



PERFECT RENT



**Calandstraat
3016 CA Rotterdam**

€ 1.935 p.m. ex.



Perfect Rent
Paradijslaan 1
3034 SH Rotterdam

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Price	€ 1.935 p.m. ex.
Decoration	Partly furnished
Status	Available
Acceptance	Directly
Apartment type	Penthouse
Living surface	84m ²
Rooms	2
Bedrooms	1
Floors	1
Energy label	C
Balcony	Yes, 45m ²

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Fantastic bright and spacious 2-room apartment on the Calandstraat near the city center for rent. The living area is located on the third floor and has a spacious roof terrace with unique views of the Erasmus Bridge and the Wilhelminakade. The house is partly decorated. In the vicinity are the Erasmus MC, stores, restaurants, the supermarket and public transport connections. The "Veerhaven" overlooking the river Maas is right below you, the center and "The (Euromast) Park" are easily reachable by foot.

Layout:

- Living room with open kitchen of ca. 45m² with access to the spacious roof terrace of ca. 45m².
- Bedroom of ca. 24m², which can be divided in two separate rooms.
- Luxurious bathroom of ca. 6m².
- Hall of ca. 6m².
- Storage room with washing machine connection of ca. 2.5m².
- Separate toilet.

Various characteristics:

- Inventory/Decoration: beautiful laminate flooring in herringbone design and lamps.
- Kitchen facilities: cooker, hood, fridge, freezer, dish washer and oven.
- Bathroom facilities: walk-in shower, washing basin and design-radiator.
- Heating facilities: central heating system.
- Window type: single glazing.
- Paid parking with residents parking permit.

Conditions:

- The monthly rent is € 1.935,-. This rent is exclusive of the service costs of € 15,- per month. Additional monthly costs consist of heating, water, electricity, internet, TV 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 € 1.950,-.
- Habitation is possible for a maximum of 2 persons. Habitation by 2 persons is only suitable for a couple, not individual sharers.
- The minimum rental period is 12 months.
- Smoking inside the accommodation is not permitted.
- Pets are not permitted.

Income requirement:

Income requirement employed/self-employed:

- Gross (joint) monthly income of 3.5 times the rent including service costs.



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This listing is not suitable for students.

Income requirement for guarantor:

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

Interested?

We schedule viewings through an automated system. This way we can give you a clear picture of the rental process. Please respond directly to this advertisement. We normally reply within five working days. Thank you for your effort!



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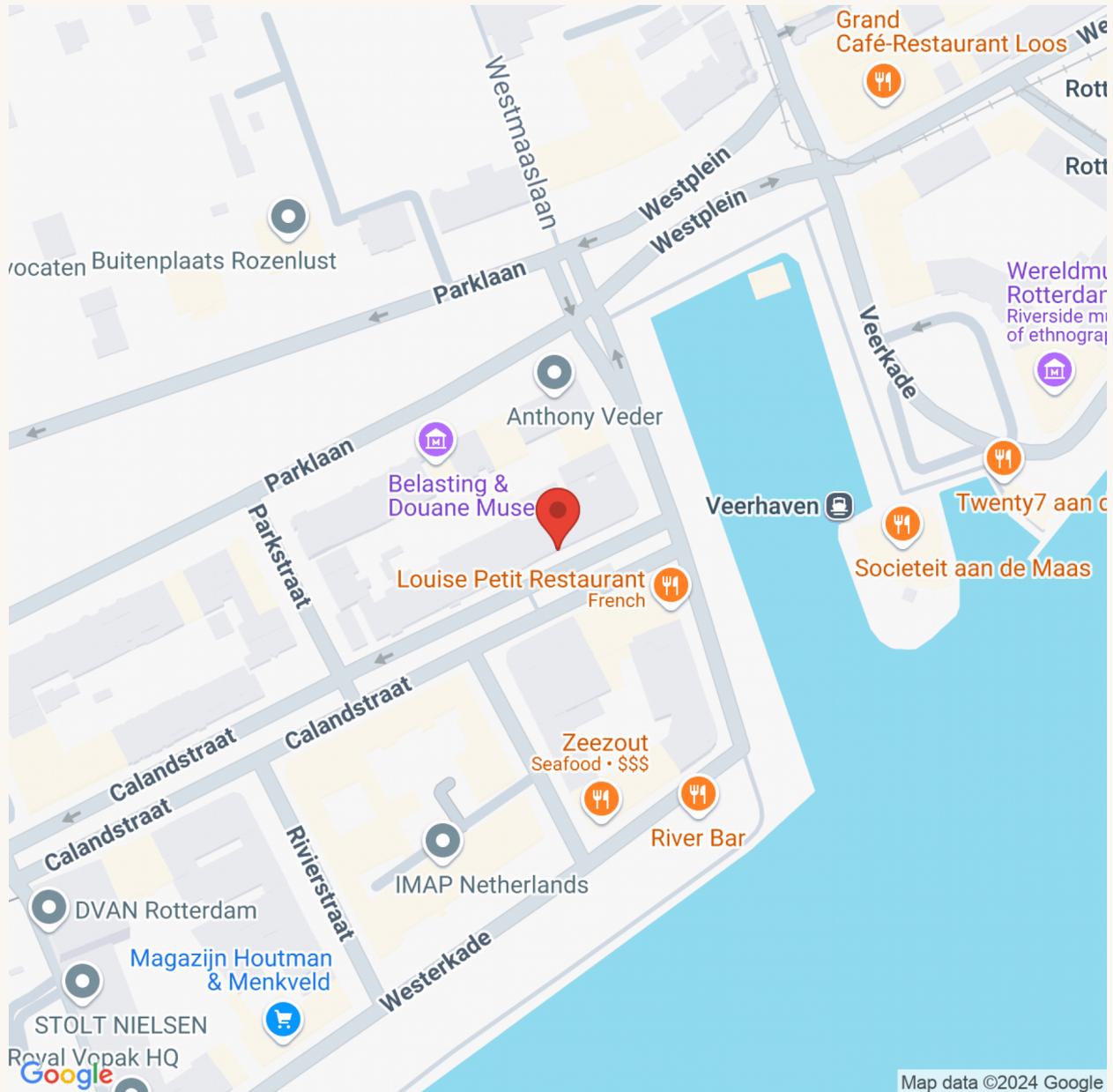
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