



PERFECT RENT



**Calandstraat
3016 CA Rotterdam**

€ 2.035 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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| | |
|---------------------------|----------------------------------|
| Price | € 2.035 p.m. ex. |
| Decoration | Partly furnished |
| Service charges | € 15 |
| Status | Available |
| Acceptance | Directly |
| Apartment type | Upper floor apartment, apartment |
| Build type | Existing |
| Maintenance inside | Good |
| Living surface | 95m ² |
| Rooms | 2 |
| Bedrooms | 1 |
| Floors | 1 |
| Energy label | D |
| Balcony | Yes |

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



PERFECT RENT

Fantastic, bright, and spacious 2-room apartment for rent on Calandstraat, on the edge of the city center. The living space is located on the third floor and has a spacious roof terrace with a unique view of the Erasmus Bridge and the Wilhelminakade. The apartment will be partially furnished. In the immediate vicinity are the Erasmus MC, shops, restaurants, a supermarket, and public transportation connections. The ferry harbor with a view of the Maas is right below you, and the city center and "Het (Euromast) Park" are within walking distance.

Layout:

- Extra (working)room at the first floor of ca. 8 m²
- Living room with open kitchen of approx. 42 m² with access to the spacious roof terrace of approx. 67 m².
- Bedroom of approx. 22 m², which can be divided into two rooms.
- Luxurious bathroom of approx. 8 m².
- Hall of approx. 6 m².
- Separate toilet.

Various features:

- Inventory/Furnishings: beautiful laminate flooring in herringbone pattern and lamps.
- Kitchen amenities: hob, extractor hood, refrigerator, freezer, dishwasher, and oven.
- Bathroom amenities: walk-in shower, sink, and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Paid parking with resident parking permit.

Conditions

- The monthly rent is €2,035. This rent does not include the service costs of €15 per month. The additional monthly costs consist of gas, water, electricity, internet, TV, and municipal taxes. For a rough estimate of the additional costs, please visit the website of Nibud (National Institute for Budget Information) under the heading 'uitgaven' (expenses). As a real estate agent, we will assist you free of charge in concluding the utility contracts.
- It is not possible to apply for rent subsidy.
- The deposit is €4,070.
- The property can be occupied by a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not for housemates.
- The minimum rental period is 12 months.
- Smoking is not permitted in the property.
- Pets are not allowed.

Income requirement

Income requirement for employed/self-employed persons:

- Gross (combined) monthly income of 3.5 times the rent including service costs.

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Income requirement for students:

- This property is not suitable for students.

Income requirement for guarantor:

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

Interested?

We schedule viewings via an automated system. This allows us to give you a clear picture of the rental process. Please respond to this advertisement immediately. We normally respond within five working days. Thank you in advance for your effort!



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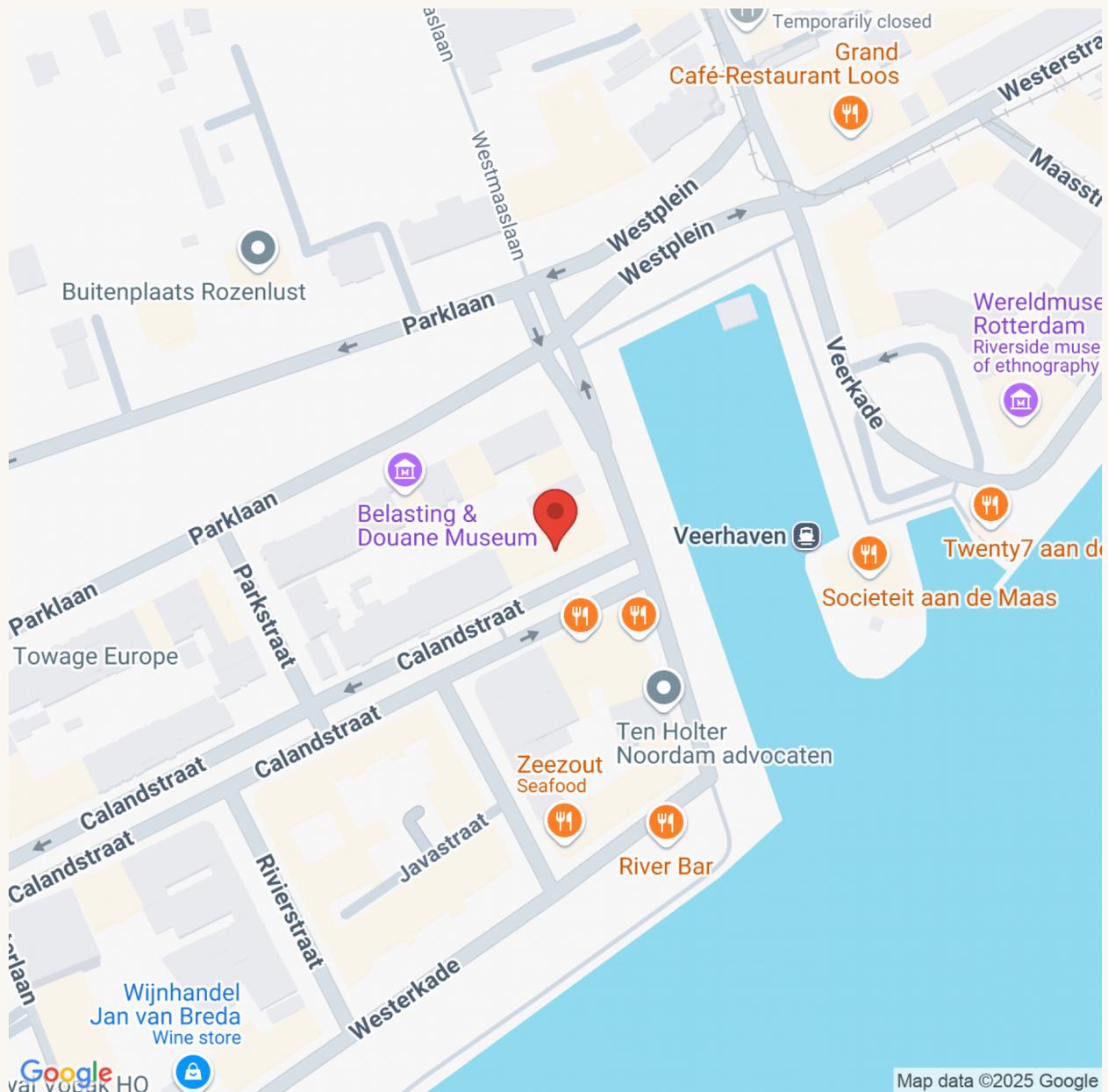
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