



PERFECT RENT



Binnenrotte
3011 HB Rotterdam

€ 2.135 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.135 p.m. ex.
Decoration	Partly furnished
Service charges	€ 65
Status	Available
Acceptance	01-07-2025
Apartment type	Mezzanine, apartment
Build type	Existing
Living surface	94m ²
Rooms	4
Bedrooms	2
Floors	1
Energy label	A
Balcony	Yes

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Suitbale for 2 home sharers! Spacious 4-room apartment at the Binnenrotte in the heart of the city centre for rent. The accommodation is rented in decorated condition and is situated on the third floor. The supermarket and public transport connections are available on the Binnenrotte itself. The popular meent is right around the corner with famous restaurants and stores. In addition, shopping streets like the Hoogstraat and Lijnbaan are within walking distance.

Layout:

- Living room with open kitchen of ca. 37m² with access to the balcony of ca. 11m².
- Bedroom of ca. 17m².
- Second bedroom of ca. 9.5m².
- Extra room/storage of ca. 9m², ideal as a laundry room, home office or storage space.
- Bathroom of ca. 6m².
- Separate toilet.

Various characteristics:

- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: bathtub, shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Energy label A.
- Free parking on private parking area.

Conditions:

- The monthly rent is € 2.135,-. This rent is exclusive of the service costs of € 65,- per month. Additional monthly costs consist of gas, 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 € 2.200,-.
- Habitation is possible for a maximum of 2 persons or a family with 1 child.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.

Income requirement working people:

- Gross income of 3.5 times the rent. Savings may be added to gross monthly income by 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).



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- 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.

- A guarantor is only applicable if you are up to €200 under the income requirement.

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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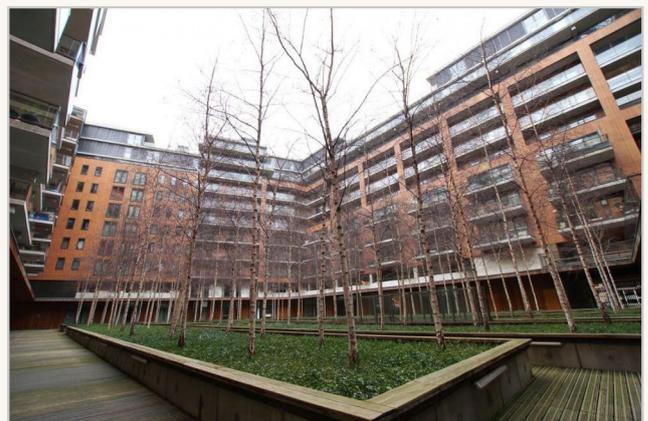
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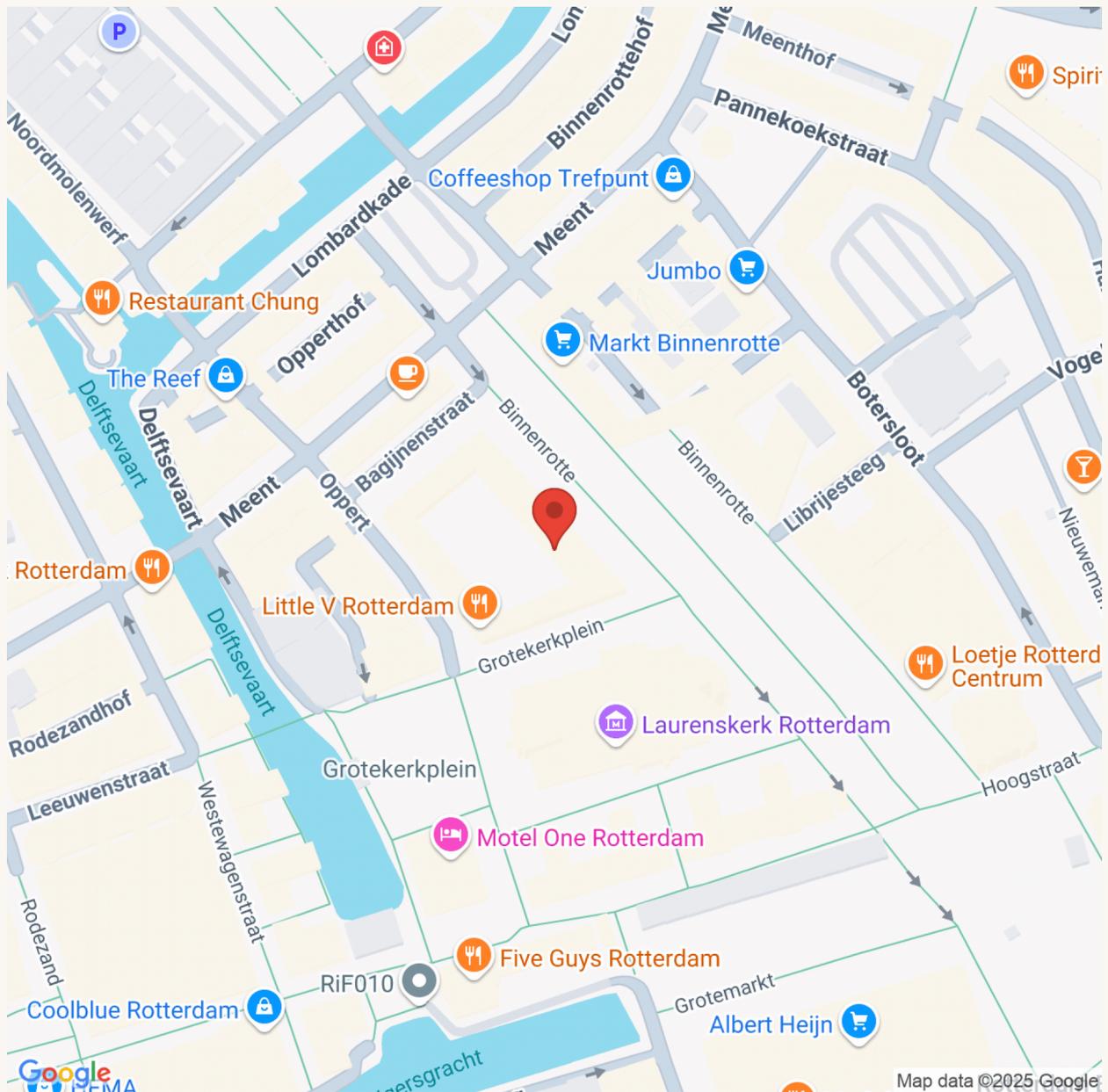
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