



PERFECT RENT



**Hoogstraat  
3011 PD Rotterdam**

**€ 1.750 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

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<b>Price</b>	€ 1.750 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 45
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Walk-up flat, apartment
<b>Living surface</b>	64m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	A+
<b>Heating</b>	Central heating
<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.



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Recently renovated and made more sustainable bright and practical 3-room apartment for rent on Hoogstraat, right in the heart of the city center. The apartment is offered in a partially furnished condition and is located on the third floor. In the immediate vicinity you will find various shops, supermarkets, the Old Harbor, the Markthal, and Blaak train station. Oostplein metro station is just a short walk away.

Layout:

- Living room with a surface area of approx. 25 m<sup>2</sup>, featuring French doors opening onto a French balcony.
- Kitchen with a surface area of approx. 6.5 m<sup>2</sup>, with access to a balcony of over 3 m<sup>2</sup>.
- Hallway with a surface area of approx. 6 m<sup>2</sup>.
- Bedroom with a surface area of approx. 15.5 m<sup>2</sup>.
- Additional room with a surface area of approx. 6 m<sup>2</sup>.
- Bathroom.
- Separate toilet.

Features:

- Inventory/Furnishings: PVC flooring.
- Kitchen appliances: induction hob, refrigerator, freezer, dishwasher, oven with microwave function and extractor hood.
- Bathroom facilities: shower.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Shared bicycle storage available.
- Parking: via resident parking permit.

Conditions:

- Base rent: € 1,750.00 per month.
- Service costs: € 45.00 (in addition to the base rent).
- Utilities: not included and must be arranged by the tenant. We are happy to assist with this free of charge.
- Security deposit: equal to 1 month's base rent.
- Type of lease agreement: indefinite term with a minimum duration of 12 months.

Income requirements (employed tenants):

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

Income requirements (guarantor):

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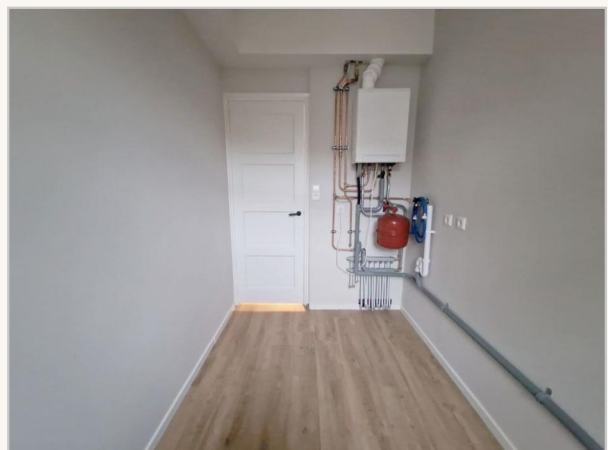
- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to their own expenses.
- Otherwise subject to the same requirements as employees or self-employed applicants.

Interested?

Simply respond via the advertisement. You will then be guided step by step through the process via our Friva software. Viewings are scheduled exclusively through this system, ensuring everyone is assisted in a fair and transparent manner.



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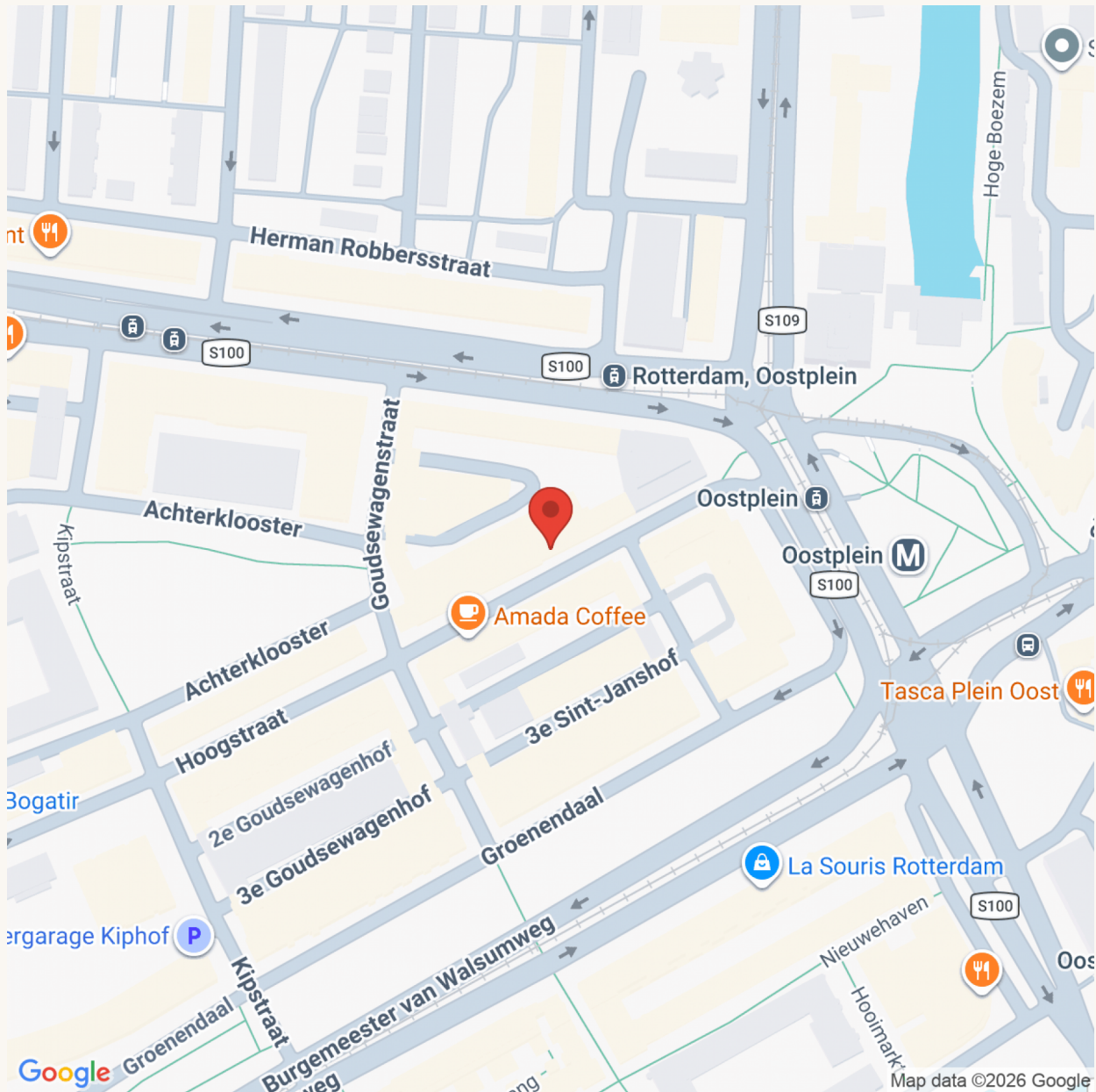
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