



**Spel**  
**3147 RB Maassluis**

**€ 1.534 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.534 p.m. ex.
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>House type</b>	Single family, semi-detached house
<b>Build type</b>	Development
<b>Maintenance inside</b>	Excellent
<b>Living surface</b>	146m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Floors</b>	3
<b>Energy label</b>	A++++

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

We are proud to present 8 family homes in the residential area Wilgenrijk, in Maasluis. Wilgenrijk is a green, rural and water-rich area with a high-quality vision on architecture and outdoor space that originates from the design philosophy 'the Maassluise School'. The style book 'the Maassluise School' originated from the search of 35 (landscape) architects and urban planners for the meaning of "real, relaxing, Dutch, beautiful living" and resulted in a residential area where it is pleasant to live, that offers relaxation and fits in with nature. Wilgenrijk consists of various cozy and small-scale neighborhoods, each with its own architectural characteristics, and is shielded from ambient noise by a recreational park wall. The area is also very child friendly due to the natural playgrounds, among other things.

Within walking distance of your house in Wilgenrijk is a unique green area, embellished by mills, canals and monumental farms with beautiful walking and cycling routes. Several supermarkets and the historic village center are within cycling distance. By metro you can easily reach Rotterdam Central Station (25 minutes), The Hague (20 minutes) and the beach (10 minutes).

The houses will be delivered bare, expected at the end of week 5 / beginning of week 6 of 2025 (Thursday 30/01 - Monday 03/02). The homes have a living area between 142m<sup>2</sup> and 150m<sup>2</sup>, divided over 3 floors. All floors are equipped with underfloor heating. The house also has a garden with wooden shed. The renovation work is currently still in progress, with the current photos we try to give you the best possible impression.

Layout:

Ground floor:

- Spacious living room with open kitchen of ca. 43m<sup>2</sup>. The living room provides access to the garden.
- Separate toilet.
- Hallway of ca. 7m<sup>2</sup> with the meter cabinet.

First floor:

- Bedroom of ca. 17m<sup>2</sup>.
- Second bedroom of ca. 12m<sup>2</sup>.
- Third bedroom of ca. 8m<sup>2</sup>.
- Bathroom with toilet of ca. 7m<sup>2</sup>.
- Hallway of ca. 5m<sup>2</sup>.

Second floor:

- Attic of over 40m<sup>2</sup>.
- Technical room of ca. 5m<sup>2</sup> with washing machine connection.

Various characteristics:

- Inventory/Decoration: the houses are rented in bare condition with wallpaper ready walls, as visible on the photos.
- Facilities kitchen: kitchen of Bruynzeel without equipment.
- Facilities bathroom: washing basin, toilet, shower and design-radiator.



- Heating system: heat pump.
- Glazing: double glazing.
- Parking: in the residential area is sufficient parking created between the blocks (free parking), where partly use is made of grass paving.
- Energy label A++++

Conditions:

- The monthly rent equals € 1.526,59 up to € 1.540,75 including service costs. 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 subsidy is not possible.

The deposit equals twice the bare rent (total rent minus service costs of €25).

- Habitation is possible for a maximum of 2 adults or a family with children.
- The minimum rental period is 12 months.

Income requirement employed and self-employed:

- Allocation is based on an income test with an income limit between € 47.699,- and € 62.191,- gross per year based on a single-person household and between € 52.671,- and € 82.921,- for a multi-person household.
- 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 guarantor:

- 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.
- Further the same requirements as for employees or self-employed.

Interested?

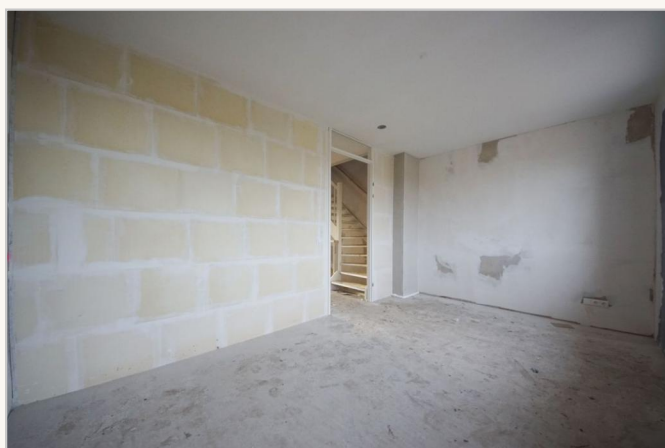
In a few weeks, an open house will be arranged in the homes, for which a predetermined number of candidates will be selected. This selection is done through an automated system, this way we can give you a clear picture of the hiring process. Therefore, please respond directly to this advertisement. Thank you in advance for your efforts!







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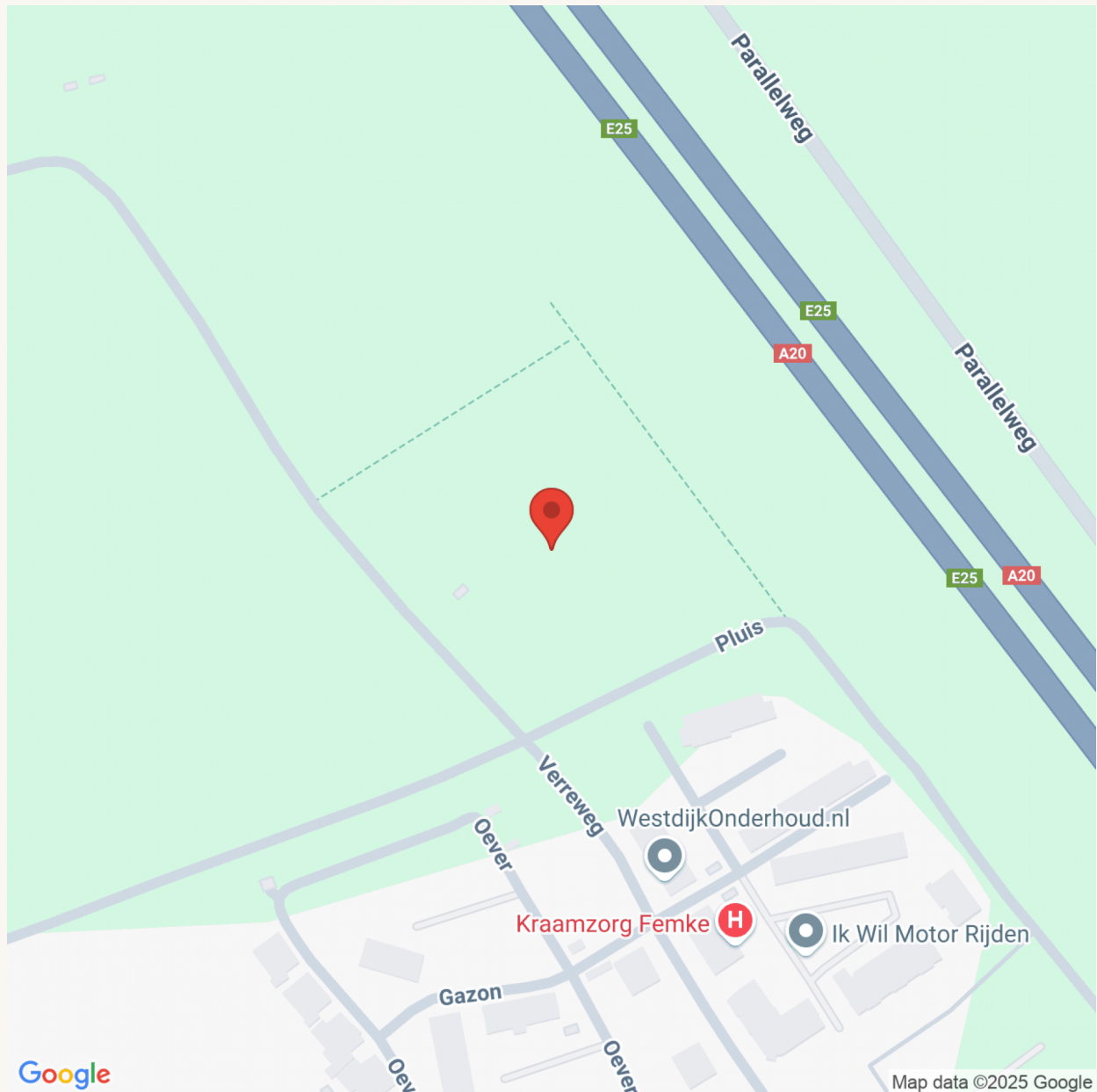
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