



PERFECT RENT



**Karel Doormanstraat  
3012 GH Rotterdam**

**€ 1.153 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 1.153 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>	45m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Hot water</b>	City heating
<b>Heating</b>	City heating
<b>Balcony</b>	Yes, 2.5m <sup>2</sup>

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## PERFECT RENT

Beautiful 2-bedroom apartment on Karel Doormanstraat in the heart of the city centre for rent. The accommodation is rented in partly decorated condition and is situated on the third floor. Here you enjoy every day the city benefits and yet it is also quiet living. Within short walking distance you will find the Koopgoot, the Witte de Withstraat and the Lijnbaan as well as a supermarket for daily groceries. Central Station can be reached with about 5 minutes to walk.

### Layout:

- Living room with modern open kitchen of approx. 28m<sup>2</sup>. From the living room you have access to a balcony.
- Bedroom of approx. 12m<sup>2</sup>.
- Modern bathroom of approx. 3m<sup>2</sup>.
- Separate second toilet.
- Laundry room of approx. 1m<sup>2</sup>.

### Various characteristics:

- Inventory/Decoration: PVC flooring and lamps.
- Facilities kitchen: induction cooktop with built-in extractor, fridge/freezer, dishwasher, combination microwave and a built-in wine cabinet.
- Bathroom facilities: walk-in shower, washing basin, toilet and design-radiator.
- Heating facilities: district heating.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The accommodation has the energy label A.

### Conditions:

- The monthly rent is € 1.153,-. This rent is exclusive of the service costs of € 75,- per month. The costs for heating will be charged by the landlord on top of the monthly rent and amount to € 100,-. Additional monthly costs consist of 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 allowance is not possible.
- The deposit is €1.328,-.
- 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 in the apartment is not allowed.
- Pets are not allowed.

### Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.



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- 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:

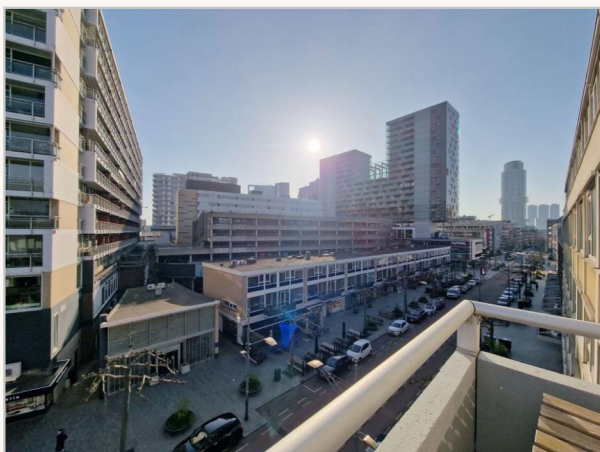
- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.

### 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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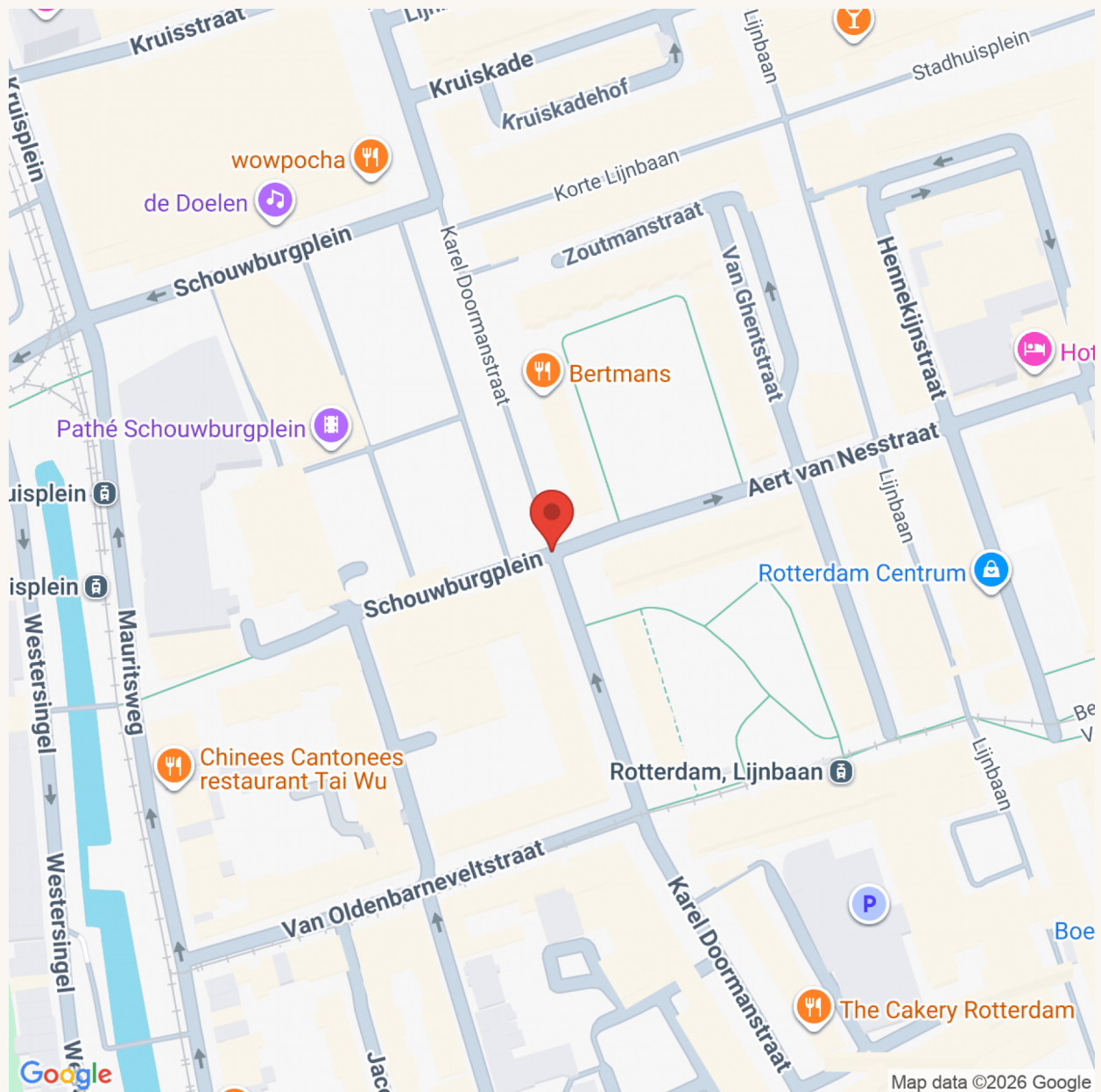
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