



PERFECT RENT



**Molenwaterweg  
3033 CA Rotterdam**

**€ 1.480 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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

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|                       |                       |
|-----------------------|-----------------------|
| <b>Price</b>          | € 1.480 p.m. ex.      |
| <b>Decoration</b>     | Partly furnished      |
| <b>Status</b>         | Available             |
| <b>Acceptance</b>     | 01-02-2024            |
| <b>Apartment type</b> | Upper floor apartment |
| <b>Living surface</b> | 61m <sup>2</sup>      |
| <b>Rooms</b>          | 3                     |
| <b>Bedrooms</b>       | 1                     |
| <b>Floors</b>         | 2                     |
| <b>Energy label</b>   | D                     |
| <b>Balcony</b>        | Yes, 7m <sup>2</sup>  |

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Lovely 3-room apartment at the Molenwaterweg in the Blijdorp district for rent. The accommodation is rented in decorated condition and is situated on the second and third floor. In short distance you can find Central Station, shops, supermarkets and cozy restaurants in the street.

Layout second floor:

- Living room of ca. 18m<sup>2</sup>.
- Kitchen of ca. 5m<sup>2</sup>.
- Hallway of ca. 6m<sup>2</sup>.
- Balcony of ca. 7m<sup>2</sup>.
- Separate toilet.

Layout third floor:

- Bedroom of ca. 14.5m<sup>2</sup>.
- Extra room of ca. 7m<sup>2</sup>.
- Bathroom of ca. 3m<sup>2</sup>.
- Hallway of ca. 5.5m<sup>2</sup>.

Various characteristics:

- Inventory/Decoration: laminate flooring, lamps and window covers.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.

Conditions:

- The monthly rent is € 1.495,-. Additional monthly costs consist of gas, water, electricity, internet, TV and municipal taxes. For more information on the current level of these additional costs, we refer you to the website of the Nibud. We help free of charge to arrange the utility contracts.
- Applying for rent subsidy is not possible.
- The deposit equals € 1.495,-.
- 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.



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- For self-employed persons: a confirmation of income by an external accountant for the full past financial year and the current financial year (forecast).
- 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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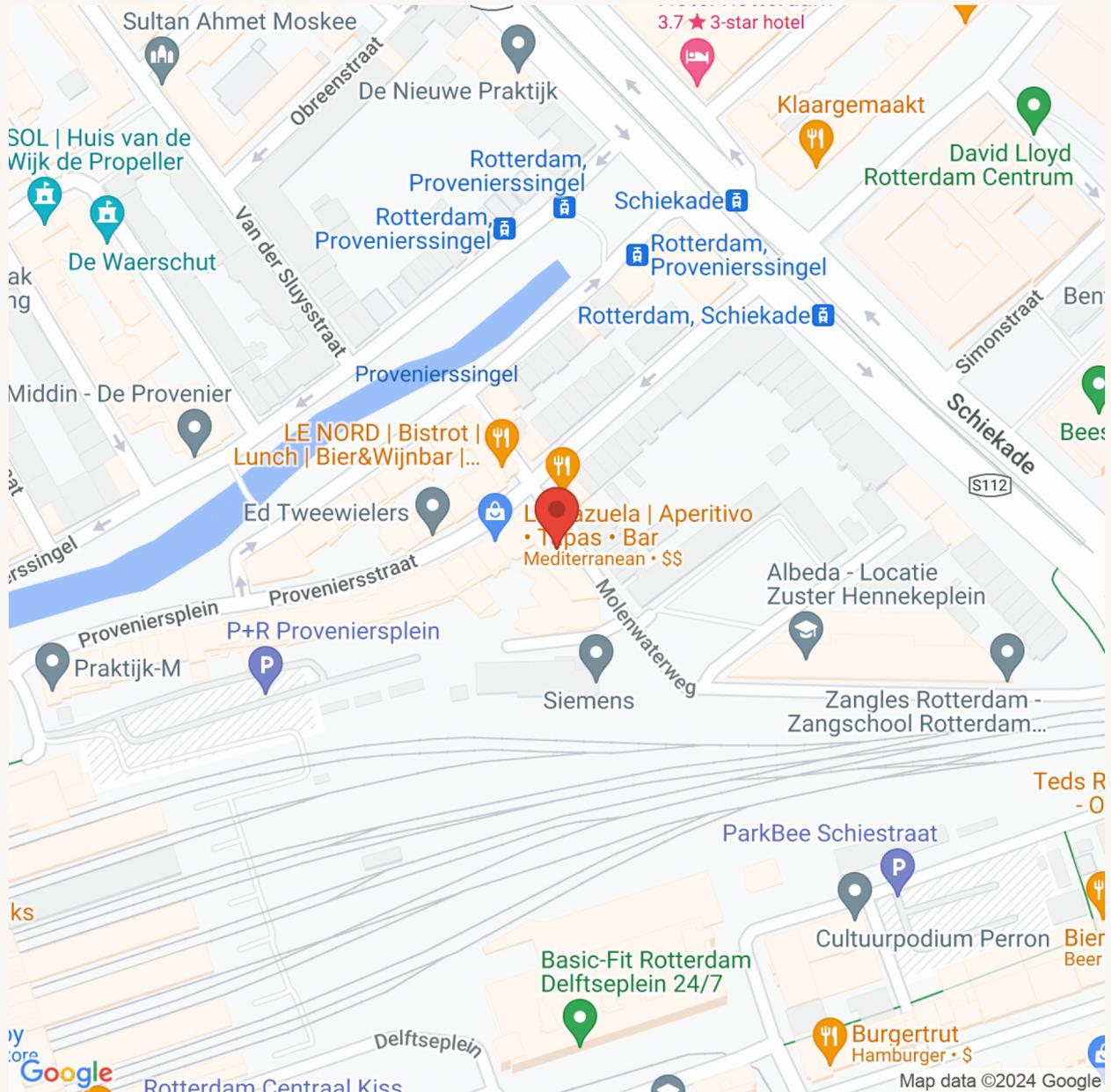
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