



PERFECT RENT



**Almondestraat  
3032 CD Rotterdam**

**€ 1.595 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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|                       |                        |
|-----------------------|------------------------|
| <b>Price</b>          | € 1.595 p.m. ex.       |
| <b>Decoration</b>     | Fully furnished        |
| <b>Status</b>         | Available              |
| <b>Acceptance</b>     | 20-05-2024             |
| <b>Apartment type</b> | Mezzanine              |
| <b>Living surface</b> | 52m <sup>2</sup>       |
| <b>Rooms</b>          | 2                      |
| <b>Bedrooms</b>       | 1                      |
| <b>Floors</b>         | 1                      |
| <b>Energy label</b>   | C                      |
| <b>Heating</b>        | City heating           |
| <b>Balcony</b>        | Yes, 4.5m <sup>2</sup> |

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## PERFECT RENT

Lovely, tastefully decorated and fully furnished apartment in 5 minute walking distance of the city centre of Rotterdam for rent. The apartment is located at the Almondestraat, which is at the Northern border of the city centre within 10 minute walking distance of Rotterdam central station. The nearby neighbourhood offers you cosy cafes and restaurants, supermarkets and shops, many public transport connections and a popular gym. The living space is situated on the 3rd floor of the building and offers its own private balcony.

### Layout:

- Living room with open kitchen of ca. 28m<sup>2</sup> with access to the balcony ca. 4.5m<sup>2</sup>..
- Bedroom of over 10m<sup>2</sup>.
- Bathroom with toilet of ca. 5m<sup>2</sup>.
- Hall of ca. 5.5m<sup>2</sup> with adjusting a spacious wardrobe cabinet.
- Separate private storage room in the basement of ca. 6m<sup>2</sup>.

### Various characteristics:

- Inventory/Decoration: fully furnished as to be seen on the photos.
- Kitchen facilities: induction cooker, hood, fridge, freezer, dish washer and microwave-oven combination.
- Bathroom facilities: walk-in shower, washing basin, washing machine, toilet and design-radiator.
- Heating facilities: city heating.
- Window type: double glazing.
- The accommodation has the energy label C.
- Paid parking with residents parking permit.

### Conditions:

- The monthly rent is € 1.595,-. This rent is exclusive of € 107,14 as advance on heating costs and € 63,93 for tv/internet connection which are charged on top of the rent monthly. Additional monthly costs consist of water, electricity 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 € 1.766,07.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The maximum rental period is 24 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).

Income requirement students:

- Renting by students is not possible.

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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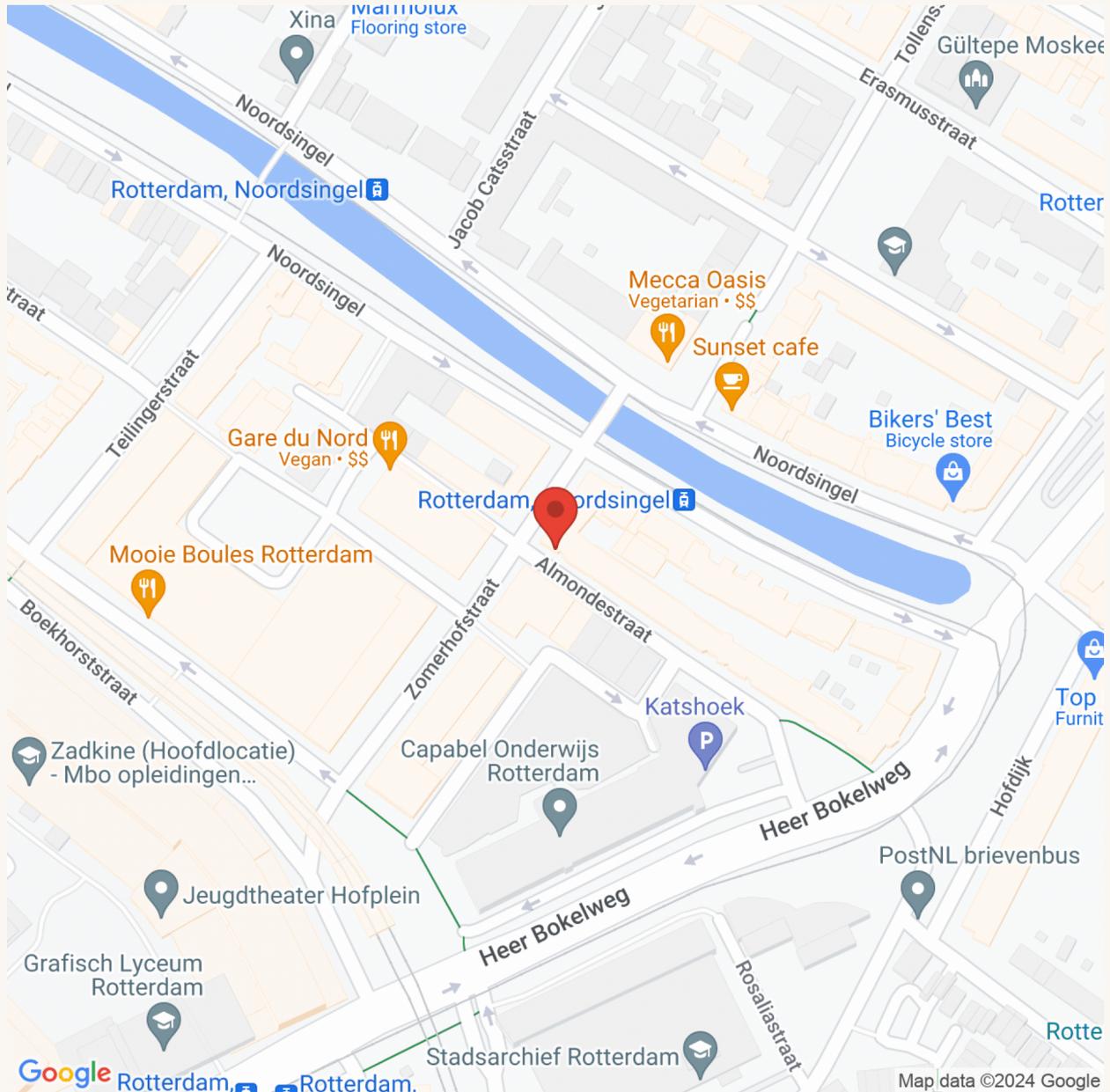
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