



PERFECT RENT



**Insulindestraat  
3038 JL Rotterdam**

**€ 2.250 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

**funda**



PERFECT RENT

<b>Price</b>	€ 2.250 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 25
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Upper floor apartment, apartment
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Good
<b>Living surface</b>	95m <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

Perfect for 3 house sharers! Bright 4-room upper house on the Insulindestraat in North for rent. The living space is rented in partially furnished condition and is located on the second and third floor. The city center can be reached in just 5 minutes by bike and 10 minutes by public transport. In the immediate vicinity you will find various shops, restaurants, the supermarket, and public transport connections.

Layout second floor:

- Living room with open kitchen with a surface area of approx. 30m<sup>2</sup>.
- Bedroom of approx. 17m<sup>2</sup>.
- Separate toilet.
- Space with a washing machine connection.

Layout third floor:

- Second bedroom of approx. 17m<sup>2</sup>.
- Third bedroom of approx. 16m<sup>2</sup>.
- Spacious bathroom with a surface area of approx. 5m<sup>2</sup>.
- Separate toilet.
- Two balconies, each with a surface area of approx. 3m<sup>2</sup>.

Various features:

- Inventory/Furnishing: laminate flooring and lamps.
- Kitchen facilities: natural stone countertop, hob, extractor, refrigerator, freezer, dishwasher, and combi-microwave.
- Bathroom facilities: shower, double sink with cabinet, and design radiator.
- Heating system: central heating combi-boiler.
- Glazing: double glazing.
- Paid parking with resident parking permit.

Conditions:

- The monthly basic rent is € 2,250. The service costs on top of the basic rent are € 25 per month and exclude utilities. We provide free assistance in arranging utility contracts.
- Applying for housing allowance is not possible.
- The security deposit is € 2,250.
- Occupancy is possible for a maximum of 3 persons who have the long-term intention of running a household together (sustainable joint household). In accordance with municipal regulations, occupancy by students is only possible if there is a plausible intention to continue living together after the study period.
- The minimum rental period is 12 months.
- Smoking in the property is not allowed.
- Pets are not allowed. Necessary assistance animals are allowed.



## PERFECT RENT

### Income requirement for employees:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income at 1%.
- For employees: a remaining term of the employment contract of at least 10 months or a declaration of intent for extension.
- For self-employed: an income confirmation by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, one may qualify with a guarantor or an increased deposit.

### Income requirement for students:

- This property is suitable for students.
- Students may qualify with a guarantor or an increased deposit.

### Income requirement for guarantors:

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

### Interested?

We schedule viewings via email. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We usually respond within two working days. Thank you in advance for your effort!



PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda



PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

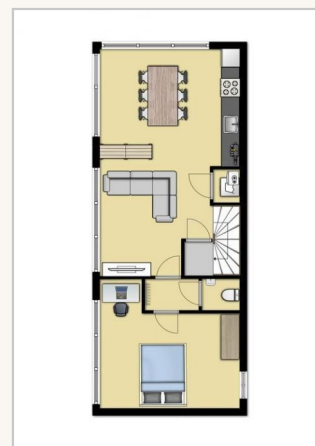
pararius

realstats<sup>nl</sup>

funda



PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>



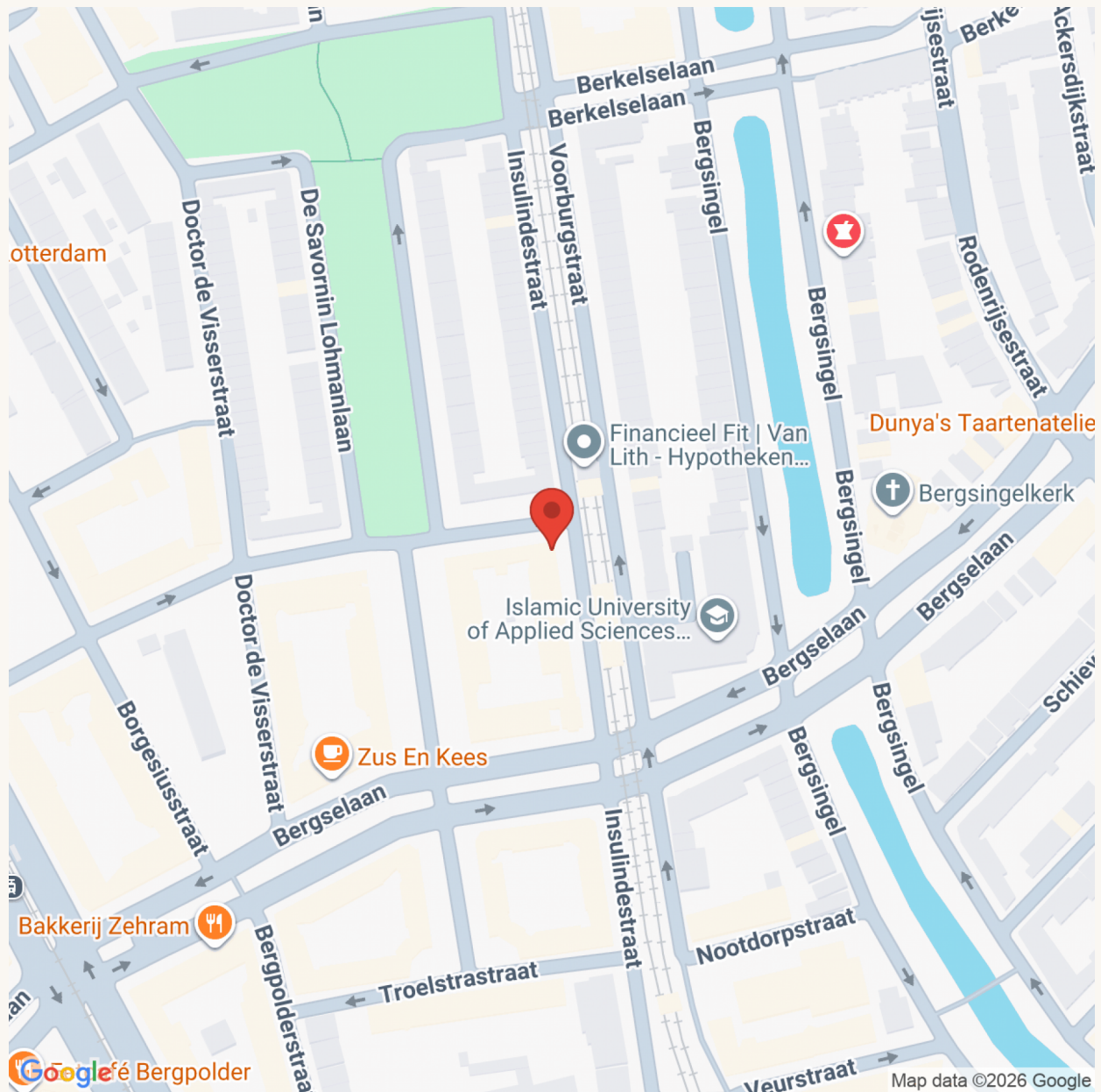


PERFECT RENT





PERFECT RENT



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

pararius

realstats<sup>nl</sup>

funda