



**Groene Hilledijk  
3073 AB Rotterdam**

**€ 1.600 p.m. ex.**





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<b>Price</b>	€ 1.600 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 25
<b>Status</b>	Available
<b>Acceptance</b>	01-08-2025
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Build type</b>	Existing
<b>Living surface</b>	94m <sup>2</sup>
<b>Rooms</b>	5
<b>Bedrooms</b>	3
<b>Floors</b>	2
<b>Energy label</b>	A
<b>Balcony</b>	Yes

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Wonderful, recently renovated 5-room apartment at the Groene Hilledijk in Feijenoord for rent. The accommodation is rented in decorated condition and is situated on the second and third floor. The city centre is reachable in 15 minutes by bike and in 15 minutes by public transport. In short distance you can find several shops, supermarkets, restaurants and the tram stop.

Layout:

Lower floor

- Living room with open kitchen with a surface of ca. 20m<sup>2</sup>.
- Hall with a surface of ca. 4m<sup>2</sup>.
- Balcony with a surface of ca. 3.5m<sup>2</sup>.
- Bedroom with a surface of ca. 12m<sup>2</sup>.
- Room with a surface of ca. 9m<sup>2</sup>.
- Bathroom with a surface of ca. 3m<sup>2</sup>.

Upper floor

- Hall with a surface of ca. 5m<sup>2</sup>.
- Bedroom with a surface of ca. 12m<sup>2</sup>.
- Bedroom with a surface of ca. 24m<sup>2</sup>.
- Bathroom with a surface of ca. 4m<sup>2</sup>.

Various characteristics:

- Inventory/Decoration: laminate flooring and down lights.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and combi-microwave.
- Both bathroom facilities: shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent equals € 1.625,-. The costs for gas, water, electricity use, internet/TV and municipal taxes are on the account of the tenant and not included in the rent.
- The deposit equals € 1.625,-.
- Habitation is possible for a maximum of 3 persons or a family with 2 children.
- 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 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?

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