



PERFECT RENT



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

**€ 820 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

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<b>Price</b>	€ 820 p.m. ex.
<b>Service charges</b>	€ 85
<b>Status</b>	Rented
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	44m <sup>2</sup>
<b>Rooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A

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Nice studio on the Schaatsbaan in the city center of Rotterdam for rent. The living space is rented in bare state and is located on the fourth floor. The property is located next to the Central Station. From here, streetcar, bus, metro and (international) trains can be reached in 1 minute. The hippest restaurants, cafes and stores are within easy reach.

Please note, the advertised photos are of another equivalent apartment.

Layout:

- Living/bedroom with open kitchen of approx. 35 m<sup>2</sup>.
- Bathroom with toilet of approx. 4 m<sup>2</sup>.
- Hall of approx. 4 m<sup>2</sup>.
- Private storage room in the basement of the complex.
- Shared laundry room on the fifth floor.

Various features:

- Inventory/Furnishings: the property is rented in bare state.
- Kitchen facilities: stove and hood.
- Bathroom facilities: shower, sink and toilet.
- Heating system: city heating.
- Glazing: double glazing.
- The house has energy label A.
- Access to the house by the stairwell or the two elevators.

Conditions:

- The monthly rent is € 820,42. This rent is exclusive of the service costs of € 85.00 per month. The additional monthly costs include heating, water, electricity, internet, TV and municipal taxes. For a rough estimate of the additional costs you can look at the website of Nibud (National Institute for Budget Information) under the heading expenses. As a real estate agent, we assist in concluding utility agreements free of charge.
- The deposit is € 905,42.
- Occupancy is possible for a maximum of 1 person (no couples allowed).
- The minimum rental period is 12 months.
- Smoking is not allowed in the apartment.
- Pets are not allowed.

Working income requirement:

- Gross income of 3.5 times the rent (bare rent + service charges). Savings may be added to gross monthly income by 1%.
- For employees: a remaining term employment contract of min. 10 months or a letter of intent for extension.
- For the self-employed: confirmation of income by an external accountant for the entire past fiscal year and the



current fiscal year (forecast).

- In other cases, one can possibly qualify with a guarantor.

Student income requirement:

- This property is not suitable for students.

Income requirement guarantor:

- Living or working in the Netherlands.

- Sufficient income and/or capital to be able to meet the rent obligations from the guarantee in addition to the own expenses.

- Otherwise the same requirements as for employees or the self-employed.

- A guarantor is only applicable if you are at most € 200 under the income requirement of € 3,307.60.

Interested?

We schedule viewings via email. This way we can give you a clear picture of the rental process. Therefore please respond to the advertisement or mail us. We normally respond within two working days. Thanks in advance for your efforts!



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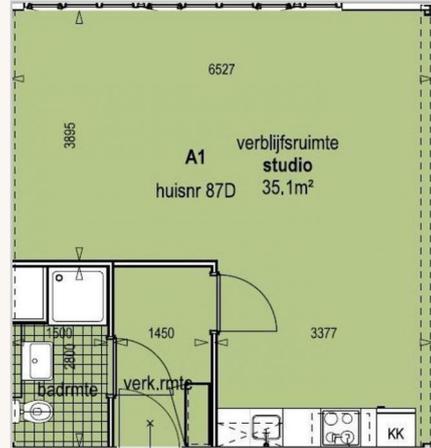
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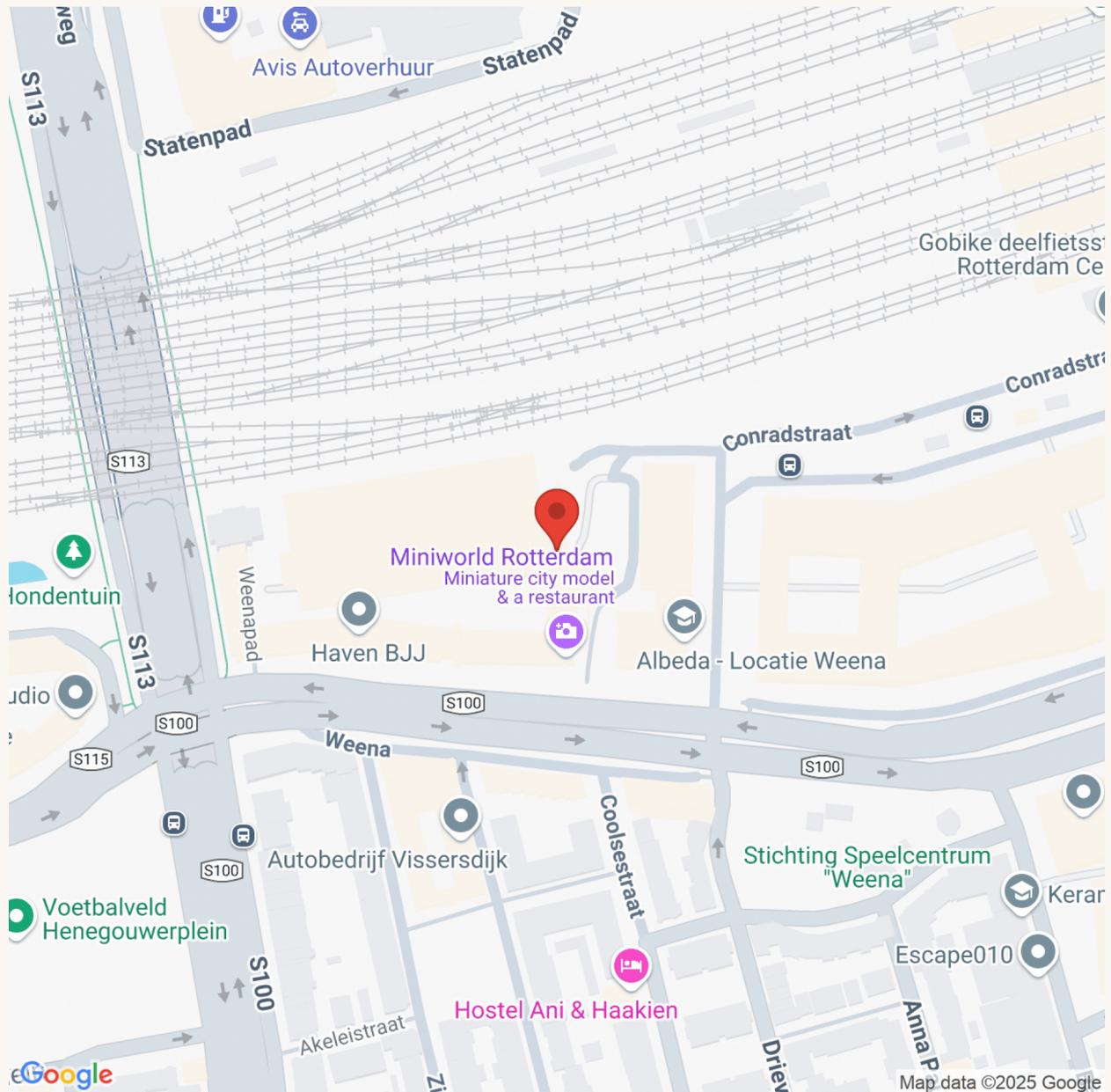
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