PERFECT RENT



Westblaak
3012 KE Rotterdam

€ 1.980 p.m. ex.

Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.980 p.m. ex.
Decoration	Partly furnished
Service charges	€ 70
Status	Rented
Acceptance	Directly
Apartment type	Upper floor apartment, apartment
Build type	Existing
Maintenance inside	Excellent
Living surface	78m²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A+
Balcony	Yes, 10.5m²

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Lovely apartment with spacious balcony in the heart of Rotterdam's city center for rent! This luxurious apartment is realized according to architectural design in a former office building on Westblaak, just around the corner from Karel Doormanstraat. The vibrant center of Rotterdam with the well-known Witte de Withstraat, Oude Binnenweg, and Lijnbaan are literally at your doorstep. Supermarkets, shops, public transport connections, trendy bars, and restaurants are all within a few steps' reach.

Possibility to rent one or more parking spaces in the nearby parking garage of the "de Karel Doorman" residential complex.

The apartment:
The apartment is situated on the second floor. The living space covers approximately 72m² and is arranged as follows:
- Living room with open kitchen featuring magnificent floor-to-ceiling windows spanning approximately 35m².
- Loggia of around 5.5m² with glass harmonica sliding door that can be fully opened.
- Bedroom of over 12m².
- Additional room of approximately 8.5m², ideal for use as an office space.
- Spacious hallway of around 7m² with access to:
- Luxurious bathroom of about 5m² with spacious walk-in shower, double sink, and designer radiator.
- Separate toilet.
- Internal storage space with washing machine connection of over 2m².

The apartment has a spacious balcony of approx. 10.5m² and is equipped with a concrete-look poured floor with underfloor heating throughout the apartment, finished walls and ceilings, lighting and window coverings.

The modern kitchen is fully equipped with a refrigerator, freezer, combination microwave, induction cooker, extractor and dishwasher. In addition to the internal storage room, the apartment also has an external private storage room of about 6m² in the staircase just outside the apartment. There is a shared bicycle storage in the basement.

Conditions:
- The monthly rent is € 1.980,00. This rent is exclusive of the service costs of € 70,- per month. Additional monthly costs consist of heating, 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 € 2.050,00.
- Habitation is possible for a maximum of 2 persons.
- The minimum rental period is 12 months.

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- 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?
We work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within five working days. Thank you for your effort!

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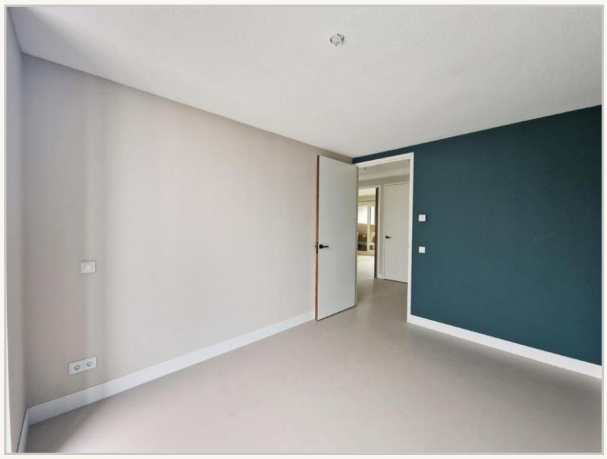







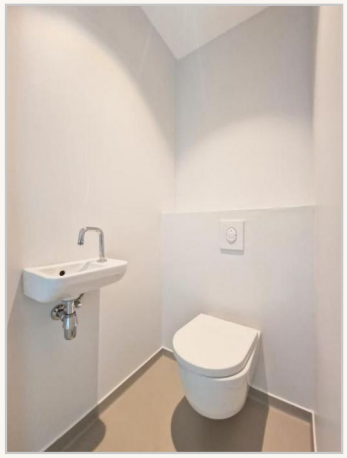

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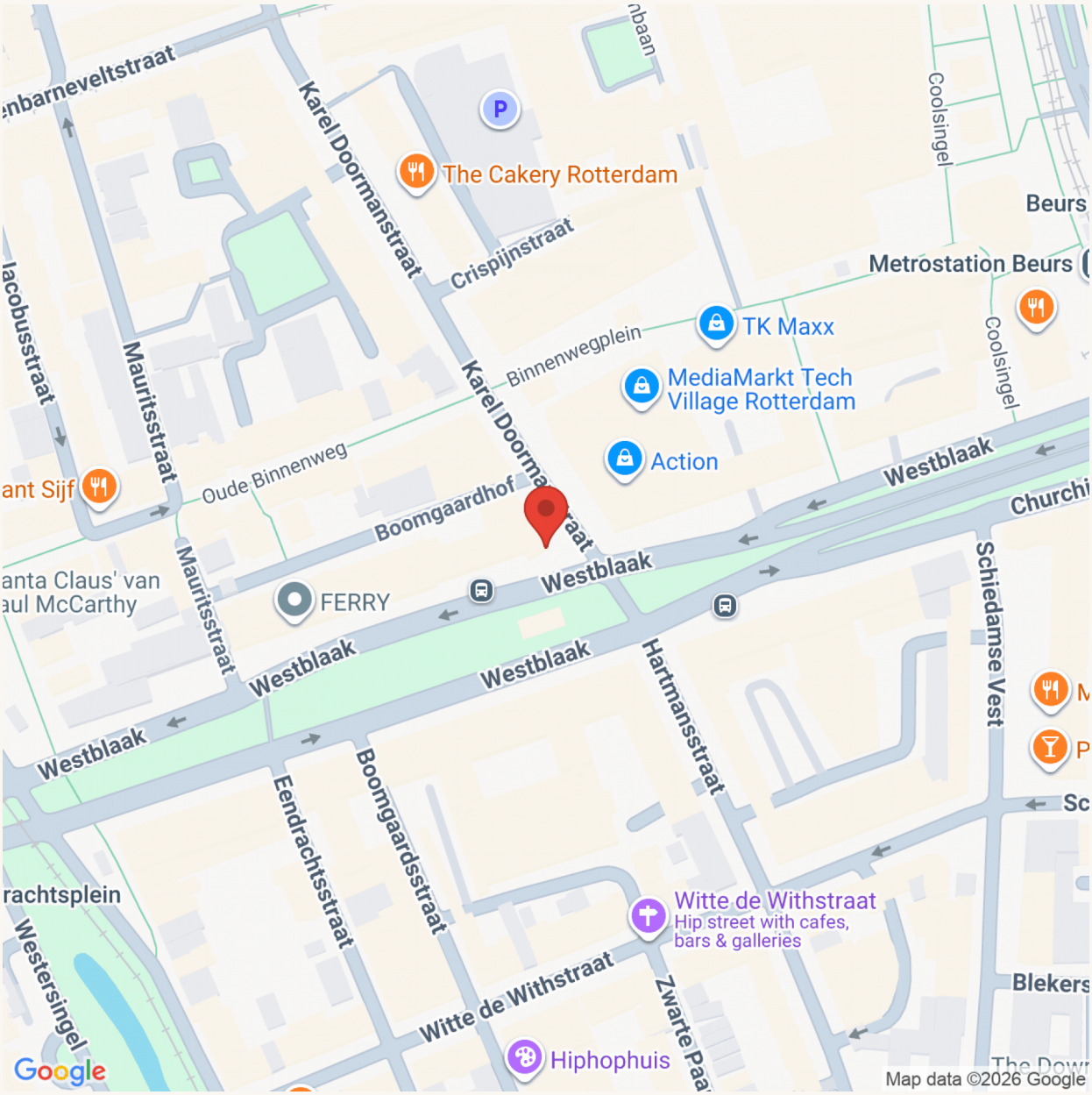

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