



PERFECT RENT



**Jufferstraat
3011 XM Rotterdam**

€ 2.000 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 2.000 p.m. ex.
Decoration	Partly furnished
Service charges	€ 15
Status	Available
Acceptance	Directly
Apartment type	Walk-up flat, apartment
Build type	Existing
Living surface	87m ²
Rooms	4
Bedrooms	3
Floors	1
Energy label	A

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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Please note: Only suitable for three-person house sharers (working people or students)

This spacious and practically designed four-room apartment is located on Jufferstraat. The apartment features a living room with open kitchen, three comfortable bedrooms, a neat kitchen, and a well-maintained bathroom. Thanks to its convenient layout, the apartment is ideal for house sharers.

The apartment is situated in a pleasant neighborhood and is only a 10-minute walk from the city center. The supermarket is across the street, providing added convenience. In addition, there are several charming restaurants and cafes in the immediate vicinity. Public transport is easily accessible, and major roads are a short distance away.

Layout:

- The apartment is located on the 4th floor and is accessible via the stairwell.
- Living room of approximately 16.80 m².
- Kitchen of approximately 9.50 m². - Bedroom of approx. 15.30 m².
- Bedroom of approx. 10.18 m².
- Bedroom of approx. 12.70 m².
- Bathroom of approx. 6.40 m².
- Balcony of approx. 5.00 m².
- External storage room of approx. 8.00 m².

Miscellaneous features:

- Inventory: PVC flooring.
- Kitchen amenities: gas cooktop, extractor hood, single-hand mixer tap.
- Bathroom amenities: shower, sink, heated towel rail.

Conditions:

- Basic rent: €2,000.00 per month.
- Service charges: €15.00 (in addition to the basic rent).
- Utilities: not included and must be connected by the tenant. We are happy to assist with this free of charge.
- Shared living: maximum 3 people who intend to live together permanently. A room rental permit for this property is available for 3 people.
- Deposit: equal to 1 month's basic rent.
- Type of rental agreement: indefinite term with a minimum duration of 12 months.

Income requirement for working persons:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income by 1%.
- For employees: a remaining term of the employment contract of at least 10 months or a letter of intent to extend.
- For self-employed persons: confirmation of income from an external accountant for the entire past and current financial years (forecast).

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- In other cases, a guarantor or an increased deposit may be eligible.

Income requirement for guarantor:

- Living or working in the Netherlands.

- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to personal expenses.

- The same requirements apply as for employees or self-employed persons.

Interested? Simply respond via the advertisement. Our Friva software will then guide you through the process step by step. We schedule viewings exclusively through this system, ensuring everyone receives the same, clear service.

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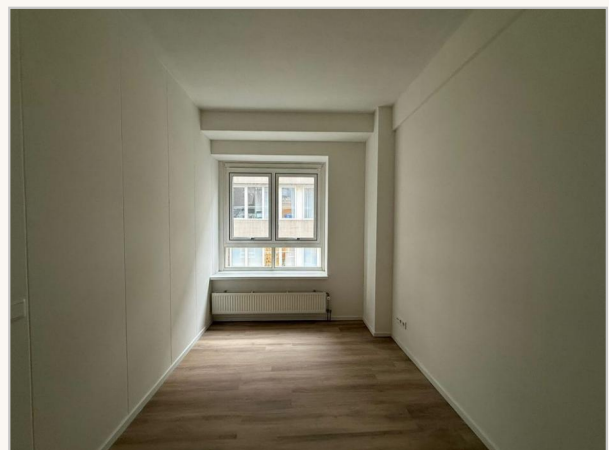
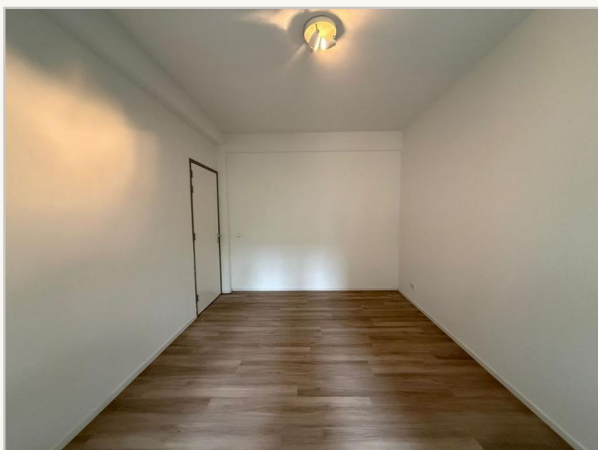
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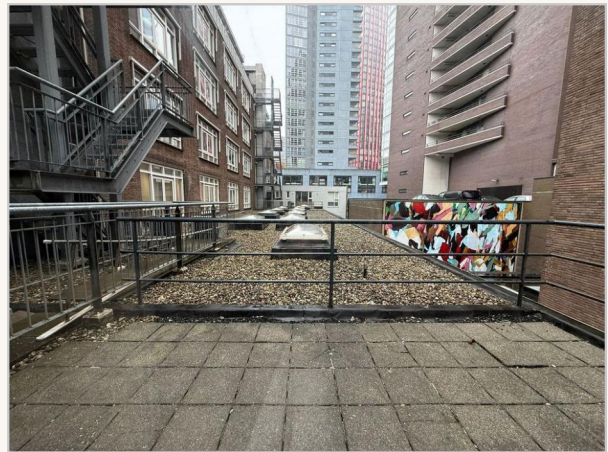
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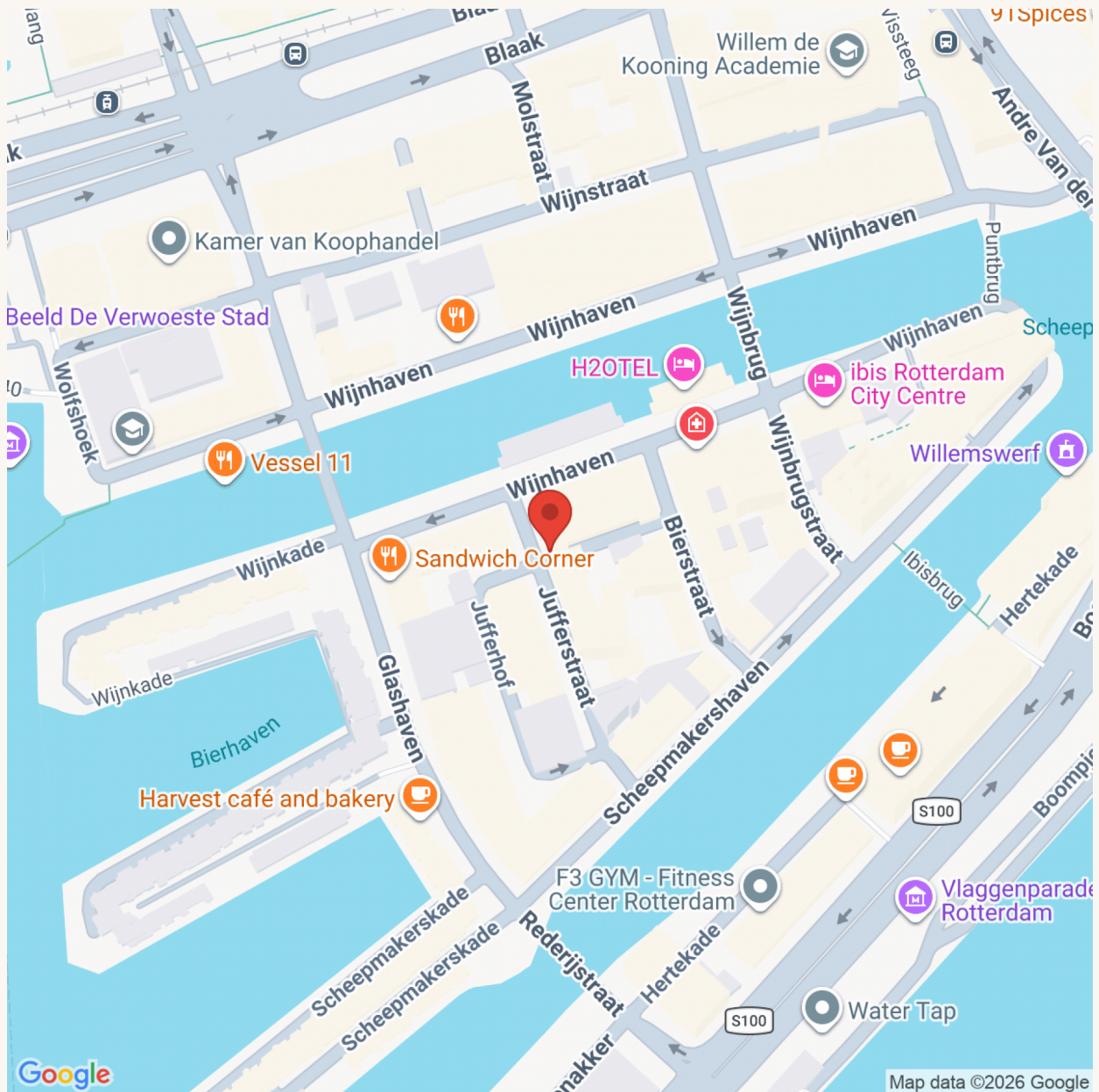
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