PERFECT RENT

Westblaak
3012 KE Rotterdam

€ 1.765 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.765 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment
Living surface	72m²
Rooms	3
Bedrooms	1
Floors	1
Energy label	A+
Balcony	Yes, 48m²

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.

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With great pride, we offer this fantastic residence with spacious terrace in the heart of Rotterdam's city center! This luxurious apartment is realized according to architectural design in a former office building on Westblaak, just around the corner from Karel Doormanstraat. The vibrant center of Rotterdam with the well-known Witte de Withstraat, Oude Binnenweg, and Lijnbaan are literally at your doorstep. Supermarkets, shops, public transport connections, trendy bars, and restaurants are all within a few steps' reach.

The apartment:
The apartment is situated on the first floor. The living space covers approximately 72m² and is arranged as follows:
- Living room with open kitchen featuring magnificent floor-to-ceiling windows spanning approximately 35m².
- Loggia of around 5.5m² with glass harmonica sliding door that can be fully opened.
- Bedroom of over 12m².
- Additional room of approximately 8.5m², ideal for use as an office space.
- Spacious hallway of around 7m² with access to:
- Luxurious bathroom of about 5m² with spacious walk-in shower, double sink, and designer radiator.
- Separate toilet.
- Internal storage space with washing machine connection of over 2m².

The apartment has a spacious terrace of approx. 48m² and is equipped with a concrete-look poured floor with underfloor heating throughout the apartment, finished walls and ceilings, lighting and window coverings.
The modern kitchen is fully equipped with a refrigerator, freezer, combination microwave, induction cooker, extractor and dishwasher. In addition to the internal storage room, the apartment also has an external private storage room of about 6m² in the basement, also there is a shared bicycle storage.

Conditions:
- The monthly rent is € 1.765,00. This rent is exclusive of the service costs of € 70,00 per month. Additional monthly costs consist of heating, water, electricity, internet, TV and municipal taxes. For a rough estimate of the costs you can check the website of Nibud (the national institute for budget information) under Uitgaven/Expenses. As agent we help you free of charge to arrange the utility contracts.
- Applying for rent subsidy is not possible.
- The deposit equals € 1.835,00.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.

Income requirement:
Income requirement employed/self-employed:
- Gross (joint) monthly income of 3.5 times the rent including service costs.

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This listing is not suitable for students.

Income requirement for guarantor:
- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the obligations under the guarantee in addition to your own expenses.
- Furthermore, the same requirements apply as those for employed/self-employed persons.

Interested?
If interested, please respond to the ad and we will send you an information package. It is not necessary to respond to each ad separately for this project. One response is sufficient. We normally respond within two working days.

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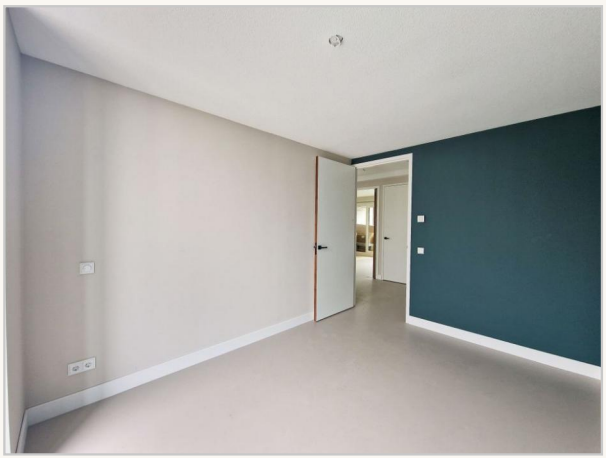

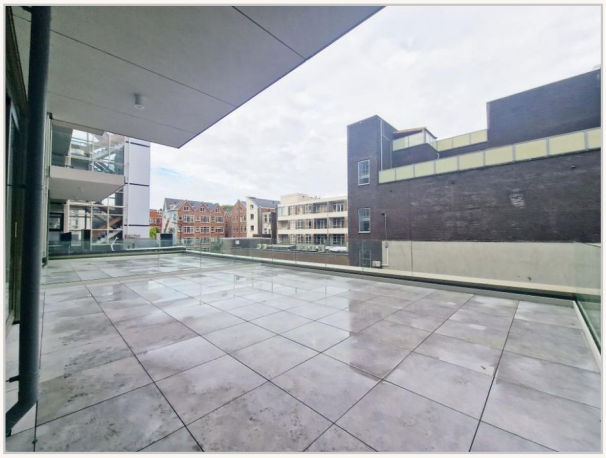
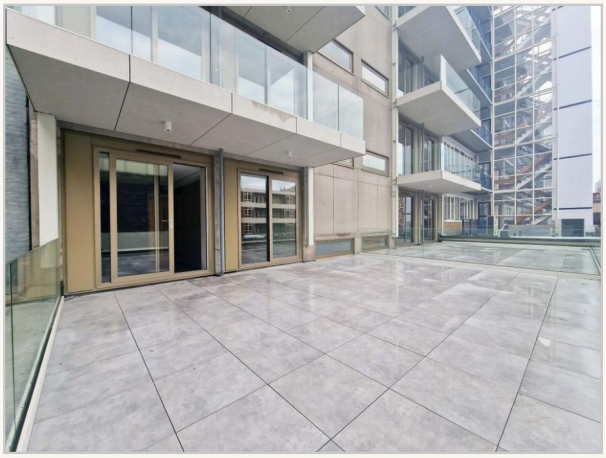

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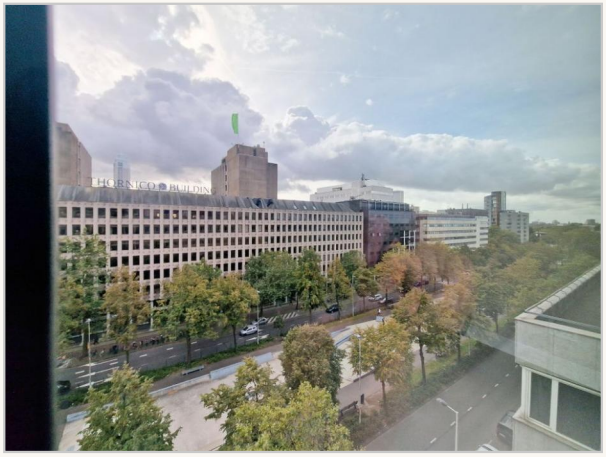

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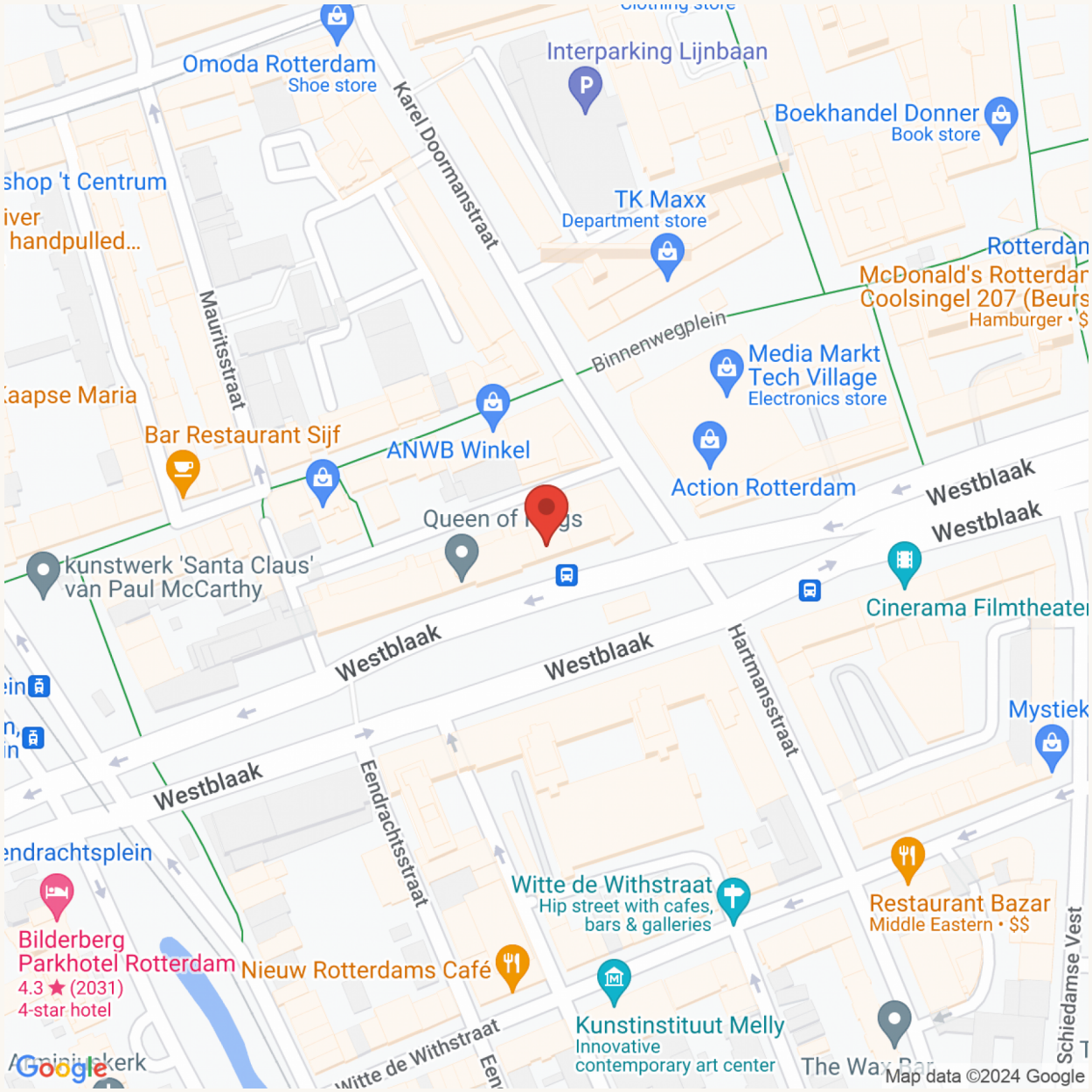

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