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**Schaatsbaan**  
**3013 AR Rotterdam**

**€ 1.550 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 1.550 p.m. ex.
<b>Service charges</b>	€ 85
<b>Status</b>	Available
<b>Acceptance</b>	01-08-2025
<b>Apartment type</b>	Maisonnette, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	87m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<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.

Spacious 3-room penthouse on Schaatsbaan in the city center for rent. The living space is rented unfurnished and is located on the eighth and ninth floors. The property is located next to Central Station. From here, tram, bus, metro, and (international) trains are accessible within 1 minute. The trendiest restaurants, cafes, and shops are within easy reach.

The photos are of a similar apartment, but give an excellent impression of the property.

Layout eighth floor:

- Bedroom of approx. 18 m<sup>2</sup>.
- Second bedroom of approx. 12 m<sup>2</sup>.
- Spacious entrance hall.
- Bathroom with toilet of approx. 5 m<sup>2</sup>.

Layout ninth floor:

- Cozy, spacious living room with open kitchen of approx. 34.5 m<sup>2</sup>. The living room provides access to the 11 m<sup>2</sup> balcony.
- Private storage room in the basement of approx. 6 m<sup>2</sup>.

Various features:

- Inventory/Furnishings: the property is rented unfurnished. The existing flooring may be taken over from the outgoing tenant.
- Kitchen facilities: hob and extractor hood.
- Bathroom facilities: shower, sink, toilet, and washing machine connection.
- Heating system: district heating.
- Glazing: double glazing.
- Access via two elevators or, for the more athletic, via the stairwell.

Conditions:

- The monthly rent is €1,550. The additional monthly costs consist of heating, 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 allowance.
- The deposit is €3,100.
- The property can be occupied by a maximum of two people.
- 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 at least 10 months on your employment contract or a letter of intent to extend your contract.
- For self-employed persons: confirmation of income from an external accountant for the entire previous 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 business days. Thank you in advance for your effort!



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Paradijslaan 1  
3034 SH Rotterdam

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realstats<sup>nl</sup>

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