



**Calandstraat
3016 CA Rotterdam**

€ 1.850 p.m. ex.





PERFECT RENT

Price	€ 1.850 p.m. ex.
Decoration	Partly furnished
Service charges	€ 75
Status	Available
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Build type	Existing
Maintenance inside	Excellent
Living surface	43m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	A+++
Balcony	Yes

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Welcome to The Caland – a brand new 2-room apartment in the historic Scheepvaartkwartier district!

Are you looking for a ready-to-move-in home in one of Rotterdam's most beautiful neighborhoods? Then this recently completed apartment in the transformation project *The Caland* is exactly what you are looking for. Located in a beautifully renovated building from 1975, transformed into a modern residential complex with 48 stylish apartments and studios, this property offers everything you need for a comfortable and sustainable life in the city. High-quality finishes, sustainable installations, and a well-thought-out design make this apartment a unique opportunity.

Layout:

- Living room with open kitchen
- Spacious balcony
- Bedroom
- Bathroom
- Separate toilet
- External storage room in the basement

Various features:

- Inventory/Furnishings: beautiful PVC flooring and lamps.
- Kitchen amenities: hob, extractor hood, refrigerator, freezer, dishwasher, and oven.
- Bathroom amenities: walk-in shower, sink, and designer radiator.
- Glazing: double glazing.

Conditions

- The monthly rent is €1,850. This rent does not include the service costs of €75 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 €3,700.
- 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.



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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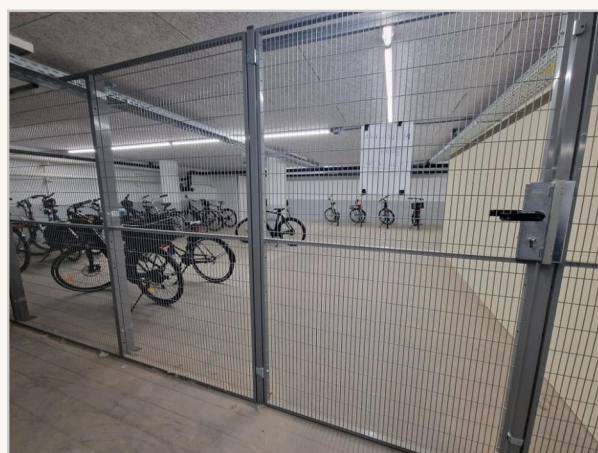
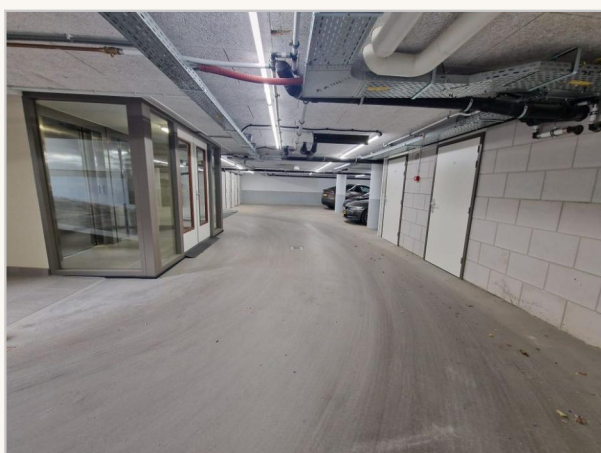
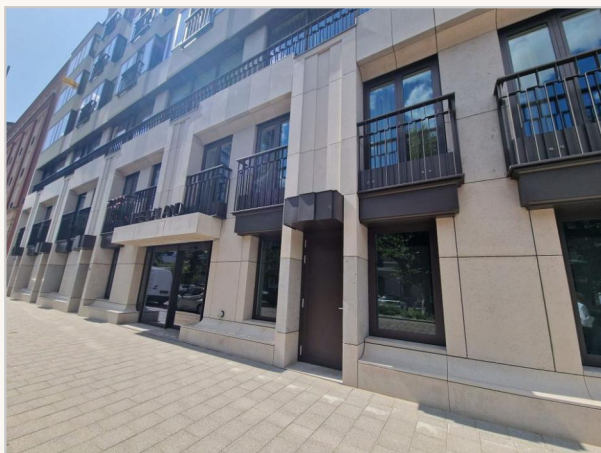
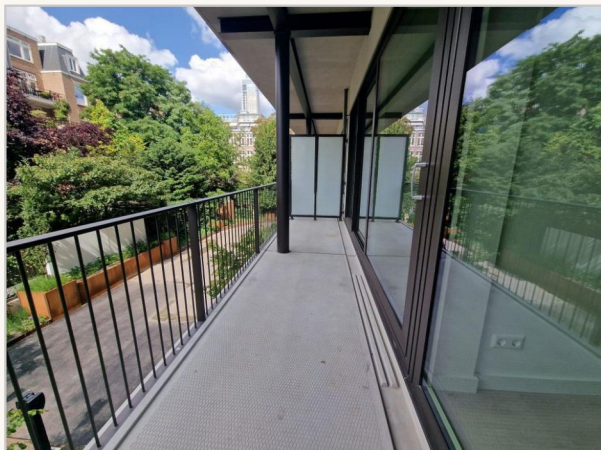


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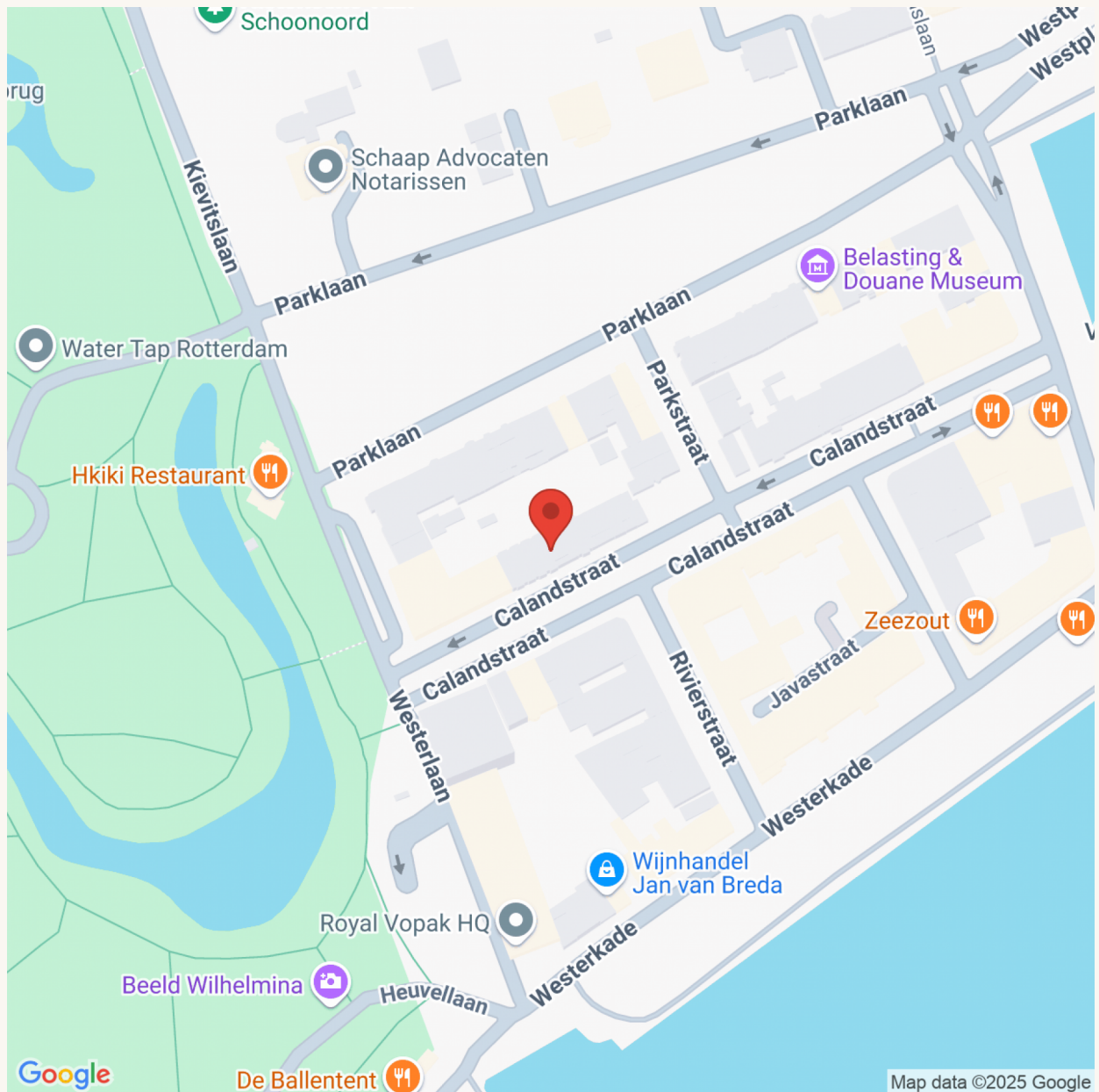
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