



PERFECT RENT



**Schaatsbaan**  
**3013AR Rotterdam**

**€ 784 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 784 p.m. ex.
<b>Status</b>	Available
<b>Acceptance</b>	01-02-2024
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	43m <sup>2</sup>
<b>Rooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	C
<b>Heating</b>	City heating

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Nice studio at the Schaatsbaan in the centre district for rent. The accommodation is rented in shell condition and is situated on the third floor. It is located next to Central Station. From here, tram, bus, metro and (international) trains can be reached in 1 minute. The hippest restaurants, cafes and shops are within easy reach.

Please note, the advertised photos are of another similar apartment!

Layout:

- Living/sleeping room with open kitchen of ca. 33m<sup>2</sup>.
- Bathroom with toilet of ca. 4m<sup>2</sup>.
- Hall of ca. 4m<sup>2</sup>.
- Private storage in the basement of the building.
- Shared laundry room on the fifth floor.

Various characteristics:

- Inventory/Decoration: the apartment is rented in bare condition.
- Kitchen facilities: cooker and hood.
- Bathroom facilities: shower, washing basin and toilet.
- Heating facilities: central heating system.
- Window type: double glazing.
- Energy label C.
- Access to the studio through the stairwell or the two elevators.

Conditions:

- The monthly rent is € 784,07. This rent is exclusive of the service costs of € 85,00 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.
- The deposit equals € 869,07.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- 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 gross monthly income by 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).



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- 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 schedule viewings by e-mail. This way we can give you a clear picture of the rental process. Please respond to the advertisement or email us. We normally reply within two working days. Thank you for your effort!

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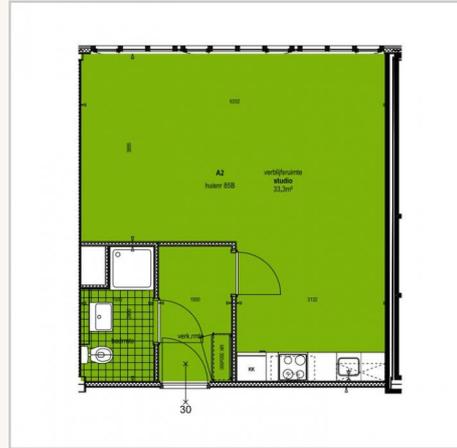
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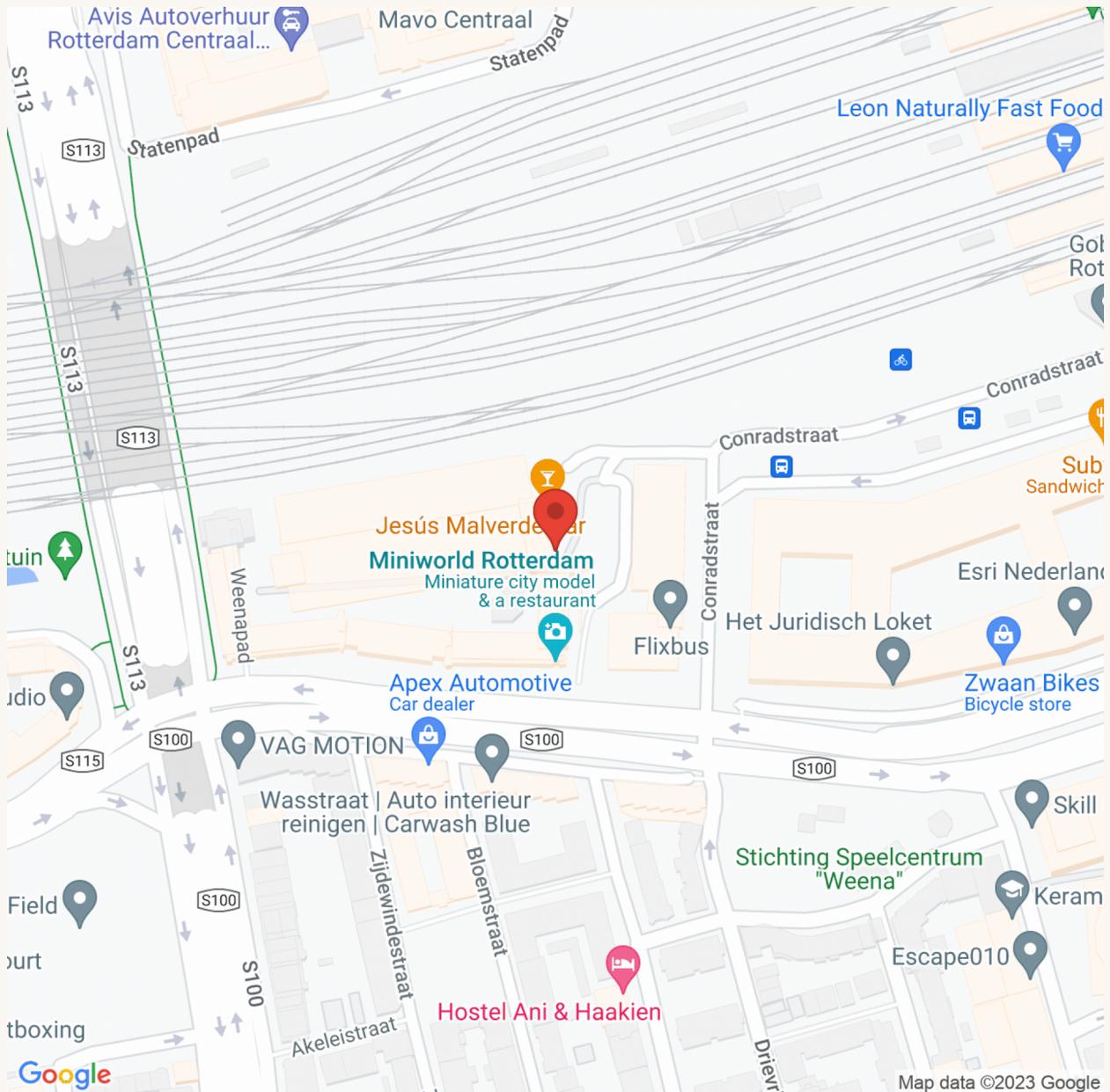
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