



**Beijerlandse laan  
3074 EK Rotterdam**

**€ 867 p.m. ex.**





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<b>Price</b>	€ 867 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 245
<b>Status</b>	Available
<b>Acceptance</b>	01-06-2025
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Build type</b>	Existing
<b>Location</b>	Near busy road
<b>Living surface</b>	53m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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Modern 2-room apartment on Beijerlandselaan in Feijenoord for rent. The living space is rented unfurnished and is located on the third floor. The city center can be reached in 15 minutes by bike and in 15 minutes by public transport. In the vicinity are various shops, supermarkets, restaurants, the tram stop, and Rotterdam Zuid Station.

Layout:

- Living room with open kitchen with an area of approx. 29 m<sup>2</sup>.
- Bedroom with an area of approx. 16 m<sup>2</sup>.
- Bathroom with an area of approx. 6.5 m<sup>2</sup>.

Various features:

- Inventory/Furnishings: laminate flooring and lamps.
- Kitchen amenities: gas hob, extractor hood, fridge-freezer, oven, microwave, and dishwasher.
- Bathroom amenities: shower, sink, toilet, and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Paid parking with resident parking permit.

Conditions:

- The monthly rent is €896.91. In addition, you pay € 215.00 in advance for heating costs. 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 allowance.
- The security deposit is €1,111,91.
- 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 permitted.

Income requirements for working tenants:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income at a rate of 1%.
- For employees: a remaining term of employment of at least 10 months or a letter of intent to extend the employment contract.
- For self-employed persons: confirmation of income by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, it may be possible to qualify with a guarantor or a security deposit increased by 1 to 2 months' rent.

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 through 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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