



PERFECT RENT



Coolhaven
3024 AM Rotterdam

€ 1.995 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.995 p.m. ex.
Decoration	Fully furnished
Status	Available
Acceptance	22-07-2024
Apartment type	Loft
Maintenance inside	Excellent
Living surface	125m ²
Rooms	2
Bedrooms	1
Floors	1

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This spectacular, 'loft' apartment (125m²) with sublime terrace (25m²) in a former factory building at the Coolhaven in the Delfshaven district, is a treat for the eye! Designed by an architect and designer. There is a durable, luxurious finishing touch, such as a ceramic countertop, a floor poured in concrete, beautiful tiling in the bathroom and a unique rvs extractor fan! The accommodation is rented in (partly) furnished condition and is situated on the first floor. The city centre is reachable in 8 minutes by bike and in 8 minutes by public transport. In short distance you can find Historical Delfshaven, The Erasmus hospital, The Park with the Euromast, several shops, supermarket Albert Heijn. The metrostation Coolhaven in only 4 minutes walking distance.

Some modifications were recently made to the home, with the bedroom doubling in size and the outdoor space slightly smaller. This is not yet visible on the photos, but it can be seen on the floor plan. The outdoor space will be equipped with a retractable covering making it usable year-round.

Layout:

- Huge and bright living room with open kitchen of ca. 64 m², provides access to the lovely terrace (25m²).
- Bedroom of ca. 30m², in halfopen connection with wardrobe area.
- Extra room of ca. 9m² which can be separated with a curtain from the living room, ideal as an office or sleeping area for guests.
- Luxurious bathroom of ca. 9m².
- Separate toilet.
- Storage room with wash/dry combination.

Various characteristics:

- Inventory/Decoration: partly furnished.
- Kitchen facilities: ceramic countertop, induction cooker, hood, fridge/freezer combination, dish washer and microwave-oven combination.
- Bathroom facilities: bathtub, shower and double washing basin,
- Generous ceiling height of 3.1m.
- Heating facilities: central heating system and floor heating.
- Window type: double glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.995,-. This rent is exclusive of the service costs of € 140,- per month. These service costs includes the cost of Municipal taxes and TV/internet. The additional monthly costs include gas, water and electricity. 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 € 2.135,-.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not



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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.
- 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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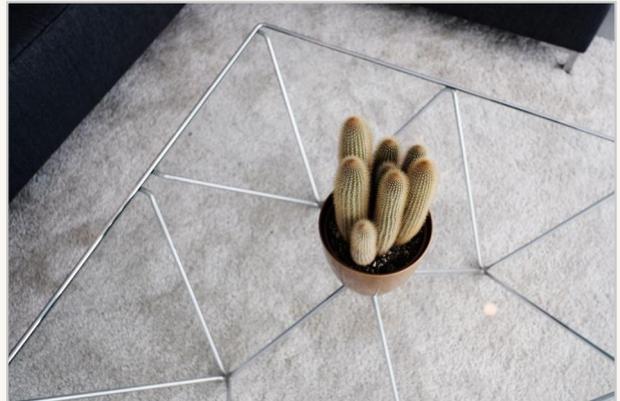
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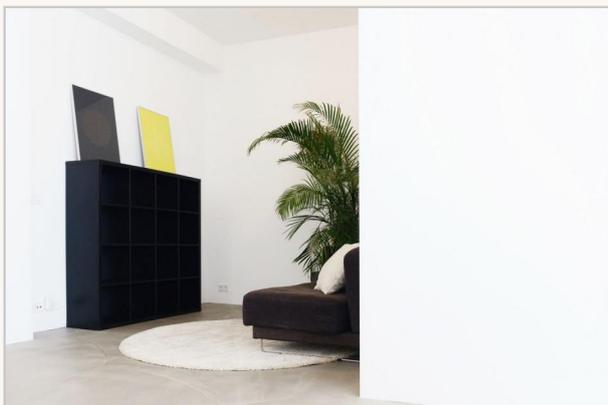
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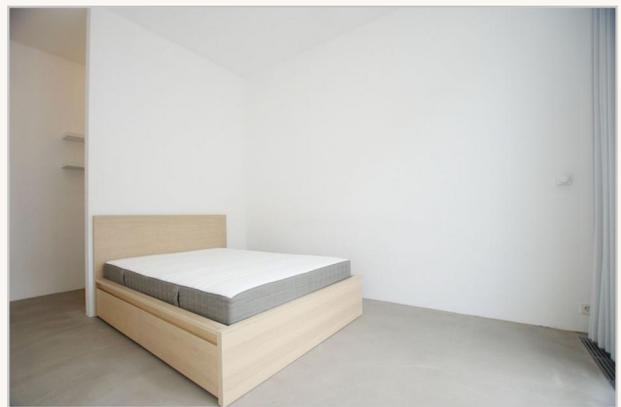
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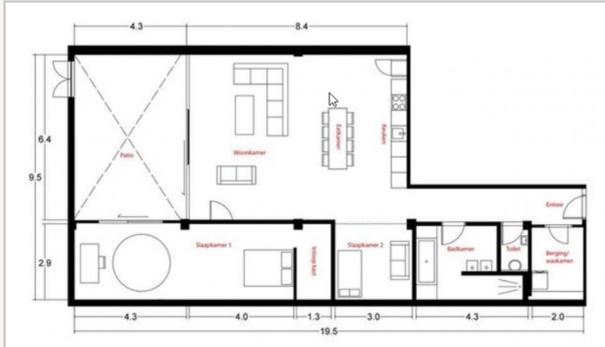
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