



Westblaak
3012 KE Rotterdam

€ 2.080 p.m. ex.





PERFECT RENT

Price	€ 2.080 p.m. ex.
Decoration	Partly furnished
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment
Living surface	72m ²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A+
Hot water	City heating
Heating	Heated floor
Balcony	Yes, 10.5m ²

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Beautiful urban living space with spacious balcony in the heart of Rotterdam's city center for rent! 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 sixth 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 balcony of approx. 10.5m² 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 staircase just outside the apartment. There is a shared bicycle storage in the basement.

Conditions:

- The monthly rent is € 2.080,-. This rent is exclusive of the service costs of € 70,- 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 € 2.150,-.
- 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.

This listing is not suitable for students.

Income requirement for guarantor:

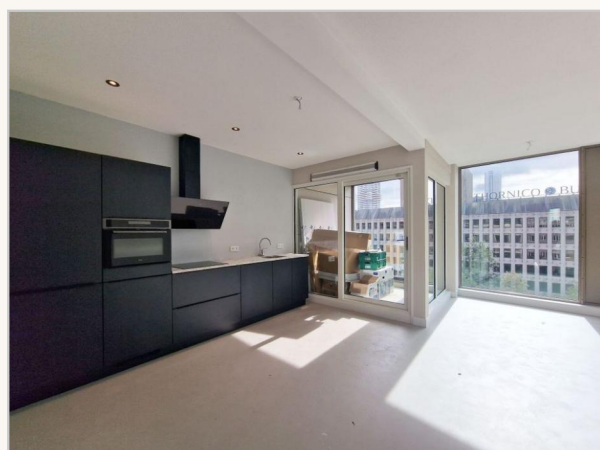
- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the obligations under the guarantee in addition to your own expenses.
- Furthermore, the same requirements apply as those for employed/self-employed persons.

Interested?

We schedule viewings through an automated system. This way we can give you a clear picture of the rental process. Please respond directly to this advertisement. We normally reply within five working days. Thank you for your effort!



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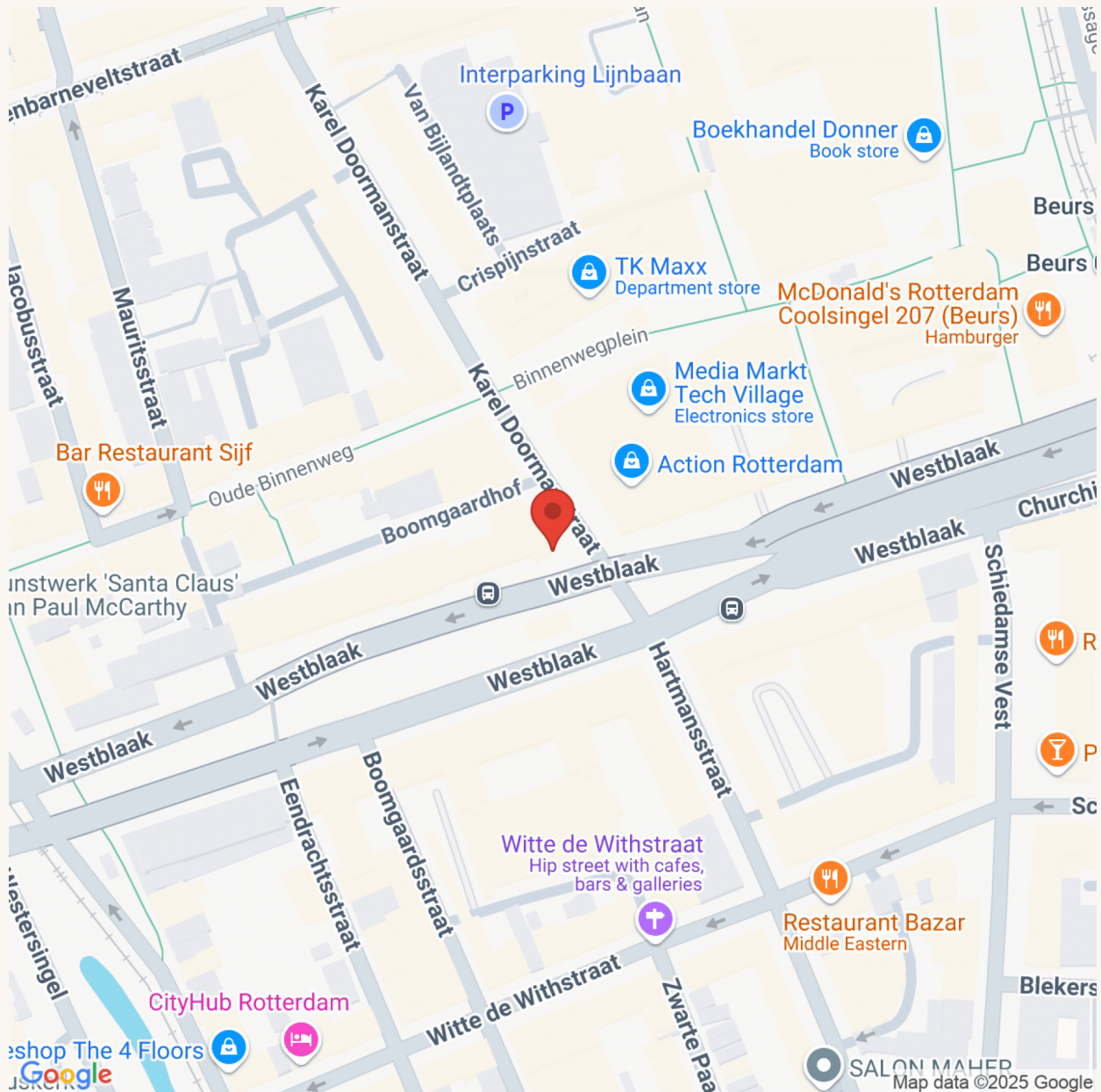
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