



PERFECT RENT



**Schiedamsesingel  
3012BB Rotterdam**

**€ 2.500 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

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<b>Price</b>	€ 2.500 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 15
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Ground floor apartment, apartment
<b>Build type</b>	Existing
<b>Maintenance inside</b>	Excellent
<b>Living surface</b>	110m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A

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Unique in our portfolio in the heart of Rotterdam city centre! Located on Schiedamsesingel stands a beautifully renovated, stately townhouse. It concerns a Rijksmonument, built in the eclectic style and designed in 1865 by architect H.J. Kup. Upon entry, you immediately sense the history when viewing the magnificent entrance and stairwell. In the past, many notable figures have made this property their home, such as Mr E. de Kuyper, a member of the well-known Schiedam jenever family, and Mr Pieter Haverkorn van Rijsewijk, director of Museum Boijmans Van Beuningen from 1883 to 1908.

In the basement level, you will find a very spacious and characterful apartment of over 110m<sup>2</sup> with, at the rear, a pleasant garden of approx 30m<sup>2</sup>. Elements from its most recent use—the property served for decades as a notary's office—are particularly evident in the original safe door, which provides access to a storage area within the apartment.

Layout:

- Delightful living room with open-plan kitchen of approx. 45m<sup>2</sup>.
- Bedroom of approx. 25m<sup>2</sup> at the front, with a partially separated area for a walk-in closet.
- Additional room of approx. 7m<sup>2</sup> at the rear.
- Hallway of approx. 10m<sup>2</sup>.
- A very spacious, luxuriously appointed bathroom.
- Separate WC.
- Storage room of approx. 8.5m<sup>2</sup>.
- Separate laundry room.
- Beautifully landscaped garden of approx. 30m<sup>2</sup>.

Various features:

- Inventory/Furnishings: high-quality PVC flooring, light fixtures and curtain rails.
- Kitchen fittings: hob, extractor hood, fridge, freezer, dishwasher and combi microwave.

- Bathroom fittings: bath, walk-in shower, double washbasin and designer radiator.
- Heating system: underfloor heating.
- Glazing: double glazing.
- Paid parking with residents' permit.

Terms:

- Basic rent: € 2.500,- per month.
- Service charges: € 15,- (on top of the basic rent).
- Utilities: not included and must be arranged by the tenant. We are happy to assist with this free of charge.
- Deposit: equal to 2 month's basic rent.
- Type of tenancy agreement: indefinite term with a minimum duration of 12 months.

Income requirement for employed applicants:

- 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 min. 10 months or a statement of intent to extend.
- For self-employed: confirmation of income by an external accountant for the entire previous financial year and the current financial year (projection).
- In other cases, applicants may be eligible with a guarantor, or a higher deposit.

Income requirement for guarantor:

- Living or working in the Netherlands.



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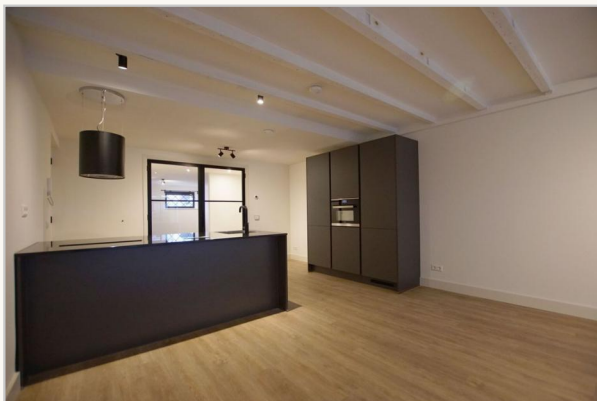
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to their own expenses.
- Otherwise the same requirements as for employees or self-employed.

Interested?

Respond easily via the listing. You will then be guided step by step through the process by our Friva software. Viewings are scheduled exclusively via this system, so that everyone is assisted in a fair and transparent manner.



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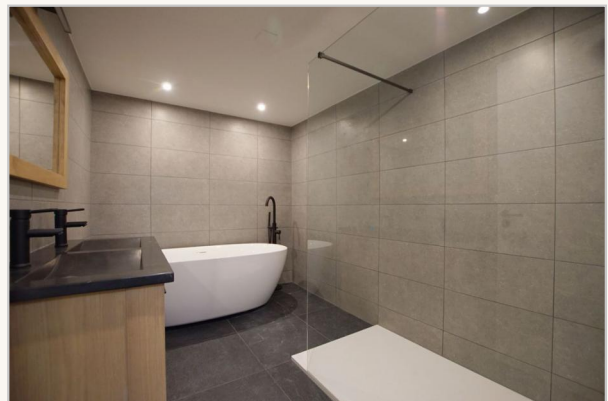
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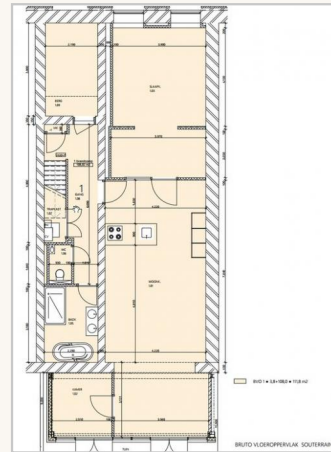


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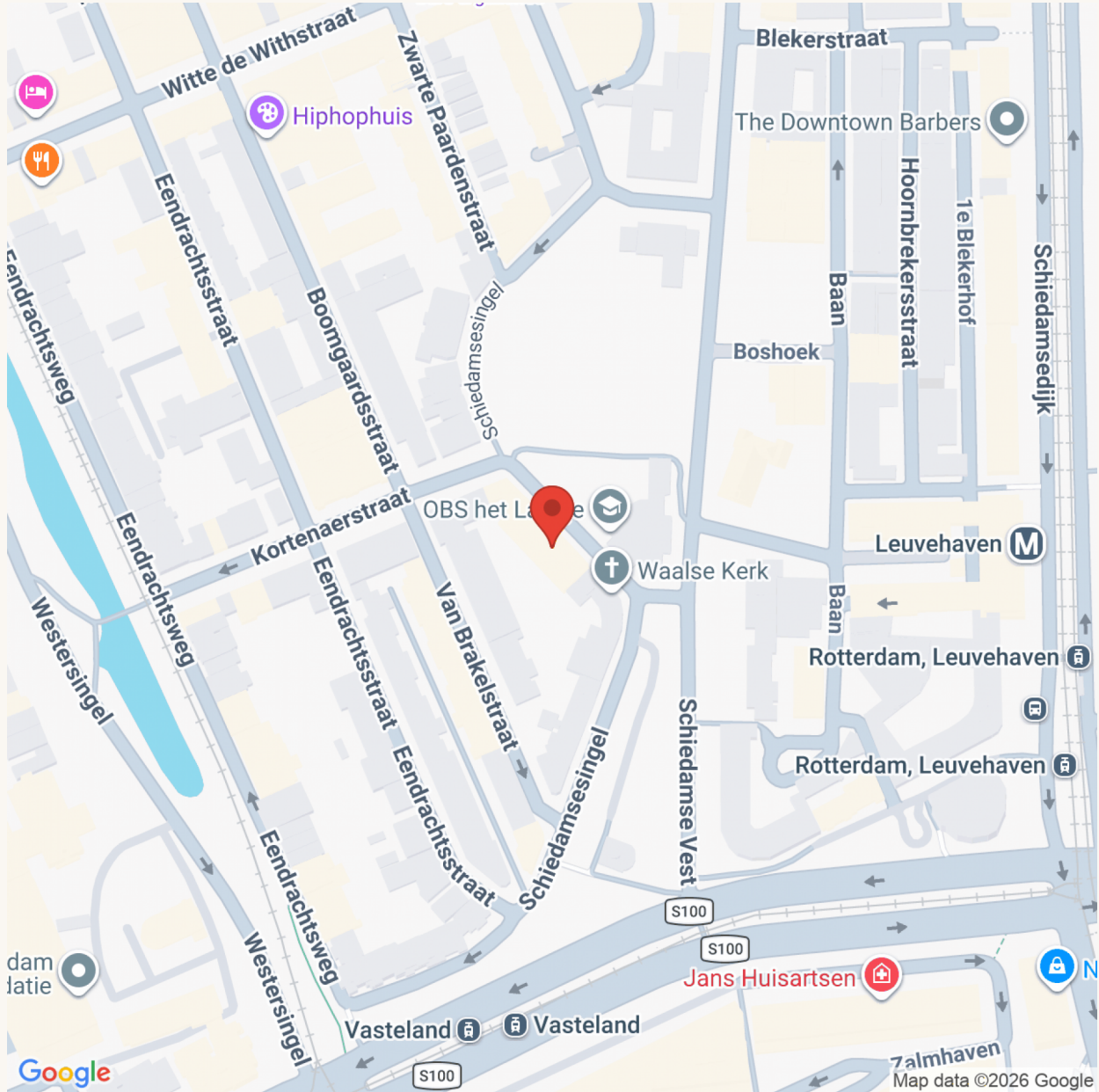
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