



PERFECT RENT



**Boekenrode**  
**3085 JK Rotterdam**

**€ 802 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

**funda**



PERFECT RENT

<b>Price</b>	€ 802 p.m. ex.
<b>Service charges</b>	€ 35
<b>Status</b>	Available
<b>Acceptance</b>	01-04-2026
<b>Apartment type</b>	Walk-up flat, apartment
<b>Build type</b>	Existing
<b>Living surface</b>	61m <sup>2</sup>
<b>Rooms</b>	3
<b>Bedrooms</b>	2
<b>Floors</b>	1
<b>Energy label</b>	C
<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

Spacious apartment with two balconies, a spacious, bright living room, and a view of the Singel canal in Rotterdam Slings! The apartment is quietly located overlooking the Singel canal. The Hoogvliet supermarket is a 5-minute walk away, as are bus stops offering excellent connections to various parts of the city.

### Layout:

- Bright living room of approximately 18 m<sup>2</sup> with access to a 4 m<sup>2</sup> balcony.
- Kitchen of approximately 5.5 m<sup>2</sup> with access to a 5 m<sup>2</sup> balcony.
- Bedroom of approximately 10 m<sup>2</sup>.
- Bedroom of approximately 13.5 m<sup>2</sup> with access to a 5 m<sup>2</sup> balcony.
- Bathroom of approximately 2 m<sup>2</sup>.
- Hallway of approximately 5 m<sup>2</sup> with the boiler room.
- External storage room of approximately 10 m<sup>2</sup> located on the ground floor.

### Miscellaneous features:

- Kitchen amenities: sink, single-hand mixer tap.
- Bathroom amenities: walk-in shower and sink.
- Heating system: central heating boiler.
- Glazing: double glazing.
- Balconies at the front and rear of the house.

### Conditions:

- Basic rent: €802.44 per month.
- Service charges: €35.00 per month (in addition to the basic rent).
- Deposit: equal to 1 month's basic rent.
- Occupancy is permitted for a maximum of 2 people. Occupancy by 2 people is only suitable for a couple, not for house sharers.
- Type of lease: indefinite term with a minimum duration of 12 months.

### Income requirement for working people:

- 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 individuals: confirmation of income from an external accountant for the entire past and current financial years (forecast).
- In other cases, a guarantor or an increased security deposit may be eligible.

### Guarantor income requirements:

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



PERFECT RENT

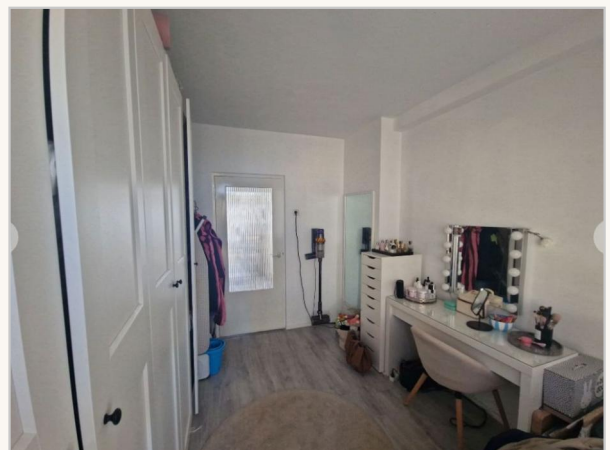
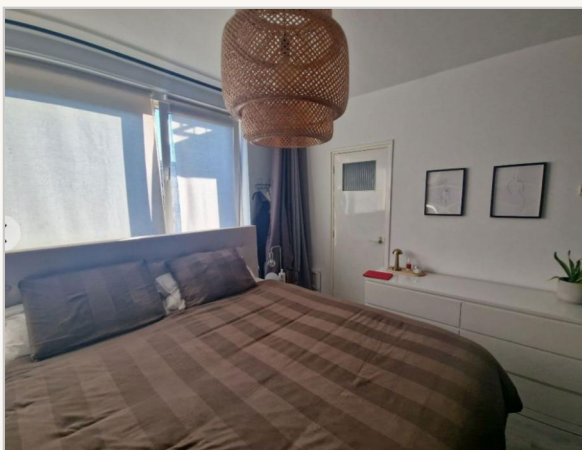
- The same requirements as for employees or self-employed individuals.

Interested?

Simply respond via the advertisement. You will then be guided step-by-step through the process via our Friva software. We schedule viewings exclusively through this system, ensuring that everyone receives the same and clear service.



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>

funda