



PERFECT RENT



**Philips Willemstraat
3051 PN Rotterdam**

€ 1.875 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.875 p.m. ex.
Decoration	Partly furnished
Service charges	€ 75
Status	Available
Acceptance	01-05-2026
Apartment type	Walk-up flat
Build type	Existing
Living surface	88m ²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A+
Balcony	Yes

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Fantastic, spacious 4-room apartment for rent on Philips Willemstraat in Hillegersberg. The property is located on the 3rd floor, features a south-facing balcony and a north-facing balcony, and is delivered semi-furnished. The apartment is situated in the small-scale "PW Apartments" complex, built in 2020, and features an elevator. The train station and tram stop are within walking distance; additionally, various shops, supermarkets, and nice restaurants and bars can be found nearby. The beautiful nature reserve "De Bergse Plas" and "De Rotte" are also easily accessible on foot. By bicycle, you can reach the center of Rotterdam in approximately 10 minutes. The apartment includes a private, enclosed parking space for which a mandatory monthly fee of € 125 applies.

Layout:

- Living room with open kitchen of approx. 39 m².
- Bedroom of approx. 13 m², with access to the lovely balcony of approx. 8 m²
- Second bedroom of approx. 11 m².
- Extra room of approx 4 m².
- Bathroom of approx. 3.5 m².
- Hallway of approx. 10 m².
- Separate toilet.
- Indoor storage room with washing machine connection.
- External private storage space, accessible via the parking lot.

Various features:

- Inventory/Furnishings: laminate flooring, lighting, and window coverings.
- Kitchen amenities: hob, extractor hood, fridge-freezer, dishwasher, and combination microwave.
- Bathroom amenities: walk-in shower, washbasin, mirror with cabinet space, and designer radiator.
- Heating system: central heating combi boiler.
- Glazing: double glazing.
- Private parking space behind the complex belonging to the rental.
- The property has energy label A.

Conditions:

- Basic rent: € 1,875.00 per month.
- Service charges: € 75.00 per month (in addition to the basic rent).
- Mandatory purchase of a parking space: € 125.00 per month (in addition to the basic rent).
- Security deposit: equal to 1 month's basic rent.
- Type of tenancy agreement: indefinite term with a minimum duration of 12 months.

Income requirement for employed persons:

- 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 employment contract of at least 10 months or a letter of intent for extension.
- For self-employed persons: confirmation of income by an external accountant for the entire past financial year



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and the current financial year (forecast).

- In other cases, one may potentially qualify with a guarantor or an increased security deposit.

Income requirement for guarantor:

- Residing or working in the Netherlands.

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

- Otherwise, the same requirements as for employees or self-employed persons.

Interested?

Respond easily via the advertisement. You will then be guided step-by-step through the process via our Friva software. We schedule viewings exclusively via this system, so that everyone is assisted in an equal and clear manner.

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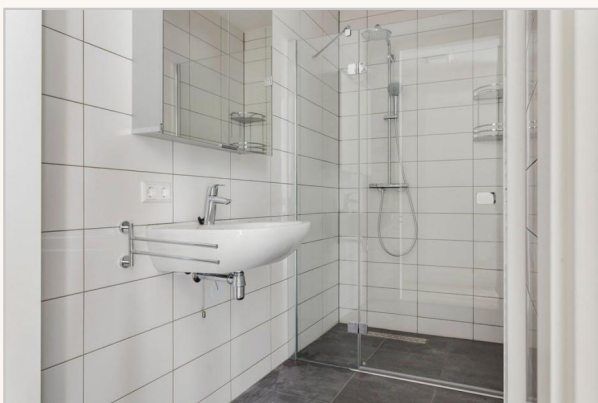
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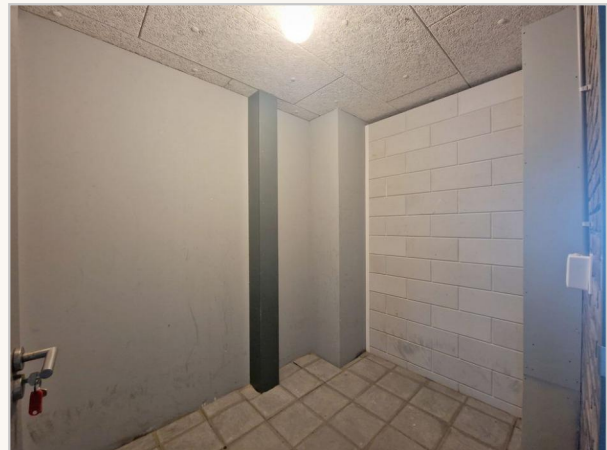


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