



PERFECT RENT



**Oostmaaslaan  
3063 DD Rotterdam**

**€ 1.375 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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|                       |                      |
|-----------------------|----------------------|
| <b>Price</b>          | € 1.375 p.m. ex.     |
| <b>Decoration</b>     | Partly furnished     |
| <b>Status</b>         | Rented               |
| <b>Acceptance</b>     | Directly             |
| <b>Apartment type</b> | Mezzanine            |
| <b>Living surface</b> | 68m <sup>2</sup>     |
| <b>Rooms</b>          | 2                    |
| <b>Bedrooms</b>       | 1                    |
| <b>Floors</b>         | 1                    |
| <b>Energy label</b>   | A                    |
| <b>Heating</b>        | Block heating        |
| <b>Balcony</b>        | Yes, 6m <sup>2</sup> |

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Spacious 2-room apartment at the Oostmaaslaan in Kralingen for rent. The accommodation is situated on the third floor of a large residential building and includes a parking space in an enclosed parking lot. The balcony offers stunning views of the Maas River. The city centre is reachable in 10 minutes by bike and in 15 minutes by public transport. In short distance you can find the river Maas, the Erasmus University, the tram stop, supermarkets, several shops and restaurants. The highway is also easily reachable. (A16 and A20).

Layout:

- Living room of approx. 23.5m<sup>2</sup> with access to the spacious balcony of approx. 6m<sup>2</sup>.
- Partly open dining area of approx. 10m<sup>2</sup>.
- Kitchen of approx 6.5m<sup>2</sup> separated by a bar.
- Utility room with washing machine connection.
- Bedroom of approx 13m<sup>2</sup>.
- Adjoining bathroom of approx 7m<sup>2</sup>.
- Hall of approx 5m<sup>2</sup>.
- Separate toilet.
- Private storage room on the 1st floor of the building of approx 4m<sup>2</sup>.

Various characteristics:

- Inventory/Decoration: laminate flooring, lamps, window covers and washing machine.
- Kitchen facilities: gas cooker, hood, fridge/freezer combination and dish washer.
- Bathroom facilities: shower, bath, washing basin, toilet and towel radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- The accommodation has the energy label A.
- parking in parking lot closed by barrier.

Conditions:

- The monthly rent is € 1.375,-. This rent is exclusive an advance for heating costs of € 100,- per month and service costs of € 35,-. Additional monthly costs consist of gas, 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 € 1.510,-.
- 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.



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### Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent for extension.
- For self-employed persons: a confirmation of income by an external accountant for the full past financial year and the current financial year (forecast).
- In other cases one may qualify with a guarantor, or a deposit which is increased by 1 to 2 months' rent.

### Income requirement students:

- Renting by students is not possible.

### Income requirement guarantors:

- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.

### Interested?

We schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!



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