



PERFECT RENT



**Rakstraat  
3034 RG Rotterdam**

**€ 1.850 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 1.850 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 13
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment
<b>Build type</b>	Existing
<b>Living surface</b>	88m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	1
<b>Floors</b>	2
<b>Energy label</b>	C
<b>Balcony</b>	Yes

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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Modern 3-room apartment on the Rakstraat in the Crooswijk district for rent. The apartment is rented in partially unfurnished condition and is located on the first and second floor. The center of Rotterdam can be reached in 5 minutes by bike and 10 minutes by public transport. In the vicinity are the cozy restaurant Croos and other eateries, supermarket, public transport connections and the Kralingse bos. Please note that the photos are of a similar apartment.

#### Layout

##### Second floor:

- Living room with open kitchen with a floor area of approx. 40 m<sup>2</sup> with access to the balcony of approx. 8 m<sup>2</sup>.
- Separate toilet.

##### Second floor:

- Bedroom with a floor area of approx. 19 m<sup>2</sup>.
- Extra room with a floor area of ca. 9 m<sup>2</sup>, ideal as work or storage space.
- Bathroom with a floor area of about 5 m<sup>2</sup>.
- Storage room with washing machine connection.

#### Miscellaneous features:

- Inventory/Furnishings: laminate flooring.
- Facilities kitchen: induction hob, extractor hood, fridge, freezer, dishwasher, microwave and oven.
- Bathroom facilities: walk-in shower, washbasin, toilet and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Paid parking with resident parking permit.

#### Conditions:

- The monthly rent is € 1.850. This rent is exclusive of the service costs of € 12,50,- per month. Additional monthly costs include gas, water, electricity, internet, TV and municipal taxes. For more information about the current level of these additional costs we refer you to the website of the Nibud. As a real estate agent, we assist in concluding utility agreements free of charge.
- Applying for rent allowance is not possible.
- The deposit is € 1.862,50.
- Occupancy is possible for a maximum of 2 persons. Occupancy by 2 persons is only suitable for a couple, no house sharing.
- The minimum rental period is 12 months.
- Smoking in the apartment is not allowed.
- Pets are not permitted, with exception of necessary service animals.

#### Working income requirement:

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- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a declaration of intent to extend.
- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the current fiscal year (forecast).
- In other cases, one can possibly qualify with a guarantor, or a deposit increased by 1 to 2 months of rent.

### Student income requirement:

- This property is not suitable for students.

### Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or capital to be able to meet the rental obligations from the guarantee in addition to their own expenses.
- Otherwise the same requirements as for employees or the self-employed.
- A guarantor is only applicable if you are maximum € 200,- below the income requirement.

### Interested?

We work with an automated system for viewing requests. In order to participate in the process, you should express your interest via the ad or use the "contact the broker" button. We normally respond within five business days. Thank you in advance for your efforts!



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