



**Willem Ruyslaan
3063 ES Rotterdam**

€ 1.275 p.m. ex.





PERFECT RENT

Price	€ 1.275 p.m. ex.
Decoration	Partly furnished
Status	Available
Acceptance	01-03-2024
Apartment type	Upper floor apartment
Living surface	44m ²
Rooms	3
Bedrooms	2
Floors	1
Energy label	A
Balcony	Yes, 3.5m ²

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Recently renovated, modern 3-room apartment at the Willem Ruyslaan in the Kralingen district for rent. The accommodation is rented in decorated condition and is situated on the third floor. The city centre is reachable in 10 minutes by bike and in 10 minutes by public transport. In short distance you can find the Erasmus University, the Lusthofstraat with several shops, the Kralingse Plas and public transport connections. The apartment is located directly opposite of the Student Hotel.

Layout:

- Living room with open kitchen with a surface of ca. 18.5m².
- Bedroom with a surface of ca. 10m².
- Second bedroom with a surface of ca. 9.5m².

- Bathroom of ca. 3.5m².

- Separate toilet.

- Balcony of ca. 4m².

- External storage unit.

Various characteristics:

- Inventory/Decoration: laminate flooring and curtains.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dishwasher and combi-microwave.
- Bathroom facilities: shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Energy label A.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.325,-, including service costs. Additional monthly costs consist of gas, 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.
- Applying for rent subsidy is not possible.
- The deposit equals € **2.550,-**.
- Habitation is possible for a maximum of 2 persons.
- 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).
- 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 possible.

Income requirement guarantors:

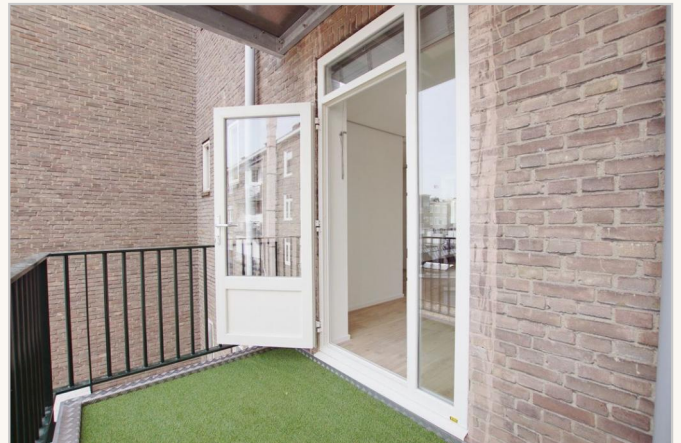
- Living or working in the Netherlands.
- Sufficient income and / or ability to be able to meet the rental obligations in addition to the own living expenditures.
- Furthermore, the same requirements that apply for employees or self-employed persons.

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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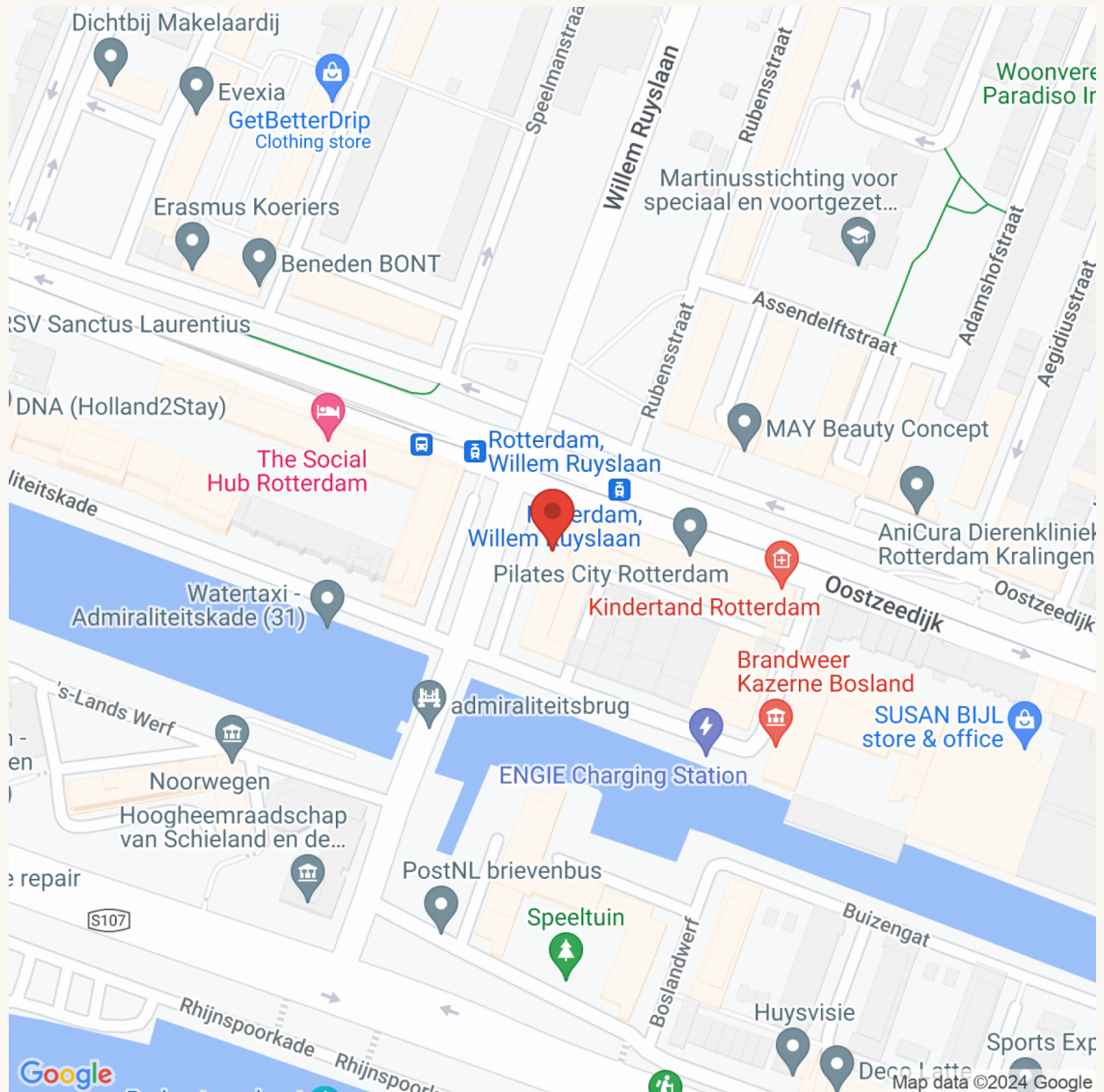
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