



**Groenendaal**  
**3011 SJ Rotterdam**

**€ 1.740 p.m. ex.**





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<b>Price</b>	€ 1.740 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 60
<b>Status</b>	Available
<b>Acceptance</b>	01-07-2025
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	65m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A
<b>Heating</b>	City heating
<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.

Recently renovated 3-room apartment at the Groenendaal in the centre district for rent. The accommodation is rented in partly decorated condition and is situated on the third floor. In the nearby area, you will find the Markthal, various cafés, restaurants, and coffee bars, as well as several supermarkets and public transport connections, such as Oostplein metro station and Rotterdam Blaak train station.

Layout:

- Living room of ca. 25m<sup>2</sup>, situated at the front.
- Bedroom of ca. 12m<sup>2</sup>, situated at the back.
- Bedroom of ca. 10m<sup>2</sup>, situated at the front.
- Spacious hall of ca. 5m<sup>2</sup>.
- Luxury kitchen of ca. 6m<sup>2</sup>.
- Bathroom of ca. 4m<sup>2</sup>.
- Luxury separate toilet.
- Balcony of ca. 4m<sup>2</sup>.
- Separate storage in the basement of ca. 7m<sup>2</sup>.
- General bicycle storage in the basement.

Various characteristics:

- Inventory/Decoration: PVC flooring, lamps, window covers and hanging system for paintings.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: bathtub, luxury washing basin, thermostat, design-radiator and built-in spots.
- Heating facilities: city heating.
- Window type: double glazing.
- Paid parking with residents parking permit.
- The pictures are of a very similar apartment in the same complex.

Conditions:

- The monthly rent is € 1.800,-. Including service costs. Additional monthly costs consist of heating, water, electricity, internet, TV and municipal taxes. For an rough estimate of the costs you can check the website of Nibud (the national institute for budget information) under Uitgaven/Expenses. We help free of charge to arrange the utility contracts.
- Applying for rent subsidy is not possible.
- The deposit equals € 1.800,-.
- Habitation is possible for a maximum of 2 persons.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted, with exception of necessary service animals.

Income requirement working people:



- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income with 1%.
- 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 students:

- Renting by students is not possible.

Income requirement guarantors:

- 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.
- Furthermore, the same requirements that apply for employees or self-employed persons.

Interested?

We work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within five working days. Thank you for your effort!





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Paradijslaan 1  
3034 SH Rotterdam

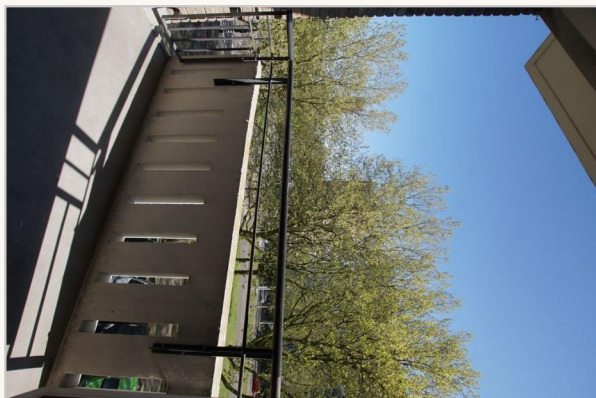
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