



PERFECT RENT



**Noordeinde**  
**3061 EN Rotterdam**

**€ 750 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

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<b>Price</b>	€ 750 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 85
<b>Status</b>	Available
<b>Acceptance</b>	01-10-2024
<b>Apartment type</b>	Studio
<b>Build type</b>	Existing
<b>Living surface</b>	22m <sup>2</sup>
<b>Rooms</b>	1
<b>Energy label</b>	B

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Bright modern ground floor studio on Noordeinde in Kralingen for rent. The living space is rented in unfurnished condition. The complex has a shared patio and laundry room. The center can be reached in 10 minutes by bike and in 12 minutes by public transport. In the vicinity are the Erasmus University, the Lusthofstraat with various shops and supermarkets, the Kralingse Plas and public transport connections.

Layout:

- Living room with open kitchen and a fixed staircase to the sleeping area (loft).
- Bathroom.
- Shared outdoor space.

Various features:

- Inventory/Decoration: PVC floor, lamps and blinds. The tenant may use the furnishings as shown in the photos free of charge.
- Kitchen facilities: hob, extractor hood, fridge/freezer and combination microwave.
- Bathroom facilities: shower, sink and toilet.
- Heating system: central heating combination boiler.
- Glazing: double glazing.
- There is a washing machine for shared use.

Conditions:

- The monthly rent is € 750,13. The service costs are € 85.00. The costs for gas, water, electricity and internet are included in the service costs. The costs for municipal taxes are borne by the tenant and are not included in the rental price.
- It is not possible to apply for housing allowance.
- The deposit is € 835,13
- Occupancy is possible for a maximum of 1 person (no couples allowed).
- The minimum rental period is 12 months.
- Smoking in the house is not allowed.
- Pets are not allowed.
- This house is suitable for students.

Income requirement for working people:

- Gross income of 3.5 times the rent. Savings may be added to the gross monthly income by 1%.
- For employees: a remaining term of employment contract of at least 10 months or a declaration of intent for extension.
- For self-employed persons: a confirmation of the income by an external accountant for the entire past financial year and the current financial year (forecast).
- In other cases, a guarantor or an increased deposit may be eligible.



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Income requirement students:

- Students may qualify with a guarantor or an increased deposit.

Guarantor income requirement:

- Living or working in the Netherlands.
- Sufficient income and/or assets to meet the rental obligations under the guarantee in addition to your own expenses.
- The same requirements as for employees or self-employed persons.

Interested?

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



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