



**Paradijslaan  
3034 SK Rotterdam**

**€ 2.495 p.m. ex.**





PERFECT RENT

<b>Price</b>	€ 2.495 p.m. ex.
<b>Decoration</b>	Fully furnished
<b>Status</b>	Available
<b>Acceptance</b>	03-08-2024
<b>Apartment type</b>	Upper floor apartment, double upstairs house
<b>Maintenance inside</b>	Excellent
<b>Living surface</b>	163m <sup>2</sup>
<b>Rooms</b>	4
<b>Bedrooms</b>	2
<b>Floors</b>	3
<b>Energy label</b>	B
<b>Balcony</b>	Yes, 30m <sup>2</sup>

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Living in paradise at the Paradijslaan! With pride we present this awesome industrial styled home for rent! The photos speak for themselves, bringing a suitcase is enough. When you step outside, the joy continues, there is plenty to do in the trendy New Crooswijk.

It is a three floors apartment on the second, third and fourth floor (4 rooms). Key characteristics are: the spectacular brick wall throughout the entire house, the wow effect of the void in the living area and the insanely large roof terrace overlooking the beautiful city of Rotterdam.

The location is sublime in the metropole with a special story. The house is in a lively street with a cozy neighborhood restaurant where you can enjoy a delicious cup of coffee, breakfast or lunch. In addition, you can discover everything in the centre of Rotterdam that can be reached within 5 minutes by bike or a number of tram stops.

Close by you will also find the supermarket and public transport connections. For true nature lovers, the Kralingse Bos is within walking distance. Leave the busy city life and enjoy the sunset there.

#### Layout

Private entrance on the ground floor with a double staircase to the second floor.

#### Second floor:

- Hall to the toilet and other rooms.
- Spacious light bedroom of approximately 19 m2.
- Second (bed) room with built-in wardrobe of approx. 15 m2.
- Bathroom with bath, separate shower and washing basin of approx. 6 m2.

#### Third floor:

- Modern (living) kitchen with particularly high ceiling. The kitchen with island is equipped with a gas hob, extractor hood, oven, dishwasher, fridge and freezer of approx. 27 m2.
- Study room with glass-in-steel construction of approx. 17 m2.

#### Fourth floor:

- Spacious living room with a floor surface of approximately 36 m2.
- From the living room you can take the stairs to the roof where the roof terrace of approx. 31 m2 is located, here you can enjoy the evening sun with a good glass of wine and a beautiful view over the skyline.

#### Various characteristics:

- Inventory / Decoration: fully furnished (In consultation with the landlord, most plants can be cared for elsewhere if necessary).
- Kitchen facilities: hob, extractor hood, fridge, freezer, dishwasher and oven.



- Bathroom facilities: bath, shower, washing basin and design radiator (separate toilet on the second floor).
- Window type: double glazing.
- The accommodation has the energy label B.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent equals € 2.495,-. The costs for TV/internet, gas, water, electricity and user part municipal taxes of € 275,- are charged monthly by the landlord on top of the rent.
- Applying for rent subsidy is not possible.
- The deposit equals 2 months bare rent.
- Habitation is possible for a maximum of 2 people or a family with 1 child.
- The rental period is for a fixed term of 5 months from 03-08-2024 to 03-01-2025.
- Smoking in the home is not permitted.
- Pets are not allowed.

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).

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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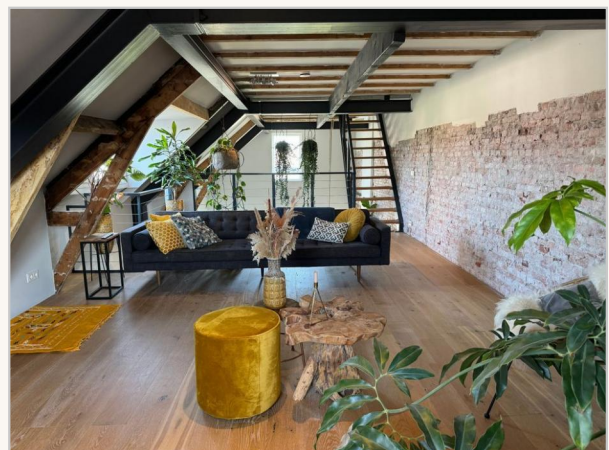
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3034 SH Rotterdam

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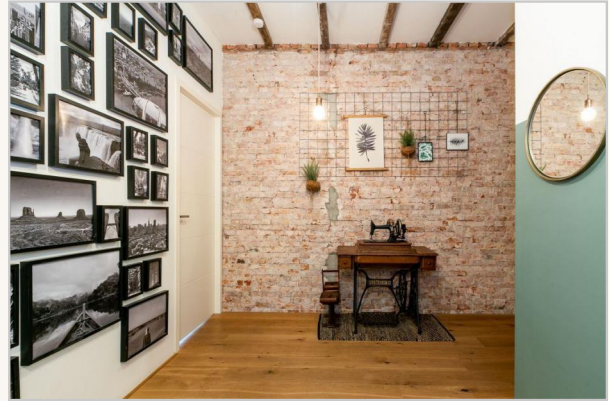
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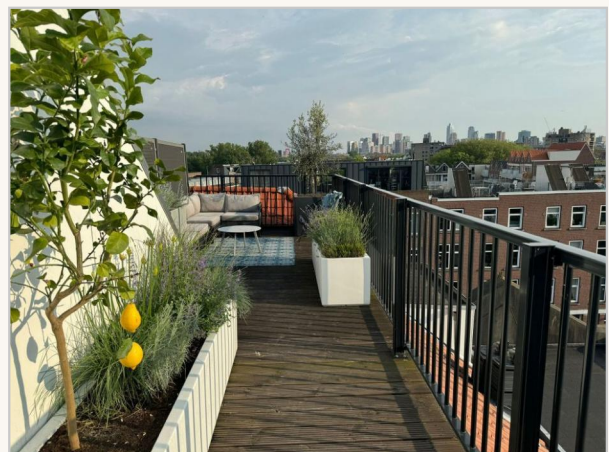
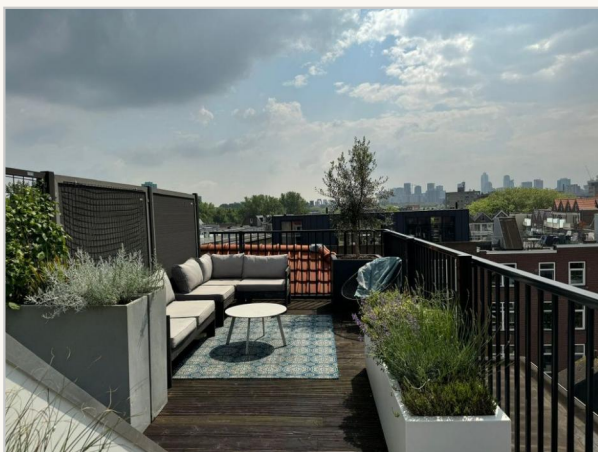
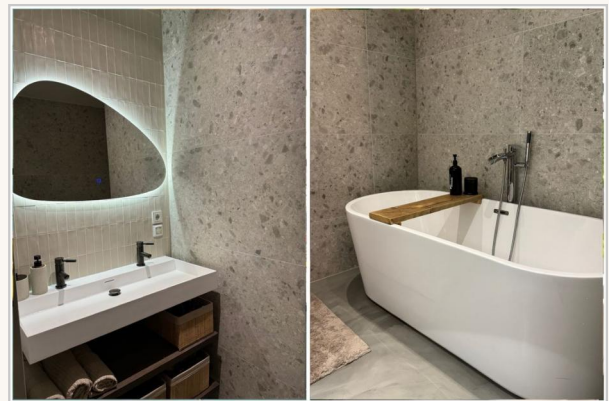




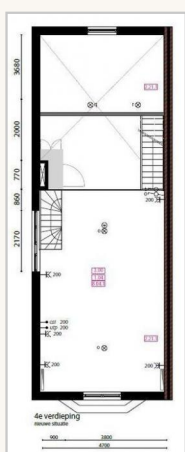
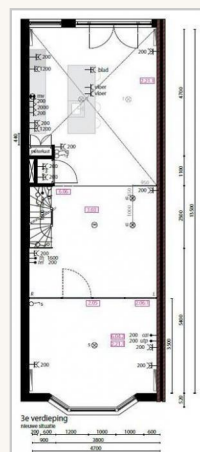
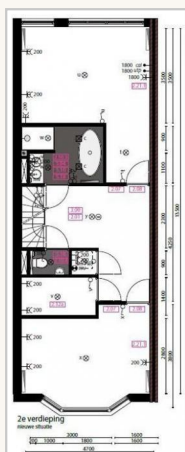














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