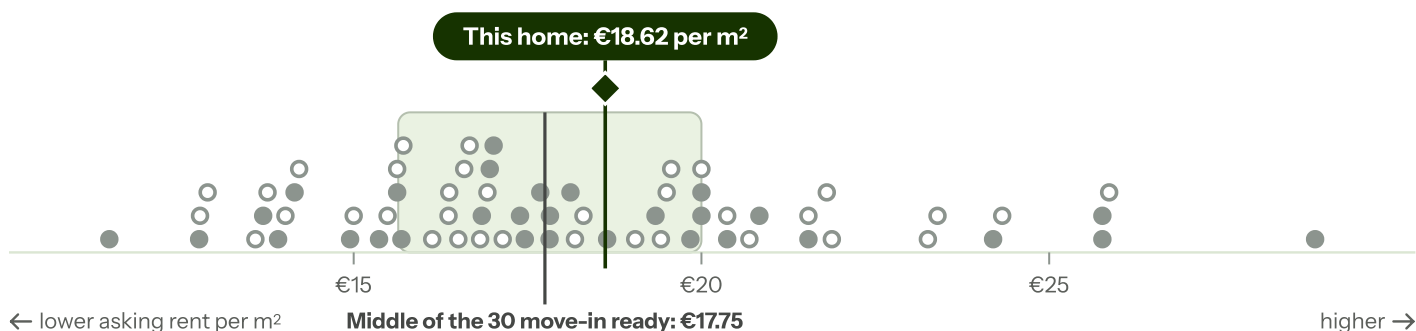
+5%

per m², against the asking rents of 30 move-in-ready rentals nearby

In the upper half of similar homes

That is about €82 a month at this home's size.

Where does it sit among the 65 similar apartments for rent in 1050 Ixelles?



● Move-in ready (30) ○ Needs work or not stated (35) ■ Half of the 30 move-in ready: €15.64 to €20.00

Against all 65, whatever their condition, the middle is €17.46 per m².

The 6 closest in size, cheapest per m² first

Home (click to open the ad)	Asking rent	Living area	Per m ²
Clos du Parnasse 11 2 bedrooms	€1,250	92 m ²	€13.59
Rue Gachard 51 2 bedrooms, good	€1,450	97 m ²	€14.95
Avenue Franklin Roosevelt 240 2 bedrooms, as new	€1,475	96 m ²	€15.36
Vleurgat 294 2 bedrooms, just renovated	€1,600	95 m ²	€16.84
Avenue Roger Lallemand 3 2 bedrooms, as new	€1,600	92 m ²	€17.39
This home, Avenue Pierre et Marie Curie 78 2 bedrooms, as new	€1,750	94 m ²	€18.62
Rue de la Croix 6 2 bedrooms	€1,800	92 m ²	€19.57

Reference range. Above the Brussels reference range, €728 to €1,248 a month for a home like this (page 3). So are all 6 rentals on the table above.



Next step. Ask the landlord or the agent what the rent includes: charges, furniture, parking?
Page 9 has the questions to take along.

THE PRICE

What the official grid says

Brussels publishes a reference rent for every home, from its size, energy rating and neighbourhood. This asking rent is above its range.

What rent does the official grid give for a home like this?

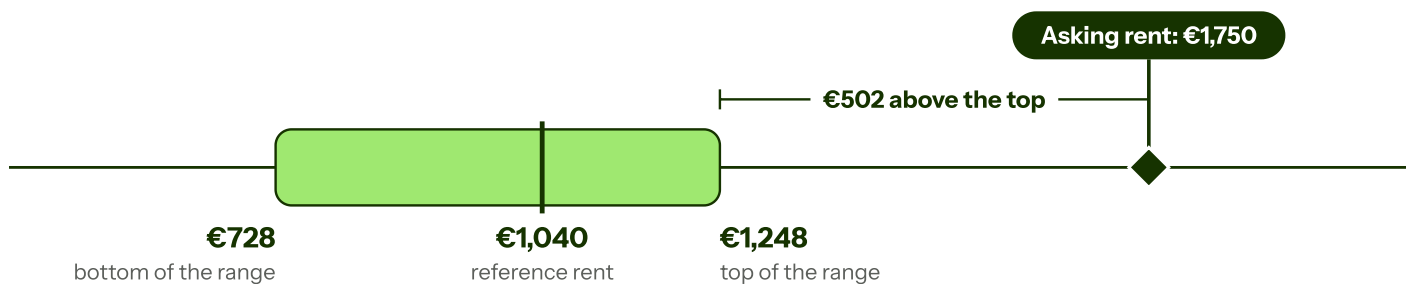
€1,040

a month, in a range of €728 to €1,248

The asking rent is above this range

At €1,750 a month, it is €502 above the top.

The Brussels reference range and the asking rent, on one line



What the grid counted, and what it did not

Already in the grid's figure

Apartment

2 bedrooms

94 m²

EPC D (energy rating)

Neighbourhood: Saint-Adrien

Terrace or garden

Cellar or storage

In the ad, outside the grid

Furnished

Lift

As-new condition

Recent works

What the range means

It is a guide, not a cap: a landlord may ask more, but above its top the law presumes the rent abusive unless they can justify it.

Joint rental committee. A Brussels panel of tenants and landlords: it gives an opinion on the rent.

Justice of the peace. The local judge for rent disputes: can lower the rent.



Next step. Ask the landlord what justifies the €502 a month above the range: the furniture, the lift, its as-new condition or the recent works? Page 10 helps you raise it.

THE MONEY

What each month really costs

The rent is not the whole month: charges come on top, and energy too unless they already cover the heating.

What will you really pay each month?

€2,030 to €2,240

The ad says the charges cover heating: expect the lower figure.

Rent

as asked in the ad

€1,750

Charges

the ad says they cover the shared parts of the building, heating and water

€280

Energy

from the consumption in the ad; counted in the higher figure only

€140 to €210

Not in this figure: internet and your tenant's insurance.

Are the charges in line?

1.8× the usual

Well above what similar ads state per m². Usual for this size: about €157.



Next step. Ask whether the charges are a fixed sum or an advance, and for the last yearly statement: it shows what they cover.

THE MONEY

What you need to move in

Due before you get the keys. Most of it is the deposit, and the deposit stays your money until you leave.

How much cash do you need to move in?

€5,530

Deposit

2 months' rent, the legal ceiling in Brussels



€3,500

First month's rent

paid in advance



€1,750

First month's charges

as stated in the ad



€280



Comes back when you leave, with interest



Paid for the first month

Two months at most. Whatever its form, for any lease signed or renewed since November 2024. A landlord may ask less.

From signing to getting it back

- 1

At signing.

The deposit goes on a blocked account in your name: a savings account neither you nor the landlord can empty alone. Your bank opens it, or the landlord's. No Belgian account yet? Ask the agency which bank they use.
- 2

Before the keys.

A detailed entry inventory. Without one, the law presumes you received the home in the state you leave it in.
- 3

During the lease.

The deposit earns interest, for you.
- 4

When you leave.

The exit inventory, then the deposit comes back, interest included.



Next step. Ask for the draft lease and read the deposit clause before you pay anything: the amount, and the blocked account in your name.

THE MONEY

Your lease: leaving and rent increases

Leaving early takes notice, and costs a sum on top that depends on the lease and on the year you leave.

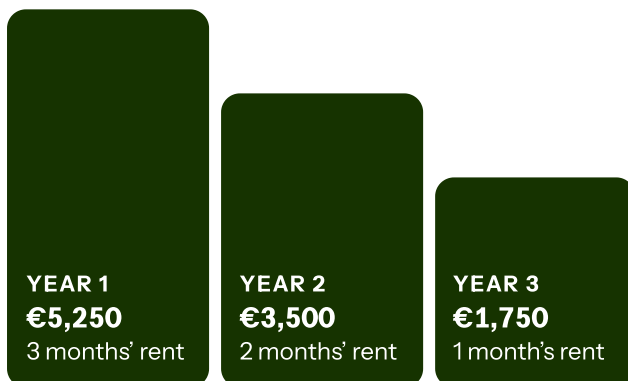
How much notice to leave?

3 months' notice

on a registered lease of nine years, or a short one of 6 months or more

Leave early and you also owe

A nine-year lease



From year 4
Nothing extra

A short lease, three years or less

AT ANY
TIME
€1,750
1 month's
rent

A lease of under 6 months
cannot be ended early.

How much can the rent go up?

about **€53** a month more

One year of indexation at today's pace of 3%:
about €630 over the year.

When the rent may be indexed

Once a year.

On the lease's anniversary, by the health index (the official measure of the cost of living). Anything faster or larger is not owed.

Only if the lease is registered.

In Brussels an unregistered lease cannot be indexed. Ask for proof of registration.

The EPC label.

In Brussels the landlord must have handed you the EPC (certificat PEB / EPB-certificaat) to index at all.



Next step. Ask for the draft lease before you commit. Check how long it runs, how the rent is indexed, and that it will be registered.

THE PLACE

Life around the address

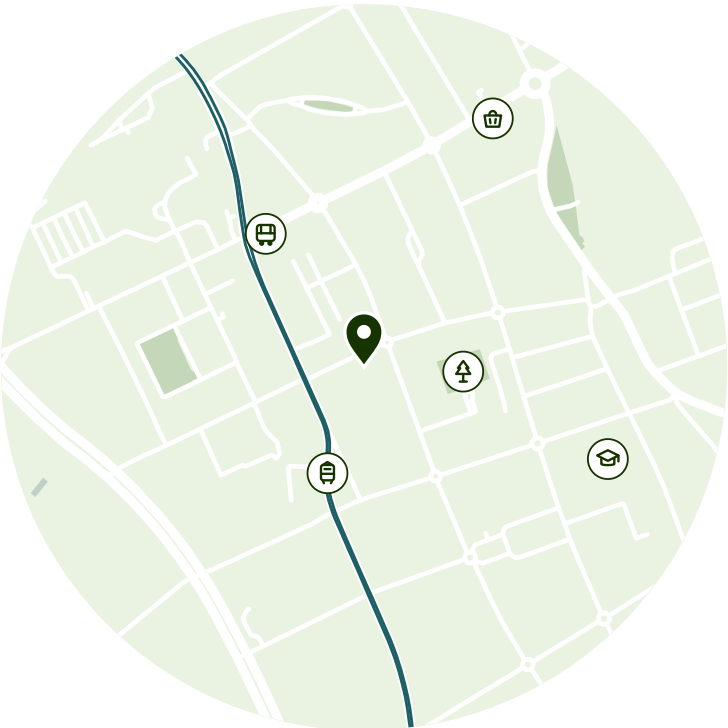
Most of daily life is within walking distance. The nearest tram stop is 155 m away.

How much of daily life is within walking distance?

4

of 5 everyday needs

within 500 m, about a 6-minute walk



Tram stop	155 m ✓
Solbosch	
School	359 m ✓
École Saint-Joseph Boondael	
Supermarket	388 m ✓
Okay City	
Park	137 m ✓
Jardin Robert Leclercq	
Childcare	943 m
Crèche Saint-Joseph	

Circle: 500 m around the address — Tram line

Getting around

Tram	Solbosch	155 m
	8 25	
Metro	Delta	1.4 km
Bus	ULB	229 m
	71 72 95 N08 N09	
Train	Watermael	1 km

Across the city, in a straight line

EU Quarter (Schuman)	3.5 km
European Parliament	3.1 km
Grand-Place	4.5 km
Gare du Midi (Eurostar)	4.3 km
Brussels Airport	11.6 km

THE PLACE

What do the registers and maps say?

Both checks that concern a tenant came back clear. They cover the public maps; the building itself is for the viewing.

The 2 checks

✓ **2** of 2 clear

🌊 Flood map

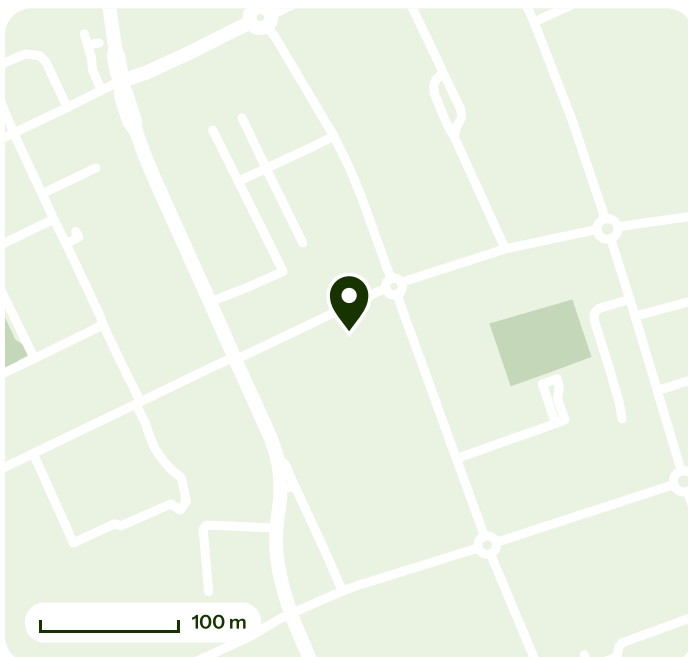
Clear

✓ **Outside the flood zones**

🔊 Road noise

Clear

✓ **A very quiet street**



As quiet as this address (40 to 45 dB)



Next step. The questions to ask before you sign are on page 9.

NEXT STEPS

Before you sign

Each point comes from this report or from a lease rule you will meet. Print this page and take it to the viewing.

-
-  **Before the viewing**
- ☐ **Ask the landlord what justifies €502 a month above the Brussels reference range.**
Reference range. Above this range the law presumes the rent abusive: the landlord must justify it, and a justice of the peace (the local judge for rent disputes) can lower it. [Page 3](#)
 - ☐ **Ask the landlord what the charges cover, and whether they are an advance or a fixed sum.**
Monthly charges look high. High charges are easier to accept when they include heating or water. [Page 4](#)
 - ☐ **Ask which lease is on offer: nine years, or a short one of three years or less.**
What leaving early costs depends on it: match it to how long you plan to stay. [Page 6](#)
 - ☐ **Ask whether you can register your address here (domiciliation).**
If you are new to Belgium, your registration at the commune depends on it. Get the answer in writing.
-
-  **At the viewing**
- ☐ **Check for damp and mould, the water pressure, the window seals and the meters.**
Photograph the meter readings the day you get the keys.
-
-  **Before you sign**
- ☐ **Pay the deposit into a blocked account in your name, never in cash.**
And never before the lease is signed. A bank holds the account until you leave: ask the agency which bank opens it.
 - ☐ **Insist on a detailed entry inventory, and photograph every room yourself.**
It is mandatory, and it decides what comes out of your deposit when you leave.
 - ☐ **Have the move-in date written into the lease: the ad says 1 November 2026.**
 - ☐ **Ask the landlord for proof that the lease has been registered.**
Registering it is the landlord's job and is free. Until it is done, a tenant living there may leave without notice.
 - ☐ **Get a quote for tenant's fire insurance: the law requires it of the tenant, in all three regions.**
-

Your notes

NEXT STEPS

Negotiating the rent

Your strongest argument is the Brussels reference range: these are the figures to quote, and what to ask for.

The top of the Brussels reference range

€1,248

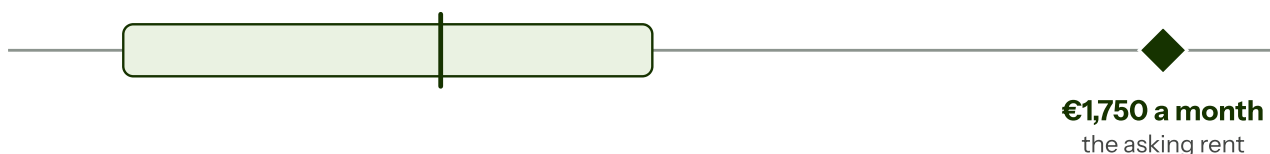
a month, for a home like this.

The asking rent is €502 a month above it.

Page 3

€1,040 a month

the official reference rent



Shaded: the Brussels reference range, €728 to €1,248 a month.

What you can say

Above the range the law presumes the rent abusive: it is for the landlord to justify it, and a justice of the peace (the local judge for rent disputes) can lower it.

It asks +5% per m², against the asking rents of 30 move-in-ready rentals nearby. At that typical rent per m², a home this size would be listed at about €1,668 a month. [Page 2](#)

The charges are 1.8 times what similar ads state per m². [Page 4](#)

Energy: EPC label D costs €465 to €672 a year more to run than the same home at EPC label C.

What you may hear back. The ad offers what the reference range does not price: the furniture, the lift, its as-new condition, the recent works (new communal boiler installed in 2026).

The listing's history

Online for 9 days. It has only just come online: too early to know how the market answers.

Next step



Ask on the rent, then on the terms. The charges, the start date and small works are where a landlord gives way most easily.

Get it in the lease. What is promised at the viewing only counts once it is written down. [Page 9](#) lists what to ask.

Pay nothing to hold the home. No deposit and no reservation fee before the lease is signed.

NEXT STEPS

How this report was made

Public information only, as it stood on 10 October 2026. Nobody visited the building: before you sign, read the lease in full; a tenants' association can read it with you.

- 1 **We read the ad.** Its own figures and words, as Immoweb published them.
- 2 **We compared it.** With 65 similar rentals in the same postcode, within 40% of this home's living area. Like for like: 30 of them are move-in ready, like this home, and it is compared with those first.
- 3 **We looked the address up.** Flood zones and road noise, in the official maps and registers.
- 4 **We did the sums.** A figure that says "about", or is given as a range, is our estimate. A sum to the euro is the ad's own, or an official scale's.

Where the facts come from, read on 10 October 2026

Immoweb

loyers.brussels

Official maps and registers

Flood hazard map (2019 edition), road-noise map (2021 survey). Bruxelles Environnement

OpenStreetMap

Official rent and energy rules

Statbel (health index), Bruxelles Environnement (EPC label scale for homes)

Verified on 8 July 2026

Automated reading of the description

Listed by Joan Real Solutions. The ad: <https://www.immoweb.be/en/classified/21882155>

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Something looks wrong? Reply to the email this report came with, or find us at immetrics.be.

That's everything the public record can tell us
about Avenue Pierre et Marie Curie 78, 1050 Ixelles.

**The rest you'll see at the viewing,
so take page 9 with you. Good luck.**