



PERFECT RENT



**Brussestraat  
3031 SK Rotterdam**

**€ 2.200 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 2.200 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 50
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Maisonnette, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	102m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	3
<b>Floors</b>	2
<b>Energy label</b>	A
<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.



## PERFECT RENT

Bright, recently renovated 4-room maisonette with balcony on Brussestraat in the city center for rent. The living space is rented in partially furnished condition and is located on the 2nd floor. The center can be reached in 2 minutes by bike and in the vicinity you will find the Goudsesingel and the Oostplein with various nice shops, cafes, and restaurants.

### Layout:

- Living room with open kitchen of approx. 25 m<sup>2</sup>.
- Bedroom of approx. 14 m<sup>2</sup>.
- Toilet
- Bathroom of approx. 8.5 m<sup>2</sup>
- Second bedroom of approx. 12 m<sup>2</sup>.
- Third bedroom of approx. 15 m<sup>2</sup>.
- Laundry room with toilet and sink.
- Hallway of approx. 5 m<sup>2</sup>.
- Balcony of approx. 1.90 m<sup>2</sup>.
- Storage room in the basement.

### Various features:

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

### Conditions:

- The monthly rent is € 2,250.00. 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 '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 allowance.
- The deposit is €4,400.
- The property can be occupied by a maximum of two people. Occupancy by two 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.
- This property is not suitable for students.



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Income requirement for working people:

- 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 requirements for guarantors:

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

Interested?

We work with an automated system for viewing requests. To participate in the process, please express your interest via the advertisement or use the "contact the real estate agent" button. We will normally respond within two business days. Thank you in advance for your effort! translator



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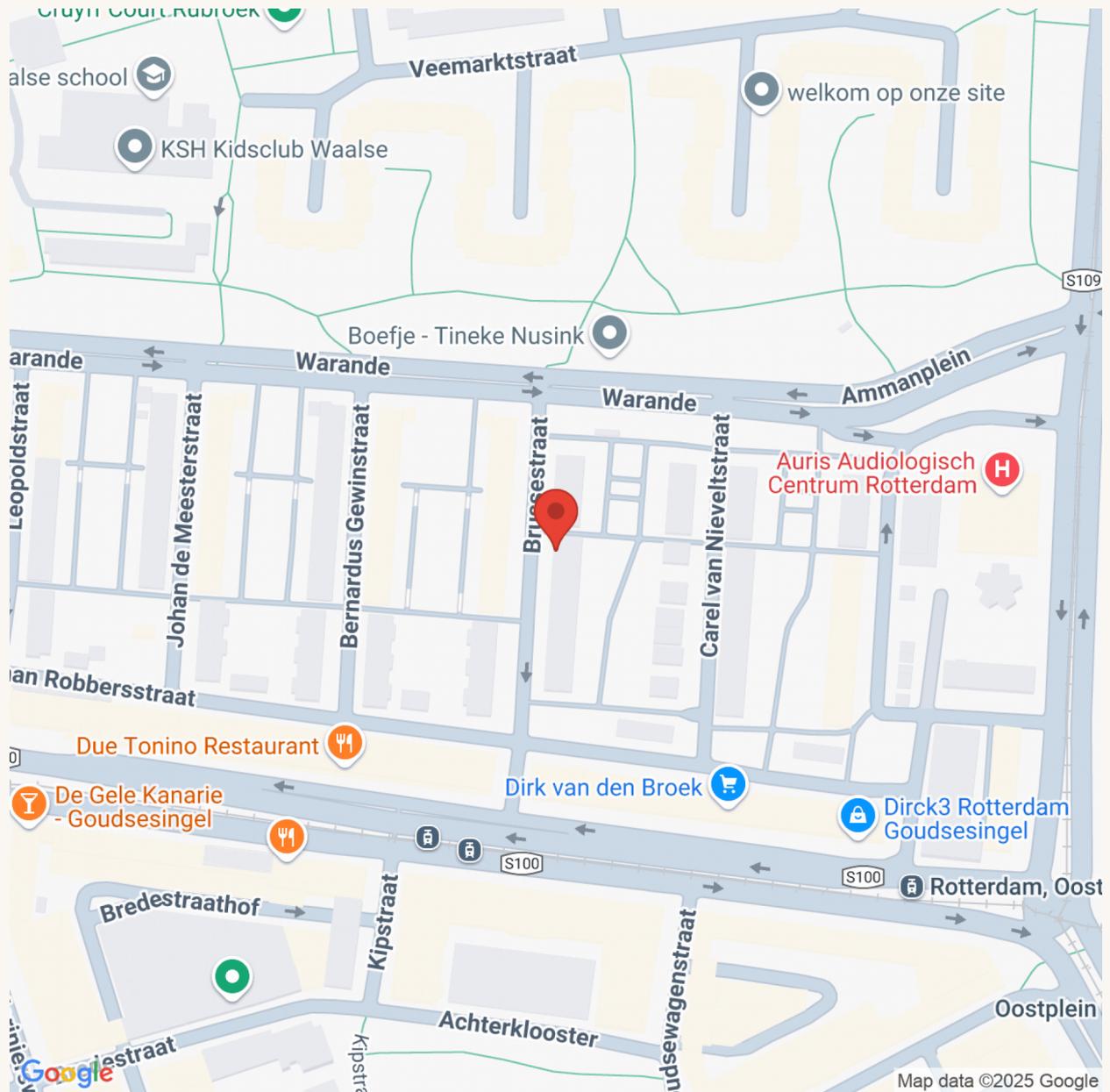
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