



PERFECT RENT



**Volmarijnstraat
3021 XT Rotterdam**

€ 1.580 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.580 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Available
Acceptance	01-08-2025
Apartment type	Upper floor apartment
Living surface	90m ²
Rooms	3
Bedrooms	2
Floors	2
Facilities	Solar panel
Energy label	C
Heating	Central heating
Balcony	Yes, 15m ²

Perfect Rent does not accept any liability regarding the veracity of the presented information, nor can any rights be derived from it.



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Charming, spacious 3-room apartment with lovely outdoor space at the Volmarijnstraat in Delfshaven for rent. The accommodation is rented in partly decorated condition and is situated on the first and second floor. The city centre is reachable in 5 minutes by bike and in 5 minutes by public transport. In short distance you can find the trendy Nieuwe Binnenweg with several nice shops, restaurants, the tram stop and supermarkets.

Layout first floor:

- Living room with open kitchen with an area of approx. 39m².
- From the kitchen/dining area access to the lovely terrace of approx.15m².
- Hall of approx. 2m² with separate toilet.

Layout second floor:

- Bedroom with an area of approx. 15m².
- Second bedroom with an area of approx. 15m².
- Hall of approx 3.5m².
- Bathroom with toilet with an area of approx. 4m².

Various characteristics:

- Inventory/Decoration: laminate flooring.
- Kitchen facilities: gas cooker and hood.
- Bathroom facilities: shower, washing basin and washing machine connection.
- Heating facilities: central heating system.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.580,-. This rent is exclusive of the service costs of € 15,- 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 € 1.595,-.
- 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).

- 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.

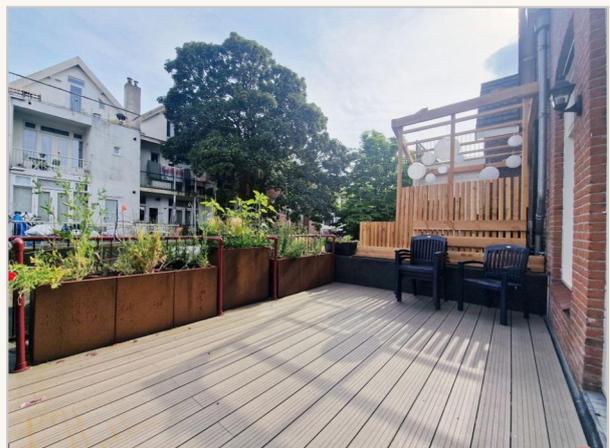
- Furthermore, the same requirements that apply for employees or self-employed persons.

Interested?

We schedule viewings through an automated system. This allows us to give you a clear picture of the rental process. Please respond immediately to this advertisement. We normally respond within five working days. Thank you for your efforts!



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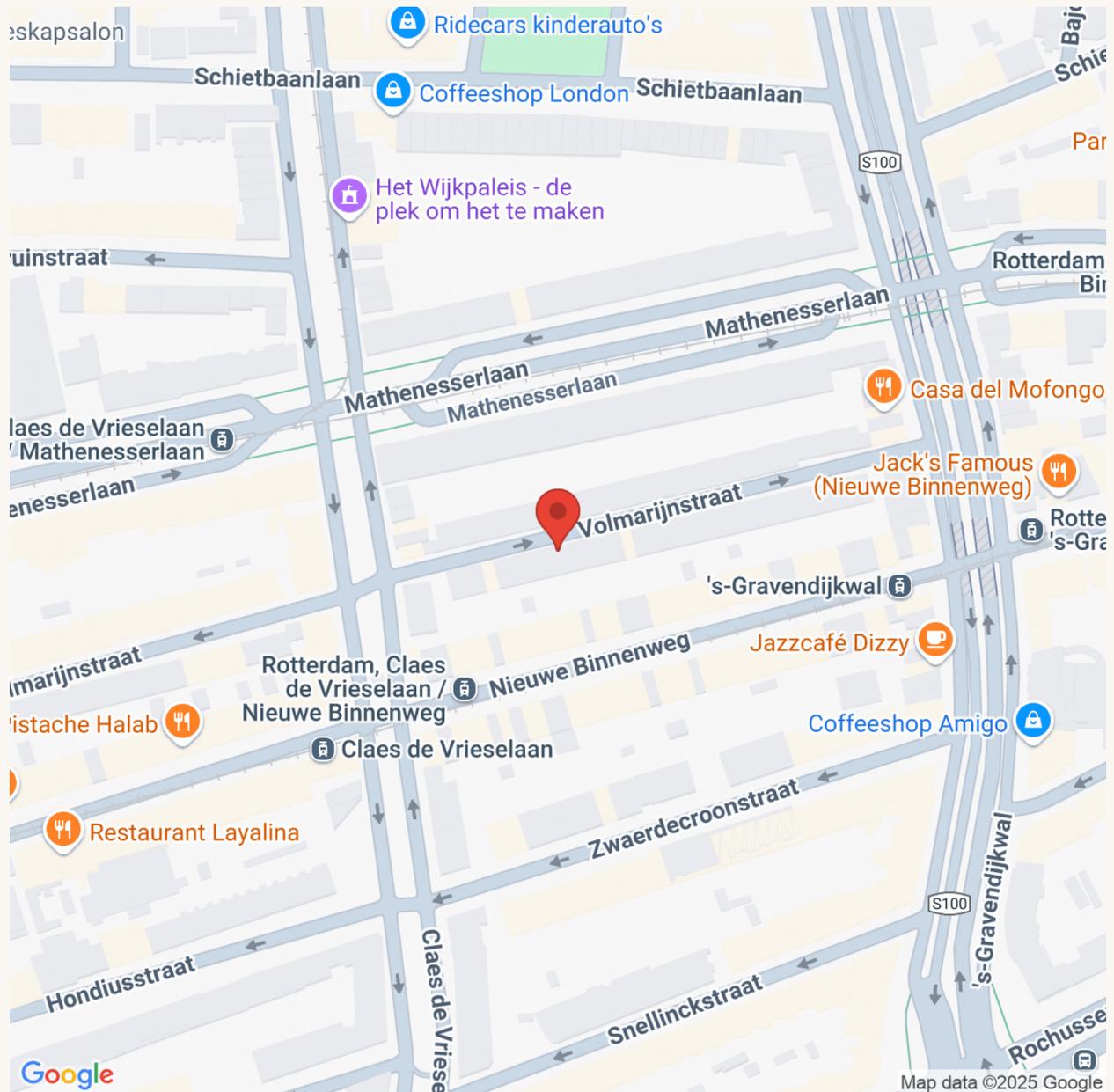
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