



PERFECT RENT



**Kruisplein  
3012 CC Rotterdam**

**€ 1.900 p.m. ex.**



**Perfect Rent**  
Paradijslaan 1  
3034 SH Rotterdam

**pararius**

**realstats<sup>nl</sup>**

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<b>Price</b>	€ 1.900 p.m. ex.
<b>Decoration</b>	Partly furnished
<b>Service charges</b>	€ 60
<b>Status</b>	Available
<b>Acceptance</b>	Directly
<b>Apartment type</b>	Mezzanine
<b>Living surface</b>	65m <sup>2</sup>
<b>Rooms</b>	2
<b>Bedrooms</b>	1
<b>Floors</b>	1
<b>Energy label</b>	A+

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Lovely 2-room apartment with own private parking spot at the Kruisplein in the centre district for rent. The accommodation is rented in furnished condition and is situated on the third floor in residential tower Calypso. The tower has several elevators and a gym! Within walking distance you can find Central Station, stores, for example on the Lijnbaan and the Karel Doormanstraat, supermarkets and many restaurants.

Layout:

- Living room with open kitchen of ca. 31m<sup>2</sup> and access to the balcony with a beautiful view.
- Bedroom of ca. 18m<sup>2</sup>, also with access to the balcony.
- Modern bathroom with toilet of ca. 10m<sup>2</sup>.
- Storage with washing machine connection.

Various characteristics:

- Inventory/Decoration: laminate floor, lighting and window covering. The furniture as shown in the pictures can be used free of charge or replaced on own costs.
- Kitchen facilities: cooker, hood, fridge/freezer combination, dish washer and microwave.
- Bathroom facilities: shower, washing basin, toilet and design-radiator.
- Heating facilities: central heating system.
- Window type: double glazing.
- Parking spot within building belonging to the rented property.
- The property has energylabel A+.

Conditions:

- The monthly rent is € 1.900,-. This rent is exclusive of the service costs of € 60,- 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 € 1.960,-.
- 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 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).



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- 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.

- A guarantor is only applicable if you are up to €200 under the income requirement.

Interested?

We work with an automated system for viewing requests. To participate in the process you need to express your interest through the advertisement or use the button "contact the agent". We normally reply within five working days. Thank you for your effort!

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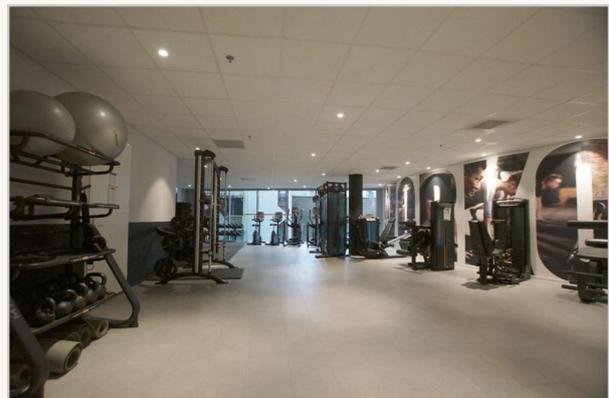
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